



Township of Douro-Dummer Agenda for a Planning Committee Meeting

Friday, June 24, 2022, 9:00 a.m.

Electronic Meeting Site

Electronic Meetings

Until further notice, Township meetings are being held electronically. Meetings will be recorded and live-streamed on the Township YouTube channel.

Please contact the Acting Clerk if you require an alternative method to virtually attend the meeting. martinac@dourodummer.on.ca or 705-652-8392 x210

	Pages
1. Call to Order by Chair:	
2. Disclosure of Pecuniary Interest:	
3. Approval of Minutes:	
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4. Severance Applications:	
4.1. B-44-22 - Lobb, ClerkPlanning-2022-41	6
Location: 276 Sixth Line Road Dummer Lot 4, Concession 5, Dummer Ward Roll No. 1522-020-001-08200 Purpose of the application – Creation of one residential lot	
4.2. B-54-22 and B-55-22 - Hurtubise, ClerkPlanning-2022-44	89
Location: 379 Eighth Line S Dummer Lot 6, Concession 8, Dummer Ward Roll No. 1522-020-002-05400 Purpose of the applications – Creation of two residential lots	

4.3. B-61-22 & B-62-22 Storey and Fleming, ClerkPlanning-2022-46

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Location: 760 Cooney Island

Part of Lot 3, Concession 4, Douro Ward

Roll No. 1522-010-002-14200

Purpose of Applications - Creation of Two Residential Lots

5. Next Meeting Date: August 19, 2022

6. Adjournment

Minutes of the Township of Douro-Dummer Planning Committee Meeting

May 27, 2022, 9:00 AM

Township Douro-Dummer YouTube Channel

https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Present: **Chair, Deputy Mayor - Karl Moher**
 Member - Wendy Dunford
 Member - Jim Patterson
 Member - Jim Molloyhan

Members Absent: **Member - Rod Manley**

Staff Present: **Acting Clerk - Martina Chait-Hartwig**
 Building Administrator – Leisha Newton

1. Call to Order by Chair:

The Chair called the meeting to order at 9:00 a.m.

2. Disclosure of Pecuniary Interest:

The Chair reminded members of their obligation to declare any pecuniary interest they might have. None were declared.

3. Approval of Minutes: April 29, 2022

Resolution Number 13-2022

Moved By: Jim Molloyhan

Seconded By: Wendy Dunford

That the Minutes from the Planning Committee Meeting, held on April 29, 2022, be received and approved, as amended. Carried

4. Severance Applications:

4.1 B-15-22 - Smith, ClerkPlanning-2022-33

Lot 14, Concession 3,

Dummer Ward, Roll No. 1522-020-003-32401

New Lot will front on Rock Road South of Douglas Road

Creation of one residential lot

Martina Chait-Hartwig, Secretary reviewed the planning report for the application.

In attendance:

Marnie Saunders, Agent - Present

Peter and Wendy Smith, Owners – Present

Resolution Number 14-2022

Moved By: Jim Patterson

Seconded By: Wendy Dunford

That it be recommended to Council that Severance Application B-15-22 for Peter and Wendy Smith be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That the farm entrance be upgraded to residential standard with new culvert to the satisfaction of the Manager of Public Works
- That a test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 5 of the Opinion Letter prepared by D.M. Wills and Associates. dated January 25, 2022.

Carried

4.2 B-23-22 - Webster, ClerkPlanning-2022-34

1797 County Road 6

Lot 25, Concession 3,

Dummer Ward, Roll No. 1522-020-004-09100

Purpose of the application - Creation of one new lot

Martina Chait-Hartwig, Secretary reviewed the planning report for the application.

In attendance:

Sherry Webster, Owner – Present

Resolution Number 15-2022

Moved By: Wendy Dunford

Seconded By: Jim Molloyhan

That it be recommended to Council that Severance Application B-23-22 for Sherry Webster be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 7.0 of the Environmental Impact Study prepared by Cambium Inc. dated January 24, 2022.
- That the Vegetative Protective Zone identified by Cambium on Figure 4 of the EIS, on the severed lot be zoned Environmental Constraint (EC) in the Township Zoning By-law.

Carried

4.3 B-27-22 – Minshall-McGriskin, ClerkPlanning-2022-36

David Minshall and Valerie McGriskin

Pt Lot 12, Concession 1

Douro Ward, Roll No. 010-002-03001

921 Douro First Line Road

Purpose of the application - Creation of one new lot

Martina Chait-Hartwig, Secretary reviewed the planning report for the application.

In attendance:

David Minshall and Valerie McGriskin, Owners – Present

Resolution Number 16-2022

Moved By: Jim Molloyhan

Seconded By: Jim Patterson

That it be recommended to Council that Severance Application B-27-22 for David Minshall and Valerie McGriskin be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a new entrance with new culvert be installed to the satisfaction of the Manager of Public Works
- That a test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 5 and 7 of Natural Heritage Evaluation, completed by Cambium dated December 20, 2021.

Carried

5. Next Meeting Date: June 24, 2022

6. Adjournment

Resolution Number 17-2022

Moved By: Jim Patterson

Seconded By: Wendy Dunford

That this meeting adjourn at 9:31 a.m.

Carried

Chair, Karl Moher

Secretary, Martina Chait-Hartwig

Severance Review

File No: B-44-22 - Lobb
Name: Roy Lobb
Agent: David Lobb
Location: 276 Sixth Line Road Dummer
Lot 4, Concession 5, Dummer Ward
1522-020-001-08200

Purpose of the applications – Creation of one residential lot

Official Plan Designation:

Severed:	Rural
Retained:	Rural, Provincially Significant Wetland

OP Conformity:

Residential uses are permitted uses in the Rural Designation, provided that fragmentation of farm lands and conflict with adjacent farm operations are not created.

A maximum of two consents to create new lots may be permitted from a property within the Rural designation, as it existed 25 years prior to the date of application.

Previous Severances:

None within the last 25 years.

Zoning:

Rezoning Required:

Severed:	RU (Rural)	Yes
Retained:	RU (Rural), EC(P) Environmental Conservation Zone (Protected)	No

Zoning Conformity:

The severed lot will meet the area and frontage requirements for residential use in the Rural Zone (Section 9.2.4). The results of the Natural Heritage Evaluation show that the buffer of the wetland will need to be rezoned to Environmental Conservation (EC) Zone as per Figure 4 of the Study.

The retained lot will meet the area and frontage requirements for an agricultural use Rural Zone (Section 9.2.1 and 9.2.4).

PPS Conformity:

The severance application appears to be in conformity with the PPS. The proposed lot is located within 120 metres of mapped key hydrological features. An Natural Heritage Evaluation was provided and reviewed by ORCA - see their comments attached dated May 19, 2022.

To ensure compliance with the PPS and Growth Plan, staff are recommending that a mitigation measures agreement be entered into based on the recommendations found in Section 7 of the Natural Heritage Evaluation dated August 5, 2021.

Entrance Report:

Please see a copy of the Township's Entrance Report which is attached. A safe entrance is possible off of Dummer Sixth Line, a culvert and a 3m strip of land to the Township are all required, and the need for a culvert will be assessed when the lot is developed.

CBO Report:

No report was available at the time of writing this report.

Comments:

Please see a copy of the County's Preliminary Review dated May 20, 2020 which is attached. Please note that the PSR was based on a slightly different lot size and location but provides valuable background information.

Please also note that the application has a few errors in it. This application is for the creation of a 0.4 ha residential lot, the retained lot is an active farm with a land size of approximately 40ha once the new lot is created.

All department managers have been circulated for comment on this application.

Recommendation:

That it be recommended to Council that Severance Application B-44-22 for Roy Lobb be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3 metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a safe entrance be approved by the Manager of Public Works
- That the VPZ shown on Figure 4 of the Natural Heritage Evaluation prepared by Cambium dated August 5, 2021.
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owners expense, which would recognize the recommendations included in Section 7.0 of the Natural Heritage Evaluation prepared by Cambium dated August 5, 2021.

Report Approval Details

Document Title:	B-44-22 Lobb .docx
Attachments:	<ul style="list-style-type: none">- B-44-22 Public Works Report.pdf- B-44-22, 267 6th Line South Dummer; ORCA PPLD-2229.pdf- B-44-22 NHE.pdf- 44-22 Application.pdf- Lobb - PSR.pdf
Final Approval Date:	Jun 17, 2022

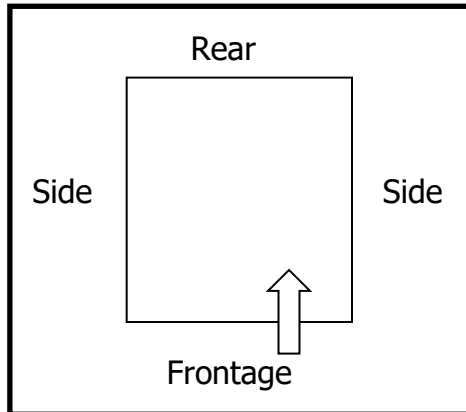
This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Elana Arthurs was completed by workflow administrator Martina Chait-Hartwig

Elana Arthurs

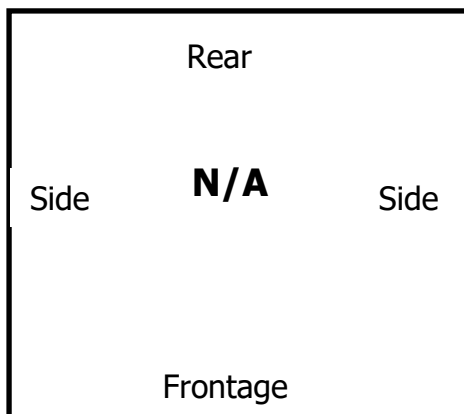
File Number: B-44-22	Roll Number:
Location of Property: 276 Dummer 6th Line	
Owner (s) Name: Lobb	

Severed



Street/Road Name:	Dummer 6 th Line	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Retained (if vacant)



Street/Road Name:		
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments: Culvert may not be required, can review when lot developed.

Date Site Visited: June 6, 2022 Owner Present: Yes ☐ No ☒

P. Ch

Jake Condon
Manager of Public Work

Owner's Acknowledgement



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.*

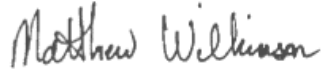
The unmapped wetland may be considered hydrologically connected to the nearby PSW. As such, the property is subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency may be 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 signature is written in a cursive, flowing style.

Matthew Wilkinson

Planner, Otonabee Conservation



Natural Heritage Evaluation at 276 Sixth Line Road South, Township of Douro- Dummer, County of Peterborough, Ontario

2021-08-05

Prepared for:
David Lobb

Cambium Reference No.: 12777-001

CAMBIUM INC.

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cambium-inc.com

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Glossary of Terms

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Appendix A Correspondence

Appendix B Vegetation Species List

Appendix C Species at Risk Screening



1.0 Introduction

Cambium Inc. (Cambium) was retained by David Lobb to conduct a Natural Heritage Evaluation at 276 Sixth Line Road South, Township of Douro-Dummer, County of Peterborough, Ontario (Figure 1). The proposed development includes a residential lot severance on the northeast corner of the property. Based on the proposed development, the agricultural fields surrounding the proposed severance lot will be considered the Study Area for this report.

The Natural Heritage Evaluation (the Study) is required to address potential negative impacts to natural heritage features identified during the preliminary development review process, as required by the Provincial Policy Statement, 2020 (PPS) and the Greater Golden horseshoe, 2020 (GPGGH). The Study Area contains or is adjacent to (within 120 m) the following natural heritage and/or hydrologic features: Provincially Significant Wetland (PSW; Westwood), unevaluated wetland, West Ouse River, and unnamed tributary of the West Ouse River. The Study Area is within Ecoregion 6E of Ontario (Crins, Gray, Uhlig, & Wester, 2009). The property is outside of the settlement area of the Township of Douro-Dummer.

The Study Area is within the jurisdiction of the Otonabee Region Conservation Authority and their regulated area overlaps the Study Area due to the presence of watercourses and the PSW. As the Study Area contains wetlands and/or watercourses, the Study will consider regulations on development as imposed by the local Conservation Authority's Regulation under the *Conservation Authorities Act, 1990*.

The *Endangered Species Act, 2007* (ESA) protects endangered or threatened species and their habitats from harm or destruction. Habitat of endangered and threatened species is protected under provincial natural heritage policy; however, it is also the landowner's responsibility to ensure that no harm to these species occurs on their property. This Study includes a habitat-based screening for species of conservation concern to determine if the Study Area has suitable habitat for any provincial or federal species at risk (SAR).



In order to address the Study requirements of the approval authorities, Cambium has conducted this Study to provide an evaluation of reasonably anticipated ecological impacts, positive or negative, that may arise as a result of this proposed development to guide the decision making process.

1.1 Terms of Reference

A Preliminary Severance Review (PSR) prepared by Peterborough County dated May 20, 2020, was provided to Cambium and is included in Appendix A. The PSR details the Terms of Reference (ToR) required to complete the Natural Heritage Evaluation for this project. Cambium then confirmed the ToR with ORCA through email correspondence with Matt Wilkinson (Planner) on April 27, 2021 (Appendix A)

1.2 Proposed Development and Conceptual Study Area Plan

The proposed severance area is provided in the PSR as shown in Appendix A. The proposed severance is preliminary and was used for scoping of the Study. Study Area Plans submitted with the required applications/permits should include the recommendations provided herein.



2.0 Applicable Natural Heritage Policy and Regulation

2.1 Provincial Policy Statement, 2020

Section 2.1 of the Provincial Policy Statement (PPS) (Ministry of Municipal Affairs and Housing, 2020) protects the form and function of natural heritage features as defined by the PPS. Natural heritage features included in the PPS are provincially significant wetlands (PSW), significant coastal wetlands, significant woodlands, significant valleylands, significant wildlife habitat (SWH), significant areas of natural and scientific interest (ANSI), fish habitat, and the habitat of endangered and threatened species. Given their significance, development is prohibited within PSWs in Ecoregions 5E, 6E, and 7E and within significant coastal wetlands. Development in fish habitat and the habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements. Development within other natural heritage features and on lands adjacent to all natural heritage features are permitted only if demonstrated that there will be no negative impacts on the feature or their ecological function. Development includes the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*.

Section 2.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development. Mitigative measures and/or alternative development approaches should be considered for development near water features.

2.2 Growth Plan for the Greater Golden Horseshoe, 2020

The Greater Golden Horseshoe is one of the most dynamic and fast-growing regions in North America. To address the challenges of increased development within the area, the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH) builds on the PPS “*to establish a unique land use planning framework for the Greater Golden Horseshoe that supports achievement of complete communities, a thriving economy, a clean and healthy environment,*



and social equity” (Ministry of Municipal Affairs and Housing, 2020). In general, the GPGGH seeks to preserve agricultural lands, water resources, and natural areas by directing growth to settlement areas as defined in municipal Official Plans. The GPGGH contains policies regarding a provincial Natural Heritage System (NHS), key hydrologic features (KHF), key hydrologic areas (KHAs), and key natural heritage features (KNHFs) (Table 1). Policies that reference the provincial NHS apply once the municipal Official Plan has incorporated the provincial NHS into their schedules; until that time, the policies that reference the NHS will apply outside settlement areas to the natural heritage systems identified in Official Plans that were approved and in effect as of July 1, 2017. Section 4.2.3 of the GPGGH states that, outside of settlement areas, development or Study Area alteration is generally not permitted in KNHFs that are part of the NHS or in KHF. Section 4.2.4 states that, outside of settlement areas, a proposal for new development or Study Area alteration within 120 metres of a KNHF within the NHS or a KHF will require a natural heritage evaluation or hydrologic evaluation that identifies a suitable vegetation protection zone (i.e., a development setback). For KHF, fish habitat, and significant woodlands the vegetation protection zone can be no less than 30 m measured from the outside boundary of the feature.

Table 1 Protected Features of the GPGGH

Key Hydrologic Features		Key Natural Heritage Features
Permanent Streams	Habitat of Endangered and Threatened Species	Significant Wildlife Habitat
Intermittent Streams	Fish Habitat	Sand Barrens
Inland Lakes and their Littoral Zones	Wetlands	Savannahs
Seepage Areas and Springs	Life Science Areas of Natural and Scientific Interest (ANSI)	Tallgrass Prairies
Wetlands	Significant Valleylands	Alvars
	Significant Woodlands	



2.3 Official Plan and Zoning By-Law

Peterborough County Official Plan, 1994

According to Peterborough County Official Plan, the land designation of the Study Area is 'Rural Area'. The Peterborough County Official Plan also functions as the Official Plan for the Township of Douro-Dummer.

Township of Douro-Dummer Comprehensive Zoning By-law, 2010

According to the Township of Douro-Dummer, the zoning of the Study Area is 'Rural' and 'Provincially Significant Wetland'. The severed parcel is within the Rural designation only.

2.4 Endangered Species Act, 2007

Species listed as endangered or threatened on the Species at Risk in Ontario (SARO) list are protected under the provincial *Endangered Species Act, 2007* (ESA) (Government of Ontario, 2007). Section 9(1) of the ESA prohibits a person from killing, harming, harassing, capturing or taking a member of a species listed as endangered, threatened, or extirpated. Section 10(1) of the ESA prohibits the damage or destruction of habitat of species listed as endangered or threatened. Protection of special concern species is provided through designation of their habitat as significant wildlife habitat, a provincially protected natural heritage feature.



3.0 Technical Approach and Data Collection Methods

3.1 Background Information Review

Existing background information pertaining to the Study Area and surrounding landscape was compiled and reviewed, as part of a comprehensive desktop exercise, to better understand local biophysical conditions. In southern Ontario, readily available data includes orthoimagery, topographic base mapping, and geological records. Natural environment and land use schedules prepared in support of Official Plans and Zoning By-Laws were reviewed to acquire municipal data. Natural area records and species occurrences were obtained from digital resources and reference materials. The comprehensive desktop review for this Study Area included the following resources:

- Natural Heritage Areas: Make-a-map (Ministry of Natural Resources and Forestry, 2018);
- Aquatic Species at Risk Maps - Ontario (Fisheries and Oceans Canada, 2018);
- Fish ON-Line (Ministry of Natural Resources and Forestry, 2018);
- Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2018);
- Ontario Breeding Birds Atlas (OBBA) (2001-2005) (Bird Studies Canada, 2005)
- Peterborough District Wetland Report, Westwood Wetland (Ministry of Natural Resources and Forestry, 2019)
- Peterborough County Official Plan, 1994
- Township of Douro-Dummer Comprehensive Zoning By-law

Figure 2 shows the mapped natural heritage features present in the general area of the Study Area.



3.1.1 Ministry Consultation

Depending on the natural feature of the Study Area, ministry consultation may include the Ministry of Northern Development, Mines, Natural Resources, and Forestry (MNDMRF; formerly MNRF) and/or the Ministry of Environment, Conservation, and Parks (MECP), as applicable.

In early 2019, the Government of Ontario made changes to the regulating authority on matters related to SAR in the province. The Ministry of Environment, Conservation and Parks (MECP) is now responsible for administering the ESA and providing direction on potential compliance issues. MECP has prepared a guidance document titled *Client's Guide to Preliminary Screening for Species at Risk* (Ministry of the Environment, Conservation and Parks, 2019). This document aims to “help clients better understand their obligation to gather information and complete a preliminary screening for SAR before contacting the Ministry”. This document was used to guide the SAR habitat-based screening for the Study.

3.2 Field Investigations

Information gathered through the background information review was used to guide the development of the fieldwork program. The purpose of the Study Area visit(s) was to verify information acquired through existing documentation and to gather additional Study Area-specific information. The following sections provide the methods that were used to gather Study Area-specific information.

3.2.1 Ecological Land Classification and Vegetation Inventory

The Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998) was used to classify vegetation communities on the Study Area. Definitions of vegetation types are derived from the ELC for Southern Ontario First Approximation Field Guide (Lee, et al., 1998) and the revised 2008 tables. ELC units were initially delineated and classified by orthoimagery interpretation. Field investigations served to confirm the type and extent of communities on the Study Area through vegetation inventory and soil assessment with a hand auger. Where



vegetation communities extend off the Study Area, classification is done through observation from property boundaries and publically accessible lands.

3.2.2 Wetland Boundary Delineation

In Ontario, wetlands are mapped and evaluated under the Ontario Wetland Evaluation System (OWES). Mapped evaluated wetlands have undergone extensive study and been assessed based on their form and function under four categories: Biological, Social, Hydrological, and Special Features (Ministry of Natural Resources, 2014). Evaluated wetlands that score high enough are deemed Provincially Significant Wetlands (PSW). Evaluated wetlands that did not score high enough to be a PSW are called Locally Significant Wetlands (LSW). The province also maps unevaluated wetlands. These mapped wetlands are approximate; as such, they require field verification in order to confirm their presence and determine their boundaries.

The subject wetland was delineated following provincially approved methods outlined in the Ontario Wetland Evaluation System: Southern Manual, 3rd Ed. (Ministry of Natural Resources, 2014). Fieldwork was carried out by provincially certified Cambium staff.

Wetland boundaries were initially delineated and classified by orthoimagery interpretation. The presence/absence of wetlands on the Study Area was confirmed through field investigations during the growing season (late May through October). Wetland boundaries were determined using the 50% wetland vegetation rule. Where vegetation-based delineation was inconclusive, soil assessment with a hand auger was used to confirm wetland boundaries. Wetland boundaries on the Study Area were marked with a hand-held GPS unit. Where wetland communities extend off the Study Area, classification was done through observation from property boundaries and publically accessible lands.

3.2.3 Surface Water and Drainage Feature Mapping

Presence, location, boundary, and direction of flow were confirmed for all surface water features on and adjacent to the Study Area through visual investigation. Where feasible, the substrate type and cover features of surface water features were also noted. Indicators of surface drainage, including erosion of soils, gullies, and sediment deposition areas were noted



and traced to identify sources of erosion. All watercourse and drainage feature crossings were noted and GPS marked in the field, including bridges, culverts, and bed-level crossings.

3.2.4 Habitat-Based Wildlife Surveys

Given the scale of the proposed development, a habitat-based approach was used to assess potential impacts to wildlife, consistent with standard practice. General habitat information gathered through the field investigations was used to assess the connectivity of the Study Area with the surrounding landscape and evaluate the ecological significance of the local area. Cambium staff actively searched for features that may provide specialized habitat for wildlife. These searches included inspecting tree cavities, overturning logs, rocks and debris, and scanning for scat, browse, sheds, fur, etc. Any evidence of breeding, forage, shelter, or nesting was noted. Species and habitat observations were documented and photographed.

4.0 Characterization of Natural Features and Functions

Background information and field investigation data is provided in the following sections.

Based on the background and field data, an assessment of significance has been completed to identify protected natural heritage features on and/or adjacent to the Study Area.

The following field investigations were carried out on the Study Area and are summarized in Table 2.

Table 2 Summary of Field Investigations

Date	Time On Study Area	Weather	Observer	Activities
2021-06-24	7:45-9:00AM	14°C Sunny	Tyler Jamieson	Ecological Land Classification Wetland Delineation Surface Water and Drainage Feature Assessment Habitat-Based Wildlife Survey

4.1 Landscape Position and Topography

The Study Area is within the Mixedwood Plains Ecozone: Lake Simcoe Rideau Ecoregion 6E, which extends southward from a line connecting Lake Huron in the west to the Ottawa River in the east, including Ottawa, Kingston, Peterborough, Barrie, Tobermory, Kitchener, and Toronto. This ecoregion is characterized by a mixed geology that includes both shallow soil areas such as alvar and bedrock plains, as well as deep soil areas such as the Oak Ridges Moraine. It falls within the Great-Lakes St. Lawrence Forest Region, including deciduous and mixed forests; however, over 50% of the landscape in this Ecoregion is currently in use as agricultural land (Lee, et al., 1998).

The Study Area has gentle undulating slopes throughout. The highest area at the Study Area is adjacent to Dummer Sixth Line Road South. The topography gently slopes towards the PSW towards the west. Study Area

4.2 Vegetation Communities

Utilizing aerial imagery dating back to 1985, it appears that no major changes to vegetation cover have occurred at the Study Area. Currently, the Study Area is mainly agricultural lands. Most agricultural fields are bordered with treed hedgerows. The western portion of the Study Area is the Westwood PSW.

The vegetation communities on the Study Area are summarized in Table 3 and are mapped on Figure 3. A list of identified species and representative photos for each community are provided in Appendix B.

Table 3 Vegetation Communities

No.	ELC Code	Community Description	Community Type	S -Rank
1	SWM1-1	White Cedar – Hardwood Mineral Mixed Swamp	Wetland	S5
N/A	FOC4-1	Fresh – Moist White Cedar Coniferous Swamp	Terrestrial	S5
N/A	OAGM1	Row Crops	Terrestrial	N/A
N/A	FOCM5	Naturalized Coniferous Hedgerow	Terrestrial	N/A

A search for butternut (*Juglans cinerea*; provincially endangered) was completed as part of the vegetation survey; no butternut were identified.

4.2.1 Significant Woodlands

Significant woodlands are natural heritage features that are afforded protection under provincial policy. Currently, according to their respective Official Plan Schedules, the planning authority has not explicitly defined or designated significant woodlands within their jurisdiction. In the absence of local criteria for evaluating woodlands, the Natural Heritage Reference Manual provides guidance on evaluating woodlands (Ministry of Natural Resources, 2010).

Woodlands directly adjacent to the Study Area are entirely contained within the wetland areas (Section 4.3). Since wetlands receive a higher level of protection, Significant Woodlands will not be addressed further in this report. Study Area



4.3 Wetland Delineation

The Westwood PSW is located along the western side of the Study Area. According to the Peterborough District Wetland Report (MNRF, 2019), the PSW is comprised of two wetland types, swamp (89%) and marsh (11%). The swamp contains mainly coniferous trees (Eastern White Cedar) and the marsh consists mainly of emergent such as cattails. The PSW received a total score of 668. The unevaluated wetland, attached to the PSW, is located towards the west of the mapped PSW area as shown in Figure 3.

The Westwood PSW/unevaluated wetland was confirmed through field investigations as the community contained over 50% wetland species including Black Ash and Sensitive Fern. The wetland boundary was consistent with the mapped unevaluated wetland, which extended further east than the mapped PSW. Since the unevaluated wetland is directly adjacent to the mapped PSW, the entire wetland area should be considered the PSW. Based on orthoimagery for the property, the PSW continues to the west as mapped. The boundary of the PSW was marked in the field by GPS.

4.4 Surface Water and Drainage Features

A tributary to the Ouse River is located south of the Study Area, within the same property. This tributary flows east to west through the southern portion of the adjacent lands. It originates east of Dummer Sixth Line Road South, on neighbouring private lands. Through aerial imagery, distinct channelization is observed within the Study Area. This tributary is a permanent watercourse.

An unnamed permanent watercourse was identified in the adjacent lands, across Dummer Sixth Line Road South, towards the east (Figure 3). As this channel was on private property, a detailed assessment could not be completed. Through aerial imagery and looking at topographical imaging, it is likely that this permanent watercourse is a topographical low area, that aids in draining the adjacent agricultural fields.



4.5 Fish and Fish Habitat

The Ouse River supports a diverse fish community and provides coldwater thermal habitat conditions. Species known to occur in the Ouse River include Blacknose Shiner, Bluntnose Minnow, Brook Stickleback, Brook Trout, Central Mudminnow, Common Shiner, Creek Chub, Eastern Blacknose Dace, Fathead Minnow, Johnny Darter, Northern Redbelly Dace, Spottail Shine, and White Sucker. The Ouse River tributary located in the adjacent lands to the south, could support fish and fish habitat. The riparian vegetation communities are active agricultural fields. Additionally, according to the Wetland Report for the Westwood Wetland PSW, the PSW provides fish spawning and rearing habitat.

4.6 Species of Conservation Concern

A list of species of conservation concern, including species at risk, with potential to occur in the general vicinity of the Study Area has been compiled based on known species' ranges, habitat requirements, and review of background information sources (as listed in Section 3.1). In addition, the list has been augmented with direct field observations from the current study, as detailed in the previous sections. Cambium has employed a habitat-based screening, supplemented with targeted field surveys when necessary, in order to identify suitable habitat for species located on or adjacent to the Study Area. A detailed habitat suitability analysis is provided in Appendix C and a discussion of the results is provided below.

