



October 18th 2024

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

Dear Christina Coulter,

RE: R-13-24, Deborah Sandeman / Holly Richards-Conley (Blackpoint Construction Services), 800 Canal Road, Township of Dour-Dummer, Roll # 1522 010 005 24400; ORCA file: PPLD-2333

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Zoning By-law Amendment for the above noted property on October 15th 2024. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

The purpose of the above noted application is to construct a two-storey single detached dwelling with a ground floor area of approximately 134 square metres (1445.49 square feet) and a gross floor area of approximately 223 square metres (2403.90 square feet). Due to the smaller size of the subject property and the design of the septic system, the proposed development cannot meet the minimum front, rear and side yard requirements. In addition, the proposed dwelling will exceed the maximum first story floor area, lot coverage and height requirements. Lastly, the rezoning will identify the existing lot area of the subject lands.

The effect of the amendment is to permit the construction of a single detached dwelling and related private services (well and septic) with the following Special District 155 Zone (S.D. 155) which will be amended as follows:

- Section 21.155.2 (a): to decrease the minimum lot area from 768 m² to 766 m²;
- Section 21.155.2 (d): to decrease the minimum rear yard setback from 11 m to 4 m;
- Section 21.155.2 (f): to increase the maximum first storey floor area from 58 m² to 134.3 m²; Section 21.155.2 (g): to increase the maximum lot coverage from 7.5% to 17.51%;
- Section 21.155.2 (h): to increase the maximum height from 9 m to 9.1 m;
- Section 21.155.2 (i): to decrease the minimum setback for a septic system from a public road from 15 m to 6 m (3.1.2 (d));
- Section 21.155.2 (j): to decrease the minimum south side yard setback from 6 m to 1.5 m; and
- Section 21.155.2 (k): to decrease the minimum north side yard setback from 6 m to 5 m.

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.*

This application is not creating new or proposing to aggravate existing natural 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 partially subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. **Permits from this agency may be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.**

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,



Marnie Guindon
Planning and Regulations Officer