



August 22, 2023

Martina Chait-Hartwig
Acting Clerk
Township of Douro-Dummer
894 South Street, PO Box 92
Warsaw, Ontario, K0L 3A0

Dear Martina Chait-Hartwig

Re: ZBA File No, R-04-23 for Consent B-179-22; B-180-22; and B-181-22, Corey and Brittany McMillan, 833 Iron Woods Drive, Township of Douro-Dummer, Roll No. #152202000306600; ORCA FILE: PPLD-2280

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the above noted circulation regarding the proposed Zoning By-law Amendment as a condition of consent. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and offer the following comments.

The land in question is currently zoned Rural Zone (RU). The effect of this By-law Amendment is to rezone the subject lands (Parts 1, 2, 3 and 4, Plan 45R-17504) from the Rural Zone (RU) to the Hamlet Residential Zone (HR).

This rezoning is required as a condition of Consent for files B-179-22, B-180-22, and B-181-22 that were conditionally approved by Peterborough County on April 6, 2023.

Otonabee Conservation's interest in this application is outlined below:

- 1. Otonabee Conservation has reviewed this application through our mandated authority under Ontario Regulation 686/21, pursuant to the Conservation Authorities Act, to ensure consistency to natural hazards policies in any policy statement or provincial plan issued under the Planning Act.*

Otonabee Conservation mapping indicates the proposed lots are located outside of any known natural flooding/erosion hazards. **It is the opinion of Otonabee Conservation staff that the application is consistent with Section 3.1 of the Provincial Policy Statement.**

- 2. Otonabee Conservation has reviewed the application through a regulatory lens. Under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation under Section 28 of the Conservation Authorities Act, any development, interference with or alteration within a flooding hazard, erosion hazard, watercourse, wetland, and their adjacent lands/areas of interference requires a permit from the Authority. When an application circulated under the Planning Act will also require an Otonabee Conservation permit, it is the practice of the Authority to establish the policy requirements of both processes during the planning stage.*

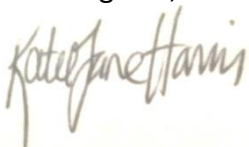
Otonabee Conservation mapping shows the proposed new lots fall outside of the regulated area. **A permit is NOT required from the Authority for the new development.**

- 4. Otonabee Conservation has reviewed the application for conformance with the provisions of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's drinking water at its source, came into effect on January 1, 2014 and contains policies to protect sources of municipal drinking water supplies from existing and future land use activities.*

The subject lands are not located in a vulnerable area as per the SPP.

Please contact me if you have any questions or concerns.

Best Regards,



Katie Jane Harris
Planning and Development Officer