No Critical Habitat for aquatic species at risk listed under SARA was identified in the Ouse River tributary, or unnamed drainage channel on or adjacent to the Study Area.

4.6.1 Endangered and Threatened Species

Grassland bird species such as Eastern Meadowlark and Bobolink are known to exist in the area. Eastern Meadowlark and Bobolink prefer native grasslands or agricultural land such as pastures and hayfields for habitat use. Grassland habitat is not present on the Study Area, but may exist on adjacent private property. As such, these species will not be addressed further in this report.



Due to the presence of barns and accessory farming buildings, potential habitat for Barn Swallows exists in the adjacent lands. Barn Swallows prefer to make their mud nests in human-made structures such as barns and bridges. There is no suitable habitat for this species within the proposed severance area; as such, this species will not be addressed further in this report. Study Area

The PSW may contain trees with cavities that could contain habitat for bats such as the Tri-colored Bat, Eastern Small-footed Myotis, and Little Brown Myotis. There is no suitable habitat for these species within the proposed severance area; as such, these species will not be addressed further in this report.

4.6.2 Special Concern Species

Many bird species utilize forest edges for habitat. A forest edge exists in the adjacent lands at the edge of the swamp and the agricultural area in the western side of the adjacent lands. Species such as the Canada Warbler, Eastern Wood-pewee, Olive-sided Flycatcher, Wood Thrush, and Red-headed Woodpecker may utilize these areas. There is no suitable habitat for these species within the proposed severance area; as such, these species will not be addressed further in this report.

Grasshopper Sparrow is another grassland bird species. Due to the grasslands that are observed on the adjacent private lands across Dummer Sixth Line South, potential habitat for Grasshopper Sparrow exist on the adjacent lands. There is no suitable habitat for this species within the proposed severance area; as such, this species will not be addressed further in this report.

The PSW is located towards the western edge of the adjacent lands. This PSW may host many species that consider wetlands or forest edges as habitat including Eastern Milksnake, Eastern Ribbonsnake, and Western Chorus Frog.



5.0 Impact Assessment and Mitigation Measures

The proposed development includes a residential lot severance on the northeast corner of the property. The following sections address potential impacts to protected features identified on and adjacent to the Study Area that may result from the proposed development and Study Area alteration:

- Provincially Significant Wetland
- Watercourses and Fish Habitat
- Potential Significant Wildlife Habitat

No other natural heritage features protected by provincial policy were confirmed on or adjacent to the Study Area.

Mitigation measures and best management practices have been recommended to ensure that the integrity of the current existing natural features are protected and/or enhanced and furthermore that their functions are not negatively impacted during or following construction.

5.1 Provincially Significant Wetland

As is the PSW is on adjacent lands, no direct impacts are expected to the PSW. Potential indirect impacts from construction include impacts from erosion and sediment control, noise and additional lighting, and potential invasive species introduction from transportation of garden waste dumping. A 30 m setback is recommended for the PSW confirmed on the Study Area, as shown on Figure 4. The 30 m setback is considered sufficient to protect the existing form and function of the PSW as the setback has been historically agricultural which provides minimal ecological buffering and the proposed development will not impact these lands.

Additionally, prior to any construction activities taking place, it is essential that perimeter sediment fencing be installed around construction areas. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. This key control measure will help prevent sediment from entering surface water features (i.e., wetlands and the watercourse) in the surrounding landscape. All sediment fencing should be regularly



maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Study Area, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas.

The current area of the proposed development is active agricultural lands. Cambium recommends that landscaping plans for the proposed development use native species to increase species diversity and provide potential habitat for local wildlife. In particular, there is a treed hedgerow north of the proposed development. This area can be enhanced with planting native trees and shrubs to improve the transition zone between hedgerow and assumed maintained lawn. Tree species include Paper Birch, White Elm, White Spruce, Balsam Fir, and Basswood. Shrub species include Red Elderberry, Riverbank Grape, and Red-osier Dogwood.

5.2 Watercourses, Fish Habitat, and Drainage Features

As detailed in Section 4.5, the watercourse south of the Study Area, within the adjacent lands may contain fish and fish habitat as it connects to the Ouse River, a known area for fish and fish habitat. Additionally, there is a drainage channel east of the Study Area, within the adjacent lands across Dummer Sixth Line South Road. No direct or indirect impacts are expected due to it being located on the opposite side of the road and no connection to the Study Area was observed.

As no in-water work is expected, and both of these hydrologic features are in the adjacent lands, no direct impacts to these features are expected. Potential indirect impacts to the watercourse south of the Study Area are associated with erosion and sediment from the proposed construction. A 30 m setback is recommended for the watercourse and drainage channel observed on the Study Area, as shown on Figure 4. The 30 m setback is considered sufficient to protect the existing form and function of the watercourse features as the proposed development will not impact lands near this feature, and there is enough distance from the proposed development that erosion and sediment should not affect this feature. The 30 m setback from the drainage channel is considered sufficient as there are no direct pathways



from the proposed development to this feature. The drainage channel is across a road, and in adjacent lands, and direct or indirect impacts are not expected.

5.3 Potential Significant Wildlife Habitat

Potential Significant Wildlife Habitat for species listed in Section 4.6 exist on the Site. Direct impacts are not expected as lot lines and developable areas are not within the habitat of these species and in-direct impacts will be appropriately mitigated provided the following recommendations are adhered to.

Snakes are particularly vulnerable to construction-related impacts on Study Areas adjacent to their habitat. Erosion and Sediment Control (ESC) fencing can also function as wildlife exclusion fencing. In order to function as wildlife exclusion fencing should be installed around the entire perimeter of the construction area prior to May 1 or commencement of Study Area preparation in order to keep turtles and snakes from entering the construction area. This fencing should be made of light-duty sediment fence, staked at regular intervals, trenched-in at least 10-20 cm below ground, with an above ground height of at least 60 cm. The silt fence should be inspected regularly to ensure that it remains in good condition: and any downed areas, rips, or holes should be repaired or replaced immediately. The area of construction should also be actively inspected for turtles and snakes each day prior to the start of work throughout the duration of construction.

Nesting birds are protected under the *Migratory Birds Convention Act, 1994*. Vegetation clearing on the Study Area should occur outside the breeding bird season, which extends from April 1 to August 31 in the local area (as per Environment and Climate Change Canada Guidelines). If vegetation clearing is to occur between April 1 and August 31, the vegetation should be investigated by a qualified biologist to confirm if any nests are present. Vegetation clearing can proceed provided there are no active nests. If active nests are confirmed, the nests should be left undisturbed until the young have fledged or the nest is determined to be inactive.



6.0 Policy Compliance

Based on the key natural heritage and/or hydrologic features identified on or adjacent to the Study Area and the findings of the field investigations detailed herein, the proposed development of the Study Area is in compliance with the PPS and GPGGH. Compliance with applicable natural heritage policy is summarized Table 4.

Table 4 PPS and GPGGH Policy Compliance Summary

Key Natural Heritage / Hydrologic Feature	On Study Area	On Adjacent Lands	Meets Associated Policy
PSW	No	Yes	Yes; GPGGH: 4.2.3.1 & 4.2.4.1-3
	Explanation: No impacts to wetlands are expected. No development within wetlands. All proposed development is outside the wetland and 30 m setback (Figure 4).		
Fish Habitat	No	Yes	Yes; PPS: 2.1.6 & 2.1.8
	Explanation: Fish habitat exists in the adjacent lands. No in-water work is expected. No impacts are expected to fish habitat provided a 30 m setback is observed from the Ouse River Tributary in the southern adjacent lands (Figure 4).		
Potential Significant Wildlife Habitat	No	Potentially	Yes; PPS: 2.1.5 & 2.1.8
	Explanation: Direct impacts are not expected as lot lines and developable areas are not within the habitat of these species and in-direct impacts will be appropriately mitigated provided the recommendations herein are adhered to.		
Watercourse	No	Yes	Yes; GPGGH: 4.2.3 & 4.2.4



	<p>Explanation:</p> <p>Direct impacts are not expected as lot lines and developable areas are not within the watercourses or their associated 30 m buffers. In-direct impacts due to erosion and sediment from construction will be appropriately mitigated provided the recommendations herein are adhered to.</p>
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7.0 Summary of Mitigation, Compensation, and Best Practices

The following recommendations are provided with respect to the proposed development:

1. Site Plans developed for the proposed development, including severances and building envelopes, should show the location of all confirmed natural features and setbacks, including wetland boundary, watercourses, and associated 30 m setbacks (Figure 4).
2. Key natural heritage features and key hydrologic features will be provided with a 30 m setback to ensure that direct and indirect impacts to these features are not observed (Figure 4).
3. In general, nesting birds are protected under the Migratory Birds Convention Act, 1994. In the event that construction is planned to proceed during the breeding season (April 1 to August 31), the construction area should be investigated regularly for the presence of breeding birds and nests containing eggs and/or young (some birds nest on man-made structures/machinery or in recently cleared areas). Nests discovered should be left undisturbed until young have fledged or the nest is determined to be inactive by a certified biologist.
4. Light-duty sediment fencing is to be installed prior to May 15 of the year of construction and must be properly installed around the perimeter of the construction area. All sediment fencing should be properly trenched in and maintained in good working order until the area has been successfully revegetated. Sediment fencing will also serve as wildlife exclusion fencing to prevent access by some wildlife species.
5. During the construction phase, the work area should be actively checked for the presence of any wildlife. Reptiles are particularly vulnerable to construction-related impacts on Study Areas adjacent to wetlands, watercourses, and waterbodies.
6. Any SAR discovered on the property should be left undisturbed as dictated by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. SAR observations should be reported to the Natural Heritage Information Centre.



7. Cambium recommends that landscaping plans for the proposed development use native species to increase species diversity and provide potential habitat for local wildlife. In particular, there is a treed hedgerow north of the proposed development. This area can be enhanced with planting native trees and shrubs to improve the transition zone between hedgerow and assumed maintained lawn. Tree species include Paper Birch, White Elm, White Spruce, Balsam Fir, and Basswood. Shrub species include Red Elderberry, Riverbank Grape, and Red-osier Dogwood.




8.0 Closing

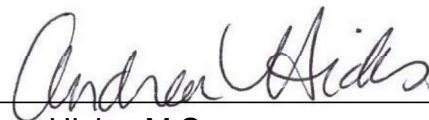
In closing, potential negative impacts associated with the proposed development and Study Area alteration can be appropriately minimized, provided that the recommendations outlined in Section 7.0 are adhered to. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Study Area.

Furthermore, the proposed development complies with applicable provincial policy.

Respectfully submitted,

Cambium Inc.



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Project Coordinator

Andrea Hicks, M.Sc.
Group Manager – Natural Science

MOL/alh

P:\12700 to 12799\12777-001 David Lobb - NHE - 276 Sixth Line Road South, Douro-Dummer\Deliverables\REPORT - NHE\Draft\2021-08-20 RPT NHE 276 Sixth Line Rd - DRAFT.docx

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Glossary of Terms

ANSI: Area of Natural and Scientific Interest	GIS: Geographic Information System
ARA: Aquatic Resources Area	GLSL: Great Lakes – St. Lawrence
ARA: Aggregate Resources Act	GPGGH: Growth Plan for the Greater Golden Horseshoe
AS: Agricultural System	GPS: Global Positioning System
ATK: Aboriginal Traditional Knowledge	HSA: Habitat Suitability Analysis
BMA: Bear Management Area	HIS: Habitat Suitability Index
BMP: Best Management Practice	KHA: Key Hydrologic Areas
CA: Conservation Authority	KHF: Key Hydrologic Features
CEAA: Canadian Environmental Assessment Act/Agency	KNHF: Key Natural Heritage Features
CFA: Canadian Forestry Association	LCFSP: Licence to Collect Fish for Scientific Purposes
CFIP: Community Fisheries Involvement Program	LIO: Land Information Ontario
CFS: Canadian Forestry Service	LRIA: Lake and Rivers Improvement Act
CHU: Critical Habitat Unit	LUP: Land Use Permit or Plan
CH: Cultural Heritage	MA: Management Area
CLI: Canada Land Inventory	MAFA: Moose Aquatic Feeding Area
CLU: Crown Land Use	MCEA: Municipal Class Environmental Assessment
COSSARO: Committee on the Status of Species at Risk in Ontario	MECP: Ontario Ministry of Environment, Conservation and Parks
CR: Conservation Reserve	MNRF: Ontario Ministry of Natural Resources and Forestry
CWIP: Community Wildlife Involvement Program	NER: Natural Environment Report
CWS: Canadian Wildlife Service	NHIC: Natural Heritage Information Centre
DFO: Fisheries and Oceans Canada	NHIS: Natural Heritage Information System
EA: Environmental Assessment	NHS: Natural Heritage System
EAA: Environmental Assessment Act	OBM: Ontario Base Map
EAB: Emerald Ash Borer	OFIS: Ontario Fisheries Information System
EBR: Environmental Bill of Rights	OLI: Ontario Land Inventory
EIA: Environmental Impact Assessment	OMAFRA: Ontario Ministry of Agriculture, Food and Rural Affairs
EIS: Environmental Impact Study/Statement	OWES: Ontario Wetland Evaluation System
ELC: Ecological Land Classification System	PPS: Provincial Policy Statement (2014)
ELUP: Ecological Land Use Plan	PSW: Provincially Significant Wetland
END: Endangered species	RLUP: Regional Land Use Plan
EPA: Environmental Protection Act	RMP: Regional Management Plan
ER: Environmental Registry	R.P.F.: Registered Professional Forester
ESA: Endangered Species Act (2007)	SAR: Species at Risk
ESA: Environmentally Sensitive Area	SARO: Species at Risk in Ontario
ESC: Erosion and Sediment Control	SC: Special Concern species



F&W: Fish and Wildlife

FA: Fisheries Act (Federal)

FEC: Forest Ecosystem Classification

FMP: Forest Management Plan

FRI: Forest Resources Inventory

FWCA: Fish and Wildlife Conservation Act

GGH: Greater Golden Horseshoe

GHP: General Habitat Protection

SWH: Significant Wildlife Habitat

SWM: Stormwater Management

THR: Threatened species

TOR: Terms of Reference

TPP: Tree Preservation Plan

WIA: Woodlands Improvement Act

WMU: Wildlife Management Unit



Appended Figures



Figures

- Figure 1** ***Study Area Location and Special Planning Areas***
- Figure 2** ***Local Natural Heritage Features***
- Figure 3** ***Study Area Natural Heritage Features and Survey Locations***
- Figure 4** ***Proposed Development Constraints***

NATURAL HERITAGE EVALUATION

DAVID LOBB
276 Sixth Line Road South
Douro-Dummer, Ontario

LEGEND

- Major Road
- Minor Road
- Water Area
- Ecodistrict
- Site (approximate 40.5 ha.)

Notes:

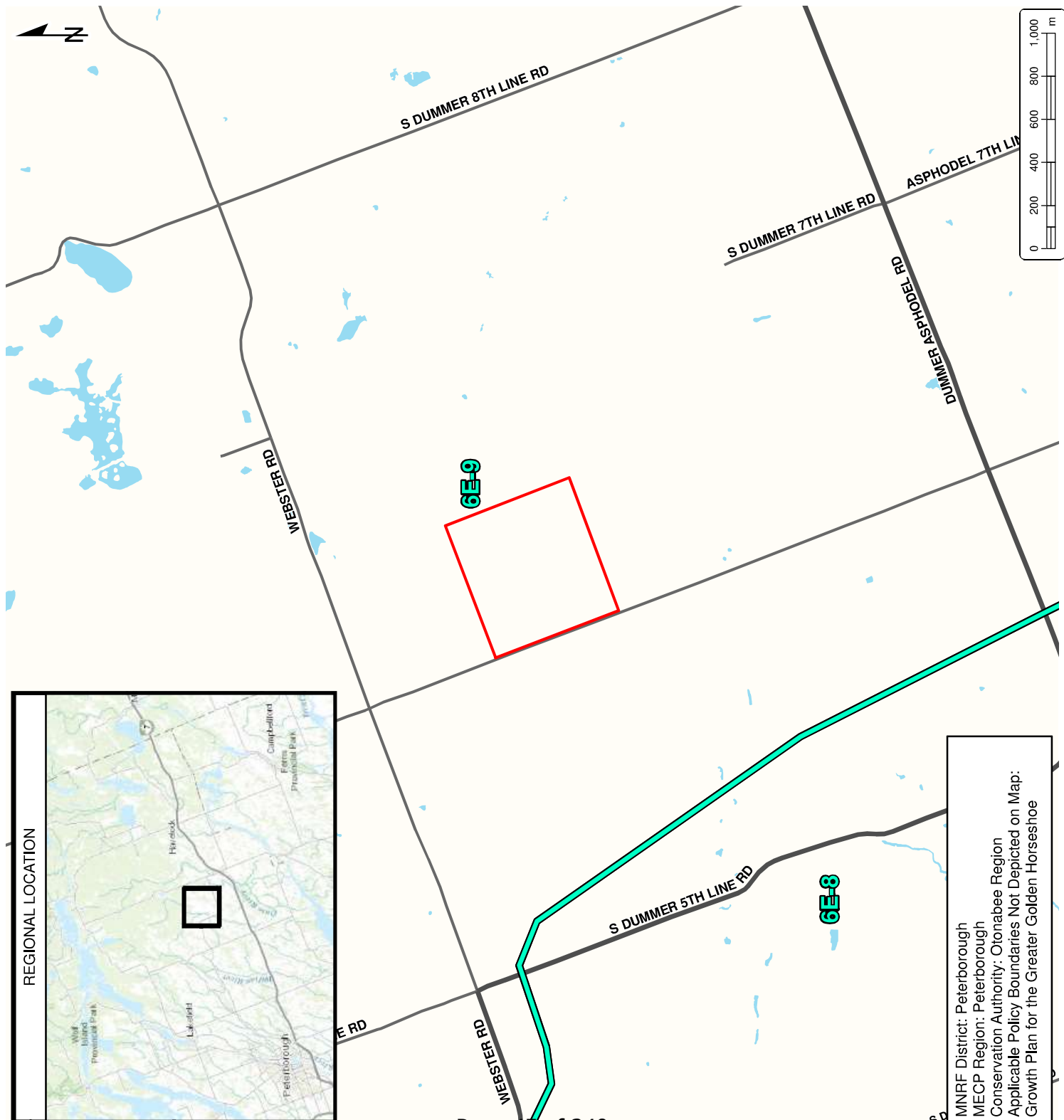
- Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).
- Distances shown on this plan are in metres and can be converted to feet by multiplying by 3.28.
- Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



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SITE LOCATION AND SPECIAL PLANNING AREAS

Project No.:	12777-001	Date:	August 2021
Scale:	1:25,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ML
Figure:	1		



MNRF District: Peterborough
MECP Region: Peterborough
Conservation Authority: Ottonabee Region
Applicable Policy Boundaries Not Depicted on Map:
Growth Plan for the Greater Golden Horseshoe

NATURAL HERITAGE EVALUATION

DAVID LOBB

276 Sixth Line Road South
Douro-Dummer, Ontario

LEGEND

- Major Road
- Minor Road
- Watercourse, Intermittent
- Watercourse, Permanent
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- Unevaluated Wetlands
- Locally Significant Wetlands
- Provincially Significant Wetlands
- Water Area
- Deer Wintering Area (Stratum 1)
- ANSI, Earth Science
- Property Boundary (42.27 ha) (approximate)

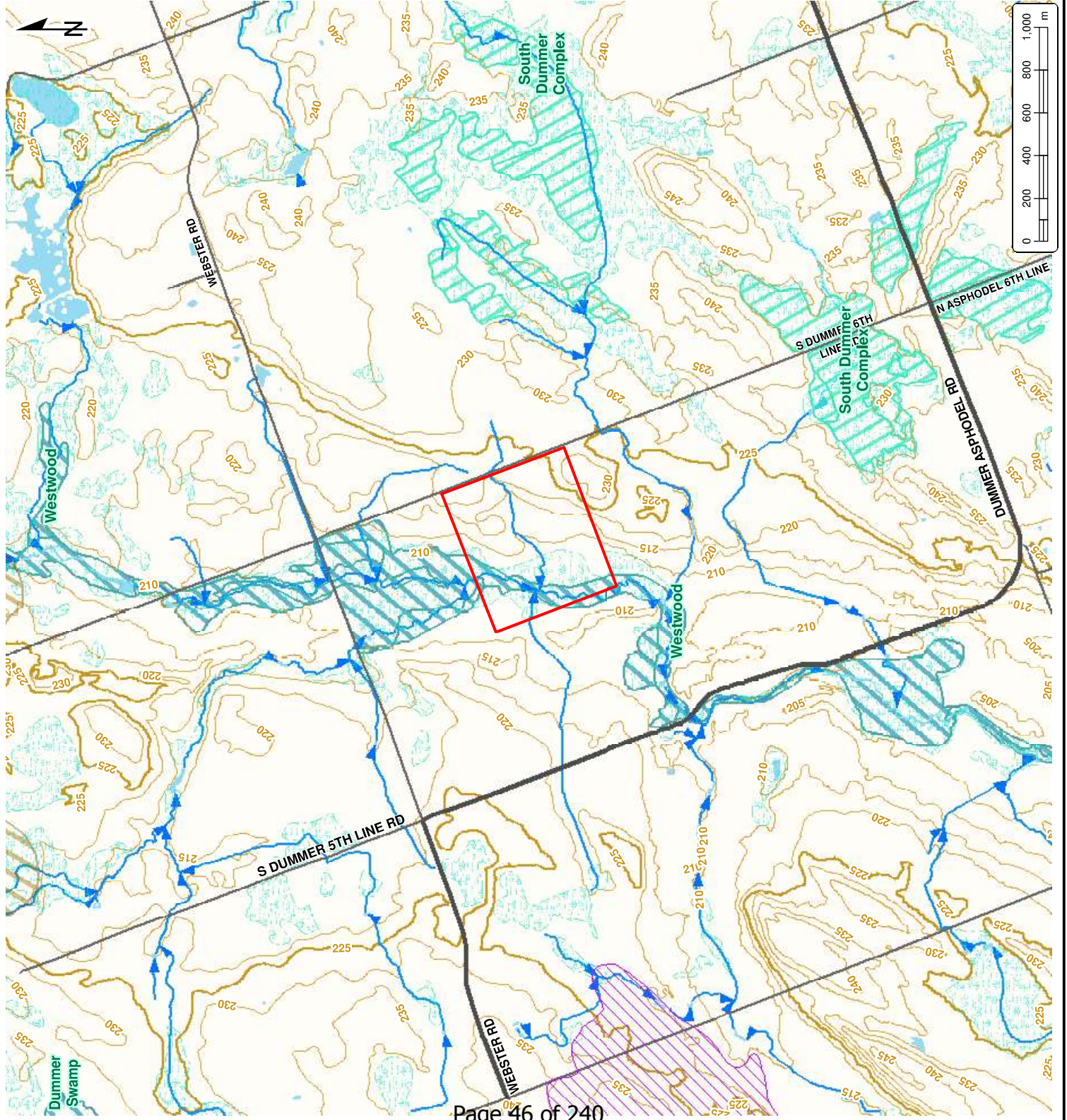
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LOCAL NATURAL HERITAGE FEATURES

Project No.:	12777-001	Date:	August 2021
Scale:	1:25,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ML
Figure:	2		



**NATURAL HERITAGE
EVALUATION**
DAVID LOBB
276 Sixth Line Road South
Douro-Dummer, Ontario

LEGEND

- Verified Wetland Boundary
- Vegetation Community
- Watercourse, Permanent
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- 120m Adjacent Lands
- Wetland
- Provincially Significant Wetlands
- Study Area
- Property Boundary (approximate 42.27 ha.)

VEGETATION COMMUNITIES

- 1: SWM1-1; White Cedar - Hardwood Mineral Mixed Swamp
- FOC4-1; Fresh - Moist White Cedar Coniferous Swamp
- OAGM1; Row Crops
- FOCM5; Naturalized Coniferous Hedgerow

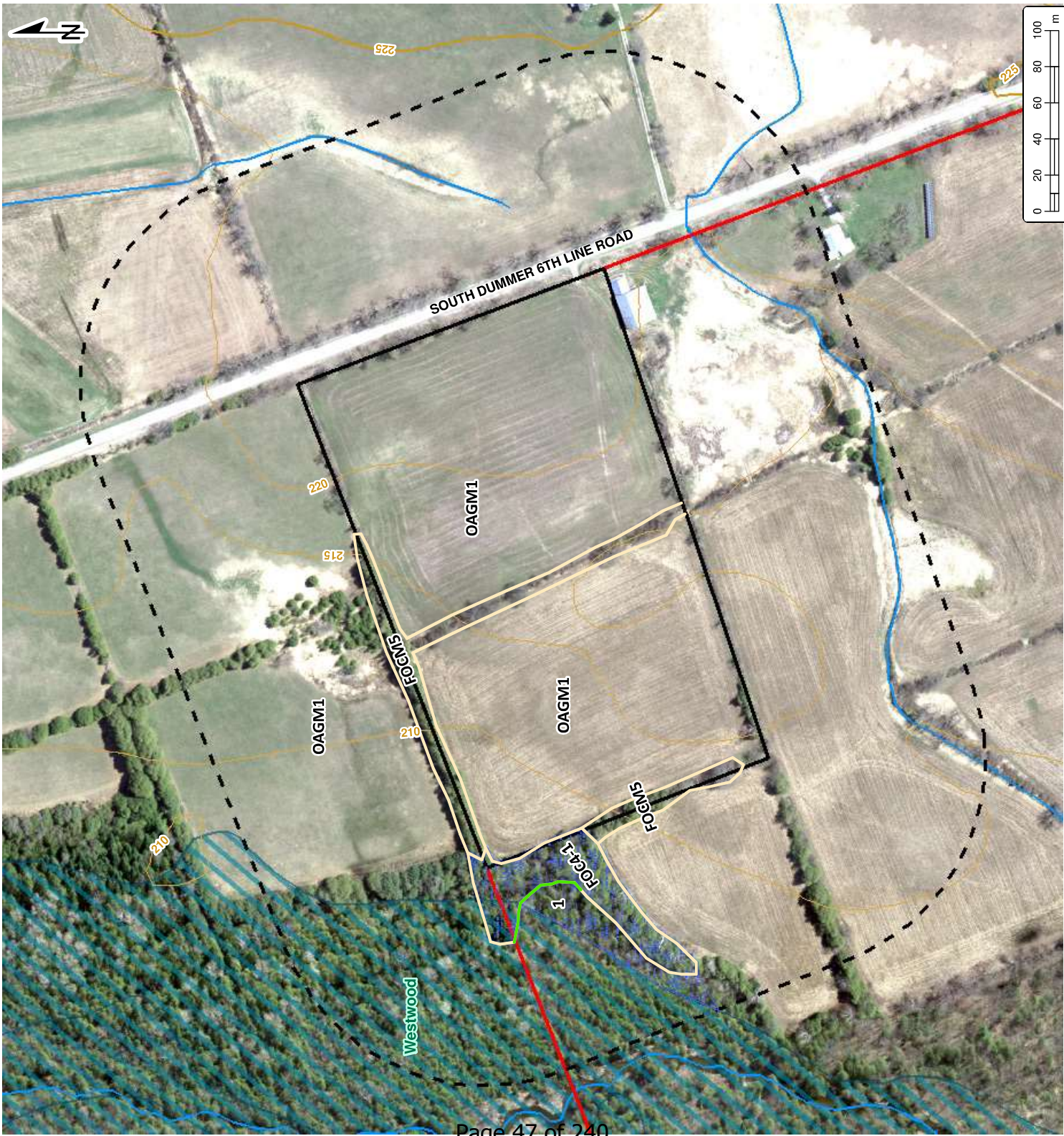
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Tel: (705) 742.7900 Fax: (705) 742.7907
www.cambium-inc.com

**SITE NATURAL
HERITAGE FEATURES**

Project No.:	12777-001	Date:	August 2021
Scale:	1:3,000	Rev.:	
Projection:	NAD 1983 UTM Zone 17N	Created by:	MAT
Checked by:	ML	Figure:	3



**NATURAL HERITAGE
EVALUATION**
DAVID LOBB
276 Sixth Line Road South
Douro-Dummer, Ontario

LEGEND

- 30m Watercourse Setback
- 30m Wetland Setback
- Watercourse, Permanent
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- 120m Adjacent Lands
- Wetland
- Provincially Significant Wetlands
- Developable Area (4.72 ha)
- Study Area
- Property Boundary (approximate 42.27 ha.)

