



May 19, 2022

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

**Re: File: B-44-22, Lobb, 267 6th Line South, Douro Ward;
Roll# 1522 010 004 04810; ORCA File: PPLD-2229**

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 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 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 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



A Natural Heritage Evaluation (NHE) was completed by Cambium Inc. (dated August 5, 2021) to address potential negative impacts to the natural features and key hydrological features (KHF) within 120 metres of the proposed new lot. ORCA staff attended a roadside visit on May 18th to identify the unmapped marsh/ wetland northeast of the proposed severance on the adjacent lot.

The proposed parcel is within 120 metres of a mapped KHF including: The Westwood Provincially Significant Wetland (PSW) a non-evaluated wetland, the West Ouse River and an unnamed tributary. The NHE delineated a much larger parcel than noted in the application. Provided the application is for the 0.4 hectare (1 acre) parcel, it was measured to be at least 30 metres from an unmapped wetland feature on the property to the north. Therefore, provided the lot creation adheres to the recommendations presented in section 7 of the NHE, including enhancement of the 30-metre VPZ, 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.**

The Westwood PSW supports significant woodland and significant wildlife habitat features. Avoidance of features, timing windows, exclusionary fencing (ESCs), and monitoring the work area for species are appropriate mitigations measures (NHE's Section 7.0).

Ontario's Make a Natural Heritage Map suggests the property is traversed by threatened grassland birds: Eastern Meadowlark and Bobolink. Therefore, prior to commencement of any on-site development (grading, roads, buildings), landowners are responsible to demonstrate compliance with the Endangered Species Act regardless of previous planning approvals or fieldwork (NHE data).

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.*

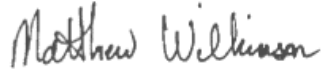
The unmapped wetland may be considered hydrologically connected to the nearby PSW. As such, the property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency may be required prior to any site alteration, construction, or demolition on the proposed parcel.**

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