



July 2, 2025

Emily Fitzgerald  
Planner  
Township of Douro-Dummer  
894 South Street P.O Box 92  
Warsaw, On K0L 3A0

Dear Emily Fitzgerald:

**RE: Zoning By-law Amendment R-01-25, Stratton, 2357 Lakeside Road, Township of Douro-Dummer, Roll # 152202000563200; ORCA file: PPLD-2358**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Zoning By-law Amendment for the above noted property on June 11, 2025. Otonabee Conservation has reviewed the application and supporting documentation in accordance with our mandate and policies:

- Proposed Grading Plan, "Setbacks" Stratton, prepared by Linwood Homes, dated December 17, 2024
- Plan of Survey, Pt Lot 32, Conc 11, Township of DD, JBF Surveyors, April 5, 2023

The purpose of the above noted application is to rezone a portion of the subject property from the Limited Service Residential (LSR) Zone to the Special District 262 (S.D. 262) Zone to facilitate the construction of a new two-storey dwelling with attached decks. The S.D. 262 Zone will permit the following:

- i) A minimum water yard setback of 8.0 metres for the principal dwelling and 5.5 metres for the attached deck and stairs, whereas a minimum water yard setback of 30 metres is otherwise required;

- ii) A maximum lateral width expansion of 30.4% whereas the maximum lateral width expansion otherwise permitted is 25% of the lateral width dimension of the existing building;
  - iii) A maximum building height of 9.25 metres whereas the maximum building height otherwise permitted is 9 metres; and
  - iv) The existing deficient lot area of 0.18 hectares (1,800 square metres) whereas the minimum lot area otherwise required is 0.405 hectares (4,050 square metres).
- 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.*

The subject property fronts onto Stony Lake and contains a portion of the hazardous lands associated with that waterbody (floodplain). The supporting documentation maps the contour of 235.58 metres CGVD28 which represents the highest recorded water level of Stony Lake. The development is located outside of this hazard. **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.*

The development is located outside of the highest recorded water level elevation of 235.58 CGVD28. **Therefore, the development is not anticipated to create new or aggravate existing 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.*

The site plan shows that the proposed 2 storey replacement dwelling will be located upland on or around the 236.72 metre elevation, and completely above the 236.23 metre elevation

(CGVD28). The development is therefore at minimum 0.65 metres above the flood elevation, sufficiently floodproofed, and at low risk of flooding.

The subject property fronts onto Stony Lake and is traversed by the associated floodplain and also immediately adjacent to a wetland (Hull South Bay Provincially Significant Wetland). Otonabee Conservation regulates 15 metres from the limit of a floodplain and 30 metres from the limit of a wetland. **Permits from this agency are required prior to any site alteration or construction.**

4. Otonabee Conservation has reviewed the proposed development to assess the applicability of the Clean Water Act (CWA). The CWA which is part of a [provincial multi-barrier approach to protect drinking water from source to tap](#) identifies [vulnerable areas](#) within which human activity can pose a [threat](#) to sources of drinking water. Policies in the [Trent Source Protection Plan](#) (SPP) manage existing and future [threats](#) in select vulnerable areas. The Provincial Planning Statement, 2024, applies to all vulnerable areas.

**It has been determined that the subject property is in the following vulnerable area(s) and SPP policies do not apply. The proposed development is not subject to review by the Risk Management Official and a [Restricted Land Use Notice](#) is not required.**

- Highly Vulnerable Aquifer
- Significant Groundwater Recharge Area

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

Best Regards,



Donald Allin

Manager, Plan Review & Permitting Services