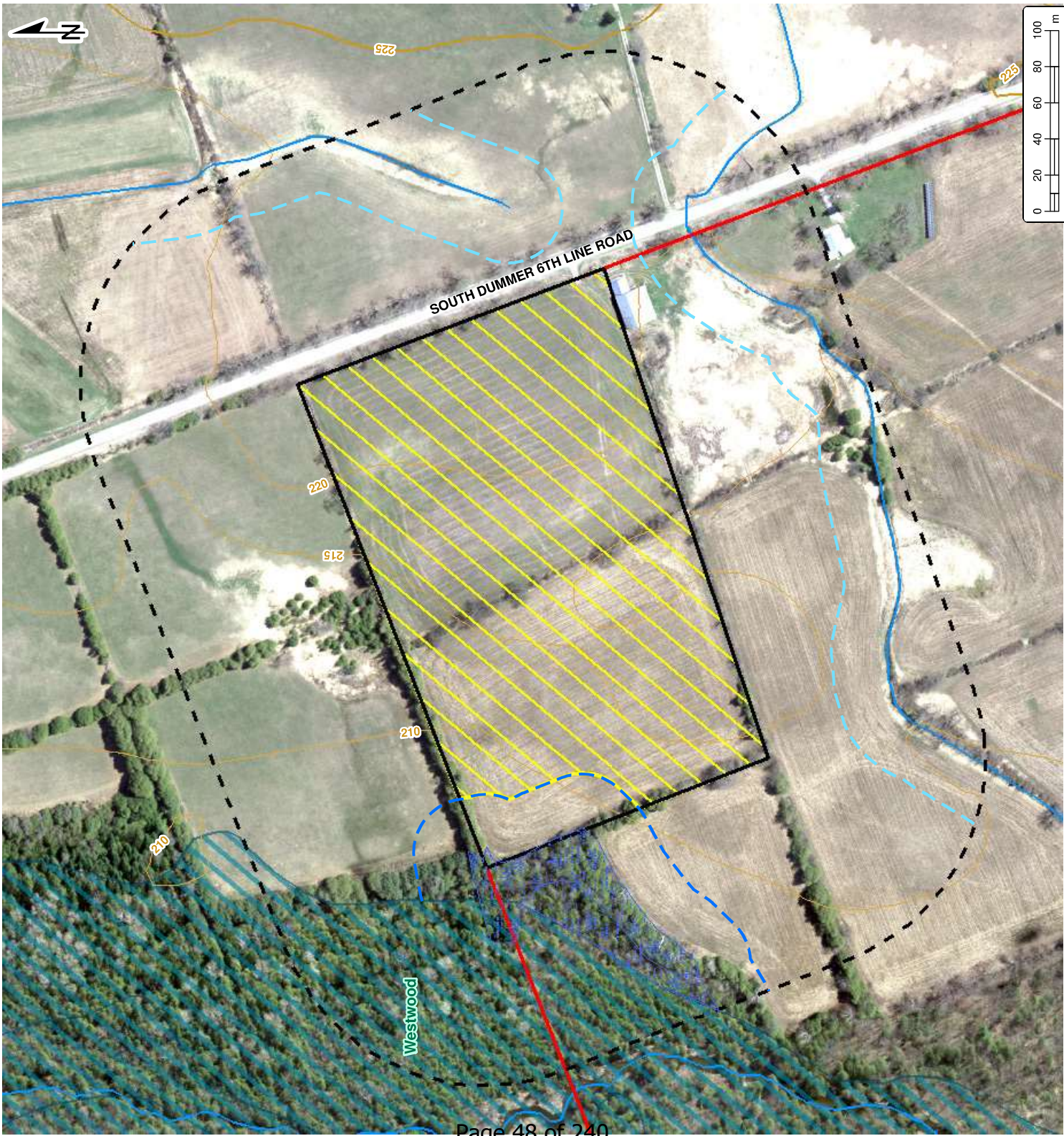
Notes:
• Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).
• Distances shown on this map are in metres and can be converted to feet by multiplying by 3.28.
• Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



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**SITE NATURAL
HERITAGE CONSTRAINTS**

Project No.:	12777-001	Date:	August 2021
Scale:	1:3,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ML
Figure:	4		





Appendix A

Correspondence

Myles Latter

From: Matt Wilkinson <mwilkinson@otonabeeconservation.com>
Sent: April 27, 2021 6:19 AM
To: Myles Latter
Cc: Jasmine Gibson
Subject: RE: Ecology Comments, re: EIS ToR for 276 Sixth Ln Rd S Dummer (PGCD-715)

Hi Myles,

Re: 276 Sixth Line Rd S Dummer (Roll # 1522 020 001 08200) proposed Consent Application (PGCD-715)

There appears to be wetland features associated with a small tree area on adjacent lands to the norther and associated with the watercourse near the barn (retained lands) and across the road (east of severed parcel).

The terms of reference appears appropriate to address most of the PPS natural heritage (2.1) and water (2.2) policies and 4.2.3 and 4.2.4 of the Growth Plan.

- Using the PPS Section 2.0 as a checklist to ensure all features of interest within 120 of the proposal have been discussed (e.g., presence/absence) in the EIS.
- Please denoted that the severed parcel must be setback at least 30m from all wetlands and watercourses.
- As a precautionary measure, where features may be wet and cannot be thoroughly investigated, consider reconfiguring or relocating the lot to minimize risk of flooding.

April/early May may not be appropriate for agricultural field-dependent birds that are known to occur in the area. With respect to species at risk – threatened and endangered protected by the ESA, where a NHIC element occurrence is flagged for the subject lands/proposal area and appropriate habitat exists, species-targeted surveys are recommended or at least conduct a site visit when those species are most active. Ontario Make a Map has flagged the property for bobolink and eastern meadowlark; these species are most active in June.

We recommend that you note the appropriately-timed visit to confirm presence/absence of “habitat” for these species.

Best,
Matt



Matt Wilkinson
Planner
705-745-5791 x213
mwilkinson@otonabeeconservation.com

ARE YOU PLANNING AN UPCOMING CONSTRUCTION PROJECT ON YOUR PROPERTY? Submit a [Property Inquiry Form](#) so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

From: Myles Latter <Myles.Latter@cambium-inc.com>
Sent: Tuesday, April 20, 2021 11:12 AM
To: Matt Wilkinson <mwilkinson@otonabeeconservation.com>
Cc: Cambium File <file@cambium-inc.com>
Subject: ToR - NHE 276 Sixth Line Road South, Douro-Dummer (12777-001)

Good morning Matt,

Can I please confirm the Terms of Reference with you for this project? I have attached the PSR showing the severance, and the SAR identified are Meadowlark and Bobolink. The fields are active hay field/annual row crops, no forested areas are to be impacted, and the key hydrologic features will be assessed, however, the majority of them are further than 30m away, or are across the road so limited indirect impacts are expected. With regards to the Minimum Distance Separation, the client is going to rezone their barn on the retained parcel, as it has never and will never hold livestock.

The following scope has been provided:

One Site visit in spring 2021 to document natural features on the property including:

- Delineate the boundaries of the wetland based on the Ontario Wetland Evaluation System (OWES) for Southern Ontario (Ministry of Natural Resources, 2013). The Site visit will capture appropriate wetland delineation characteristics, including vegetation species and wetted limits.
- Classify existing vegetation communities on the Site, according to the Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998), and evaluate them for sensitivity, rarity, and botanical quality.
- Document drainage connectivity and/or watercourse characteristics including riparian vegetation, erosion prone areas, and special habitat features.
- Record observations of wildlife occurrences and assess wildlife habitat function on the Site. Any evidence of breeding, forage, shelter or nesting sites, and/or travel corridors will be noted. A habitat-based screening for SAR will be completed for the Site.

Additionally, are there any reasons why we could not complete this in April/ early May since the proposed area is active agriculture and thus limited vegetation is expected? Please let me know if there is anything that I have missed.

Thanks and take care,



Myles Latter, B.A. Hons., Dipl.
Project Coordinator

Cambium Inc. - Peterborough

Environmental | Building Sciences | Geotechnical | Construction Monitoring
p: 705.742.7900 x 252 | c: 705.957.5571 | toll: 866.217.7900 | w: cambium-inc.com

Under modified work conditions in response to the current pandemic and government directives, Cambium continues to provide the professional services you have come to expect to guide good

decisions. The well-being and safety of our teams, clients, and communities are a top priority. We ask for your patience and look forward to working together as we evolve into the "new normal". Stay safe. Better days are ahead.

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Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Roy Lobb

Agent: David Lobb

Date: May 20, 2020

Lot: 4

Concession: 5

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 276 Sixth Line Road South Dummer

Phone: 705-933-0112

Email:
david.lobb91@gmail.com

Office Phone:

Communication Sent To: **Owner:** ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation (effective April 2014)	Rural	Rural & Provincially Significant Wetland
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU) & (EC(P))
Area/Lot Dimensions	± 0.8 hectares with ±90m of frontage	± 39.6 hectares with ±520m of frontage
Existing Use/Buildings	Vacant	House, Barn

Intent: To sever a residential lot. Roll No.(s) 1522-020-001-08200.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural and Provincially Significant Wetland in the Local Component of the County Official Plan; the severed parcel is within the Rural designation only.

In the Rural designation a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that the subject property has not received any severances in the last 25 years, therefore the lands remain eligible for consent.

In addition to the above requirement for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). Assessment information indicates that the landowner appears to meet the ownership requirements, and the severed parcel does not exceed 1 hectare.

All consents meet road frontage & access, Zoning By-law, Minimum Distance Separation and Health Unit requirements (Ss.7.12.2, 7.12.4, 7.2.3 & 7.12.12). Minimum Distance Separation (MDS) must be calculated for any livestock facility, regardless as to whether it is currently being used to house livestock. As can be seen on the attached sketch, the severed parcel is located entirely within the MDS arc from the barn on the retained parcel and therefore does not meet Minimum Distance Separation requirements.

Since the subject lands front on a Township Road, any proposed entrances must be approved by the local Municipal Public Works department.

Municipal Zoning By-Law Review: The severed parcel is zoned Rural (RU) in the Municipal Zoning By-law. A single detached dwelling is permitted in the (RU) zone (S.9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4(a)&(b)). The severed parcel appears to meet these minimum requirements.

The retained parcel is zoned Rural (RU) and Provincially Significant Wetland (EC(P)) in the Municipal Zoning By-law. An agricultural use is permitted in the (RU) zone (S.9.1.1), provided the parcel has a minimum lot area of 20 hectares and a minimum lot frontage of 135 metres (S.9.2.1(a)&(b)). The retained parcel appears to meet these minimum requirements. The applicant should be aware that new buildings and structures are not permitted within the area zoned (EC(P)) (S.19.2).

Provincial Policy Review: The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: wetlands, streams and potential species at risk.

Section 4.2.4.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed parcel is located within 120 metres of the above key hydrologic features, a natural heritage evaluation and/or hydrologic evaluation is required. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Although the Otonabee Region Conservation Authority can be contacted for specific study requirements, it is not recommended that further study be pursued until such time as other conformity issues with the proposal have been addressed.

A portion of the subject property is traversed by an area identified for habitat of endangered species and threatened species, as shown on the attached sketch. Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) at 277 Sixth Line Road, 191 Sixth Line Road and on the retained parcel (see map attached). The proposal does not appear to meet MDS I setback requirements since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. In order to address this issue, it is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, the barn be removed from the property or rezoned to prohibit the keeping of livestock.

The subject property is located within a Candidate Agricultural Area, as identified in the new Agricultural System for the Greater Golden Horseshoe (Growth Plan, 2019). Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the County Official Plan. Until such time, Candidate Agricultural Areas will be subject to the rural policies of the Provincial Policy Statement. Section 1.1.5.2 of the Provincial Policy Statement allows for limited residential development on rural lands.

Additional Notes:

* The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Don Allin at (705) 745-5791 ext.213/ext.225 to determine what, if any permits may be necessary.

* The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☐ **County Infrastructure Services (i.e. Roads) ;**
- ☒ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other**

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|--------------------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Township | <input checked="" type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The severance proposal does not appear to conform to the Provincial Plan(s). Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

The applicant should be aware that any development proposed within the 120 metre buffer surrounding key hydrologic features on the property will require a Natural Heritage Evaluation.

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. Section 2.6.3.1 of the Plan states that “under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan.”

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

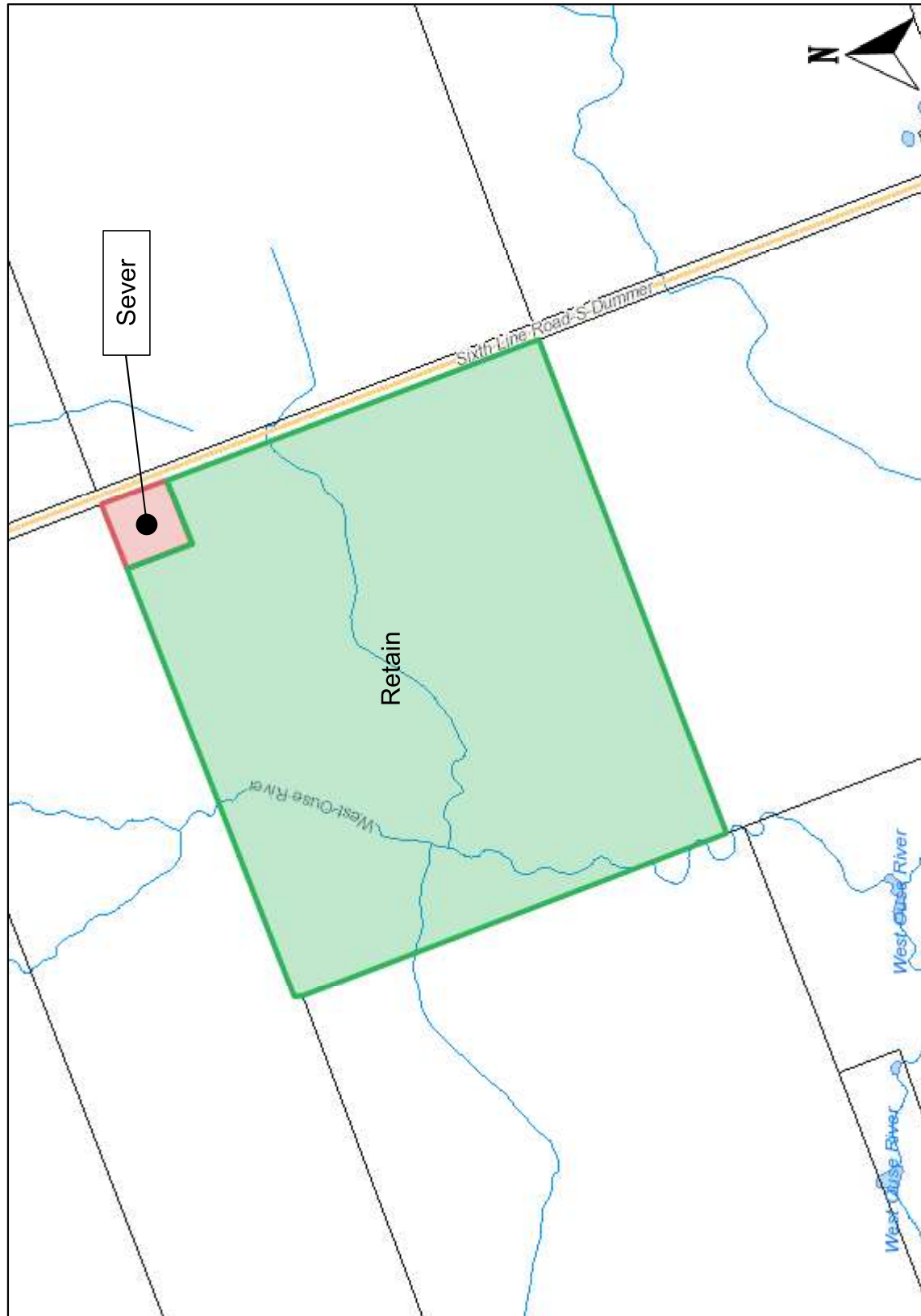
- ☒ Application requires confirmation from the Township or identified agency regarding policy conformity. ****Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Keziah Holden

Important

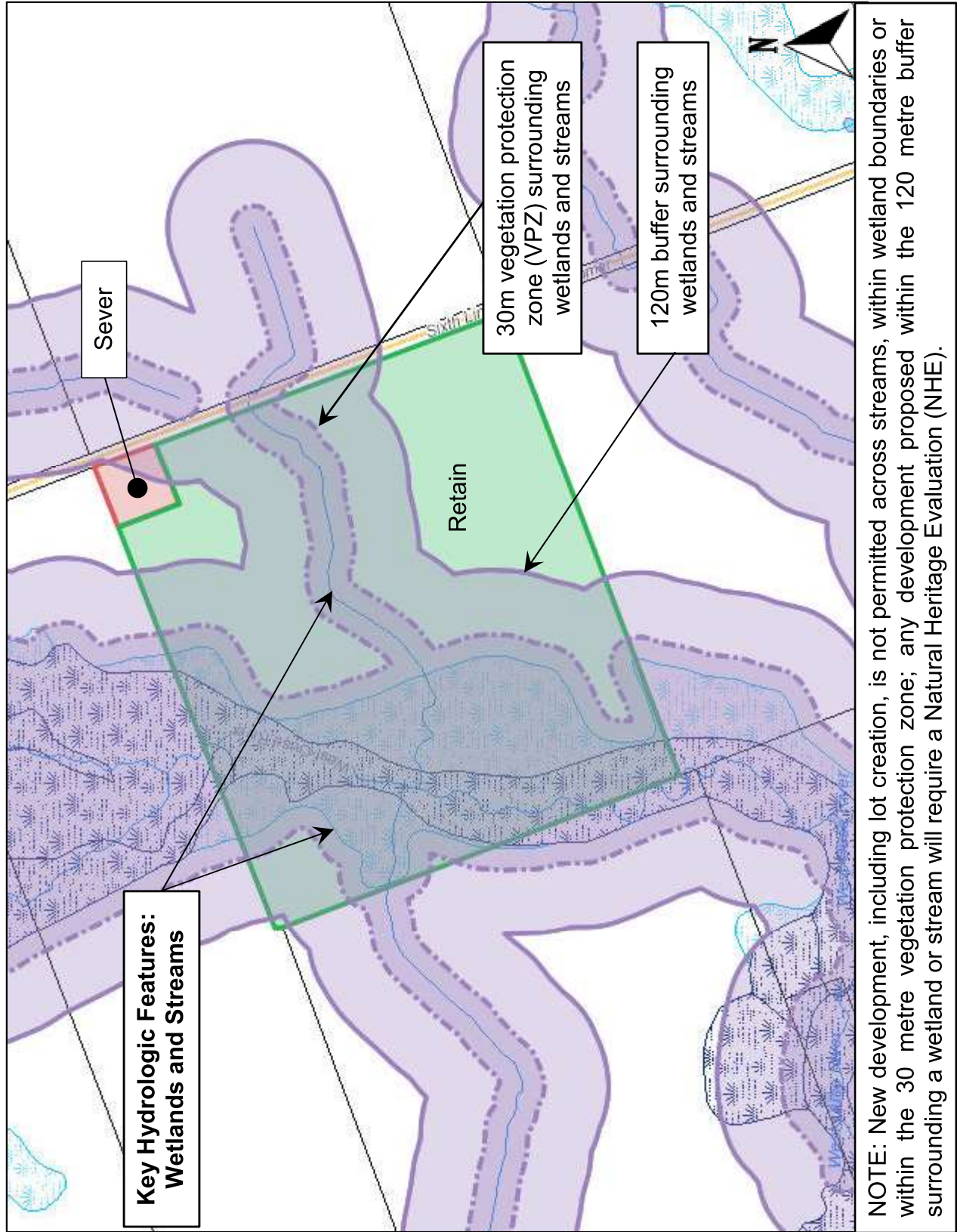
Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll # 1522-020-001-08200
Lot 4, Concession 5, Dummer Ward



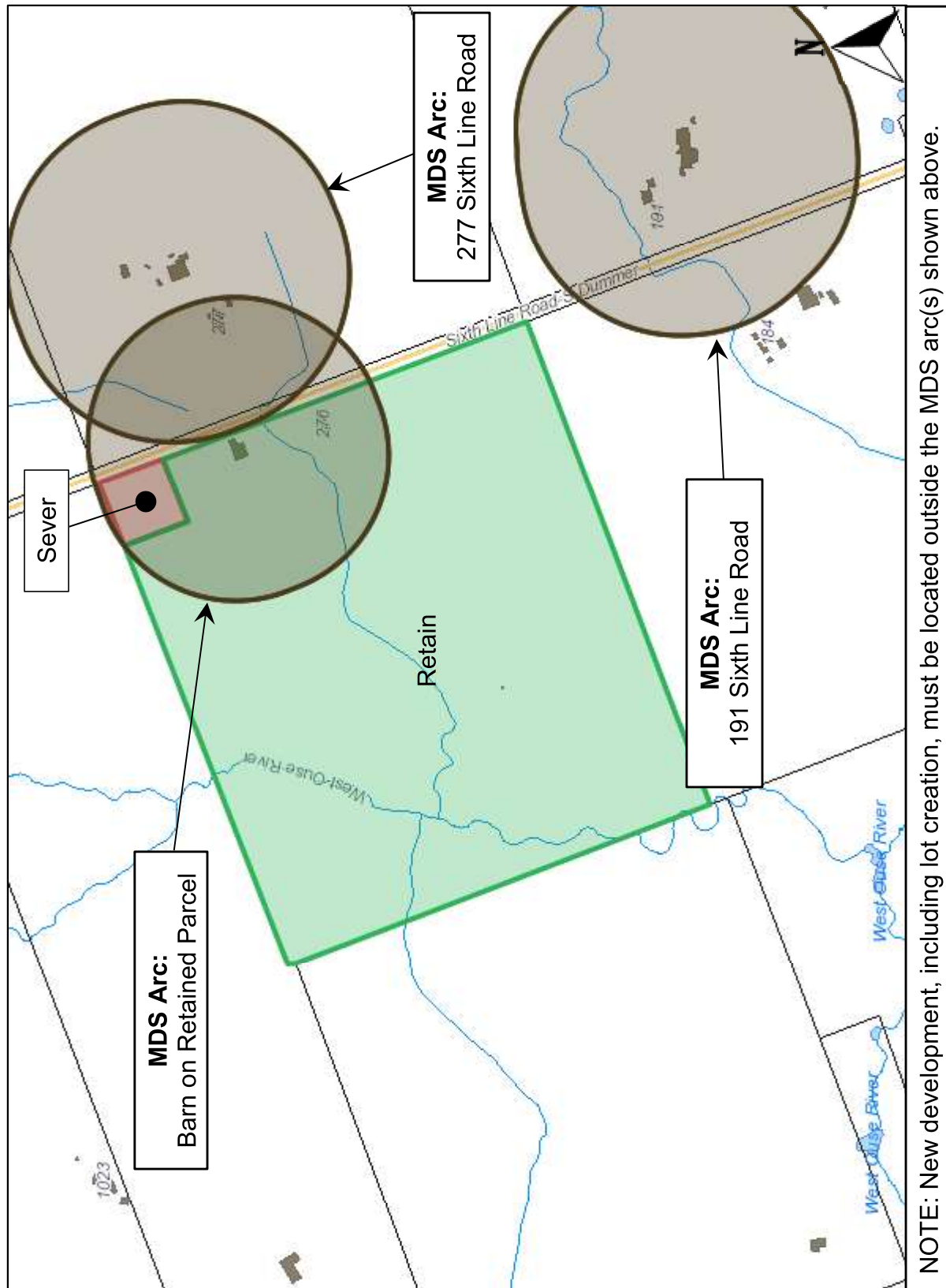
Scale (metric)
1:8,000

Roll # 1522-020-001-08200
Special Features Mapping: Key Hydrologic Features



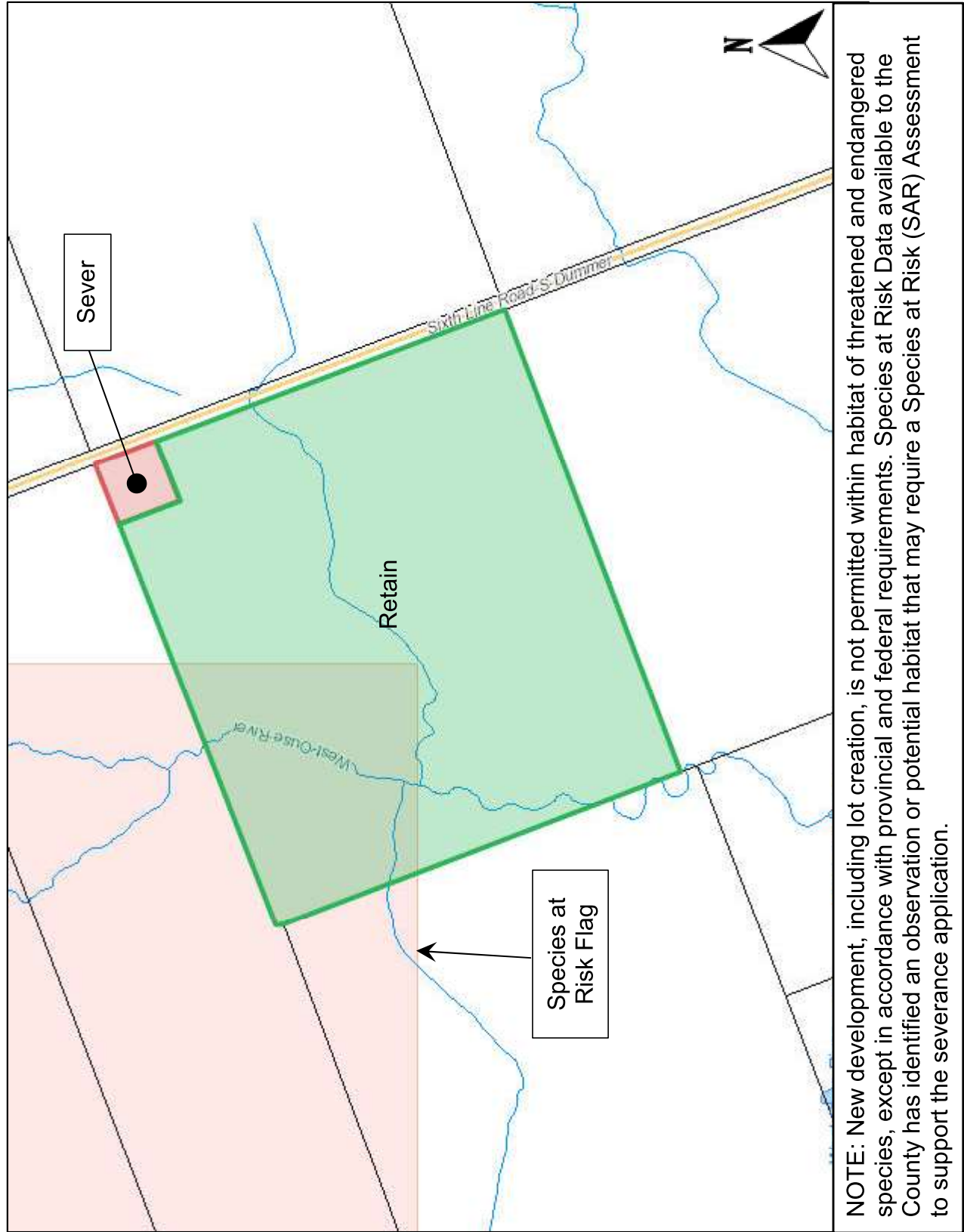
Scale (metric)
1:8,000

Roll # 1522-020-001-08200
Minimum Distance Separation (MDS) Requirements



Scale (metric)
1:8,000

Roll # 1522-020-001-08200
Special Features Mapping – Species at Risk



Scale (metric)
1:8,000



Appendix B

Vegetation Species List



VEGETATION
COMMUNITY

CLASSIFICATION: Swamp

COMMUNITY #: 1

LOCATION: 276 6th line

COORDINATES: 44.3967979, -
78.0810792

PROJECT NUMBER: 12777-001

DATE: June 24, 2021

PROJECT myles.latter@ca
MANAGER: mbium-inc.com

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Black Ash	Fraxinus nigra	Oleaceae	-3	7			S3
White Elm	Ulmus americana	Ulmaceae	-3	3			S5
Paper Birch	Betula papyrifera	Betulaceae	3	2			S5
Sensitive Fern	Onoclea sensibilis	Dryopteridaceae	-3	4			S5
Small Enchanter's Nightshade	Circaea alpina ssp. alpina	Onagraceae	-3	6			S5
White Spruce	Picea glauca	Pinaceae	3	6			S5
Balsam Fir	Abies balsamea	Pinaceae	-3	5			S5
Poison Ivy	Toxicodendron radicans	Anacardiaceae	0	2			S5
Canada Wood Nettle	Laportea canadensis	Urticaceae	-3	6			S5
Basswood	Tilia americana	Tiliaceae	3	4			S5
Canada Enchanter's Nightshade	Circaea canadensis ssp. canadensis	Onagraceae	3	2			S5
Red Elderberry	Sambucus racemosa ssp. pubens var. pubens	Caprifoliaceae	3	5			S5
Bittersweet Nightshade	Solanum dulcamara	Solanaceae	0				SNA
Ostrich Fern	Matteuccia struthiopteris	Dryopteridaceae	0	5			S5
Riverbank Grape	Vitis riparia	Vitaceae	0	0			S5
Manitoba Maple	Acer negundo	Aceraceae	0	0			S5



