



December 3, 2021

Amanda Warren  
Planner  
County of Peterborough, Planning Department  
470 Water Street  
Peterborough, ON K9H 3M3

Martina Chait-Hartwig,  
Deputy Clerk  
Township of Douro Dummer  
Warsaw, ON, K0L 3A0

**Re: File: 15OP-2103 and R-15-21, White, 162 County Road 8 Douro, Douro Ward;  
Roll# 1522 010 004 04810; ORCA File: PPLD-2213**

Dear Ms. Warren and Ms. Chait-Hartwig,

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulated *Planning Act* applications noted above.

The proposed Official Plan Amendment will remove the Extractive Industrial designation from the subject property and place it within the Rural designation to allow for the creation of two residential lots by consent (severance). In addition, the proposed Zoning Bylaw Amendment will amend the existing Special District 80 (S.D. 80) Zone to reflect the proposed lot frontage and lot area of the retained lands and rezone the proposed severed lots to Rural (RU) Zone.

Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and now offers 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).*

Existing mapping indicates that the proposed new residential lots will not be located within a known floodplain. **As such, it is the opinion of Otonabee Conservation that the application is consistent with PPS section 3.1.**

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.*

The proposed applications for consent are beyond 120 metres of the mapped key hydrological features. As such, an Environmental Impact Study (EIS) was not requested. Therefore, it is the opinion of Otonabee Conservation staff that this application is consistent with PPS Sections 2.1. and 2.2 and conforms to 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 subject property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency not be required prior to any site alteration, construction, or demolition in these areas.**

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.*

**The application was also reviewed in consideration of the SPP. 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,



Matthew Wilkinson  
Planner, Otonabee Conservation