



March 21, 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-06-24, Owner: Michel & Megan Girard, 782 Canal Road (Douro Ward),  
Township of Douro-Dummer, Roll# 1522-010-005-24000, ORCA File No: PPLD-2303.**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a re-zoning for the above noted property on March 12, 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 Residential Zone (R). The effect of the application is to rezone a portion of the subject property from the Residential Zone (R) to the Special District 95 Zone (S.D. 95) to recognize the existing deficient lot area and deficient lot frontage as well as the existing deficient interior side yard and deficient rear yard for the second dwelling unit. The rezoning will also reduce the front yard setback from 9.4 metres to 9.2 metres in order to accommodate an addition to the existing dwelling.

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 staff review indicates that the proposed development on the 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 staff review indicates that the 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.***

- Intake Protection Zone 3\*

*\* Low and/or moderate drinking water threats may be possible.*

Please contact me if you have any questions or concerns.

Best Regards,



Marnie Guindon  
Planning and Regulations Officer