VEGETATION
COMMUNITY
CLASSIFICATION:

Swamp



PROJECT NUMBER: 12777-001

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:

COMMUNITY #: 1

DATE: June 24, 2021

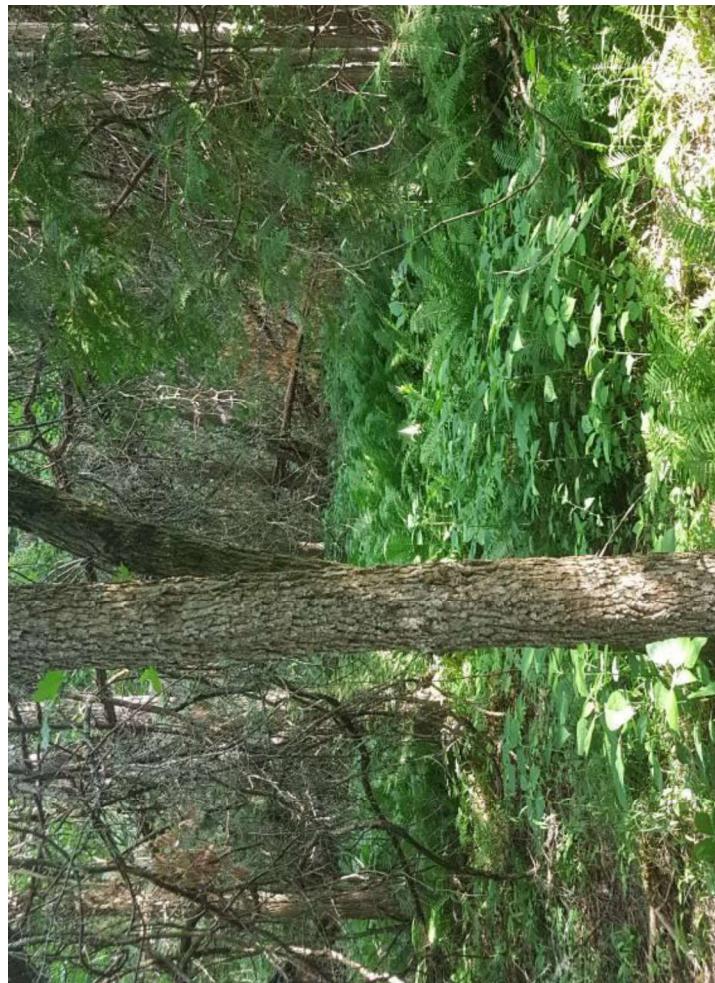
LOCATION: 276 6th line

PROJECT myles.latter@ca
MANAGER: mbium-inc.com

COORDINATES:

44.3967979, -
78.0810792

FIELD STAFF: Tyler Jamieson





Appendix C

Species at Risk Screening

APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Birds								
Bald Eagle	<i>Haliaeetus leucocephalus</i>	No Status	SC	S2N,S4B	The Bald Eagle is a bird of prey with a white head, neck and tail, a massive bright yellow beak, powerful legs, and a wingspan of over 2 m. It nests in a variety of habitats and forest types, almost always near a major lake or river where they do most of their hunting. These nests are usually on islands in freshwater lakes or in large trees such as the pine and poplar. During the winter, they may also be found near open bodies of water that do not freeze (1).	No	Known to occur in the general area	No further consideration required
Bank Swallow	<i>Riparia riparia</i>	THR	THR	S4B	The Bank Swallow is a small songbird of around 12 cm long with a distinctive dark breast band, that flies with quick and erratic wingbeats (1). It nests in burrows in natural and human-made settings where there are vertical faces in silt and sand deposits. This can include banks of rivers and lakes, bluffs, active sand and gravel pits, road cuts and stockpiles of soils. However, they prefer sand-silt substrates for excavating their nest burrows. They often use large wetlands as communal nocturnal roosts post-breeding or during wintering periods (2).	No	Known to occur in the general area	No further consideration required
Barn Swallow	<i>Hirundo rustica</i>	THR	THR	S4B	The Barn Swallow is a mid-sized songbird with steel-blue backs and wings, glossy in males, and a line of white spots across its upper tail. It lives in a variety of open habitats for foraging, such as grassy fields, pastures, certain agricultural crops, shorelines, cottage areas, wetlands, or subarctic tundra (2). They prefer to nest within human made structures such as barns, bridges, and culverts. Barn Swallow nests are cup-shaped and made of mud, typically attached to horizontal beams or vertical walls underneath an overhang (1).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Black Tern	<i>Chlidonias niger</i>	No Status	SC	S3B	The Black Tern is a small waterbird with a forked tail, straight pointed bill, slender shape, and black head during breeding season. It builds floating nests in loose colonies in shallow marshes, with a preference for cattails. They breed primarily in the marshes along the edges of the Great Lakes, but may also use wetlands further north if suitable (1).	No	Known to occur in the general area	No further consideration required
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	S4B	The Bobolink is a mid-sized songbird of tan colour with black stripes, except for males during summer breeding season who are black with a white back and yellow collar. It prefers tall, grassy meadows, hayfields and some croplands, and feeds (largely on insects) on the ground in dense grasses (1). It tends to nest in forage crops: hayfields and pastures dominated by species including clover, bluegrass, and broadleaf plants (2).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Canada Warbler	<i>Cardellina canadensis</i>	THR	SC	S4B	The Canada Warbler is a small songbird with bright yellow underparts and bluish-grey back and tail (1). It can be found in a variety of forest types, but is most abundant in moist, mixed forests with a well-developed, dense shrub layer. Nests are usually located on or near the ground on mossy logs, and along stream banks (3).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Cerulean Warbler	<i>Setophaga cerulea</i>	END	THR	S3B	The Cerulean Warbler, a small songbird, is blue-green with white eyebrows and two prominent white wing bars (1). It requires relatively large tracts of mature deciduous forest (>100 ha), and nests in older, second-growth deciduous forests. During breeding season, it is found in relatively large tracts of mature deciduous forests that feature large, tall trees and an open understorey (4).	No	Known to occur in the general area	No further consideration required
Chimney Swift	<i>Chaetura pelagica</i>	THR	THR	S4B,S4N	The Chimney Swift is a small bird, between 12 and 14 cm, with a brown, cigar-shaped body, slender wings, and an erratic flight pattern. Prior to settlement, the Chimney Swift would mainly nest in cave walls and hollow trees. Now, it is found mostly near urban and suburban areas where the presence of chimneys or other manmade structures provide nesting and roosting habitat. They also tend to stay in habitat close to the water (1).	No	Known to occur in the general area	No further consideration required



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Common Nighthawk	<i>Chordeiles minor</i>	THR	SC	S4B	The Common Nighthawk is a medium-sized bird with long, pointed wings, a long tail with a notch, and large eyes. Its plumage of dark brown with black and white specks blends with its roost site. It is typically found in open areas such as gravel beaches, rock outcrops and burned woodlands, that have little to no ground vegetation. This species can also be found in highly disturbed locations such as clear cuts, mine tailing areas, cultivated fields, urban parks, gravel roads, and orchards (1).	No	Known to occur in the general area	No further consideration required
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B	The Eastern Meadowlark is a medium-sized migratory songbird with a bright yellow throat and belly, a black V shape on its chest, and a pointed bill. It prefers pastures and hayfields, but is also found to breed in orchards, shrubby fields, human-use areas such as airports and roadsides, or other open areas. The Eastern Meadowlark can nest from early May to mid-August, in nests that are built on the ground and well-camouflaged with a roof woven from grasses (1).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	THR	THR	S4B	The Eastern Whip-poor-will is a medium-sized bird with mottled brown and grey feathers to blend in with its surroundings, a large flattened head, and small bill. They are usually found in areas with a mix of open and forested areas such as patchy forests with clearings, forests that are regenerating after major disturbances, savannahs, open woodlands or openings in more mature forests. Breeding habitat is dependent on forest structure rather than composition, although common tree associations are pine and oak, and it nests directly on the forest floor (2). The species prefers to nest in semi-open or patchy forests with clearings as it forages in open areas and uses forested areas for roosting (1).	No	Known to occur in the general area	No further consideration required
Eastern Wood-Pewee	<i>Contopus virens</i>	SC	SC	S4B	The Eastern Wood-pewee is a species of 'flycatcher', a bird that eats flying insects. It grows to approximately 15 cm, has greyish-olive upper parts and pale bars on its wings. This species lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It prefers intermediate-age forest stands with little understorey vegetation (1). It typically creates nests on tree branches 2-12 m in height (2).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	No Status	SC	S4B	The Evening Grosbeak is a large songbird with a thick greenish bill. It is a social bird that is often found in flocks, particularly during the winter months. Their preferred habitat is thick coniferous forest. During their breeding season, they are generally found in open, mature mixed forests dominated by Firs, White Spruce, or Trembling Aspen (1).	No	Known to occur in the general area	No further consideration required
Golden Winged Warbler	<i>Vermivora chrysoptera</i>	THR	SC	S4B	The Golden-winged Warbler is a small songbird with distinctive yellow wing patches and patches behind their eyes. It inhabits early successional habitat of old fields and favour areas where trees are spread out or forest edges to use for perching, singing, and searching for food. They seem to prefer regeneration zones with young shrub growth, surrounded by mature forest, locations that have recently been disturbed, such as field edges, hydro or utility right-of-ways, or logged areas for their breeding sites; often frequenting clusters of herbaceous plants and low bushes (1).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	SC	S4B	The Grasshopper Sparrow is a small songbird with a streaked back, a white stripe down the center of its crown, a flattish head, and a conical beak. It inhabits open grasslands and prairies with well-drained soil, preferring areas that are sparsely vegetated. It will also nest in hayfields and pastures, as well as alvars and occasionally grain crops such as barley (1).	Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Least Bittern	<i>Ixobrychus exilis</i>	THR	THR	S4B	The Least Bittern is a small member of the heron family, reaching around 30 cm in length. It has brown and beige plumage with chestnut patches on its wings (1). The species nests in marshes (> 5 - 10 ha) and swamps dominated by emergent vegetation, preferably cattails, interspersed with patches of woody vegetation and open water. They require dense vegetation and open water with stable levels within 10 m for nesting, and access to clear, open water for foraging (4).		No	Known to occur in the general area	No further consideration required
Loggerhead Shrike	<i>Lanius ludovicianus</i>	END	END	S2B	The Loggerhead Shrike is a small bird with a black, hooked bill, grey crown, and white throat and chest. This species has specific habitat requirements that are dependent on active livestock grazing, or grassland areas that have naturally short grass cover (i.e. alvar communities). They also require spiny, multi-branched shrubs, or barbed fencing, to catch prey. They prefer grassland habitats that have sporadic occurrences of low trees and shrubs; particularly hawthorn species, which are used as part of their feeding behaviour (1).		No	Known to occur in the general area	No further consideration required
Olive-sided Flycatcher	<i>Contopus cooperi</i>	THR	SC	S4B	The Olive-sided Flycatcher is a medium-sized songbird with olive colouring, often seen perching on top of tall trees waiting to catch their prey. It prefers open areas along natural mature forest edges, forest edges near natural openings such as rivers or swamps, human-made openings, or burned forest openings with numbers of dead trees. Breeding habitat usually consists of coniferous or mixed forests adjacent to rivers or wetlands, in Ontario often nesting in White and Black Spruce, Jack Pine, and Balsam Fir (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	THR	SC	S4B	The Red-headed Woodpecker is a mid-sized bird, at around 20 cm long, with a vivid red head, neck and breast as well as a strong bill. The species can be found in open woodland and woodland edges, often near man-made landscapes such as parks, golf courses and cemeteries. These areas must contain a large number of dead trees for perching and nesting (1).		Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Short-eared owl	<i>Asio flammeus</i>	SC	SC	S2N,S4B	The Short-eared Owl has a large round head with small tufts of feathers, long wings, a short tail, and cryptic colouring of brown streaks. This species is found in scattered pockets across the province where suitable open habitat, including grasslands, tundra, peat bogs and marsh, can be found in sufficient quantities. Adults build nests on the ground in grassy areas and occasionally agricultural fields (1). The main factor influencing their choice in habitat is believed to be an abundance of their food source, primarily rodents and other small mammals (2).		No	Known to occur in the general area	No further consideration required
Wood Thrush	<i>Hylocichla mustelina</i>	THR	SC	S4B	The Wood Thrush is a medium-sized songbird of around 20 cm with rusty brown coloured upper parts and white underparts with large dark spots. It breeds in deciduous and mixed forests with moderate understories, shade and abundant leaf litter where it forages for food, including larval and adult insects as well as plant material. They prefer moist stands of trees with well-developed undergrowth and tall trees for perches (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Fish									
American Eel	<i>Anguilla rostrata</i>	No Status	END	S1?	The American Eel is a long, slender bodied fish, with one long fin extending down the back and around the tail, and two small pectoral fins. It has thick lips, and a protruding lower jaw that extends out above the upper jaw. At the juvenile stage, they swim up the St. Lawrence River to reach Lake Ontario and connected tributaries where they will remain for 8 to 23 years before migrating back to their spawning grounds. In Ontario, the American eel prefers mud, sand or gravel substrates during the juvenile stage when they reside primarily in the benthic zone of waterbodies. More mature eels are able to thrive in most environments provided there is available cover during daylight hours, and the habitat is accessible (2).		No	Known to occur in the general area	No further consideration required



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Lake Sturgeon	<i>Acipenser fulvescens</i>	No Status	END	S2	The Lake Sturgeon, a large freshwater fish, has an extended snout with four whisker-like organs hanging near the mouth and is dark to light brown or grey on its back and sides with a lighter belly. In Ontario, this fish is found in the rivers of the Hudson Bay Basin, the Great Lakes basin, and their connecting waterways. Lake Sturgeon's live almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel and are usually found at depths of 5 to 20 m. They spawn in relatively shallow, fast-flowing water or if available deeper water habitat as well (1).		No	Known to occur in the general area	No further consideration required
Herpetiles									
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	THR	S3	Blanding's Turtles are identifiable by their bright yellow throat and chin and domed shell. They spend the majority of their life cycle in the aquatic environment, usually in large wetlands or shallow lakes with high densities of water plants (1). These turtles prefer shallow, nutrient rich water with organic sediment and dense vegetation. They use terrestrial sites for travel between habitat patches and to lay clutches of eggs, often going hundreds of meters from their nearest water body. Blanding's Turtles nest in dry coniferous and mixed forest habitats, as well as fields and roadsides (2). From late October until the end of April, they hibernate in the mud at the bottom of permanent water bodies (1).		No	Known to occur in the general area	No further consideration required
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	SC	SC	S3	The Eastern Musk Turtle is small with a narrow carapace, a dark brown body and two light stripes on each side of their head (5). It is a small freshwater turtle found primarily in slow moving water bodies with abundant emergent vegetation and mucky bottoms along the southern edge of the Canadian Shield within which they burrow into overwinter. Nesting sites vary, but must be close to the water and exposed to direct sunlight (1).		No	Known to occur in the general area	No further consideration required
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	SC	-	S4	The Midland Painted Turtle has a olive to black carapace with red or dark orange markings on the marginal scutes, as well as red and yellow stripes on the head and neck. The species uses a variety of waterbodies including, ponds, marshes, lakes and slow-moving creeks with a soft bottom and an abundance of basking sites and aquatic vegetation. This species usually hibernates on the bottom of waterbodies (5).		No	Known to occur in the general area	No further consideration required
Northern Map Turtle	<i>Graptemys geographica</i>	SC	SC	S3	The Northern Map Turtle is a medium sized turtle identified by its carapace's map contour-like patterning. It lives in larger lakes and rivers, requiring high water quality to support their primary prey species: molluscs. This species can often be seen in large groups basking together on rocks and logs. In the winter, the Northern Map Turtle can be found hibernating on the bottom of slow-moving rivers (1).		No	Known to occur in the general area	No further consideration required
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S3	The Snapping Turtle, with its large serrated carapace, small plastron, and spiked tail, is Canada's largest freshwater turtle (5). It spends the majority of its life in water, preferring shallow water with soft mud and leaf litter, and will travel upland to gravel or sandy embankments, roadsides, along railway lines or beaches to lay their eggs (1).		No	Known to occur in the general area	No further consideration required
Spotted Turtle	<i>Clemmys guttata</i>	END	END	S2	The Spotted Turtle is named after the distinct yellow spots on its carapace. The species is semi-aquatic and prefers ponds, marshes, bogs and even ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation. This species usually hibernates in wetlands or seasonally wet areas with structures such as overhanging banks, hummocks, tree roots, or aquatic animal burrows (1).		No	Known to occur in the general area	No further consideration required



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Wood Turtle	<i>Glyptemys insculpta</i>	THR	END	S2	The Wood Turtle has orange coloured front legs, neck and chin and a sculpted carapace with raised, pyramidal scutes (5). They prefer clear rivers and streams that have moderate current, and sandy or gravelly substrates. This species spends more time on land than other turtle species including in meadows, swamps and fields. Wooded areas are an essential habitat component, and the species uses aquatic habitats for hibernation and mating. Nesting occurs in areas with sandy soil and abundant light (1).		No	Known to occur in the general area	No further consideration required
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	THR	S3	The Eastern Hog-nosed Snake can be a variety of colours and patterns so is most easily identified by its flattened, upturned nose. They prefer sandy well-drained habitats such as beaches and dry forests because they lay their eggs, hibernate and burrow in these areas. The main diet of this snake is toads and frogs, so they usually stay close to water including marshes and swamps, where they have an increased chance of finding their preferred prey (1).		No	Known to occur in the general area	No further consideration required
Eastern Milksnake	<i>Lampropeltis triangulum</i>	SC	NAR	S4	The Eastern Milksnake's colouration is grey or tan with reddish alternating blotches outlined in black along its back and sides (5). It has recently been delisted from being a species at risk in Ontario (1). This species tends to use open habitats such as rocky outcrops, fields and forest edges. The preferred prey of milksnakes are mice, small rodents, and ground nesting birds which are amply found in and surrounding agricultural outbuildings. The milksnake is secretive and is not likely to be encountered during the day or at night while hunting (5).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	SC	SC	S4	The Eastern Ribbonsnake is slender with three bright yellow stripes running down its back and sides and a white crescent in front of each eye. This snake is usually found close to water as they are strong swimmers, often fleeing predators by diving into shallow water. It prefers wetland habitats where its prey species, frogs and small fish, are abundant. Over winter, they congregate in underground burrows or rock crevices to hibernate (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Common Five-lined Skink (Southern Shield Population)	<i>Plestiodon fasciatus</i>	SC	SC	S3	The Common Five-lined Skink is Ontario's only lizard species. Its Southern Shield population can be found underneath rocks on open bedrock in forests and like to bask on sunny rocks and logs. They hibernate in crevices among rocks or buried in the soil (1). They hibernate in groups under rocks and tree stumps or in rotting wood (5).		No	Known to occur in the general area	No further consideration required
Western Chorus Frog	<i>Pseudacris triseriata</i>	THR	-	S3	The Western Chorus Frog is small with a dark stripe running through its eye and a light stripe underneath (5). It is primarily a lowland terrestrial species that requires access to terrestrial and aquatic habitats in close proximity to one another. Relying on marshes and wooded wetlands adjacent to forested habitats, this species also requires isolated, predator free pools for breeding. Temporary pools, such as vernal pools in wooded areas, are preferred. This species hibernates terrestrially in a variety of environments, including leaf litter, wood debris, and vacant animal burrows (2).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Invertebrates									
Monarch Butterfly	<i>Danaus plexippus</i>	SC	SC	S2N,S4B	The Monarch is an orange and black butterfly with small white spots and a wingspan of around 10 cm. It relies on milkweed plants as a food source for growing caterpillars, but the adult butterflies forage in diverse habitats for nectar from wildflowers (1).		No	Known to occur in the general area	No further consideration required



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Mottled Duskywing	<i>Erynnis martialis</i>	No Status	END	S2	The mottled duskywing is a medium-sized butterfly in the skipper family with a wingspan of 25-42 mm. It is dark grey with yellow-brown spots on its hind wings that give the species its mottled appearance and its name. The wings of freshly emerged adults have a purplish iridescence that fades with age. The mottled duskywing tends to live in dry habitats with sparse vegetation. These include open barrens, sandy patches among woodlands, and alvars. In Ontario, the mottled duskywing will only deposit their eggs on two closely-related plants: New Jersey tea and prairie redroot (1).		No	Known to occur in the general area	No further consideration required
West Virginia White	<i>Pieris virginianensis</i>	No Status	SC	S3	The West Virginia White is a small, dingy white butterfly. This species is found in moist deciduous woods, and requires a supply of toothwort, a small, spring-blooming plant, which provides the only source of food for its larvae. The West Virginia White is found mostly in the central and southern parts of Ontario, but its range extends north to Manitoulin and St. Joseph islands (1).		No	Known to occur in the general area	No further consideration required
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	SC	SC	S3S5	The Yellow-banded Bumble Bee is a medium-sized bumble bee with a distinct yellow and black abdominal band pattern found on its queens, males, and workers. This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. It can be found in mixed woodlands, particularly for nesting and overwintering, as well as a variety of open habitat such as native grasslands, farmlands and urban areas. The Yellow-banded Bumble Bee ranges from the Mixedwood Plains of southern Ontario to the Hudson Bay Lowlands in the north (1).		No	Known to occur in the general area	No further consideration required
Mammals									
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	END	S3?	The Tri-colored Bat is small, with pale brown with orange-red forearms, muzzle, and ears. It is named for the black, yellow, and brown hairs on its back. It is considered rare in this region of Ontario which is at the northernmost limit of the natural range. These bats prefer to nest in foliage, tree cavities and woodpecker holes, but are occasionally found in buildings; though this is not their preferred habitat. Winter hibernation takes place in caves, mines and deep crevices. Tri-colored Bats prefer an open forest habitat type in proximity to water (6).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Eastern Small-footed Myotis	<i>Myotis leibii</i>	No Status	END	S2S3	The Eastern Small-footed Myotis has fur with black roots and shiny brown tips as well as very small feet. In the spring and summer, the Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. They change their roosting locations daily and hunt at night for insects. They hibernate in winter, often in caves and abandoned mines choosing colder and drier sites than other similar bats (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	S4	The Little Brown Myotis has glossy brown fur and a fleshy projection covering the entrance to its ears. This species roosts in trees and buildings, often selecting attics, abandoned buildings and barns for summer colonies where they can raise their young. Little Brown Bats hibernate from October/November to March/April, most often in caves or abandoned mines that are humid and remain above freezing (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on adjacent lands
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	S3	The Northern Myotis has dull yellow-brown fur with pale bellies and long, rounded ears. This species is found in boreal forests, roosting under loose bark and in the cavities of trees. These bats hibernate from October/November to March/April, most often in caves or abandoned mines (1).		No	Known to occur in the general area	No further consideration required



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COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Algonquin Wolf	<i>Canis lycaon</i>	SC	THR	S4	Formerly called the Eastern Wolf, this canine was recently renamed the Algonquin Wolf. In the southern portion of the province, this species prefers deciduous and mixed forest landscapes while their northern range include mixed and coniferous forests. It is most prevalent in areas with abundant prey species which include Beaver, White-tailed Deer and Moose. Dens sites are usually found in coniferous forests with easily excavated soil types like sand and close to a permanent water source (1).	No	Known to occur in the general area	No further consideration required
Trees, plants, fungi and lichens								
American Ginseng	<i>Panax quinquefolius</i>	END	END	S2	American Ginseng is a perennial plant which grows up to 60 centimetres in height. The leaves typically have five leaflets arranged in a whorl at the end of the leaf stem. The root looks like a gnarly parsnip. The flowers are an inconspicuous green-white in colour, but the berries are bright red and arranged in a cluster. In Ontario, the American Ginseng typically grows in rich, moist, and mature deciduous woods dominated by Sugar Maple, White Ash, and American Basswood. It typically grows in deep, nutrient rich soil over limestone or marble bedrock (1).	No	Known to occur in the general area	No further consideration required
Butternut	<i>Juglans cinerea</i>	END	END	S2?	The Butternut is a medium sized tree reaching 30 m in height. It has large compound leaves with 11 to 17 leaflets. The fruit is oval, fuzzy and sticky. In Ontario, the Butternut prefers moist, well-drained soil, often along streams, or occasionally well-drained gravel sites. It grows alone or in small groups in deciduous forests (1).	No	Known to occur in the general area	No further consideration required
Pale-bellied Frost Lichen	<i>Physconia subpallida</i>	END	END	S3	The Pale-bellied Frost Lichen resembles a light dusting of frost on a dark tree trunk. This species is found throughout eastern North America, growing in wooded areas rich in hardwood species, such as White Ash, Hop Hornbeam (Ironwood), Black Walnut, and American Elm. It is also common to find this species growing on fenceposts or boulders within or near these wooded areas. In Ontario, this species has been found in the following counties: Frontenac, Haliburton, Hastings, Peterborough, Lanark and Renfrew (1).	No	Known to occur in the general area	No further consideration required

References

1. Ministry of Environment, Conservation and parks. (2019). Species at risk in Ontario. Retrieved from <https://www.ontario.ca/page/species-risk-ontario>
2. Government of Canada. (2019). Species at risk public registry. Retrieved from <https://species-registry.canada.ca/index-en.html#/species?ranges=5&sortBy=commonName&sortDirection=asc&pageSize=10>
3. Committee on the Status of Endangered Wildlife in Canada. (2008).
4. Environment Canada. (2018).
5. Ontario Nature. (2020). Reptiles and amphibians. Retrieved from <https://ontarionature.org/programs/citizen-science/reptile-amphibian-atlas/species/>
6. University of Michigan Museum of Zoology. (2004).

County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3

email: AHamilton@ptbocounty.ca

T-705-743-3718 or 800-710-9586, Ext. 2406 Fax: 705-876-1730



Application for Consent

Note to Applicant: All questions must be answered or application may be returned.
Application Fee: \$1150.00 must accompany fully completed application and 6 copies.

It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:

Y/N Y Date: May 10 2020

If yes, were there any Studies required? Y/N Y
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?

