



October 16, 2024

Christina Coulter
Planner, Planning and Development
Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario

Dear Christina Coulter:

**RE: A-02-24, Qadir, 1376 Nassau Road, Township of Douro-Dummer,
Roll # 152201000313901; ORCA file: PPLD-2331**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Minor Variance for the above noted property on October 9, 2024. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

Two new residential lots (B-49-23 and B-55-23) have reduced the lot area of an existing Rural (RU) parcel. A condition of consent is that the retained parcel requires a minor variance to recognize a deficient lot area. Therefore, the purpose of the application A-02-24 is to permit a reduction in the minimum lot area requirement from 20 hectares to 16 hectares for an agricultural use on the retained parcel.

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.*

Otonabee Conservation mapping indicates that the proposed development is not located within a known natural hazard. **Therefore, 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.*

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 prohibits any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference unless a permit has been issued by Otonabee Conservation under Section 28 of the Conservation Authorities Act.*

Otonabee Conservation mapping indicates that the lands are not subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. **Permits from Otonabee Conservation are not required.**

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 listed below. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

- Highly Vulnerable Aquifer

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

Best Regards,

A handwritten signature in brown ink that reads "Katie Jane Harris". The signature is written in a cursive style with a light green shadow effect behind the text.

Katie Jane Harris
Planning and Development Officer