

June 17, 2020

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

Attn: Crystal MacMillan  
Clerk/Planning Coordinator

**Re: File B-72-19, Kenneth and Loraine Moore, 668 Fourth Line Road South, Dummer Ward**  
**EcoVue Reference: 19-1894 Moore Severance**

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Dear Crystal:

Thank you for this opportunity to provide a written submission for distribution at the Planning Committee meeting on June 22, 2020. This submission reiterates the communications we provided to Otonabee Region Conservation Authority, the County of Peterborough, and the Township of Douro-Dummer staff dated February 28<sup>th</sup> and May 7<sup>th</sup>, 2020, and provides a summary of how the proposed severance is consistent with Provincial and local planning policies, with a particular emphasis on applicable natural heritage policies. Specifically, it is our opinion that:

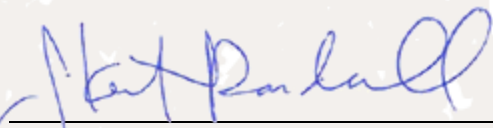
- The proposal will result in enhanced protections for the natural features on the subject lands, as portions of these features that were previously zoned Rural (RU) will be rezoned to the Environmental Conservation (EC) Zone, based on the results of the Environmental Impact Assessment that accompanied this application. This ensures the application meets the intent and purpose of Provincial and local policy (i.e., to protect natural features from negative impacts).
- The subject application will result in no negative impacts to natural heritage resources, including the Provincially Significant Wetland on the subject lands, as demonstrated in the submitted Environmental Impact Assessment prepared by Niblett Environmental.
- The proposal is consistent with the County of Peterborough Official Plan, which states that the severance is permitted if an appropriate building envelope can be provided outside of significant wetlands and habitat of endangered and threatened species (Section 2.6.3.1). The Environmental Impact Assessment provided by Niblett Environmental shows an appropriate building envelope.

- The proposed lot, as currently configured, represents good planning as it: protects agricultural uses on the lands; provides enhanced protections for natural features; and is consistent with all applicable zoning provisions.
- The proposal is consistent with the Provincial Policy Statement (PPS) and conforms to A Place to Grow (Growth Plan), as all development (i.e., the building envelope) will be located greater than 30 metres from any features on the site and will result in no impact. It should be noted that both the PPS and Growth Plan define “development” as: *“the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act”*. It is our opinion proposed lot line is not considered development within the context of this definition, and that the small portion of the lot line that crosses the Provincially Significant Wetland (appr. 20 metres of the 500-metre proposed lot line) is, therefore, consistent with Provincial policy.

Given the above, it is our professional opinion that the application is consistent with local and Provincial policy. Therefore, we respectfully recommend that Planning Committee support the Consent application and recommend approval to the County of Peterborough. We look forward to attending the Planning Committee meeting to provide additional background and answer any questions the Committee may have.

Sincerely,

**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in blue ink, appearing to read "J. Kent Randall", written over a horizontal line.

J. Kent Randall B.E.S., MCIP., RPP  
Manager and Principal Planner

A handwritten signature in blue ink, appearing to read "B. Saunders", written over a horizontal line.

Beverly Saunders B.Sc., M.Sc., E.P.  
Land Use and Environmental Planner