Y/N Y

Office Use:

File No. **B-44-22**

Date Received: **RECEIVED**

MAR 23 2022

LAND DIVISION

1. Owner Information

Name(s): Roy lobb Address: 276 6th line rd south Douro Dummer

P.O. Box: 276 City/Province: norwood ON

Phone: (H) 7056395651 (B) 7059330112 Postal Code: K0L2V0

E-mail: david.lobb91@gmail.com

Do you wish to receive all communications? ☐ Yes ☒ No

2. Authorized Agent/Solicitor Information

Name(s): David lobb Address: 191 6th line road south Douro Dummer

P.O. Box: 191 City/Province: norwood on

Phone: (H) 7059330112 (B) 705 634 5840 Postal Code: K0L2V0

E-mail: david.lobb91@gmail.com

Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: douro dummer Lot: 4 Concession: 5

Municipal (911) Address: 276 Sixth line Rd douro dummer Tax Roll #: 1522-020-001-08200

Registered Plan #: _____ Block/Lot: 4

4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:
david lobb relationship to owner: uncle

Address: 191 6th line rd south douro dummer

Phone: (H) 7059330112 (B) _____ E-mail: david.lobb91@gmail.com

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)		
Frontage (metres): <u>76.2</u>	Depth (metres): <u>76.2</u>	Area (m ² or hectares): <u>0.84</u>
Frontage (feet): <u>250</u>	Depth (feet): <u>250</u>	Area (ft ² or acres): <u>1</u>
Existing Use: (i.e. residential, commercial, recreational) <u>rural farm feild</u>		Proposed Use: (i.e. residential, commercial, recreational) <u>residential</u>
Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>barn</u>		Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>new home</u>
Type of Access: <input checked="" type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Other _____ <input type="checkbox"/> Water <input type="checkbox"/> Parking/docking facilities – distance from these to the nearest road : _____		
Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____		Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____
If a septic system exists on the severed parcel, when was it installed and inspected? <u>no</u>		
How far is it located from the lot line(s) & well? <u>850</u> (ft. or meters)		
Have you shown the well & septic locations and setbacks on the sketch? <u>Yes</u>		

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)		
Frontage (metres): <u>76.4</u>	Depth (metres): <u>76.2</u>	Area (m ² or hectares): <u>0.8</u>
Frontage (feet): <u>250</u>	Depth (feet): <u>250</u>	Area (ft ² or acres): <u>1</u>
Existing Use: (i.e. residential, commercial, recreational) <u>Rural / Agriculture</u>		Proposed Use: (i.e. residential, commercial, recreational) <u>Rural Residential</u>
Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>Barn house</u>		Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>house</u>
Official Plan Designation: <u>Rural</u>		Current Zoning: <u>Rural agriculture</u>
Type of Access: <input checked="" type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Water <input type="checkbox"/> Other _____		
Roll # of Lot Being Added to: <u>1522-020-001-08200</u>		

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 76.2 Depth (metres): 76.2 Area (m² or hectares): 0.84
 Frontage (feet): 250 Depth (feet): 250 Area (ft² or acres): 1

Existing Use: (i.e. residential, commercial, recreational)rural farm feild**Proposed Use:** (i.e. residential, commercial, recreational)residentialName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)barnName Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)new home**Type of Access:**☒ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Other _____☐ Water☐ Parking/docking facilities – distance from these to the nearest road : _____**Water Supply:**☐ Publicly owned/operated piped water system☒ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other _____**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☒ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other _____If a septic system exists on the retained parcel, when was it installed and inspected? noHow far is it located from the lot line(s) & well? 1 (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? Yes**9. Local Planning Documents**What is the current Township Official Plan designation on this property? rural areaWhat is the current County Official Plan designation on this property? rural area

(this information is available from the Preliminary Severance Review and/or from the Township)

Explain how the application Conforms with the current Official Plans: _____

What is the current zoning on this property, as found in the Township Zoning By-Law? rural area

(this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy

Is the application consistent with the Provincial Policy Statements?

(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

☒ Yes ☐ NoExplain how the application is consistent: limited residentialdeveloped on rural lands.

Is the subject property within an area of land designated under any provincial plan(s)?

(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;

Growth Plan applies to the entire County of Peterborough so answer should be yes)

Yes☒ Yes ☐ NoIf yes, explain how the application conforms or does not conflict with provincial plan(s)? Supports Conservation.**11. Restrictions of Subject Land**

Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land?

☐ Yes☒ No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____
File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any barns within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

Are there any anaerobic digesters within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No
If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☒ Yes ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☒ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☒ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land -- (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	dave webster	rual farm land	n/A
South	darel drain	rural farm land	n/A
East	adam verroot	rual farm land	house/Barn
West	dave webster	rual farm land	n/A

16. Driving Directions

Please describe in detail driving directions to the subject property: north of hwy #7 3 miles, drive north on the 6th line of asphdole go to your first stop sign, then continue onto the 6th line of douro dummer

north of hwy #7 3 miles, drive north on the 6th line of asphdole go to your first stop sign, then continue onto the 6th line of douro dummer for 1 mile the farm is on the west side of the road

north of hwy #7 3 miles, drive north on the 6th line of asphdole go to your first stop sign, then continue onto the 6th line of douro dummer for 1 mile the farm is on the west side of the road

north of hwy #7 3 miles, drive north on the 6th line of asphdole go to your first stop sign, then continue onto the 6th line of douro dummer for 1 mile the farm is on the west side of the road

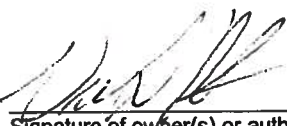
Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

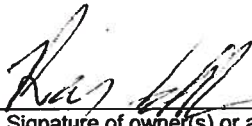
If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Douro-Dummer this 23 day of March, 2021.



Signature of owner(s) or authorized solicitor/agent



Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, David Lebb of the Township, City, etc. of Douro-Dummer, in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township
City, Township

of Douro-Dummer
Name of City, etc.

in the County
County, Region, etc.

of Peterborough
this 11 day of March, 2022.

M. Chait-Hartwig
Commissioner, etc. for taking affidavits



Owner or authorized Agent

Owner or authorized Agent

Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

Lot line * David Webster property.

Hardwood Bush.

~~Rural Webster Property~~
Rural Agriculture

Panel.

* ~~David Webster Property~~
Rural Agriculture

* ~~David Webster Property~~
Rural Agriculture

Lot line

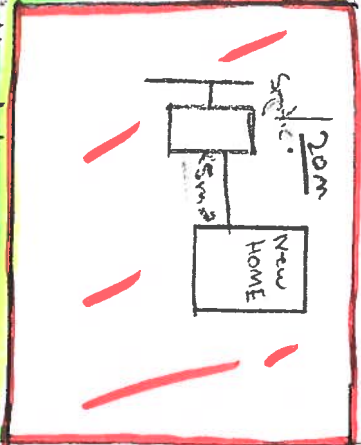
lot line



45m

New lot 25m

25m



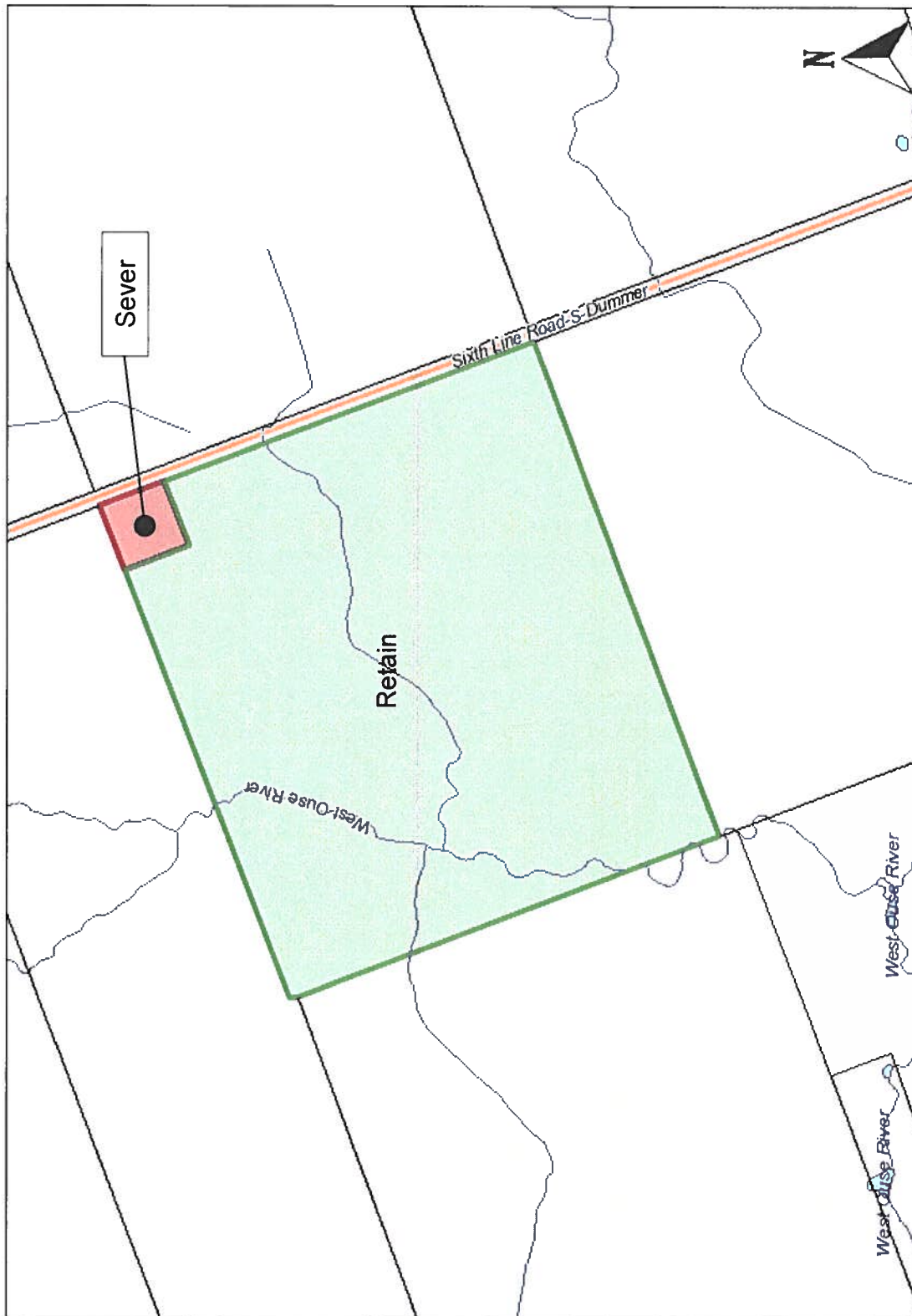
6th line
Rel South
Close Dammer

N

* ~~Museum~~
Lobby
Rural
ag.

* ~~Adams~~
Circuit
Rural
ag.

Roll # 1522-020-001-08200
Lot 4, Concession 5, Dummer Ward



Scale (metric)
1:8,000

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Roy Lobb

Agent: David Lobb

Date: May 20, 2020

Lot: 4

Concession: 5

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 276 Sixth Line Road South Dummer

Phone: 705-933-0112

Email:
david.lobb91@gmail.com

Office Phone:

Communication Sent To:

Owner: ☐

Agent: ☒

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation (effective April 2014)	Rural	Rural & Provincially Significant Wetland
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU) & (EC(P))
Area/Lot Dimensions	± 0.8 hectares with ±90m of frontage	± 39.6 hectares with ±520m of frontage
Existing Use/Buildings	Vacant	House, Barn

Intent: To sever a residential lot. Roll No.(s) 1522-020-001-08200.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural and Provincially Significant Wetland in the Local Component of the County Official Plan; the severed parcel is within the Rural designation only.

In the Rural designation a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that the subject property has not received any severances in the last 25 years, therefore the lands remain eligible for consent.

In addition to the above requirement for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). Assessment information indicates that the landowner appears to meet the ownership requirements, and the severed parcel does not exceed 1 hectare.

All consents meet road frontage & access, Zoning By-law, Minimum Distance Separation and Health Unit requirements (Ss.7.12.2, 7.12.4, 7.2.3 & 7.12.12). Minimum Distance Separation (MDS) must be calculated for any livestock facility, regardless as to whether it is currently being used to house livestock. As can be seen on the attached sketch, the severed parcel is located entirely within the MDS arc from the barn on the retained parcel and therefore does not meet Minimum Distance Separation requirements.

Since the subject lands front on a Township Road, any proposed entrances must be approved by the local Municipal Public Works department.

Municipal Zoning By-Law Review: The severed parcel is zoned Rural (RU) in the Municipal Zoning By-law. A single detached dwelling is permitted in the (RU) zone (S.9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4(a)&(b)). The severed parcel appears to meet these minimum requirements.

The retained parcel is zoned Rural (RU) and Provincially Significant Wetland (EC(P)) in the Municipal Zoning By-law. An agricultural use is permitted in the (RU) zone (S.9.1.1), provided the parcel has a minimum lot area of 20 hectares and a minimum lot frontage of 135 metres (S.9.2.1(a)&(b)). The retained parcel appears to meet these minimum requirements. The applicant should be aware that new buildings and structures are not permitted within the area zoned (EC(P)) (S.19.2).

Provincial Policy Review: The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: wetlands, streams and potential species at risk.

Section 4.2.4.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed parcel is located within 120 metres of the above key hydrologic features, a natural heritage evaluation and/or hydrologic evaluation is required. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Although the Otonabee Region Conservation Authority can be contacted for specific study requirements, it is not recommended that further study be pursued until such time as other conformity issues with the proposal have been addressed.

A portion of the subject property is traversed by an area identified for habitat of endangered species and threatened species, as shown on the attached sketch. Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) at 277 Sixth Line Road, 191 Sixth Line Road and on the retained parcel (see map attached). The proposal does not appear to meet MDS I setback requirements since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. In order to address this issue, it is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, the barn be removed from the property or rezoned to prohibit the keeping of livestock.

The subject property is located within a Candidate Agricultural Area, as identified in the new Agricultural System for the Greater Golden Horseshoe (Growth Plan, 2019). Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the County Official Plan. Until such time, Candidate Agricultural Areas will be subject to the rural policies of the Provincial Policy Statement. Section 1.1.5.2 of the Provincial Policy Statement allows for limited residential development on rural lands.

Additional Notes:

* The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Don Allin at (705) 745-5791 ext.213/ext.225 to determine what, if any permits may be necessary.

* The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☐ **County Infrastructure Services (i.e. Roads) ;**
- ☒ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other**

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|--------------------------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Township | <input checked="" type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The severance proposal does not appear to conform to the Provincial Plan(s). Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

The applicant should be aware that any development proposed within the 120 metre buffer surrounding key hydrologic features on the property will require a Natural Heritage Evaluation.

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. Section 2.6.3.1 of the Plan states that “under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan.”

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. Minimum Distance Separation requirements have not been met since the severed parcel is located entirely within the MDS arc from the barn on the retained parcel. It is recommended that the severed parcel be moved to a location elsewhere on the property outside of the MDS arc, or the barn be removed from the property or rezoned to prohibit the keeping of livestock.

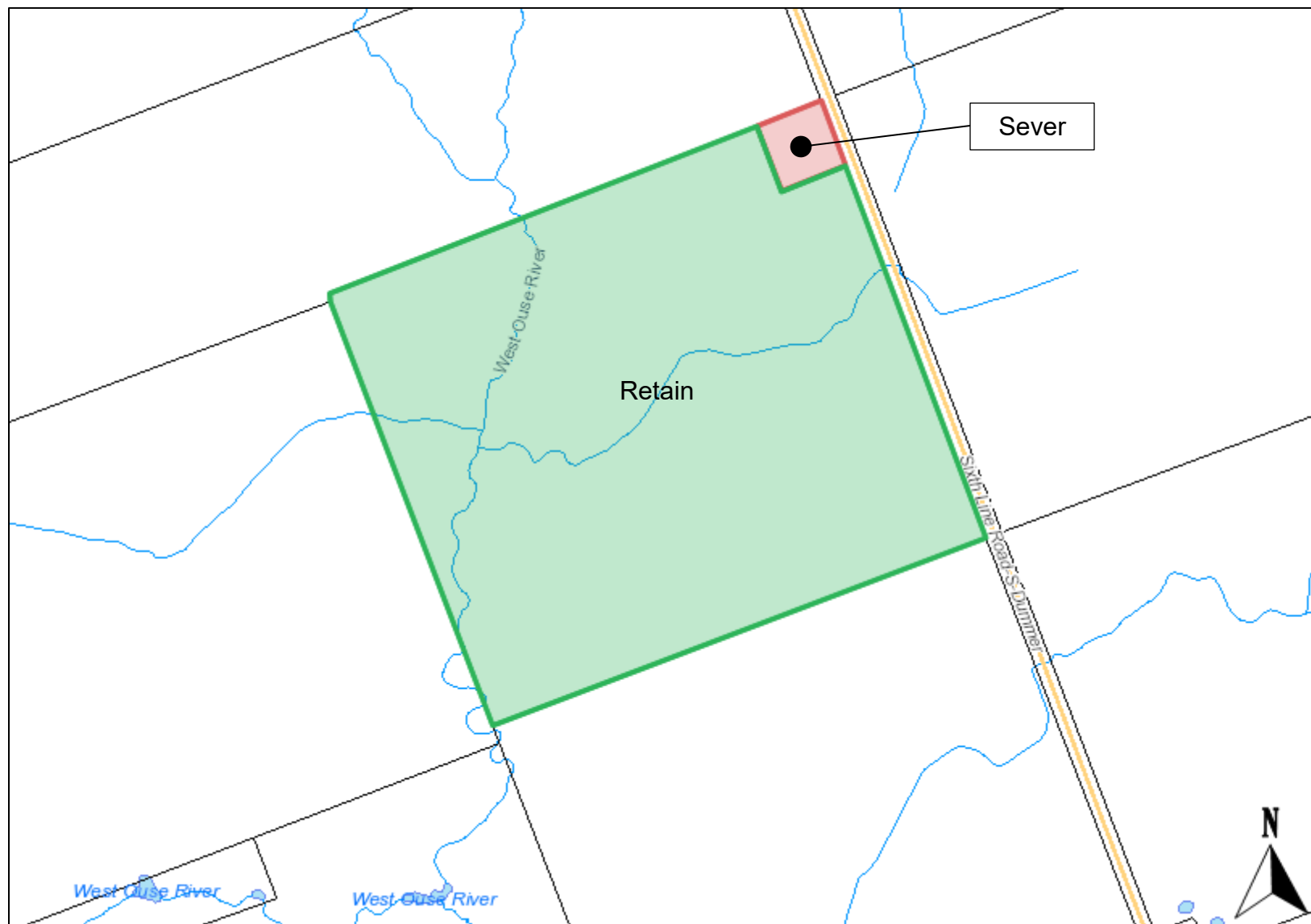
- ☒ Application requires confirmation from the Township or identified agency regarding policy conformity. ****Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Keziah Holden

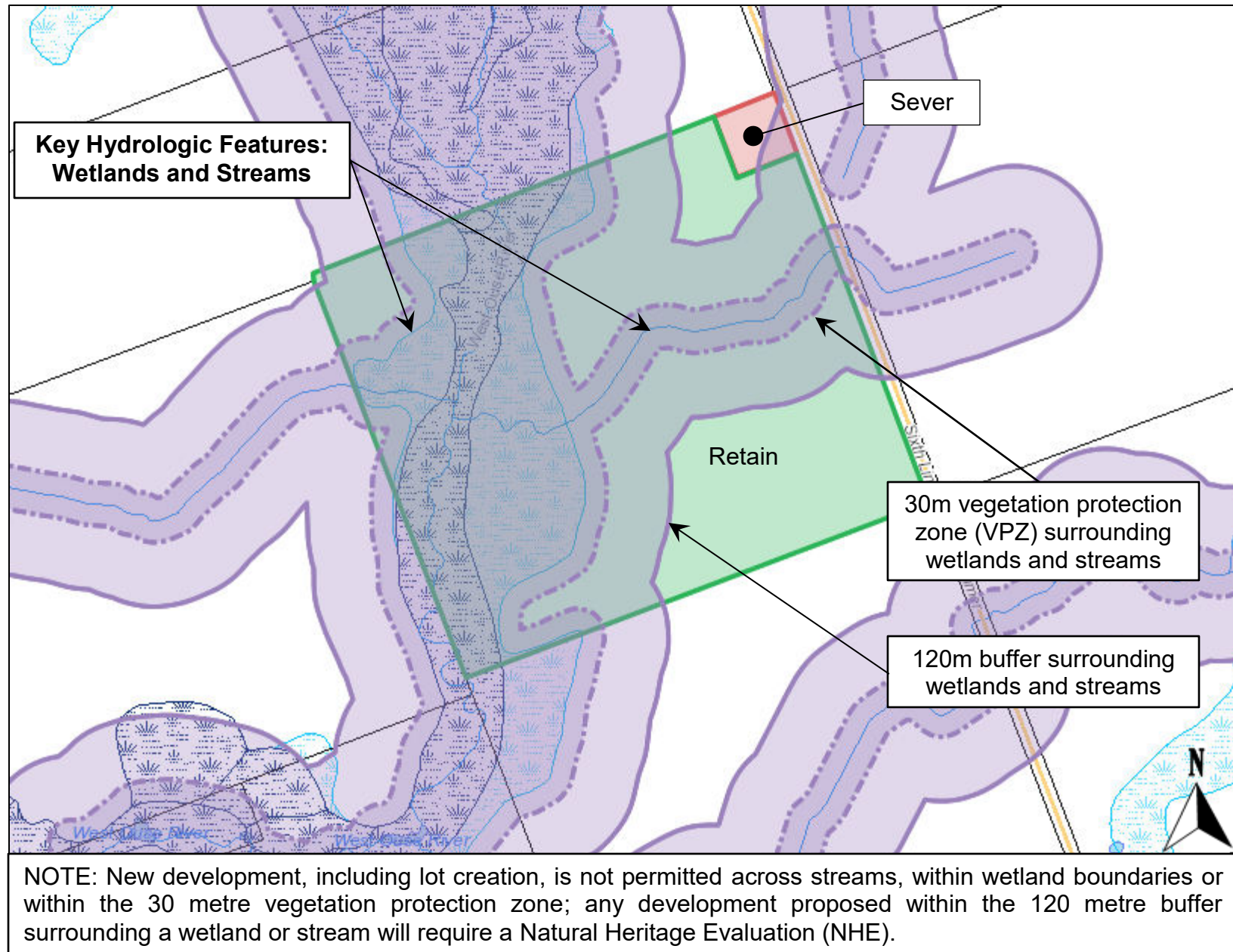
Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

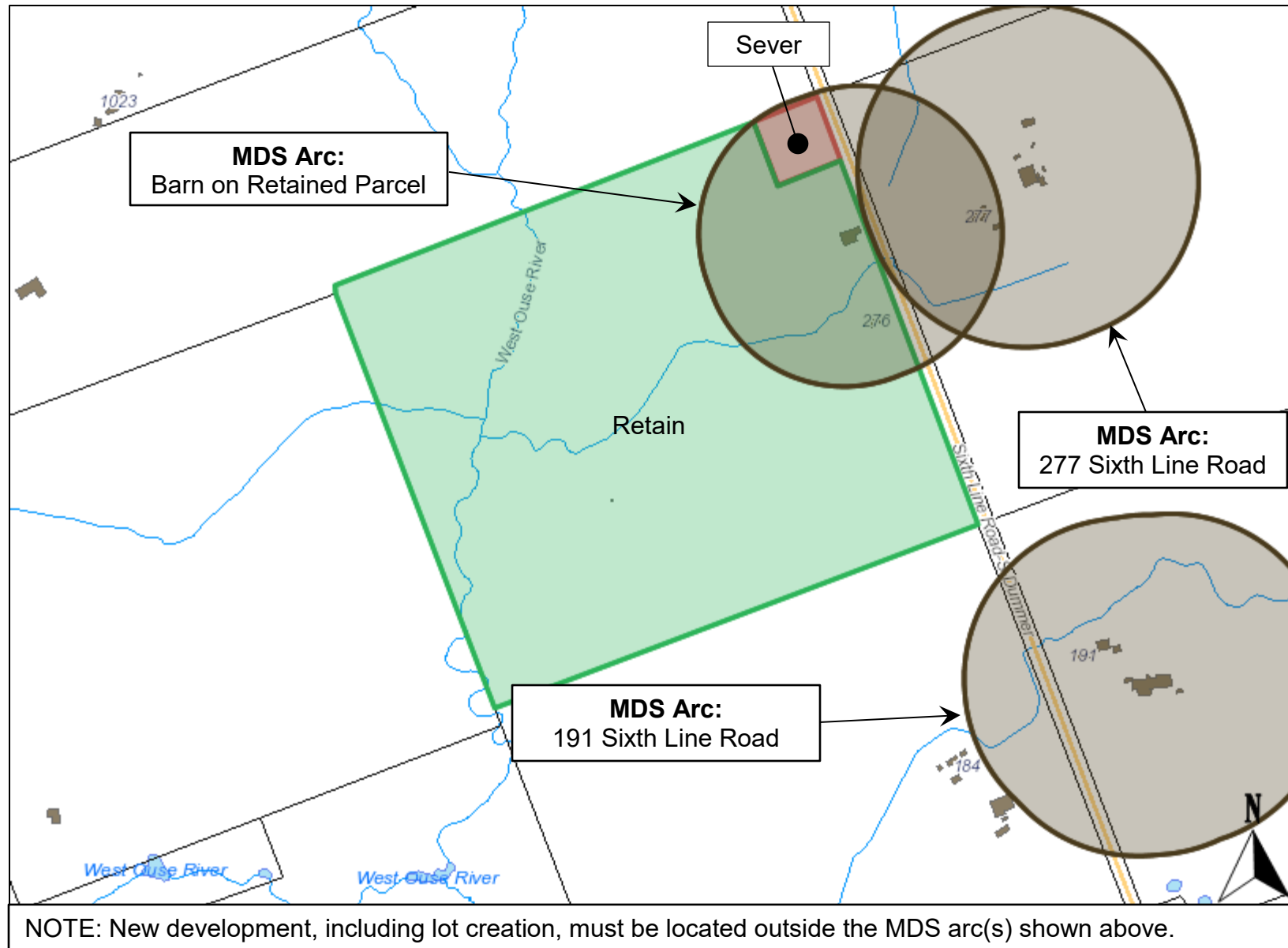
Roll # 1522-020-001-08200
Lot 4, Concession 5, Dummer Ward



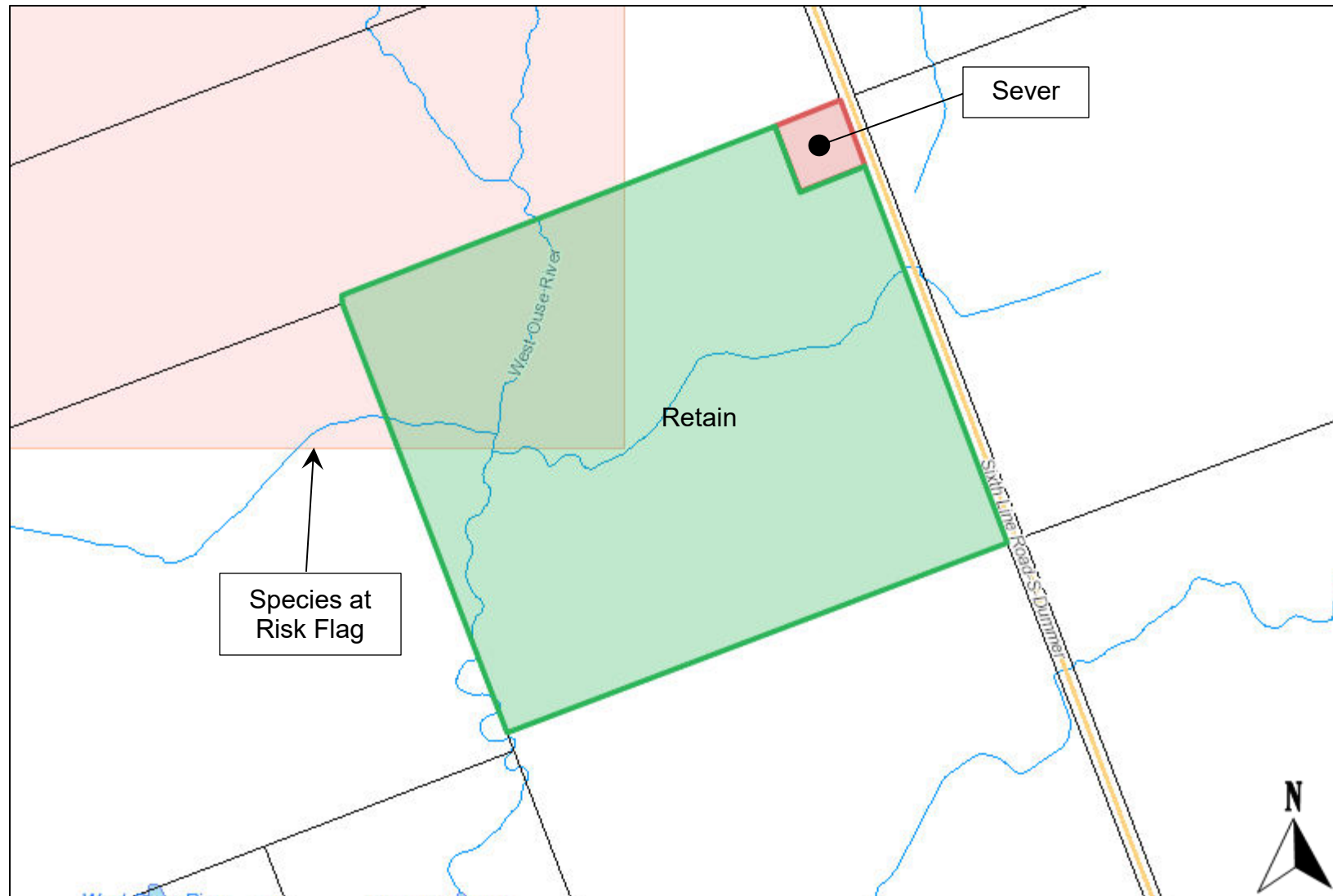
Roll # 1522-020-001-08200
Special Features Mapping: Key Hydrologic Features



Roll # 1522-020-001-08200
Minimum Distance Separation (MDS) Requirements



Roll # 1522-020-001-08200
Special Features Mapping – Species at Risk



NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat that may require a Species at Risk (SAR) Assessment to support the severance application.

