



March 5, 2025

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

Dear Christina Coulter:

**RE: Site Plan Approval, Parkhill Storage 2832425 Ontario Inc., 192 County Road 4,  
Concession 10, Lots 1 & 2, Part 1, Township of Douro-Dummer, County of  
Peterborough; ORCA file: PPLD-2315**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the third submission for a Site Plan application for the above noted property on February 19, 2025. Otonabee Conservation has reviewed the application and the following supporting documentation in accordance with our mandate and policies:

- Response to Review Authority Engineering Comments – 192 County Road 4 (Tatham Engineering, February 18, 2025)
- Stormwater Management and Floodplain Cut and Fill Balance Report (Tatham Engineering, rev. February 18, 2025)
- DP-1 Existing Condition Drainage Plan (Tatham Engineering, rev. April 2024)
- DP-2 Proposed Condition Drainage Plan (Tatham Engineering, rev. April 2024)
- EXT-1 External Drainage Plan (Tatham Engineering, rev. April 2024)
- SC-1 Siltation and Erosion Control Plan (Tatham Engineering, rev. February 2025)
- SG-1 Site Grading Plan (Tatham Engineering, rev. February 2025)
- DET-1 Notes and Details (Tatham Engineering, rev. February 2025)

- DET-2 Details (Tatham Engineering, rev. February 2025)
- DET-3 Details (Tatham Engineering, rev. February 2025)
- DET-4 Details (Tatham Engineering, rev. February 2025)
- CF-1 Existing Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. February 2025)
- CF-2 Proposed Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. February 2025)
- Geotechnical Investigation – Proposed Storage Facility 192 County Road 4 (GHD, November 26, 2021)
- Topographic Sketch of 192 County Road 4 (Richmond Surveying Inc., December 9, 2023)

The purpose of the above noted application is to permit the expansion of the existing self storage business and related uses.

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 planning statement or provincial plan issued under the Planning Act.*

As noted in the Conservation Authority's letter dated Augst 26, 2024 addressing ZBA R-11-24 at the subject property, the site is traversed by a flooding hazard associated with a tributary of Meade Creek. A cut and fill proposal to manage the flooding on the property and to remove certain areas outside of the flood risk has been submitted in order to accommodate the expansion of the storage facility. The revised floodplain, as per the approved technical drawings, removes the lands proposed for the expansion from the floodplain. As per R-11-24, the floodplain was to be zoned appropriately. **It is the opinion of Otonabee Conservation that the application is consistent with Chapter 5 of the Provincial Planning 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 technical submission addressing stormwater management and the proposed cut and fill for the Meade Creek floodplain on the subject property, have been reviewed as per Otonabee Conservation's concerns/issues raised in our letter dated December 10, 2024.

Staff have found them to be satisfactory, therefore the above noted materials are to be used for redefining the flooding hazard on the subject property and informing the new developable envelope as well as the appropriate zoning. Provided the above approved technical drawings are used to complete the cut and fill on the subject property, **the development does not appear to create new or aggravate existing hazards.**

Staff note that these comments are based on the latest information received by Otonabee Conservation, and should additional information become apparent, or changes to the plans occur in the future, staff will review the revisions and may provide additional comments.

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 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 site alteration or construction, including any of the site grading for the cut and fill.**

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.**

**However, 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 contact staff.  
Best Regards,



Katie Jane Harris  
Planning and Development Officer