



March 6, 2024

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

Dear Christina Coulter,

Re: File: R-03-24, Owner: Peter and Wendy Smith, 1090 Fourth Line Road South Dummer (Dummer Ward), Township of Douro-Dummer, Roll# 1522-020-003-32401, ORCA File No: PPLD-2298.

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a re-zoning for the above noted property on February 27, 2024. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

The subject property is currently zoned Rural Zone (RU) and the Development Zone (D2). The effect of the application is to rezone a portion of the subject property (the severed parcel) from the Development Zone (D2) to the Special District 55 Zone (S.D. 55) and from the Rural Zone (RU) to the Special District 55 Zone (S.D. 55) to permit the land to be used for residential purposes and to recognize a deficient lot frontage of 30 metres on Rock Road

This rezoning is required as a condition of Consent Application (File B-93-23), that was conditionally approved by Peterborough County on February 8, 2024.

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 indicates that the proposed development on the severed lands is not located within a known hazard. **Therefore, it is the opinion of Otonabee Conservation staff that the application remains consistent with Section 3.1 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 that the severed lands are not subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **Permits from Otonabee Region Conservation Authority are not required.**

3. *Otonabee Conservation has reviewed the application to assess the applicability of the [Trent Source Protection Plan](#) (SPP) prepared under the Clean Water Act (CWA). The SPP came into effect on January 1, 2015, and contains policies to protect sources of municipal drinking water from existing and future land use activities that pose a significant [drinking water threat](#).*

It was determined that the subject property is not located within a vulnerable area that is subject to SPP policies. The subject property is located within the vulnerable area(s) listed below. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

- **Highly Vulnerable Aquifer**

Please contact me if you have any questions or concerns.

Best Regards,



Marnie Guindon
Planning and Regulations Officer