Severance Review

File No: B-54-22 and B-55-22 - Hurtubise
Name: Ronald & Julie Hurtubise
Location: 379 Eighth Line S Dummer
Lot 6, Concession 8, Dummer Ward
1522-020-002-05400

Purpose of the applications – Creation of two residential lots

Official Plan Designation:

Severed A & B:	Rural
Retained:	Rural

OP Conformity:

Residential uses are permitted uses in the Rural Designation provided fragmentation of farm lands and conflict with adjacent farm operations are not created.

A maximum of two consents to create new lots may be permitted from a property within the Rural designation, as it existed 25 years prior to the date of application.

Previous Severances:

None within the last 25 years.

Zoning:

Rezoning Required:

Severed:	RU (Rural)	No
Retained:	RU (Rural)	No

Zoning Conformity:

The severed lots will meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4).

The retained lot will meet the area and frontage requirements of a hobby farm or residential use in the Rural Zone (Section 9.2.4 or Section 9.2.6.1).

PPS Conformity:

The applications are in conformity with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposed lots are located within 120 metres of key hydrologic features. A Natural Heritage Evaluation completed by

Cambium, dated March 17, 2022 was submitted with the application and reviewed by the Otonabee Region Conservation Authority – see ORCA’s letters dated June 6, 2022 attached.

As the VZP from the wetland does not directly touch the lots to be severed, a rezoning will not be required. A mitigation measures agreement will be required to be registered on title to ensure that future owners are aware of the requirements outlined in Section 7.

Entrance Report:

Please see a copy of the Township’s Entrance Report for each lot, which is attached. A safe entrance is possible for each lot, but a culvert and a 3m strip of land to the Township are all required.

CBO Report:

The CBO report had not been received at the time of writing this report.

Comments:

A copy of the County’s Preliminary Review dated August 31, 2021 is attached.

All department managers have been circulated for comment on this application.

Recommendation:

That it be recommended to Council that Severance Application B-54-22 and B-55-22 for Ron Julie Hurtubise be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That a 3 metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- That a Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner’s expense, which would recognize the recommendations included in Section 7 of the Natural Heritage Evaluation prepared by Cambium dated by March 17, 2022

Report Approval Details

Document Title:	B-54-22 and B-55-22 - Hurtubise.docx
Attachments:	<ul style="list-style-type: none"> - B-54-22 Public Works Report.pdf - B-55-22 Public Works Report.pdf - B-54-22, 379 Eighth Line Road South Dummer. Lot 1; ORCA PPLD-2230.pdf - B-55-22, 379 Eighth Line Road South Dummer. Lot 2; ORCA PPLD-2231.pdf - B-54-22 and B-55-22 NHE 379 Eighth Line Road.pdf - 54-22 Application.pdf - 55-22 Application.pdf - Hurtubise - PSR compiled.pdf
Final Approval Date:	Jun 17, 2022

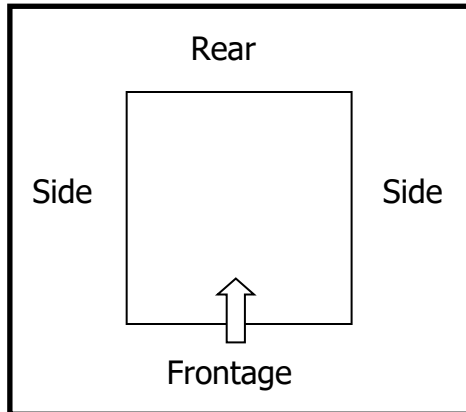
This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Elana Arthurs was completed by workflow administrator Martina Chait-Hartwig

Elana Arthurs

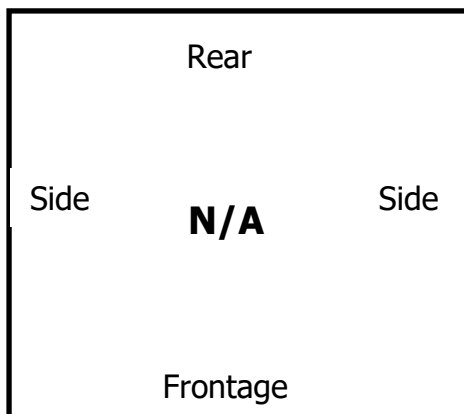
File Number: B-54-22	Roll Number:
Location of Property: 379 8 th Line South Dummer	
Owner (s) Name: Ron & Julie Hurtubise	

Severed



Street/Road Name:	Webster Road	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Retained (if vacant)



Street/Road Name:		
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments:

Date Site Visited: June 7, 2022

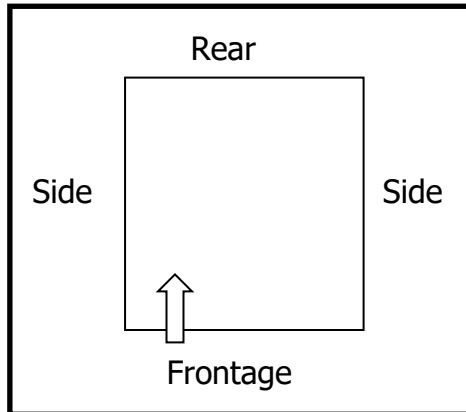
Owner Present: Yes ☐ No ☒

Jake Condon
Manager of Public Work

Owner's Acknowledgement

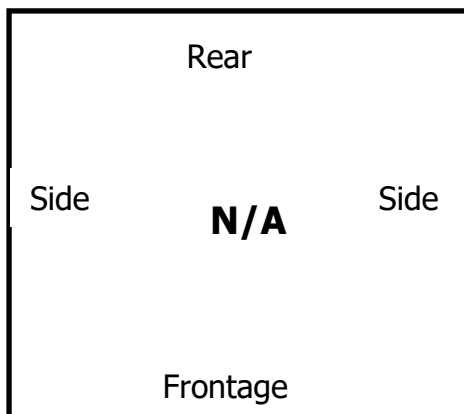
File Number: B-55-22	Roll Number:
Location of Property: 379 8 th Line South Dummer	
Owner (s) Name: Ron & Julie Hurtubise	

Severed



Street/Road Name:	Webster Road	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Retained (if vacant)



Street/Road Name:		
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments:

Date Site Visited: June 7, 2022

Owner Present: Yes ☐ No ☒

Jake Condon
Manager of Public Work

Owner's Acknowledgement



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



June 6, 2022

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

**Re: File: B-55-22, 379 Eighth Line Road South Dummer, Lot 2, Dummer Ward;
Roll# 1522 020 002 05400; ORCA File: PPLD-2231**

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 proposed parcel (Lot2) is not subject to Ontario Regulation 167/06, Otonabee Conservation 'Development, interference with wetlands and alterations to shorelines and watercourses' regulation. **Permits from this agency are not 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



Natural Heritage Evaluation - 379 Eighth Line Road, Township of Douro-Dummer, County of Peterborough, Ontario

March 17, 2022

Prepared for:
Ron Hurtubise

Cambium Reference: 12715-001

CAMBIUM INC.

866.217.7900

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1.0 Introduction

Cambium Inc. (Cambium) was retained by Ron Hurtubise to conduct a Natural Heritage Evaluation - 379 Eighth Line Road, Township of Douro-Dummer, County of Peterborough, Ontario (Figure 1). The proposed development includes residential lot severances resulting in one retained lot and two severed lots. The desired location of the severed lots is in the southeast corner of the property, fronting Webster Road. Based on the proposed development, the entire property will be considered the Site for this report.

A Natural Heritage Evaluation (NHE; the Study) is required to address potential negative impacts to natural heritage features identified during the preliminary development review process, as required by the Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH). The Site contains and is adjacent to (within 120 m of) a mapped unevaluated wetland and within an area of Species at Risk Observations (as listed in the pre-consultation record; Appendix A). The Site is within Ecoregion 6E-9 of Ontario (Crins, Gray, Uhlig, & Wester, 2009). The property is located outside of any Settlement Area.

The Site is within the jurisdiction of the Otonabee Region Conservation Authority (ORCA) and their regulated area overlaps the Site due to the presence of mapped unevaluated wetlands on and adjacent to the Site. As the Site contains wetlands, the Study will consider regulations on development as imposed by the local Conservation Authority's Regulation under the Conservation Authorities Act, 1990.

The Endangered Species Act, 2007 (ESA) protects endangered and threatened species and their habitats from harm or destruction. Habitat for endangered and threatened species is also afforded protection under provincial natural heritage policy; however, it is ultimately the landowner's responsibility to ensure that no harm to these species or their habitats occurs on their property. This Study includes a habitat-based screening for species of conservation concern to determine if the Site has suitable habitat for any provincially or federally listed species at risk (SAR).



Cambium has conducted this Study to provide an evaluation of reasonably anticipated ecological impacts, positive or negative, that may arise as a result of this proposed development, to guide the decision-making process and address approval authority requirements.

1.1 Terms of Reference

The Terms of Reference (ToR) for this Study were circulated to ORCA and an email response with comments with respect to the ToR was received from Matt Wilkinson, Planner, on June 23, 2021. Relevant correspondence and documentation are provided in Appendix A.

1.2 Proposed Development and Conceptual Site Plan

The Site is an irregular shape of approximately 18.3 ha. The Site currently contains a dwelling, garage, outbuildings (sheds), and a barn. The boundaries of the Site are abutted by Webster Road to the south, and Eighth Line to the west. To the north and east of the Site are natural and agricultural areas. The northern portion of the Site is forested, with open areas for pasture near the existing dwelling and barn. The southern portion of the Site, including the area of the proposed severed lots, is occupied by active hay fields. Adjacent properties consist of rural residential areas, pasture, hay fields, and forested areas with swamps and wetlands; as determined through observations from the Site, publicly accessible lands, and interpretation of orthoimagery.

The proposed development includes the creation of two new severed lots in the southeast corner of the Site and one retained lot. The two new severed lots are intended for residential purposes.

A Conceptual Site Plan is included in the Preliminary Severance Review in Appendix A. This Site Plan is preliminary and was used for the purpose of scoping the Study. Note that future Site Plans submitted in support future permit applications should include the recommendations provided herein.



2.0 Applicable Natural Heritage Policy and Regulation

2.1 Provincial Policy Statement, 2020

Section 2.1 of the Provincial Policy Statement (PPS) (Ministry of Municipal Affairs and Housing, 2020) protects the form and function of natural heritage features as defined by the PPS. Natural heritage features included in the PPS are provincially significant wetlands (PSW), significant coastal wetlands, significant woodlands, significant valleylands, significant wildlife habitat (SWH), significant areas of natural and scientific interest (ANSI), fish habitat, and the habitat of endangered and threatened species. Given their significance, development is prohibited within PSWs in Ecoregions 5E, 6E, and 7E and within significant coastal wetlands. Development in fish habitat and the habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements. Development within other natural heritage features and on lands adjacent to all natural heritage features are permitted only if demonstrated that there will be no negative impacts on the feature or their ecological function. Development includes the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*.

Section 2.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development. Mitigative measures and/or alternative development approaches should be considered for development near water features.

2.2 Growth Plan for the Greater Golden Horseshoe, 2020

The Greater Golden Horseshoe is one of the most dynamic and fast-growing regions in North America. To address the challenges of increased development within the area, the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH) builds on the PPS *"to establish a unique land use planning framework for the Greater Golden Horseshoe that supports achievement of complete communities, a thriving economy, a clean and healthy environment,*



and social equity” (Ministry of Municipal Affairs and Housing, 2020). In general, the GPGGH seeks to preserve agricultural lands, water resources, and natural areas by directing growth to settlement areas as defined in municipal Official Plans. The GPGGH contains policies regarding a provincial Natural Heritage System (NHS), key hydrologic features (KHF), key hydrologic areas (KHAs), and key natural heritage features (KNHFs) (Table 1). Policies that reference the provincial NHS apply once the municipal Official Plan has incorporated the provincial NHS into their schedules; until that time, the policies that reference the NHS will apply outside settlement areas to the natural heritage systems identified in Official Plans that were approved and in effect as of July 1, 2017. Section 4.2.3 of the GPGGH states that, outside of settlement areas, development or site alteration is generally not permitted in KNHFs that are part of the NHS or in KHFs. Section 4.2.4 states that, outside of settlement areas, a proposal for new development or site alteration within 120 metres of a KNHF within the NHS or a KHF will require a natural heritage evaluation or hydrologic evaluation that identifies a suitable vegetation protection zone (i.e., a development setback). For KHFs, fish habitat, and significant woodlands the vegetation protection zone can be no less than 30 m measured from the outside boundary of the feature.

Table 1 Protected Features of the GPGGH

Key Hydrologic Features		Key Natural Heritage Features
Permanent Streams	Habitat of Endangered and Threatened Species	Significant Wildlife Habitat
Intermittent Streams	Fish Habitat	Sand Barrens
Inland Lakes and their Littoral Zones	Wetlands	Savannahs
Seepage Areas and Springs	Life Science Areas of Natural and Scientific Interest (ANSI)	Tallgrass Prairies
Wetlands	Significant Valleylands	Alvars
	Significant Woodlands	



2.3 Official Plan and Zoning By-Law

Peterborough County Official Plan, 1994

According to the Peterborough County Official Plan, the land designation of the Site is 'Rural'. The adjacent properties are also designated as 'Rural'. The Peterborough County Official Plan also functions as the Official Plan for the Township of Douro-Dummer.

Township of Douro-Dummer Comprehensive Zoning By-law, 2010

According to the Township of Douro-Dummer, the zoning of the Site is 'Rural' (RU). The adjacent properties are designated as 'Rural' (RU) and 'Environmental Conservation' (EC).

2.4 Conservation Authority Regulation

"Conservation Authorities are local watershed management agencies that deliver services and programs to protect and manage impacts on water and other natural resources in partnership with all levels of government, landowners and many other organizations" (Conservation Ontario, 2021). Conservation Authorities each have their own Ontario Regulation under the *Conservation Authorities Act, 1990*. In general, they regulate development within and adjacent to river or stream valleys, Great Lakes and inland lakes shorelines, watercourses, hazardous lands (flood, erosion, unstable soils) and wetlands.

Otonabee Region Conservation Authority regulates these features under Ontario Regulation 167/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

2.5 Endangered Species Act, 2007

Species listed as endangered or threatened on the Species at Risk in Ontario (SARO) list are protected under the provincial Endangered Species Act, 2007 (ESA) (Government of Ontario, 2007). Section 9(1) of the ESA prohibits a person from killing, harming, harassing, capturing or taking a member of a species listed as endangered, threatened, or extirpated. Section 10(1) of the ESA prohibits the damage or destruction of habitat of species listed as endangered or threatened. Protection of special concern species is provided through designation of their habitat as significant wildlife habitat (SWH), a provincially protected natural heritage feature.



2.6 Species at Risk Act

The federal Species at Risk Act (SARA) was adopted in 2002 to prevent endangered or threatened species from becoming extinct or extirpated, to help in the recovery of endangered, threatened and extirpated species, and to manage species of special concern to help prevent them from becoming endangered or threatened. Habitat which is deemed necessary for the survival/recovery of a listed wildlife species, referred to as Critical Habitat, is protected under Section 56 of the SARA. The SARA applies to all federal lands in Canada; however, at-risk aquatic and migratory bird species located on private property in Ontario also receive protection under the Act.



3.0 Technical Approach and Data Collection Methods

3.1 Background Information Review

Existing background information pertaining to the Site and surrounding landscape was compiled and reviewed, as part of a comprehensive desktop exercise, to better understand local biophysical conditions. In southern Ontario, readily available data includes orthoimagery, topographic base mapping, and geological records. Natural environment and land use schedules prepared in support of Official Plans and Zoning By-Laws were reviewed to acquire municipal data. Natural area records and species occurrences were obtained from digital resources and reference materials. The comprehensive desktop review for this Site included the following resources:

- Natural Heritage Areas: Make-a-map (Ministry of Natural Resources and Forestry, 2018)
- Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2018)
- Ontario Breeding Birds Atlas (OBBA) (2001-2005) (Bird Studies Canada, 2005)
- Peterborough County Preliminary Severance Review (October 22, 2020; Appendix A)
- Peterborough County Official Plan, 1994
- Township of Douro-Dummer Comprehensive Zoning By-law, 2010

Mapped natural heritage features present in the general area of the Site are shown on Figure 2.

3.1.1 Ministry Consultation

Depending on the natural feature of the Site, ministry consultation may include the Ministry of Northern Development, Mines, Natural Resources, and Forestry (NDMNRF) and/or the Ministry of Environment, Conservation, and Parks (MECP), as applicable. For this Study, Cambium consulted directly with MECP regarding SAR. A record of this correspondence is included in Appendix A, and a discussion of SAR is included in Sections 4.4, 5.3, and 5.4.



In early 2019, the Government of Ontario made changes to the regulating authority on matters related to SAR in the province. The MECP is now responsible for administering the ESA and providing direction on potential compliance issues. MECP has prepared a guidance document titled *Client's Guide to Preliminary Screening for Species at Risk* (Ministry of the Environment, Conservation and Parks, 2019). This document aims to “help clients better understand their obligation to gather information and complete a preliminary screening for SAR before contacting the Ministry”. This document was used to guide the SAR habitat-based screening for the Study.

3.2 Field Investigations

Information gathered through the background information review was used to guide the development of the fieldwork program. The purpose of the field visit(s) was to verify information acquired through existing documentation and to gather additional site-specific information. The following sections detail the methodologies that were applied.

3.2.1 Ecological Land Classification and Vegetation Inventory

The Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998) was used to classify vegetation communities on the Site. Definitions of vegetation types are derived from the ELC for Southern Ontario First Approximation Field Guide (Lee, et al., 1998) and the revised 2008 tables. ELC units were initially delineated and classified by orthoimagery interpretation. Field investigations served to confirm the type and extent of communities on the Site through vegetation inventory, and soil assessment with a hand auger where vegetation types could not be classified based on vegetation alone. Where vegetation communities extend off the Site, classification is done through observation from property boundaries and publicly accessible lands.

3.2.2 Wetland Boundary Delineation

Wetland boundaries were initially delineated and classified by orthoimagery interpretation. The presence/absence of wetlands on the Site was confirmed through field investigations during the growing season (late May through October). Wetland boundaries were determined using



the 50% wetland vegetation rule. Where vegetation-based delineation was inconclusive, soil assessment with a hand auger was used to confirm wetland boundaries. Wetland boundaries on the Site were marked with a hand-held GPS unit and staked/flagged in the field. Where wetland communities extend off the Site, classification was done through observation from property boundaries and publicly accessible lands.

3.2.3 Habitat-Based Wildlife Surveys

Given the scale of the proposed development, a habitat-based approach was used to assess potential impacts to wildlife, consistent with standard practice. General habitat information gathered through the field investigations was used to assess the connectivity of the Site with the surrounding landscape and evaluate the ecological significance of the local area. Cambium staff actively searched for features that may provide specialized habitat for wildlife. These searches included inspecting tree cavities, overturning logs, rocks and debris, and scanning for scat, browse, sheds, fur, etc. Any evidence of breeding, forage, shelter, or nesting was noted. Species and habitat observations were documented and photographed.



4.0 Characterization of Natural Features and Functions

Data acquired through the background information review and field investigations is summarized in the following sections. Based on the information gathered, an assessment of significance has been completed to identify protected natural heritage features on and/or adjacent to the Site.

The following field investigations were carried out on the Site and are summarized in Table 2. Eastern Meadowlark observations are shown on Figure 3.

Table 2 Summary of Field Investigations

Date	Time On Site	Weather	Observer	Activities
2021-06-17	10:30 – 12:00	25°C, Sunny Wind: 1 Noise: 1	T. Jamieson	Ecological Land Classification Wetland Boundary Delineation Habitat-Based Wildlife Survey

Notes:

Wind speed is reported as a Beaufort Wind Scale value (0 = 0-2 kph, 1 = 3-5 kph, 2 = 6-11 kph, 3 = 12-19 kph, 4 = 20-30 kph, 5 = 31-39 kph, 6 = 40-50 kph).

Noise is reported based on background noise levels: Index 0 – no appreciable effect, 1 – slightly affecting sampling, 2 – moderately affecting sampling, 3 – seriously affecting sampling, 4 – profoundly affecting sampling.

4.1 Landscape Position and Topography

The Site is located within the Mixedwood Plains Ecozone: Lake Simcoe Rideau Ecoregion 6E, which extends southward from a line connecting Lake Huron in the west to the Ottawa River in the east, including Ottawa, Kingston, Peterborough, Barrie, Tobermory, Kitchener, and Toronto. This Ecoregion is characterized by a mixed geology that includes both shallow soil areas such as alvar and bedrock plains, as well as deep soil areas such as the Oak Ridges Moraine. It falls within the Great-Lakes St. Lawrence Forest Region, including deciduous and mixed forests; however, over 50% of the landscape in this Ecoregion is currently in use as agricultural land (Lee, et al., 1998).

The Site is relatively flat, consisting of gentle rolling hills with minor changes in topography in the southern half of the Site, and slight decreases in topography in the northern half of the Site where a wetland exists (Figure 3).



4.2 Vegetation Communities

Utilizing aerial imagery dating back to 1985, it appears that no major changes to vegetation cover have occurred at the Site. Currently, the Site contains an existing driveway, forested areas to the east and west of the driveway, and open areas near the centre and on the south portions of the Site. The surrounding area is mainly residential or forested areas and have been this way since at least 1985.

The vegetation communities on the Site are summarized in

Table 3 and are mapped on Figure 3. A list of identified species and representative photos for each community are provided in Appendix B.

Table 3 Vegetation Communities

No.	ELC Code	Community Description	Community Type	S -Rank
1	OAGM2	Perennial Cover Crops (Hay Field)	Terrestrial	N/A
2	FODM11	Naturalized Deciduous Hedge-row	Terrestrial	N/A
3	SWC1-1	White Cedar Coniferous Swamp	Wetland	S5
4	CUM1	Mineral Cultural Meadow	Terrestrial	N/A
5	FOC	Coniferous Forest	Terrestrial	S5
6	MAS2	Mineral Shallow Marsh	Wetland	S5
7	CVR	Residential	Terrestrial	N/A

A search for Butternut (*Juglans cinerea*; provincially endangered) was completed as part of the vegetation survey; no Butternut were identified.

4.2.1 Significant Woodlands

Significant woodlands are natural heritage features that are afforded protection under provincial policy. The PPS defines woodlands as: treed areas, woodlots or forested areas, and states that woodlands may be delineated according to the Forestry Act definition or the



Province's ELC system definition for "forest". According to the provincial ELC system, only Vegetation Community 5 meet the woodland definition.

Currently, according to their respective Official Plan Schedules, the County of Peterborough has not explicitly defined or designated significant woodlands within their jurisdiction. In the absence of local criteria for evaluating woodlands, the NHRM provides comprehensive guidance on evaluating woodlands for significance (Ministry of Natural Resources, 2010). The Greenbelt Plan provides evaluation criteria in the document entitled: *Technical definitions and criteria for key natural heritage features in the Natural Heritage System of the Protected Countryside Area* (Ministry of Natural Resources, 2012). While the Site is outside the Greenbelt Plan area, the North Area of the Greenbelt Plan (i.e., north of the Oak Ridges Moraine) is representative of the geographic and planning context for this Site, and these technical definitions can be used to guide evaluations in the absence of local criteria. The Greenbelt Plan criteria have been applied to this Site.

The Greenbelt Plan defines a woodland as significant if any of the following conditions are met:

- Size: woodland is larger than 10 ha
- Natural composition: area of the woodland composed of naturally occurring species is greater than 4 ha
- Age of trees: equal 10 or more trees per ha that are either 100 years old or 50 cm in diameter
- Woodlands of 4 ha or more that are within 30 m of a significant wetland, significant habitat, or significant woodland
- Any woodlands 0.5 ha or greater containing provincially rare treed vegetation with a S1, S2, or S3 ranking.

A woodland exists in the northern portion of the Site (Vegetation Community 5; Figure 3). This woodland is further connected to the adjacent woodlands to the west, as Eighth Line Road is less than 20 m wide. Therefore, the woodland is larger than 10 ha and is considered a candidate significant woodland.



4.3 Wetland Delineation

Field investigations confirmed that there are unevaluated wetlands on and adjacent to the Site; however, the location and extent of the field verified wetland overlapping the Site is not consistent with provincially mapped feature boundaries. One wetland was identified in the north-central section of the Site, as detailed in

Table 3 and illustrated on Figure 3. This wetland feature is located within the retained lot, adjacent to the existing dwelling, and is greater than 120 m from the proposed severed lots. The boundary of this wetland was GPS marked in the field.

The mapped unevaluated wetland located on adjacent lands to the northwest and southeast of the Site were observed from the road considering that these features are located on adjacent private property (Figure 3). The wetland to the northwest is well established and was effectively confirmed through orthoimagery interpretation. The wetland to the southeast has potential implications to the development proposal; therefore, conditions within this feature were documented from the roadside to the best extent possible. The wetland to the southeast of the proposed severance locations was observed to contain species such as Broad-leaved Cattail, Reed Canarygrass, and Northern Water-plantain. This wetland appears to be hydrologically disconnected from the Site as no connecting features (i.e. culverts, drains, etc.) from this wetland to the Site were observed. The boundary of this wetland in proximity to the road appeared consistent with provincial mapping.

4.4 Species of Conservation Concern

A list of species of conservation concern, including SAR, with potential to occur in the general vicinity of the Site has been compiled based on known species' ranges, habitat requirements, and review of background information sources (as listed in Section 3.1). In addition, the list has been augmented with direct field observations from this Study, as detailed in the previous sections. Cambium has employed a habitat-based screening, supplemented with targeted field surveys as necessary, to identify suitable habitat for species located on or adjacent to the Site.



A detailed habitat suitability analysis is provided in Appendix C and a discussion of the results is provided below.

4.4.1 Endangered and Threatened Species

As noted in the Preliminary Severance Review (Appendix A), there are SAR observation records for the Site. During background review, ORCA revealed that these SAR observations were for Eastern Meadowlark. Eastern Meadowlark were confirmed by Cambium staff during the site visit within appropriate habitat, as observed in Vegetation Community 1 (Figure 3), as such, SAR habitat for Eastern Meadowlark exists on the Site. The habitat area in which the Eastern Meadowlark were observed is a hay field that is actively managed/cut for agricultural purposes.

Bobolink are listed federally and provincially as threatened. They utilize similar habitat as Eastern Meadowlark such as hayfields and pastures. Appropriate habitat, as observed in Vegetation Community 1 (Figure 3), exists on the Site. As such, potential habitat for Bobolink exists on the Site. No Bobolink were observed during the site visit.

