



April 7, 2022

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

Dear Ann Hamilton,

Re: File: B-27-22, David Minshall and Valerie McGriskin; 921 Douro First Line, Lot 12, Concession 1, Township of Douro-Dummer; Roll#152201000203001 (ORCA File: PPLD-2225)

The Otonabee Region Conservation Authority (Otonabee Conservation/the Authority) has received the circulation for a Consent for the above noted property. In support of this application, the proponent has submitted the following document:

- Natural Heritage Evaluation – 921 Douro 1st Line, Douro-Dummer, County of Peterborough, Ontario, prepared by Cambium Inc., dated December 20, 2021

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

The purpose of the above noted application is to request the consent of the Land Division Office to the conveyance of a parcel of land having a frontage of approximately 110 metres (360 feet) and an area of approximately 0.65 hectares (1.6 acres) with the effect of creating a new residential lot.

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

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

The proposed new development is located outside of any known flooding and/or erosion hazard. **It is the opinion of Otonabee Conservation staff that the application is consistent with section 3.1 of the PPS.**

2. *Otonabee Conservation has reviewed the application through our responsibilities as a service provider to the municipality in that we provide planning and technical advice on natural heritage matters through a Memorandum of Understanding.*

Based on available mapping, the area of Consent is within 120 metres of a known key hydrologic feature (non-evaluated wetland). The Natural Heritage Evaluation (NHE) confirms unevaluated wetlands (Figure 2, communities 3 and 5) adjacent to the severed parcel. Additional wetlands and watercourses traverse the retained lands.

Provided approvals adhere to the NHE's Figure 3 and the mitigation measures outlined in Sections 5.0 and 7.0, the application appears consistent with the provincial and regulatory policies. In accordance with the NHE, staff recommend development and site alteration be prohibited in the wetlands and the 30 metre Vegetation Protection Zone (VPZ)/buffer on site, and a naturally, self sustaining/undisturbed 30 metre VPZ/buffer is maintained. Staff note this type of protection has been achieved elsewhere on the retained parcel by zoning key hydrologic features Environmental Conservation (EC), which prohibits development.

Technical staff concur with Sections 5.0 and 7.0 of the NHE as appropriate measures to mitigate impacts to species and habitat from disturbances, which demonstrates consistency with Growth Plan policy 4.2.4 (1 to 3) and PPS policies 2.15 and 2.18.

Staff note given the potential for turtles on site, it is recommended that ESCs/exclusionary fencing be installed prior to May 15 and monitoring of the work area for reptile activity be conducted May 1 to September 30.

It should also be noted that landowners are responsible to demonstrate compliance with the Endangered Species Act (ESA)/consistency with PPS policy 2.17, as well as other regulations, prior to commencement of any on-site development (grading, roads, buildings) regardless of previous planning approvals or field efforts documented in the NHE.

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.*

Otonabee Conservation mapping shows the proposed lot severance falls outside of the regulated area. **A permit is NOT required from the Authority for the new 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 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.*

Upon review, it was determined that **the subject property is not located within an area that is subject to the policies contained in the SPP.**

Best Regards,



Katie Jane Harris