



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-12-24, Mike & Robyn Earnshaw/Josh Bootma, 1450 Mill Line Road, Township of Douro-Dummer, Roll # 1522 020 002 10501; ORCA file: PPLD-2332

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Zoning By-law Amendment for the above noted property on October 11th 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 amend the existing zoning to convert the existing structure on the subject property from a honey house to a single detached dwelling with a proposed addition.

The proposed development is located within the (S.D. 114) Zone. Within the (S.D. 114) Zone, a single detached dwelling is only permitted accessory to a honey house. A Zoning By-law Amendment is required to allow the existing structure and addition to be used as a single detached dwelling as the primary use of the property. The amendment will also place the wetland and a 30 metre (98.43 foot) buffer in the Environmental Conservation – Provincially Significant Wetland Zone (EC(P)).

The effect of the amendment is to rezone portions of the subject property from the Special District 114 Zone (S.D. 114) to the Residential (R) Zone and to the Environmental Conservation Provincially Significant Wetland Zone (EC(P)).

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 located within a known natural hazard. The property is traversed with wetland features which are associated with flooding and unstable soils.

The application provided a wetland assessment for the property which did not provide the necessary information to properly identify the wetland boundaries onsite.

The application for the Draft By-law is proposing to rezone the Provincially Significant Wetland and a 30 metre buffer. Staff are of the opinion that this is sufficient for this application as it would cover the feature and likely a buffer area associated with the hazards. **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.

- Highly Vulnerable Aquifer

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

Yours truly,



Marnie Guindon
Planning and Regulations Officer