



January 23, 2020

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

**Re: File: B-64-19, Brent and Teresa Dillon, 999 Douro First Line, Douro Ward;
Roll# 1522 010 002 03200 (ORCA File: PPLD-2111)**

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. Given the Recommendations and Conclusions presented in the EIS the proposal should not aggravate or create negative impacts to the surrounding natural features. **Therefore, with the following recommendations, Otonabee Conservation is of the opinion that the application is consistent with PPS sections 2.1 (natural heritage) and 2.2 (Water), and conforms to section 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 Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Phone: 705-745-5791 Fax: 705-745-7488
Email: otonabee@otonabeeconservation.com

www.otonabeeconservation.com



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 dark ink, reading "Matthew Wilkinson". The signature is written in a cursive, slightly slanted style.

Matthew Wilkinson
Planner, Otonabee Conservation

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