



December 18, 2024

Christina Coulter
Planner
Douro-Dummer
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Warsaw ON

RE: R-15-24, 2405582 Ontario Inc. (Adam Vervoort), 277 Sixth Line Road, Douro-Dummer, Roll # 1522 020001 10400 0000; ORCA file: PPLD-2341

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the following documentation in support of the application on December 17, 2024:

- Zoning By-law Public Notice (dated December 17, 2024)
- Draft Zoning By-law (n.d.)

This Zoning By-law Amendment has been requested as a condition of consent for file B-45-24. Rezoning the severed lands from Agricultural to Rural Residential and the retained lands to a Site Specific Agricultural Zone to prohibit the construction of a single detached dwelling.

Otonabee Conservations Interest in the 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.*

Existing Otonabee Conservation mapping indicates that portions of the proposed retained lot fall within mapped unevaluated wetlands and watercourses. Otonabee Conservation staff note that the proposed severed lot is located outside of these features. **Therefore, it is the opinion of Otonabee Conservation staff that the application is consistent with Chapter 5 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.*

In accordance with Otonabee Conservation Planning and Regulations Manual policies, staff recommend that the mapped unevaluated wetland and watercourses and their associated area of influence be rezoned Environmental Conservation (EC) Zone or equivalent in the Township of Douro-Dummer Zoning By-law.

The above noted recommendation is also consistent with the County's New Official Plan that has been approved by County Council, but not yet approved by the MMAH, that designated the above noted lands as Natural Core Area on Land Use Schedule, map DD-5.

Based on the information provided, rezoning of the lands as a condition of consent for a lot severance of an existing dwelling and a use of a hobby farm should not 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 severed and retained 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 (low and/or moderate threats may be possible)

Please contact me if you have any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Alex Shcherbin". The signature is stylized and cursive.

Alex Shcherbin
Junior Planner, Plan Review & Permitting Services