

KRCA File NO: PPLP-823

Via Email: AHamilton@ptbocounty.ca

Ann Hamilton

Secretary-Treasurer, Land Division

County of Peterborough

470 Water Street

Peterborough, ON K9H 3M3

**Regarding: Applications for Consent (B-153-22 & B-154-22)
White Valley Road
Part Lot 29, Concession 19,
Township of Trent Lakes, County of Peterborough
Geographic Township of Emily, ARN# 1542010004126000000
Chris, Ralph & Heather Harrison**

Dear Ms. Hamilton,

We have completed review of the above noted consent application, submitted Chris, Ralph & Heather Harrison. Comments are provided as per our MOU with the County of Peterborough to review the application with respect to Natural Heritage, Watershed Management and Natural Hazards.

Our comments are as follows:

Application Purpose:

It is our understanding that the purpose of B-153-22 & B-154-22 applications are to create 2 new lots, each lot will have an area of ± 1 acre (0.4 ha), a ± 197 feet (60 m) frontage on White Valley Road and will have a proposed use of rural residential. The retained lot will result in an area of ± 45 ha after the severance, ± 588 m frontage on CR 49, and will be remain as a hunt camp.

Documents Reviewed:

- 153-22 & 154-22 – Agency_Circulation.docx (dated November 3rd, 2022)
- B-153-22 & B-154-22 Application.pdf (dated October 26th, 2022)
- Harrison (Stevenson) – PSR.pdf (dated August 15th, 2022)

KAWARTHA CONSERVATION

277 Kenrei Road, Lindsay, ON K9V 4R1

705.328.2271 Fax 705.328.2286

KawarthaConservation.com

Our Watershed Partners:

City of Kawartha Lakes • Region of Durham • Township of Scugog • Municipality of Clarington • Township of Brock • Municipality of Trent Lakes • Township of Cavan Monaghan

Site Characteristics:

Existing mapping indicates that the subject property is within the vicinity of the following:

Natural Features:

The subject property has the following natural features-

- a. MNRF unevaluated wetland
- b. Potential Significant Woodlands
- c. Significant Wildlife Habitat
- d. The property is a potential Species at Risk/Endangered Species Habitat, a clearance may be required from the Ministry of Environment, Conservation and Parks (MECP) prior to any work on the site.

Natural Hazards:

- a. Potential unstable soil hazard due to organic soil in surrounding wetlands.

Water Resources:

The subject property is within -

- a. The boundary of the Sturgeon Lake Management Plan

Applicable Kawartha Conservation Plan Review and Regulation Policy (2013)

3.4.7(2) For new development proposals adjacent to an unevaluated wetland, KRCA may recommend the submission of an Environmental Impact Study that provides an evaluation of wetland significance in accordance with the Ontario Wetland Evaluation System.

Ontario Regulation 182/06 (as amended):

Any development with Kawartha Conservation's regulated area will require a Permit pursuant to Ontario Regulation 182/06 (Development, Interference with Wetlands and Alteration to Shorelines and Watercourses), as amended.

Permissions are required from Kawartha Conservation prior to any of the following works taking place:

- a) Straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream, or watercourse; or changing or interfering with a wetland; and
- b) Development, if the control of flooding, erosion, dynamic beaches, pollution or the conservation of land may be affected by the development.

Development is defined as:

- a) The construction, reconstruction, erection or placing of a building or structure of any kind,
- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,

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- c) Site grading or, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

A permit will be required pursuant to Ontario Regulation 182/06 prior to any onsite works being completed. Please contact our permitting department.

Provincial Plans:

The property and proposal are subject to the policies contained in Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2020)

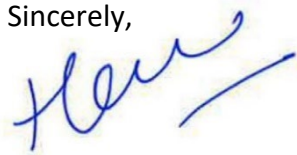
Recommendation:

We may support the approval of consent applications B-153-22 & B-154-22 to create 2 new lots provided a **Scoped Environmental Impact Study (EIS)** is submitted. The study must evaluate impacts of the development on the features/functions and identifying appropriate mitigation measures. The applicant may confirm the Terms of Reference with Kawartha Conservation staff

A permit pursuant to Ontario Regulation 182/06 **will be required** prior to any onsite works. Please contact our permitting office to confirm the requirements.

The above comments reflect our understanding, at the time of writing, of the best available information. I trust this meets your information requirements at this time. Should you have any questions, please contact the undersigned.

Sincerely,



Harmanpreet Kaur
Resources Planner
Kawartha Conservation

CC: Matthew Mantle, Director of Planning and Development Services, Kawartha Conservation.
Sarah Dilamarter, Junior Planner, Trent Lakes
Kari Stevenson, Applicant