



September 8th 2023

Christina Coulter
Planner
Township of Douro-Dummer
894 South Street, P.O. Box 92, Warsaw
Ontario, K0L 3A0

Dear Christina Coulter,

Re: File: R-05-23, Owner: Michael and Marcy Mundell, 1513 County Road 4, Township of Douro Dummer, Roll# 1522-020-003-28700, ORCA File No: PPLD-2282.

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the above noted circulation and the following documents in support of the application.

- Notice of Complete Application for Zoning By-law Amendment Application R-05-23, Prepared by the Township of Douro Dummer, Meeting Date Tuesday September 19, 2023.

Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

This application is proposing to rezone a portion of the subject lands (Lot 1) from the Rural Zone (RU) to the Environmental Conservation Zone (EC) to recognize existing wetlands and their 30 metre Vegetation Protection Zone (VPZ). The remainder of Lot 1 will be rezoned to the Special District 257 Zone (S.D. 257) in order to recognize the existing garage/shop in the absence of a primary structure (principle building).

This rezoning is required as a condition of Consent Application (File B-08-22), that was conditionally approved by Peterborough County on August 2, 2022.

Otonabee Conservation's interest in this application is three-fold:

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 and previous Planning file review for B-8-22 indicates that the proposed rezoning is not located within a known flooding hazard. **Therefore, it is the opinion of Otonabee Conservations that the application remains consistent with section 3.1 (related to natural hazards) of the PPS.**

- 2. Otonabee Conservation has reviewed the application through a regulatory lens. Pursuant to 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.*

Otonabee Conservation mapping indicates the subject property is subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **Permits from this agency will be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.**

- 3. 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,



Marnie Guindon
Planning and Regulations Officer