



August 16, 2021

Martina Chait-Hartwig,  
Deputy Clerk  
Secretary/Treasurer, Committee of Adjustment  
Township of Douro Dummer  
Warsaw, ON, K0L 3A0

Dear Ms. Chait-Hartwig,

**Re: Site Plan Application and R-09-21, 2215 Wildfire Drive; Township of Douro Dummer;  
Roll #1522.020.005.27800, ORCA file: PPLD-2196 and PPLD-2200**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulated *Planning Act* applications noted above. Otonabee Conservation staff have received the following reports in support of the Zoning By-Law Amendment (ZBA) and Site Plan applications for the subject lands described above in order to permit the development of a second golf cart storage building near the existing clubhouse.

- 'Environmental Opinion Letter (EIS/Letter)' prepared by Cambium, April 21, 2021.
- 'Stormwater Management Report (SWM Report)' prepared by Engage Engineering Ltd., April 2021.
- 'Site Plan, A1.1' prepared by FAD Architects, November 2020.

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

Otonabee Conservation's Interest in this application is four-fold:

1. *Otonabee Conservation has reviewed this application through our delegated authority from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS).*

Otonabee Conservation mapping and submitted survey indicates that the subject property will not be located within the flooding hazard for Clear Lake or a known erosion hazard. A review of the submitted SWM Report was found to be satisfactory. **As such, it is the opinion of Otonabee Conservation that the application is consistent with PPS Section 3.1 (related to natural hazards).**

2. *The Authority has reviewed the application as a service provider to the Township of Douro Dummer, in that we provide technical advice on natural heritage matters through a Memorandum of Understanding.*

A review of the submitted material and provincial mapping technical staff concur with Cambium's findings including the recommendation to adhere to the 'Summary of Recommended Mitigation Measures and Best Practices' in the EIS/Letter.

**As such, it is the opinion of Otonabee Conservation that the application is consistent with PPS Sections 2.1 and 2.2 and conforms with Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe.**

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation under Section 28 of the Conservation Authorities Act, any development, interference with or alteration within a flooding hazard, erosion hazard, watercourse, wetland and their adjacent lands/areas of interference requires a permit from the Authority. When an application is circulated under the Planning Act will also require an Otonabee Conservation permit, it is the practice of the Authority to establish the policy requirements of both processes during the planning stage.*

The area proposed for the new storage building is **not** within the area subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **Permits for development will not be required from this agency for this development.**

4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to*

*protect Ontario's drinking water at its source, came into effect on January 1, 2015 and contains policies to protect sources of municipal drinking water supplies from existing and future land use activities.*

**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 that reads "Matthew Wilkinson". The script is cursive and fluid.

Matthew Wilkinson  
Planner

Cc: Karl Moher, Otonabee Conservation Board Member