Barn Swallows are listed as threatened both federally and provincially. They require open habitats including grassy fields, pastures, agricultural crops, shorelines, cottage areas, wetlands, or sub-arctic tundras which are also in close association with human populations as this swallow typically nests inside man-made structures such as abandoned barns or other buildings with sufficient openings or road culverts. A barn and grassy fields are present on the Site. As such, potential habitat for Barn Swallows exists. No Barn Swallow were observed during the site visit. There are no structures within the proposed severance areas, and no alterations to structures on the retained lot are proposed.

Potential habitat for Western Chorus Frog exists within the wetland and adjacent forested areas of the Site. No Western Chorus Frog were observed during the site visit. Given that this species is not provincially regulated and wetland habitats will be protected as detailed in Section 5.1, this species is not discussed further in this report.



4.4.2 Special Concern Species

The habitat-based species of special concern screening, provided in Appendix C, identified three species with potential habitat on the Site.

Grasshopper Sparrow share similar habitat to Bobolink and Eastern Meadowlark, inhabiting open grasslands, hayfields, and pastures. This habitat is present on the Site within Vegetation Community 1 (Figure 3). No Grasshopper Sparrow were observed during the site visit, which was conducted during the breeding bird season.

Eastern Milksnake inhabit open areas such as fields and forest edges, as is present in Vegetation Communities 1, 4, and 7 (Figure 3). No Eastern Milksnake were observed during the site visit.

The Yellow-banded Bumble Bee is a habitat generalist and therefore could use Vegetation Communities 1, 4, and 7 (Figure 3) as they all contain pollinating species which the Yellow-banded Bumble Bee may use for food. No Yellow-banded Bumble Bees were observed during the site visit.



5.0 Impact Assessment and Mitigation Measures

The proposed development includes the creation of two new severed lots in the southeast corner of the Site and one retained lot. The two new severed lots are intended for residential purposes.

The following sections address potential impacts to protected features identified on and adjacent to the Site that may result from the proposed development and site alteration.

Protected natural heritage features identified on the Site include:

- Significant Woodlands
- Wetlands
- SAR Habitat
- Potential Significant Wildlife Habitat (SWH) for Endangered, Threatened, and Special Concern Species

No other natural heritage features protected by provincial policy were confirmed on or adjacent to the Site.

Mitigation measures and best management practices have been recommended to ensure that the integrity of the current existing natural features are protected and/or enhanced and furthermore that their functions are not negatively impacted during or following construction.

5.1 Significant Woodlands

Significant woodlands are not currently designated within Peterborough County; however, based on provincially approved evaluation criteria, the woodlands on the Site meet the significance criteria and have been classified as candidate significant woodlands. The proposed severances and future development will occur greater than 30 m from the dripline of the candidate significant woodland (Figure 4). Therefore, no direct or indirect impacts are expected.



5.2 Wetlands

As detailed in Section 4.2.1, wetlands were confirmed on and adjacent to the Site. Wetland boundaries on the Site were delineated in the field and are shown on Figure 3. A 30 m Vegetation Protection Zone (VPZ), functioning as a development setback, is required adjacent to wetland features in accordance with the GPGGH. The 30 m VPZ/wetland setback is illustrated on Figure 4. The 30 m VPZ is considered sufficient to protect the existing form and function of local wetland features provided that the area be maintained as the existing natural cover and be allowed to naturally self-sustain (i.e., a buffer area where no vegetation removals or grading is permitted).

Direct impacts are not expected as all proposed development, including lot line placement, is proposed to occur outside of the wetlands and the associated setbacks. If possible, access to the most eastern severed lot should be developed outside of the 30 m VPZ/wetland setback associated with the off-site wetland to the southeast (Figure 4). Considering that the wetland did not appear to be hydrologically connected to the Site and that a road passes through the setback and acts as a boundary to the wetland, limited impacts would be expected if access were proposed within the 30m VPZ/wetland setback.

The following mitigation measures are proposed to further protect the form and function of the wetlands located on and adjacent to the Site.

Erosion and Sediment Control

Prior to any construction activities taking place, perimeter sediment fencing should be installed around construction areas. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart. This key control measure will help prevent sediment from entering surface water features (i.e., wetlands) in the surrounding landscape. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Site, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas.



Maintaining Local Hydrologic Balance

Upon development for residential use, runoff from the Site is expected to increase with the introduction of impermeable surfaces (i.e., building roofs, roadways, and walkways) and compacted surfaces with reduced infiltration capacity. Measures to increase infiltration of runoff from these surfaces should be encouraged and, where possible, included in the Site Plan for the development. Eavestrough downspouts should be directed to vegetated areas (such as lawn, or gardens) and not onto hardened surfaces, to encourage infiltration to maintain the local level hydrologic balance.

Provided these recommendations are adhered to, no indirect impacts to the wetland are anticipated.

5.3 Species at Risk Habitat

As detailed in Section 4.4.1, Eastern Meadowlark were observed at the Site, within the proposed severance lots. Eastern Meadowlark utilize grasslands, hay fields, and pastures, such as Community 1 on the Site, for nesting habitat. A breeding pair, an individual, and one flyover Eastern Meadowlark were observed during the site visit. These observations confirm the presence of breeding habitat for Eastern Meadowlark.

Cambium corresponded with MECP on August 9, 2021, regarding these observations. A response from the MECP was received on October 21, 2021, stating that severances are administrative in nature and do not have impact on SAR or SAR habitat (Appendix A); but did confirm that eventual development on the lots could impact SAR or their habitats. MECP went on further to indicate that due to the active agricultural nature of the Site, an exemption to the habitat protection regulations applies under Section 4.1 of Ontario Regulation 242/08. Upon a change in land use, this exemption no longer applies. MECP indicated that at such time that physical development of the lots is proposed the person undertaking those activities would need to determine whether an ESA authorization should be obtained before the activities are undertaken.

In the interest of providing a full assessment of the development potential of the proposed severances, Cambium has completed an evaluation of habitat suitability for Eastern



Meadowlark within the local landscape. Eastern Meadowlark require a minimum habitat area of 5 ha, according to the Eastern Meadowlark General Habitat Description (MECP, 2022). The suitable habitat patch overlapping the proposed severances is estimated to be approximately 22 ha, based on a review of recent orthoimagery of the local area. The subject property contains approximately 9 ha of this suitable habitat. The proposed lots comprise a total area of 0.8 ha. Assuming that the entire footprint of each of these lots is converted to residential use (i.e. structures, lawn, associated servicing), the suitable habitat patch on the Site will be reduced to approximately 8.2 ha, which maintains ample habitat on the Site for Eastern Meadowlark. Further, suitable habitat will continue to exist in the broader landscape. The location of the proposed lots, along an existing habitat edge (i.e. roadway) will not result in habitat fragmentation. Based on this evaluation, provided that the mitigation measures identified below are adhered to, impacts to Eastern Meadowlark individuals and the functional habitat provided on and surrounding the Site are not expected.

In order to avoid harm to the form and function of the Eastern Meadowlark habitat:

- Habitat alteration must be limited to the proposed lot limits.
- All required vegetation removals within the development envelope must occur outside the grassland breeding bird timing window of April 15 to August 15 in the local area (as per Environment and Climate Change Canada Guidelines). Vegetation removals for the purpose of development occurring between April 15 to August 15 may result in contravention of the ESA (2007) and would be an offence.

Provided that these recommendations are followed, the development proposal, and subsequent development of the lots for residential use, is not expected to have an impact on Eastern Meadowlark or protected habitat. Note that the same recommendations will safeguard Bobolink habitat.



5.4 Potential Significant Wildlife Habitat for Special Concern Species

As detailed in Section 4.4, potential habitat for three species of special concern exists on the Site. Provided the recommendations herein are adhered to, no impacts to SWH for special concern species is anticipated in relation to the proposed developments on the Site.

Vegetation Clearing

As detailed in Section 5.3, migratory birds are protected under the *Migratory Birds Convention Act, 1994*. Nesting birds and their nests, eggs, and young are protected under the *Migratory Birds Convention Act, 1994*. Vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 15 to August 15 in the local area (as per Environment and Climate Change Canada Guidelines).

If vegetation clearing is to occur between April 15 and August 15, the vegetation should be investigated by a qualified biologist to confirm if any nests are present. Vegetation clearing can proceed provided there are no active nests. If active nests are confirmed, the nests should be left undisturbed until young have fledged or the nest is determined to be inactive.

Wildlife Exclusion

Small wildlife including snakes, amphibians, and small mammals are particularly vulnerable to construction-related impacts on sites adjacent to wetlands and woodlands. The ESC fencing detailed in Section 5.1 can also function as wildlife exclusion fencing. Fencing should be installed around the entire perimeter of the construction area prior to the earlier of May 1 or the commencement of Site preparation, in order to keep turtles and snakes from entering the construction area. This fencing should be made of light-duty silt fence, staked at regular intervals, trenched-in at least 10-20 cm below ground, with an above ground height of at least 60 cm.

The fencing should be inspected regularly to ensure that it remains in good condition: and any downed areas, rips, or holes should be repaired or replaced immediately. The area of construction should also be actively inspected for turtles and snakes each day prior to the start of work, throughout the duration of construction.



If any wildlife are encountered, they should be photographed and allowed time to move out of harm's way. If any SAR are discovered on the property, they should be left undisturbed as dictated by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. SAR observations should be reported to the Natural Heritage Information Centre (NHIC).

Native Pollinator Plants

As the Site may provide habitat for pollinator species such as Yellow-banded Bumble Bee, vegetation removal should be limited to the amount required for construction.

Including native flowering herbaceous plants in the future landscaping plans will aid in maintaining habitat for these pollinator species. The Ontario Seed Company (OSC) based out of Waterloo, Ontario carries a variety of seed mixtures. Specialized mixtures such as an 'erosion control mixture' and the 'early successional dry prairie meadow mix' contain wildflowers and grass species, which provide rapid vegetation cover and a diversity of habitat for pollinators. These mixtures provide an excellent method of rehabilitating areas with a diverse composition of pollinating and nectar bearing plant species suitable for the conditions documented.

5.5 Best Management Practices

5.5.1 Invasive Species

Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands and woodlands. No vegetation dumping or yard waste disposal should occur within the wetlands or forested areas of the Site to maintain the natural state and avoid the introduction or spread of non-native or invasive species. Landscape Plans should focus on native or non-invasive species.

Additional best management practices to reduce the spread of invasive species include:

- Revegetate with species native to the local area.



- Request fill and compost from reputable sources that are conscious of the potential for the spread of invasive species via these media.
- Get to know the most common invasive species in the area.
- Brush off or clean any shoes, boots and equipment that have encountered invasive species before returning to the property.
- Immediately eradicate invasive species if they are observed on the property.
- Do not compost invasive species; put them in plastic bags and dispose of them in the garbage.
- Do not dispose of lawn or garden clippings in the forest or wetlands to avoid species introductions.

5.5.2 Noise and Artificial Lighting

Noise is not expected to increase significantly because of the proposed residential development as it is consistent with the low density, rural land uses on the surrounding properties. Maintaining the wooded areas surrounding the wetland will serve to buffer wildlife within the natural areas from any noise-related impacts.

Artificial lighting can have an impact on nocturnal movement of wildlife within natural areas. To minimize impacts to wildlife, it is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting.



6.0 Policy Conformity

Based on the key natural heritage and/or hydrologic features identified on or adjacent to the Site and the findings of the field investigations detailed herein, the proposed development of the Site is in compliance with the natural heritage policies of the PPS and GPGGH.

Compliance with applicable natural heritage policy is summarized Table 4.

Table 4 Policy Conformity Summary

Key Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
Significant Woodlands	Yes	Yes	Yes; 2.1.5 & 2.1.8
	Explanation: No impacts to significant woodlands are expected. Development is proposed to occur greater than 30 m from the dripline of woodlands on the property (Figure 4).		
Wetlands	Yes	Yes	Yes; GPGGH: 4.2.3.1 & 4.2.4.1-3
	Explanation: No impacts to wetlands are expected. All physical development is proposed to occur outside of the 30 m VPZ/wetland setback. Access to the proposed eastern lot should be located outside of the associated 30 m wetland setback if possible. If this is not possible, limited impacts are expected as hydrologic connectivity was not observed and a road acts as a boundary to this wetland (Figure 4).		
SAR Habitat	Yes	Potentially	Yes; PPS: 2.1.5 & 2.1.7
	Explanation: Impacts to the form and function of Eastern Meadowlark habitat are not expected to be negatively influenced based on the proposed development assuming mitigation measures provided in Section 5.3 are followed.		
Significant Wildlife Habitat (including habitat of special concern species)	Potentially	Potentially	Yes, PPS: 2.1.5 & 2.1.8
	Explanation: Potential SWH for special concern species exists on the Site and adjacent lands. Direct and indirect impacts can be appropriately avoided or mitigated through the recommendations provided herein.		



7.0 Summary of Mitigation, Compensation, and Best Practices

The following measures are recommended for the proposed development:

1. Site Plans developed for the proposed development, including severances and building envelopes, should show the location of all confirmed natural features and setbacks (Figure 4).
2. A 30 m VPZ is recommended for all wetlands. If possible, access to the eastern proposed lot should be located outside of this wetland setback. However, if this is not possible, the access can be placed within the setback as the form and function of the wetland is not expected to be impacted.
3. ESC fencing should be installed around development areas to contain potential impacts from construction. ESC fencing can also function as exclusion fencing. ESC fencing should then be installed around the perimeter of construction areas prior to May 1 (or commencement of Site preparation) in order to isolate the area from wildlife. All ESC fencing should be removed once the development is complete and the soils are stabilized.
4. With proposed future development in the severed lots, runoff from the Site is expected to increase with the introduction of impermeable surfaces. Measures to increase infiltration of run-off from these surfaces should be encouraged and, where possible, included in the Site Plan for the development.
5. Due to the confirmed presence of Eastern Meadowlark habitat on the Site, vegetation removals should be strictly limited to the proposed severance areas and must occur outside of the breeding bird window of April 15 to August 15. Vegetation removals within this period may result in contravention of the ESA (2007).
6. Nesting birds are protected under the Migratory Birds Convention Act, 1994. In the event that construction is planned to proceed during the breeding season (April 15 to August 15), the construction area should be investigated regularly for the presence of breeding birds and nests containing eggs and/or young (some birds nest on man-made structures/machinery or in recently cleared areas). Nests discovered should be left



undisturbed until young have fledged or the nest is determined to be inactive by a certified biologist.

7. If wildlife are encountered within the construction areas, they should be photographed and allowed time to move out of harm's way. If any SAR are discovered on the property, they should be left undisturbed as dictated by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. SAR observations should be reported to the Natural Heritage Information Centre (NHIC).
8. Including native flowering herbaceous plants in the future landscaping plans will aid in maintaining habitat for pollinator species such as the Yellow-banded Bumble Bee.
9. Best management practices related to invasive species should be implemented to the best extent possible. No vegetation dumping or yard waste disposal should occur within the wetlands or forested areas of the Site to maintain the natural state and avoid the introduction or spread of non-native or invasive species.
10. To minimize impacts to wildlife, it is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting.



8.0 Closing

In closing, potential negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 7.0 are followed. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Site. Furthermore, the proposed development complies with applicable provincial policy.

Respectfully submitted,

Cambium Inc.

Myles Latter, Hons. B.A., Dipl.
Project Coordinator

Andrea Coppins, Hons. B.A., Dipl.
Project Manager/Senior Ecologist

P:\12700 to 12799\12715-001 Ron Hurtubise - NHE - 379 Eighth Line Road, Douro-Dummer\Deliverables\REPORT - NHE\Final\2022-03-17 RPT NHE 379 Eighth Line Road, Douro-Dummer.docx



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Glossary of Terms

ANSI: Area of Natural and Scientific Interest	GIS: Geographic Information System
ARA: Aquatic Resources Area	GLSL: Great Lakes – St. Lawrence
ARA: Aggregate Resources Act	GPGGH: Growth Plan for the Greater Golden Horseshoe
AS: Agricultural System	GPS: Global Positioning System
ATK: Aboriginal Traditional Knowledge	HSA: Habitat Suitability Analysis
BMA: Bear Management Area	HIS: Habitat Suitability Index
BMP: Best Management Practice	KHA: Key Hydrologic Areas
CA: Conservation Authority	KHF: Key Hydrologic Features
CEAA: Canadian Environmental Assessment Act/Agency	KNHF: Key Natural Heritage Features
CFA: Canadian Forestry Association	LCFSP: Licence to Collect Fish for Scientific Purposes
CFIP: Community Fisheries Involvement Program	LIO: Land Information Ontario
CFS: Canadian Forestry Service	LRIA: Lake and Rivers Improvement Act
CHU: Critical Habitat Unit	LUP: Land Use Permit or Plan
CH: Cultural Heritage	MA: Management Area
CLI: Canada Land Inventory	MAFA: Moose Aquatic Feeding Area
CLU: Crown Land Use	MCEA: Municipal Class Environmental Assessment
COSSARO: Committee on the Status of Species at Risk in Ontario	MECP: Ontario Ministry of Environment, Conservation and Parks
CR: Conservation Reserve	MNDMRF: Ontario Ministry of Natural Resources and Forestry
CWIP: Community Wildlife Involvement Program	NER: Natural Environment Report
CWS: Canadian Wildlife Service	NHIC: Natural Heritage Information Centre
DFO: Fisheries and Oceans Canada	NHIS: Natural Heritage Information System
EA: Environmental Assessment	NHS: Natural Heritage System
EAA: Environmental Assessment Act	OBM: Ontario Base Map
EAB: Emerald Ash Borer	OFIS: Ontario Fisheries Information System
EBR: Environmental Bill of Rights	OLI: Ontario Land Inventory
EIA: Environmental Impact Assessment	OMAFRA: Ontario Ministry of Agriculture, Food and Rural Affairs
EIS: Environmental Impact Study/Statement	OWES: Ontario Wetland Evaluation System
ELC: Ecological Land Classification System	PPS: Provincial Policy Statement (2014)
ELUP: Ecological Land Use Plan	PSW: Provincially Significant Wetland
END: Endangered species	RLUP: Regional Land Use Plan
EPA: Environmental Protection Act	RMP: Regional Management Plan
ER: Environmental Registry	R.P.F.: Registered Professional Forester
ESA: Endangered Species Act (2007)	SAR: Species at Risk
ESA: Environmentally Sensitive Area	SARO: Species at Risk in Ontario
ESC: Erosion and Sediment Control	SC: Special Concern species



F&W: Fish and Wildlife
FA: Fisheries Act (Federal)
FEC: Forest Ecosystem Classification
FMP: Forest Management Plan
FRI: Forest Resources Inventory
FWCA: Fish and Wildlife Conservation Act
GGH: Greater Golden Horseshoe
GHP: General Habitat Protection

SWH: Significant Wildlife Habitat
SWM: Stormwater Management
THR: Threatened species
TOR: Terms of Reference
TPP: Tree Preservation Plan
WIA: Woodlands Improvement Act
WMU: Wildlife Management Unit



Appended Figures

NATURAL HERITAGE EVALUATION RON HURTUBISE 379 Eighth Line Road Douro-Dummer, Ontario

LEGEND

- Major Road
- Minor Road
- Watercourse Permanent - Unknown Thermal Regime
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- Watercourse - Cold
- Watercourse - Warm
- Unevaluated Wetlands
- Locally Significant Wetlands
- Provincially Significant Wetlands
- Deer Wintering Area (Stratum 1)
- Deer Wintering Area (Stratum 2)
- ANSI, Life Science
- Waterbody - Unknown Thermal Regime
- Waterbody - Cold
- Waterbody - Warm
- Site (approximate) (20.2 ha.)

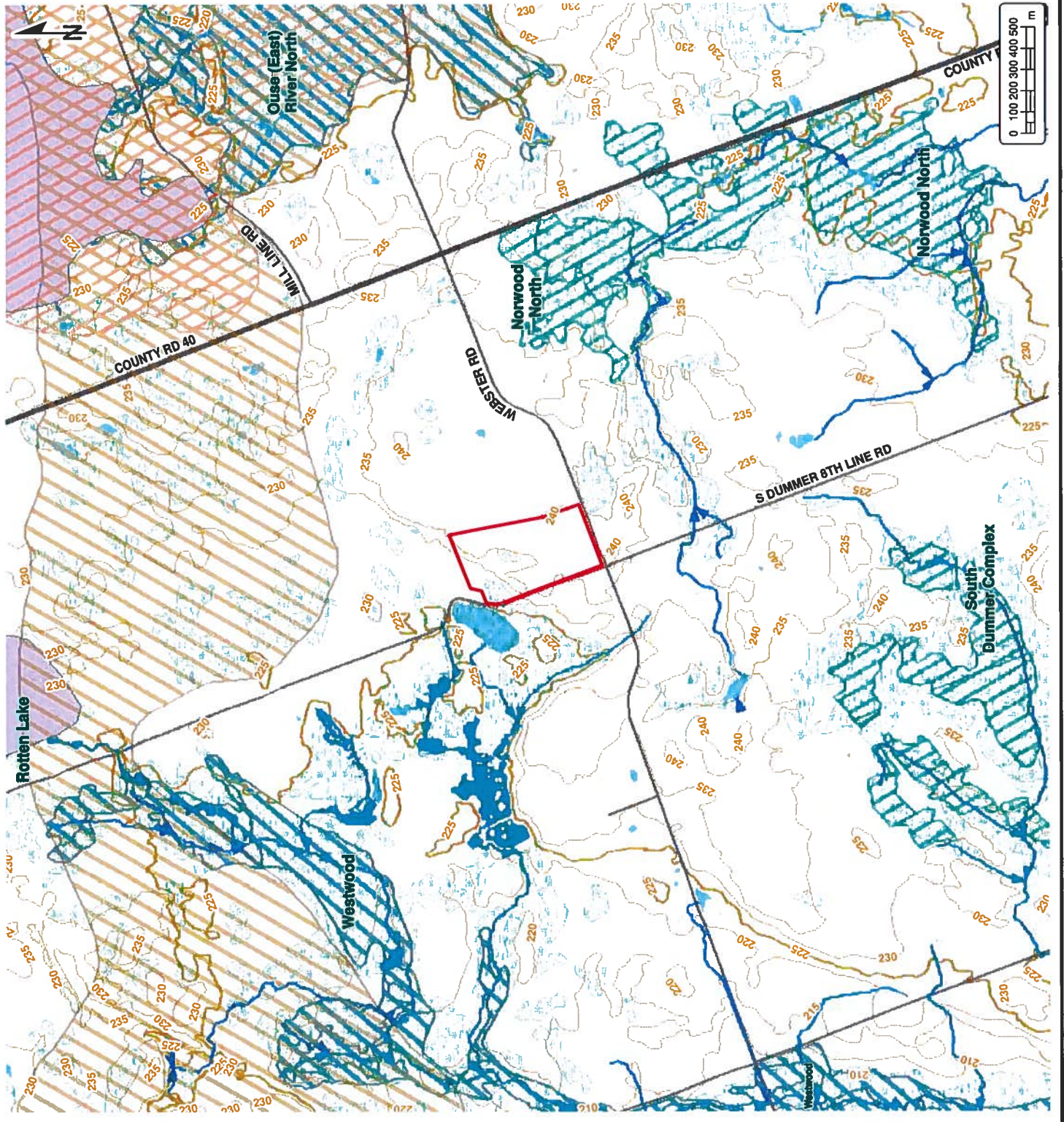
Notes:
- Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry of the accuracy or completeness of the data provided).
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LOCAL NATURAL HERITAGE FEATURES

Project No.:	12715-001	Date:	March 2022
Scale:	1:25 000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	MOL
Figure:	2		



NATURAL HERITAGE EVALUATION RON HURTUBISE 379 Eighth Line Road Douro-Dummer, Ontario

LEGEND

- Major Road
- Minor Road
- Water Area
- Ecodistrict
- Site (approximate) (20.2 ha.)

Notes:

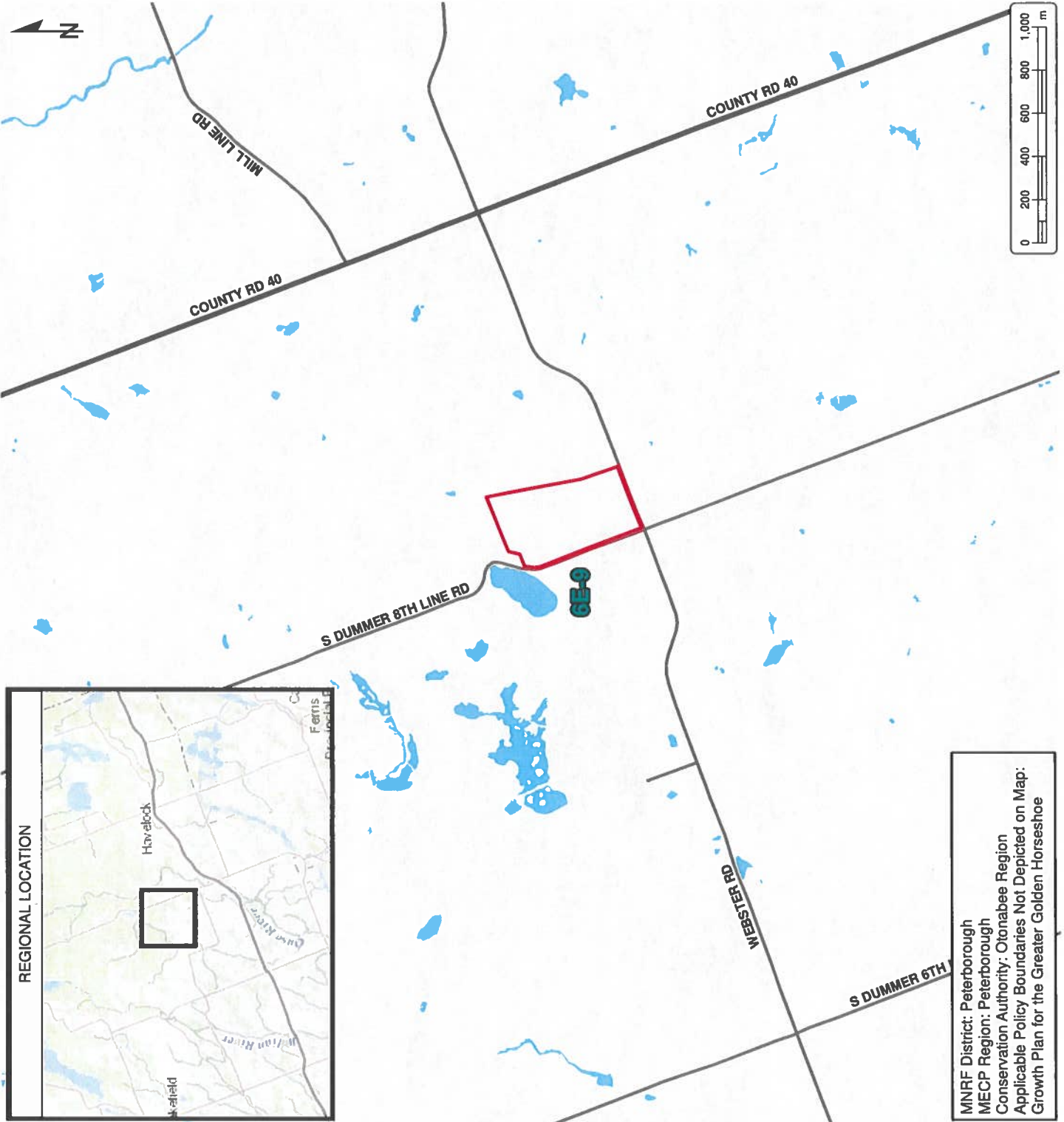
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SITE LOCATION AND SPECIAL PLANNING AREAS

Project No.:	12715-001	Date:	March 2022
Scale:	1:25,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	TLC	Checked by:	MOL
Figure:	1		



MNR District: Peterborough
MECP Region: Peterborough
Conservation Authority: Oronabee Region
Applicable Policy Boundaries Not Depicted on Map:
Growth Plan for the Greater Golden Horseshoe

NATURAL HERITAGE EVALUATION

RON HURTUBISE
379 Eighth Line Road
Douro-Dummer, Ontario

LEGEND

- Eastern Meadowlark Observation
- Vegetation Community
- Field Verified Wetland
- Unevaluated Wetland
- 120m Adjacent Lands
- Site (approximate) (20.2 ha.)

