



April 25, 2022

Ann Hamilton
Secretary-Treasury
Land Division Committee
County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3

**Re: File: B-23-22, Webster, 1797 County Road 6, Dummer Ward;
Roll# 1522 020 004 09100; ORCA File: PPLD-2224**

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulated *Planning Act* application noted above. The circulated application requests the consent for a new residential parcel of land having a frontage of 76.2 metres and an area of 0.4 hectares.

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 lot 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 Otonabee Region Conservation Authority
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The proposed parcel is within 120 metres of mapped key hydrological features (wetlands). As such a Natural Heritage Evaluation (NHE) was submitted in support of the application by Cambium Inc., dated January 24, 2022. Otonabee Conservation staff attended the site on April 20, 2022 and confirmed that the proposed lot is beyond 30 metres of wetland boundary.

In keeping with Otonabee Conservation Planning Policy 2.2.1(4), ORCA recommends adding appropriate protective zoning to the identified wetland area in the local Zoning By-law.

Therefore, it is the opinion of Otonabee Conservation staff that the application can be considered consistent with PPS Sections 2.1. and 2.2 and in conformity to Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe provided development/construction approvals should adhere to the EIS recommendations outlined in Section 7.0 including: avoiding natural features, applying timing windows, and installing exclusionary fencing (ESCs).

Technical staff would recommend extending the ‘no tree clearing timing windows’ (recommendation #8) to October 31 to protect potential endangered bats that may use treed wetlands and adjacent lands as habitat. Please note that Landowners are responsible to demonstrate compliance with the Endangered Species Act (ESA) prior to commencement of any on-site development (grading, roads, buildings) regardless of previous planning approvals.

- 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.*

Both the retained and severed parcels are subject to Ontario Regulation 167/06, Otonabee Conservation ‘Development, interference with wetlands and alterations to shorelines and watercourses’ regulation. **Permits from this agency will be required prior to any site alteration, construction, or demolition on the proposed parcel. Otonabee Conservation staff note that a lot grading and drainage plan may be requested to ensure the site hydrology will be maintained and directed appropriately. Any proposed building on the retained lands may require an update to the EIS.**

- 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,

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

Matthew Wilkinson

Planner, Otonabee Conservation