



August 26, 2024

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

Dear Christina Coulter:

**RE: R-11-24, Parkhill Storage/EcoVue Consulting Services
Concession 10, Lots 1 & 2, Part 1, 192 County Road 4, Township of Douro-Dummer,
County of Peterborough; ORCA File No: PPLD-2316**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Zoning By-law Amendment for the above noted property on August 14th, 2024. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments. The public meeting takes place on September 3, 2024.

The subject property is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses. All other applicable provisions of By-law No. 10-1996, as amended will continue to apply.

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

1. *Otonabee Conservation has reviewed this application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in any policy statement or provincial plan issued under the Planning Act.*

The flooding characteristics at this site were previously unknown, but via and adjacent development proposal, it was discovered that the site is traversed by flooding associated with a tributary of Meade Creek. A cut and fill has been proposed to manage flood storage on the property while removing certain areas of the site to outside of the flood risk to accommodate the expansion of the existing storage facility. Those areas of the property that are proposed to be kept for flood storage should be zoned to prohibit future development or site alteration (i.e. filling). Provided that the revised floodplain is zoned appropriately, **it is the opinion of Otonabee Conservation that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS), referencing Natural Hazards.**

2. *Provincial policies dictate that development shall not create new or aggravate existing natural hazards. Otonabee Conservation has reviewed this application through our mandated responsibility under Ontario Regulation 686/21 and provide the following comments, technical support or information, and advice.*

As stated above, an engineered, balanced cut and fill will be completed at the site to accommodate the existing flood storage on the property while allowing the proposed expansion to proceed. The effect of this grading will ensure that the new developments are not impacted by flooding and that flood storage capacity is available as to not negatively impact adjacent lands. **Based on the information provided, the development does not appear to create new or aggravate existing hazards.**

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Ontario Regulation 41/24 and Section 28 of the Conservation Authorities Act prohibits development in areas regulated by the Authority as defined in the regulation. Any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference requires a permit from the Authority.*

Otonabee Conservation mapping indicates that the lands are fully subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits"

regulation. **Permits from this agency are required prior to any of the site grading for the cut and fill or new development taking place.**

4. *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

If you have any questions, please do not hesitate to call.

Yours truly,



Don Allin
Manager, Plan Review & Permitting Services