



January 23, 2020

Ms. Ann Hamilton, Secretary-Treasury
County of Peterborough, Land Division Committee
470 Water Street, Peterborough, Ontario

**Re: File: B-63-19, Brent and Teresa Dillon, 999 Douro First Line, Douro Ward;
Roll# 1522 010 002 03200 (ORCA File: PPLD-2110)**

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation) have received an application for consent (severance) to permit a new residential use. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and now offers the following comments.

The purpose of the application is to request the consent of The County of Peterborough Land Division Office to the conveyance of a parcel of land having a frontage of approximately 58 metres and an area of approximately 0.4 hectares. The requested consent will create a new residential lot.

Existing mapping indicates that the proposed new residential lot will not be located within a known floodplain or erosion hazard. As such, **it is the opinion of Otonabee Conservation that the application is consistent with section 3.1 (related to Natural Hazards) of the Provincial Policy Statement (PPS).**

Existing provincial mapping indicates that a key hydrological feature (wetland) is located within 120 metres of the proposed severed lot. An Environmental Impact Study (EIS) was submitted in support of the proposed consent. Provided construction and site occupancy adhere to the recommendations outlined in the EIS (pages 4 and 5) and the following points are considered:

1. Apply a 'no tree removal' timing window from April 15th to August 15th of any given year in order to protect nesting birds and be consistent with the Migratory Birds Convention Act and regulations;
2. Extend the 'no tree removal/no construction' timing window to September 30th in order to protect active turtles;
3. Install silt fencing prior to May 1st, and maintain fencing post September 30th, of any given year to keep wildlife/reptiles out of the work site; and,
4. Install tree protection fencing as per 'OPSD 220.010 Barrier for Tree Protection' to protect root systems and drip lines of trees within the hedgerows. **Therefore, with the recommendations, Otonabee Conservation is of the opinion that the application is consistent with PPS policies 2.1**

The Otonabee Region Conservation Authority
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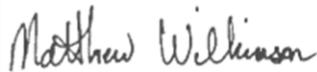


(Natural Heritage) and 2.2 (Water) and conforms to Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe.

Otonabee Conservation mapping shows the majority of the proposed lot is subject to this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation, Ontario Regulation 167/06. Prior to any construction or grading works, **permits for development may be required from this agency.**

The application was also reviewed in consideration of the Trent Source Protection Plan (SPP) which was prepared under the 2006 Clean Water Act. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

Please contact me if you have any further questions or concerns.
Best Regards,

A handwritten signature in cursive script that reads "Matthew Wilkinson".

Matthew Wilkinson
Planner, Otonabee Conservation

Cc: Karl Moher, Otonabee Conservation Board Members
Jennifer Clinesmith, Manager, Plan Review and Permitting Services, Otonabee Conservation