



June 16<sup>th</sup> 2025

Emily Fitzgerald, BES (Hons.)  
Planner  
Township of Douro-Dummer  
894 South Street, P.O. Box 92,  
Warsaw Ontario, K0L 3A0

Dear Emily Fitzgerald:

**RE: A-01-25, 1972890 Ontario Inc o/a PTF Holdings, 2809 Television Road, Township of Douro Dummer, Roll # 1522 010 005 07600; ORCA file: PPLD-2356**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Minor Variance for the above noted property on May 30<sup>th</sup> 2025.

The purpose of the above noted application is to request relief from various site-specific and general Zoning By-law provisions to allow for the expansion of the existing industrial facility.

Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

- Application for a Minor Variance for 2089 Television Road, Prepared by RFA Planning Consultant Inc. c/o Shawn Legere, Dated February 17<sup>th</sup> 2025.
- Plan of Survey, Prepared by Elliott and Parr (Peterborough) LTD., Dated May 22<sup>nd</sup> 2002.
- Stormwater Management Review Letter, Prepared by Engage Engineering, Dated January 2, 2025.
- Minor Variance Rationale, Prepared by RFA Planning Consultant Inc., Dated February 27<sup>th</sup> 2025.
- Grading and Servicing Plan, Prepared by Engage Engineering, Dated January 3<sup>rd</sup> 2025.

- Details, Prepared by Engage Engineering, Dated January 3<sup>rd</sup> 2025.
- Site Plan, Prepared by Engage Engineering, Dated February 19<sup>th</sup> 2025.
- Site Plan Notes and Details, Prepared by Engage Engineering, Dated February 19<sup>th</sup> 2025.

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.*

Otonabee Conservation mapping indicates that the proposed development which is located in the northern portion of the property is not within a known natural hazard. The property contains a known unmapped wetland within the southern portion of the property.

**Therefore, 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.*

**At the site plan stage additional stormwater management water quantity details should be provided to demonstrate the existing Stormwater Management Pond is still sufficient to control stormwater flows from the site.**

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. **The location of the proposed development is beyond our regulatory jurisdiction on the property and 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(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)
- Highly Vulnerable Aquifer

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

Yours truly,



Marnie Guindon

Planning and Regulations Officer