



June 6, 2022

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

**Re: File: B-54-22, 379 Eighth Line Road South Dummer, Lot 1, Dummer Ward;
Roll# 1522 020 002 05400; ORCA File: PPLD-2230**

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 64 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 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 Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Phone: 705-745-5791 Fax: 705-745-7488
Email: otonabeeeca@otonabeeconservation.com

www.otonabeeconservation.com



The proposed parcels are within 120 metres of a mapped wetland (key hydrological feature). To address section 4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH) a Natural Heritage Evaluation' (NHE) dated March 17, 2022, was prepared by Cambium INC in support of the application.

Existing provincial mapping and the NHE Figure 4, confirm wetland features 30-metres or more away from the proposed severed lots. No culverts are present roadside to connect severed parcels to the wetland south of Eighth Line Road-S-Dummer. Therefore, the road network and the eastern extent of Lot 1 supports the 30-metres vegetation protection zone (VPZ)/buffer.

There is a significant woodland (Community 5 – FOC) and “potential habitat” for threatened species and significant wildlife. The severed parcels are located out of the significant woodland.

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.

Please note that the landowner/applicant, is responsible to ensure ESA authorization prior to commencement of any on-site development (clearing, grading, roads, infrastructure, buildings) in accordance with MECP comments/guidance.

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 frontage of Lot 1 is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency may be required prior to any site alteration, construction, for the driveway/ entrance 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, 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 dark ink that reads "Matthew Wilkinson". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Matthew Wilkinson

Planner, Otonabee Conservation