



April 15th 2026.

Emily Fitzgerald

Planner

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

Dear Emily Fitzgerald:

**RE: R-06-25, Leslie Scott Moore, 694 Birchview Road, Township of Douro Dummer,
Roll # 1522 010 001 14600; ORCA file: PPLD-2390**

The Otonabee Region Conservation Authority (Otonabee Conservation) received the circulation for a Zoning By-law Amendment for the above noted property on March 19th 2026. Otonabee Conservation has reviewed the application and the following supporting documentation in accordance with our mandate and policies:

- Site Plan Showing Existing & Proposed Buildings at 694 Birchview Road, Provided by JBF Surveyors, Dated January 28th 2026.
- Planning Justification Report (November 2025) - Zoning By-law Amendment Application 694 Birchview Road, Township of Douro-Dummer, Prepared by Kevin M Duguay Community Planning and Consulting Inc.
- Township of Douro-Dummer Application for Amendment to Zoning By-law #10-1996 for 694 Birchview Road.
- Building Elevations A-500, A-501, A-600, Provided by Marshall Desing Studio, Dated June 17th 2025.
- Township of Douro-Dummer Notice of Complete Application and Public Meeting Concerning a proposed Zoning By-law Amendment Application R-06-25.
- Construction Plans, Prepared by Marshall Design Studio.
- Environmental Impact Study, Prepared by Sumac Environmental Consulting, Dated September 2025.

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The purpose of the above noted application is to rezone the subject property from the Shoreline Residential (SR) Zone to the Special District 267 (S.D. 267) Zone to facilitate the construction of a new two-storey dwelling with attached unenclosed decks. The S.D. 267 Zone will have the following effects:

1. Permit a minimum water yard of 18.3 m for the proposed dwelling and 16.5 m for the proposed attached decks whereas the minimum water yard otherwise required is 30 m.
2. Recognize the existing deficient shoreline frontage of 42.9 m whereas the minimum shoreline frontage otherwise required is 60 m.

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 is not located within a known flooding natural hazard. The slope and any erosion hazards will be addressed at permitting stage with Engineering principals. **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 includes expanding further back into the slope hazard associated with Clear Lake. The slope and any erosion hazards will be addressed at permitting stage with Engineering principals. **Based on the information provided and to be provided, the proposed development will not 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.

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 applicant has acknowledged grading plans and engineered stamped drawings will be provided in a permit application for an Otonabee Conservation permit application. **Permits from this agency are required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.**

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](#) where 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 not in a vulnerable area and Trent Source Protection Plan policies do not apply. The proposed development is not subject to review by the Risk Management Office, and a [Restricted Land Use Notice](#) is not required.

However, Otonabee Conservation wishes to inform you that the property is within the following *other* vulnerable areas but no further action is required at this time:

- 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

Marnie Guindon
Planning and Regulations Officer

cc: Don Allin, Otonabee Conservation

