



February 28, 2022

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

**Re: File: B-15-22, 1090 Fourth Line Road (South) Dummer, Township of Douro Dummer;
Roll#1522.020.003.32401; ORCA File: PPLD-2221**

Dear Ann Hamilton,

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received the circulation for Consent (severance) for the above noted property. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments.

The purpose of the application is to request the consent of the Land Division Office to the conveyance of a parcel of land having a frontage of 60 metres and an area of 0.27 hectares.

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 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 section 3.1 (related to natural hazards) of the PPS.**

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

The proposed new residential lot was found to be within 120 metres of a mapped wetland (key hydrological feature). Policy 4.2.4.1 of the GPGGH states that: Outside settlement areas, a proposal for new development or site alteration, [including lot creation] within 120 metres of a key natural heritage feature within a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation.

The application was supported by the circulated 'Opinion Letter' and 'Species at Risk Evaluation Report' (dated January 25, 2022) and the February 24, 2022 email from D.M. Wills Associates Limited (DM Wills). A review of available provincial mapping data indicates the subject lands are traversed by unevaluated wetland, significant wildlife habitat/SWH (deer), and potential significant woodlands and habitat for threatened and endangered species. The severed parcel is located within the SWH, the 120 adjacent lands of the Warsaw Caves provincial ANSI (across Rock Road), and potential habitat for threatened species (birds).

ORCA Technical staff conducted a site visit April 27, 2021 and do concur with DM Wills that there appears to be no hydrologic features within the severed parcel or the 30-metre adjacent lands (VPZ).

The new residential lot is proposed within a small area of woodland, considered Significant due to its size and supporting role to nearby natural features.

Therefore, technical staff recommend the following mitigations in support of approvals:

- Adhering to EIS recommendations outlined in Section 5.2 (planting plan) and applying a broad-based timing window (e.g., April 1 to October 31) to protect all species known to occur in the area.
- Prior to construction, a Site Plan should be developed to limit the impervious area to less than 10% and indicate the number of trees that will be removed. It is recommended that tree compensation take place at a rate of 2:1 in this area. Plantings should consist of native species found on the Subject Property such as Eastern White Cedar, Green Ash, and American Elm, with the vast majority of planted trees being Eastern White Cedar.

- Vegetation removal within the woodlands should be limited to the area of construction, and the disturbed area (buildings/structures) should not exceed 25% of the Proposed Severance Lot and native tree species should be replanted in as much of the disturbed area as possible.

Provided the construction and site occupancy adheres to the conclusions and recommendations of the EIS and above noted bullets, it is the opinion of Otonabee Conservation that the application is consistent with PPS sections 2.1 and 2.2 and conforms to sections 4.2.3 and 4.2.4 of the GPGGH.

- 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.*

Otonabee Conservation mapping indicates the subject property is **not** subject to Ontario Regulation 167/06 Otonabee Conservation's "development, interference with wetlands and alterations to shorelines and watercourses" regulation. **Permits from this agency will not be required prior to any site alteration or construction in these regulated 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.

If you have any questions, please do not hesitate to call.

Yours truly,

A handwritten signature in black ink that reads "Matthew Wilkinson". The signature is written in a cursive style with a light blue rectangular highlight behind it.

Matthew Wilkinson
Planner