



June 8, 2022

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

**Re: File: B-62-22, LOT 2, Storey and Fleming, 760 Cooney Island Road, Douro Ward;  
Roll# 1522 010 002 14200; ORCA File: PPLD-2234**

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 farm parcel of land having a frontage of 74 metres and an area of 0.56 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, regarding natural hazards.**

- 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: [otonabee@otonabeeconservation.com](mailto:otonabee@otonabeeconservation.com)

[www.otonabeeconservation.com](http://www.otonabeeconservation.com)



The circulated Preliminary Severance Report (PSR) and available mapping indicate that mapped wetlands (key hydrological feature) are present within 120 metres of the proposed lot. To address section 4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH) a Natural Heritage Evaluation (NHE) dated April 2022, was prepared by Oakridge Environmental Ltd. in support of the application. However, at the landowner's request, the field work was completed outside the proposed Terms of Reference (TOR) outlined by this agency (October 10<sup>th</sup>, 2021), and conducted in November, outside the growing season.

Woodland features are associated with the wetlands, VPZ, and adjacent lands; given its size within a landscape context, proximity to wetlands, and associated habitat, this woodland meets significance criteria. Technical staff recommend a minimum setback of 10-metres from the woodland's dripline to protect mast trees adjacent to proposed Lot.

Section 8 of the NHE states: *ORE presumes there may be ephemeral seeps towards the base of the steep north facing slope where the upland intersects the wetland conditions in this area. The wooded swamp was effectively dry in this location during the November inspection date, but there is a high probability, seepage could discharge from the hillside during the spring freshet.*

**Therefore, in order for ORCA staff to confirm consistency with PPS 2.1.4a, 2.1.5b, and Growth Plan for the Greater Golden Horseshoe sections 4.2.3 and 4.2.4, Otonabee Conservation continue to recommend that ORE conduct a spring visit to confirm accuracy of ELC ecosites (providing soil sampling, and observations of the extent of wetland vegetation, etc.) and absence of hydrologic/surface water features, including road ditches.**

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 proposed parcel is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency are required prior to any site alteration, construction.**

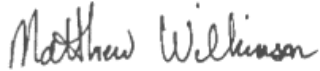
4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's*

*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 signature is written in a cursive, slightly slanted style.

Matthew Wilkinson

Planner, Otonabee Conservation