



February 18, 2022

Martina Chait-Hartwig,  
Deputy Clerk  
Township of Douro Dummer  
Warsaw, ON, K0L 3A0

**Re: File: R-17-21 and Site Plan Approval, Carrington and Paterson, 4034 Centre Road, Douro Ward; Roll# 1522 010 004 08100; ORCA File: PPLD-2219 and PPLD-2220**

Dear Martina Chait-Hartwig,

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulated *Planning Act* application noted above.

The subject lands are currently zoned S.D. 190-H (Special District 190- Holding). The effect of this by-law amendment is to remove the Holding symbol and to allow for a new special provision to permit an increase in the maximum lot coverage to allow for the construction of a dwelling and accessory structures.

The purpose of the Site Plan application is to facilitate the registering of a site plan agreement on the property as a condition of the removal of the holding symbol.

Otonabee Conservation technical staff have reviewed the submitted documents:

- 'Scoped Environmental Impact Study (EIS)' prepared by Oakridge Environmental Ltd. (ORE Project #21-2979) October 2021
- 'Planning Report' prepared by Ron Davidson Land Use Planning Consultant Inc. dated December 13, 2021.
- 'Planting Plan', Submitted by Others, no date.
- 'Site Plan' (Drawing No. 5883-02B) prepared by M.J. Davenport & Associates Ltd. dated April 2021

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

The Otonabee Region Conservation Authority  
250 Milroy Drive, Peterborough, ON K9H 7M9  
Phone: 705-745-5791 Fax: 705-745-7488  
Email: [otonabeeca@otonabeeconservation.com](mailto:otonabeeca@otonabeeconservation.com)

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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).*

A review of the available information and the submitted site plan indicate that the flooding hazard of the Otonabee River abuts the western property line. **Therefore, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS 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.*

A review of available mapping indicates the subject property is within 120 metres of the Otonabee River, a key hydrological feature (KHF). New development and site alteration is prohibited from the Otonabee River 30-metre vegetation protection zone (VPZ)/buffer. The VPZ includes the flooding hazard associated with this feature. The Site Plan demonstrates that all development is setback from the VPZ. ORCA staff recommend this setback is established in the Site Plan Agreement.

Technical staff generally agree with the recommendations outlined in the EIS.

Development and site alteration (including planting plan), should adhere to the recommendations (setbacks, ESC plan, timing windows) as illustrated on EIS Figure 7 and outlined in EIS Section 10.0

**Therefore, given the submission of above noted comments, it is the opinion of Otonabee Conservation that the application has demonstrated consistency with PPS 2.1, 2.2 and GPPGH 4.2.3 and 4.2.4.**

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 above 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 will be required prior to any site alteration, construction, or demolition.**

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 SPP contains policies to protect municipal drinking water sources from existing and future land use activities that pose a significant drinking water threat. On December 14, 2021, Restricted Land Use Notice 2021-D024-N2a was issued under Part IV of the *Clean Water Act* by Terri Cox, Risk Management Official and Risk Management Inspector for the Otonabee-Peterborough Source protection Area which includes the Township of Douro-Dummer. This Notice is valid for one year and confirms that there are no Threats associated with the municipal approval of the proposed Site Plan for a single unit dwelling, two sheds, a swimming pool and septic system on the Property.

#### **Note to Municipal staff regarding Site Plan Approval:**

##### **Site Grading Plan**

The submitted site plan indicates the site being mostly filled, and the main building is being raised approximately 1.0m above existing grade. However, the majority of grade points delineate the existing grade. To ensure the site will have positive and adequate drainage through suitable swales, ORCA staff has a number of questions for clarity to support site plan approval. Please see ORCA Engineering Review (February 17, 2022).

##### **Planting Plan**

ORCA staff recommends updating the Planting Plan accordingly in support of Site Plan approvals.

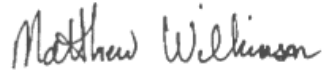
The Planting Plan is not consistent with the EIS recommendations (Sections 9.2 & 10.2). The plan suggests the planting of cedars in the vicinity of the proposed excavation of existing slope and construction of the overland drainage swale.

- Using the cross-section being prepared by the consulting engineer for the post development grading of this area, please delineate the location of the trees.
- The proposed plantings should not interfere with the long-term operation of the proposed grass swale.
- The intent of the Planting Plan is to create a barrier between development and the watercourse to support erosion/pollution abatement from lawns or bare soils associated with construction and site occupancy.
- The plant species selection is acceptable. However, technical staff recommend adding shrub species (dogwoods, willows), additional groundcover (other ferns and flowering plants),

and an appropriate seed mix or sod to stabilize disturbed soils. Otonabee Conservation staff can provide a shoreline plant list in support of finalizing the Planting Plan.

Please contact me if you have any further questions or concerns.

Best regards,

A handwritten signature in cursive script that reads "Matthew Wilkinson".

Matthew Wilkinson  
Planner