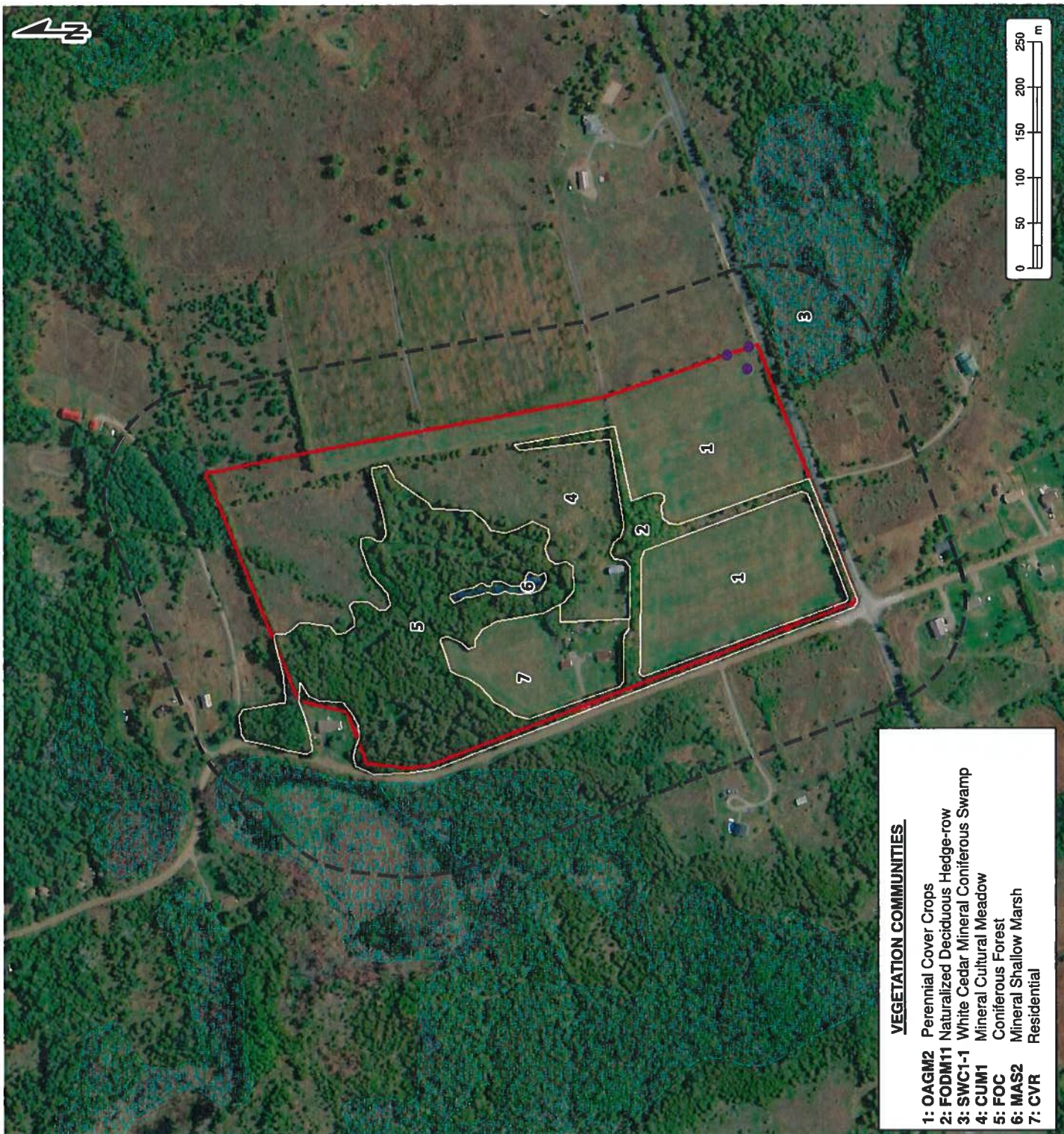
Notes:
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- Base map data is derived from the City of Peterborough, 2019 (the data
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SITE NATURAL HERITAGE FEATURES

Project No.:	12715-001	Date:	March 2022
Scale:	1:5,000	Rev.:	
Projection:	NAD 1983 UTM Zone 17N	Created by:	ACS
Checked by:	MOL	Figure:	3



VEGETATION COMMUNITIES

- 1: OAGM2 Perennial Cover Crops
- 2: FODM11 Naturalized Deciduous Hedge-row
- 3: SWC1-1 White Cedar Mineral Coniferous Swamp
- 4: CUM1 Mineral Cultural Meadow
- 5: FOC Coniferous Forest
- 6: MAS2 Mineral Shallow Marsh
- 7: CVR Residential

NATURAL HERITAGE EVALUATION RON HURTUBISE 379 Eighth Line Road Douro-Dummer, Ontario

LEGEND

- Eastern Meadowlark Observation
- Severed Lots
- Watercourse, Permanent
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- Developable Area (approximate)
(0.79 ha)
- Field Verified Wetland
- Unevaluated Wetlands
- Candidate Significant Woodland
- 30m VPZ/Wetland Setback
- 120m Adjacent Lands
- Site (approximate) (20.2 ha)

Notes:
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NATURAL HERITAGE CONSTRAINTS

Project No.:	Date:	March 2022
Rev.:	12715-001	
Scale:	1:5,000	Projection: NAD 1983 UTM Zone 17N
Created by:	ACS	Checked by: MOL
Figure:		4





Appendix A

Correspondence

Myles Latter

From: Matt Wilkinson <mwilkinson@otonabeeconservation.com>
Sent: June 23, 2021 9:14 AM
To: Myles Latter
Cc: Jasmine Gibson
Subject: RE: ToR - NHE 379 Eighth Line Road, Douro-Dummer (12715-001)

Hi Myles,

Sorry for the delay.

Here is a link to our overall terms of reference <https://www.otonabeeconservation.com/wp-content/uploads/2017/07/Appendix-G-EIS-TORs-for-website.pdf>

In the rear of the document is checklist that may be completed. Obviously, not all the sections will be relevant-in these cases, simply state "N/A" and provide justification as to why. In this way we can both be satisfied that provincial policy has been addressed. You may want to consider using the PPS sections 2.1 and 2.2 as a policy checklist.

The NHE should identify the applicable policy and provide guidance as to how you have addressed it. The scoping of the TOR is to catch anything that may be missed.

The inventory of the site should be done at a time of year when you would expect to see the probable species/vegetation – this is most relevant to wet features (extent of ponding/boundaries) and species at risk with element occurrences on or within proximity of the development that would trigger "habitat" (general or Cat 1, 2 & 3) under the ESA. As a qualified professional, you may choose otherwise. If so, you will need to provide an ecological justification as to the time of year for the site visit(s), and how policy has been/ or can be addressed.

Please note that the probable impact of the development and site occupancy should be identified with mitigations/ recommendations.

This may seem redundant, but as the work volume continues to grow, we are trying to minimize the amount of "guess work" for both client and agency. Cambiums work has always been complete and easy to follow. In this small change, we hope to streamline the application process.

Happy to chat if you have any further questions.

Best,
Matt



Matt Wilkinson
Planner
705-745-5791 x213

mwilkinson@otonabeeconservation.com

ARE YOU PLANNING AN UPCOMING CONSTRUCTION PROJECT ON YOUR PROPERTY? Submit a [Property Inquiry Form](#) so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

From: Myles Latter <Myles.Latter@cambium-inc.com>
Sent: June 17, 2021 12:45 PM
To: Matt Wilkinson <mwilkinson@otonabeeconservation.com>
Subject: RE: ToR - NHE 379 Eighth Line Road, Douro-Dummer (12715-001)

Hi Matt,

I do not see a response from you for this one so just wanted to follow-up to see if you have any concerns regarding that terms of references provided?

Thanks,



Myles Latter, B.A. Hons., Dipl.
Project Coordinator

Cambium Inc. - Peterborough

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From: Myles Latter
Sent: March 26, 2021 10:23 AM
To: 'Matt Wilkinson' <mwilkinson@otonabeeconservation.com>
Subject: ToR - NHE 379 Eighth Line Road, Douro-Dummer (12715-001)

Morning Matt,

Can I please confirm the Terms of Reference with you for this project? I have attached the PSR showing the severance, and the SAR identified are Meadowlark, Bobolink, Wood Thrush and Chorus Frogs. The fields are active hay field/annual row crops, no forested areas are to be impacted, and the closest wetland is across the road so I do not foresee any direct impacts to SAR habitat.

The following scope has been provided:

One Site visit in spring 2021 to document natural features on the property that were not identified in Task 1, if any, including:

- Delineate the boundaries of the wetland based on the Ontario Wetland Evaluation System (OWES) for Southern Ontario (Ministry of Natural Resources, 2013). The Site visit will capture appropriate wetland delineation characteristics, including vegetation species and wetted limits.
- Classify existing vegetation communities on the Site, according to the Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998), and evaluate them for sensitivity, rarity, and botanical quality.
- Document drainage connectivity and/or watercourse characteristics including riparian vegetation, erosion prone areas, and special habitat features.
- Record observations of wildlife occurrences and assess wildlife habitat function on the Site. Any evidence of breeding, forage, shelter or nesting sites, and/or travel corridors will be noted. A habitat-based screening for SAR will be completed for the Site.

Please let me know if there is anything that I have missed.

Thanks and take care,

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Ronald & Tule
Hurtubise

Agent:

Date: October 22, 2020

Lot: 6

Concession: 8

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 379 Eighth Line Rd-S-Dummer

Phone: (705) 639-1733

Email:
rhurtubise@nexicom.net

Office Phone:

Communication Sent To:

Owner: ☒

Agent: ☐

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation (effective April 2014)	Rural	Rural
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU)
Area/Lot Dimensions	Both lots ±0.4 hectares with ±64 m of frontage on Webster Road	±17.2 hectares with ±560 m of frontage on Eighth Line R-S-Dummer
Existing Use/Buildings	Rural/dwelling, barns, shed, garage	Rural/vacant

Intent: To sever more than one residential lot. Roll No.(s) 1522-020-002-05400.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural in the Township Official Plan. In the Rural designation a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that subject property was severed in 1989 through Land Division File B-11-89 and in 1992 through Land Division File B-28-92, the deeds for which were stamped by the Land Division Secretary on April 13, 1989 and May 25, 1992, respectively, and would have been registered with Land Registry sometime thereafter. Since there have been no severances in the last 25 years, the subject property is eligible for severance.

In addition to the above requirement for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). According to property assessment information, the land owner appears to have owned the property for a minimum of 5 years and the size of the new lots do not exceed 1 hectare.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 7.12.1, 7.12.4, 7.12.12, and 7.2.3).

Municipal Zoning By-Law Review: The severed parcels are zoned Rural (RU) in the Municipal Zoning By-law. A single detached dwelling is permitted in the (RU) Zone (S. 9.1.5) provided it has a minimum lot area of 0.4 hectares and lot frontage of 45 metres (S. 9.2.2(a)&(b)). The proposed severed parcels appear to meet these requirements.

The retained parcel is zoned Rural (RU) in the Municipal Zoning By-law. A farm including a single detached dwelling is permitted in the (RU) Zone (S. 9.1.1) provided it has a minimum lot area of 20 hectares and lot frontage of 135 metres (S. 9.2.1(a)&(b)). It is recommended that the proposal be discussed with the Township to determine if a rezoning of the retained parcel would be supported.

Provincial Policy Review: The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: non-evaluated wetlands and potential habitat of endangered and threatened species.

Section 4.2.4.1 of the GPGGH states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed parcels are within 120 metres of a wetland, a natural heritage evaluation is required. Evaluations undertaken in accordance with these policies will identify the boundaries of the key natural heritage feature, vegetation protection zones, and any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please contact Otonabee Conservation regarding study requirements.

Sections 4.2.3 further states that development and site alteration, including lot creation, is not permitted in key hydrologic features. The applicant should be aware that the natural heritage/hydrologic evaluation must identify a minimum 30 metre vegetation protection zone from key hydrologic features (S4.2.4.1(c)), and new lots are not permitted within this 30 metre buffer. The proposed severed lot may or may not have to be adjusted.

The proposed severed lots are traversed by an area identified for habitat of endangered species and threatened species. Policy 2.1.7 of the PPS prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened

species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on the subject property and at 1342 Webster Road and 390 Eighth Line Rd-S-Dummer (see calculations and map attached). The proposal appears to meet MDS I setback requirements.

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Don Allin at (705) 745-5791 ext.213/ext.225 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ Local Municipality of Douro-Dummer
- ☐ County Infrastructure Services (i.e. Roads) ;
- ☒ Conservation Authority ;
- ☐ First Nations ;
- ☐ Other Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|--------------------------------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The proposed severed lots are located within 120 metres of key hydrologic features (i.e. wetlands). In accordance with Section 4.2.4.1 of the Growth Plan, a natural heritage evaluation/hydrologic evaluation is required.

Proposal appears to conform to County Official Plan policies.

Although the proposal conforms to the County Official Plan, the Growth Plan takes precedence over the County Official Plan.

Proposal appears to conform to Township Official Plan policies.

Although the proposal conforms to the Township Official Plan, the Growth Plan takes precedence over the Township Official Plan.

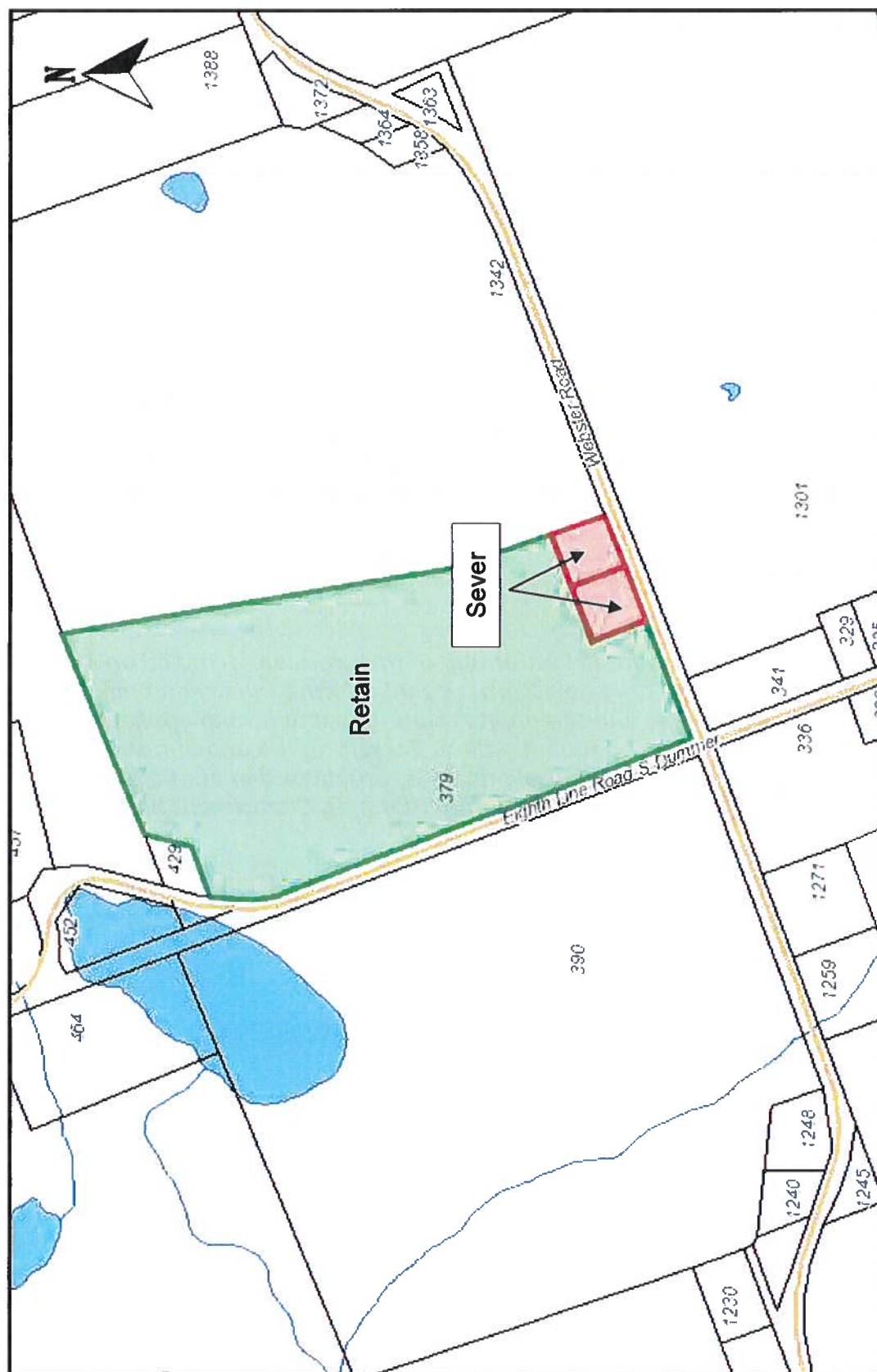
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

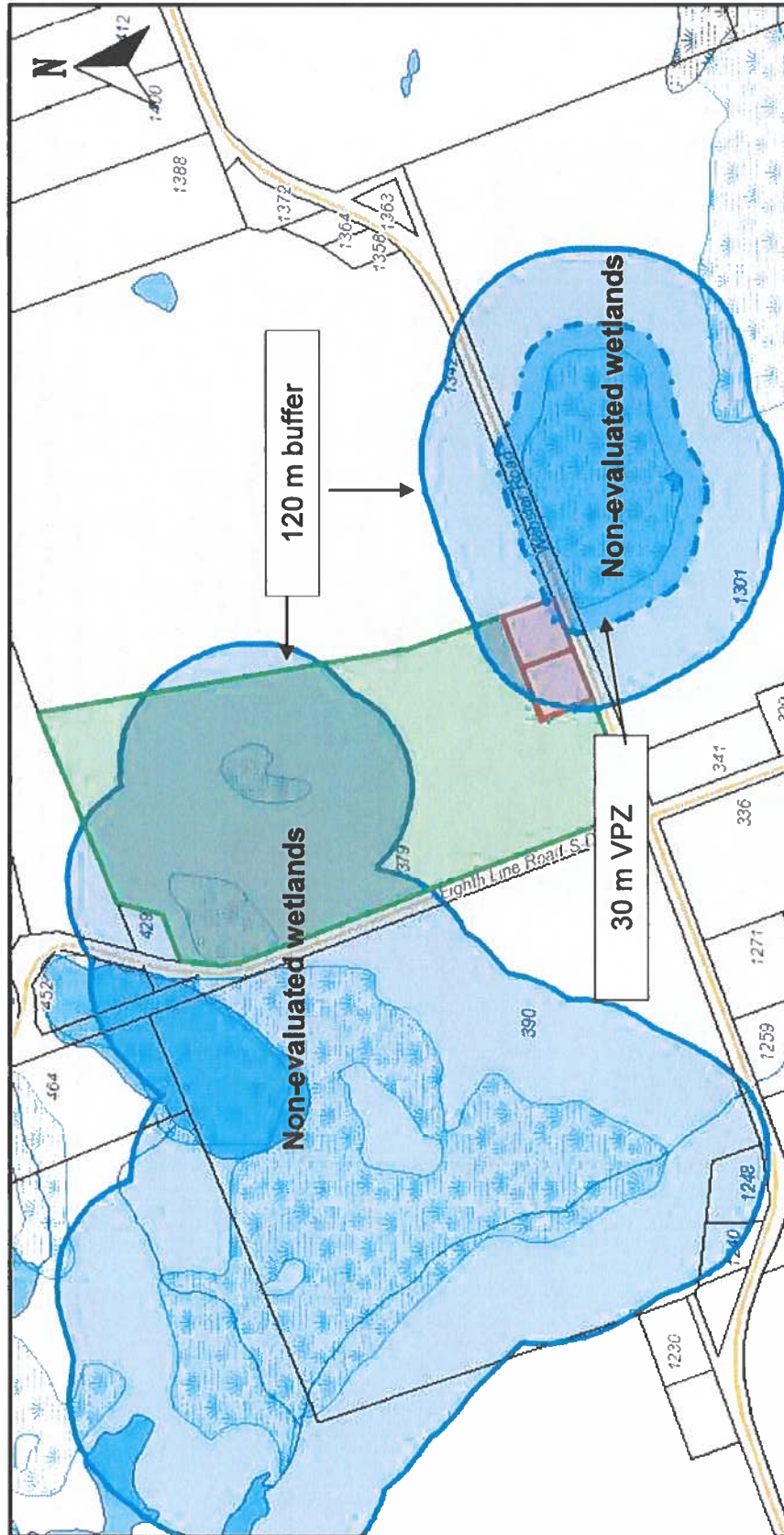
Roll #1522-020-002-05400
Lot 6, Concession 8, Dummer Ward
(Hurtubise)
Severance Sketch



Scale (metric)
1:7,200

Roll #1522-020-002-05400
 Lot 6, Concession 8, Dummer Ward
 (Hurtubise)

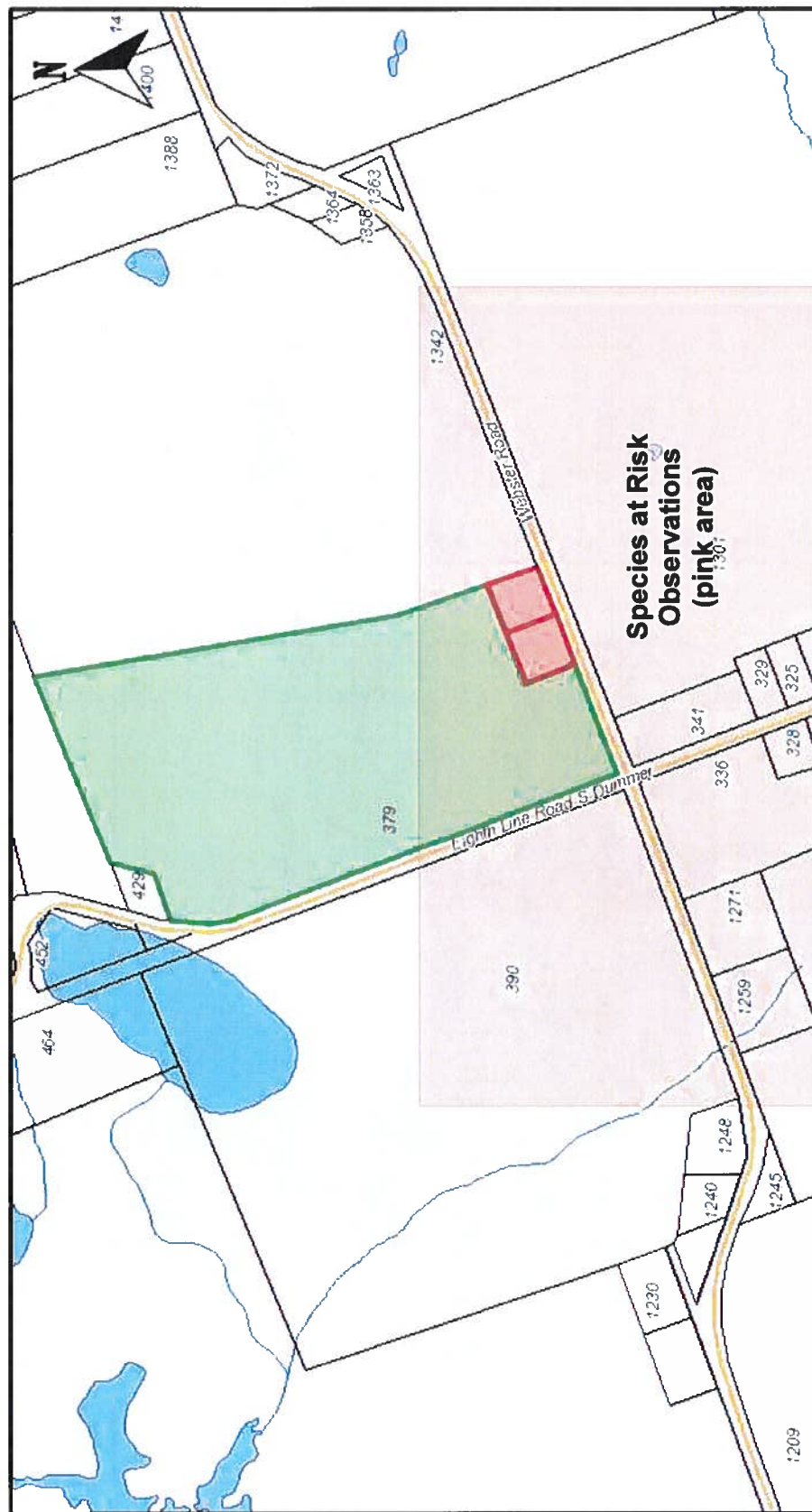
Key Hydrologic Features – (i.e. wetlands) with 120 m buffer and 30 m min VPZ



NOTE: Development and site alteration, including lot creation is not permitted within key hydrologic features; any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation, is permitted within the 30 metre vegetation protection zone (VPZ).

Scale (metric)
 1:7,200

Roll #1522-020-002-05400
Lot 6, Concession 8, Dummer Ward
(Hurtubise)
Potential Habitat of Endangered and Threatened Species



NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat (i.e. pink squares) that requires a Species at Risk (SAR) Assessment to support the severance application.

Scale (metric)
1:7,200

Roll #1522-020-002-05400
Lot 6, Concession 8, Dummer Ward
(Hurtubise)
Minimum Distance Separation (MDS 1) Requirements



NOTE: New development, including lot creation, must be located outside the MDS arc(s) shown above

Scale (metric)
 1:7,200

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Description: Hurtubise - PSR

Application Date: Thursday, October 22, 2020

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information
Ronald Hurtubise

Location of Subject Lands
County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 8, Lot: 6
Roll Number: 152202000205400

Calculation Name: *Farm 1*

Description: Home Farm on subject property

Farm Contact Information
Ronald Hurtubise

Location of existing livestock facility or anaerobic digester
County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 8, Lot: 6
Roll Number: 152202000205400
Total Lot Size: 45 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	1,250 ft²



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	Storage Base Distance 'S' (minimum distance from manure storage)
0.7	X	150	X	0.7	X
				1.1	
				=	
				81 m (265 ft)	TBD
				81 m (265 ft)	TBD

Calculation Name: *Farm 2*

Description: 1342 Webster Road

Farm Contact Information
William Gunn

Location of existing livestock facility or anaerobic digester
County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 8, Lot: 6
Roll Number: 152202000205450
Total Lot Size: 74 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	1,250 ft²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, $\geq 30\%$ DM

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	150	X	0.7	X
1.1	=	81 m (265 ft)	TBD		
Storage Base Distance 'S'					
(minimum distance from manure storage)				(actual distance from manure storage)	
81 m (265 ft)				TBD	

Calculation Name: *Farm 3*
Description: 390 Eighth Line Road-S-Dummer

Farm Contact Information
Julie Kapyrka

Location of existing livestock facility or anaerobic digester
County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 7, Lot: 6
Roll Number: 152202000201100
Total Lot Size: 78 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	17	17.0	850 ft²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, $\geq 30\%$ DM

Design Capacity (NU): 17.0

Potential Design Capacity (NU): 34.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)				
0.7	X	228	X	0.7	X	1.1	=	123 m (403 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)				(actual distance from manure storage)	
				123 m (403 ft)				TBD	

Preparer Information

Caitlin Robinson
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H 3M3
Phone #1: (705) 743-0380
Email: crobison@ptbocounty.ca

Signature of Preparer: _____

Caitlin Robinson, Planner

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Myles Latter

From: Species at Risk (MECP) <SAROntario@ontario.ca>
Sent: October 21, 2021 12:34 PM
To: Myles Latter
Subject: RE: SAR Habitat - Severance 379 Eighth Line Road, Douro-Dummer, Peterborough (12715-001)

Good afternoon Mr. Latter,

I have reviewed the information you have provided and have the following comments to provide.

Species At Risk (SAR) surveys may be required to help inform whether development proposals may impact SAR and their habitat. Activities that may have impact on SAR and/or SAR habitat are prohibited and may require authorization under the Endangered Species Act. Severances are administrative in nature and do not have impacts on SAR and/or SAR habitat. Therefore, MECP does not require SAR surveys for lot severances. I've included information related to lot severances below.

We understand that surveys took place and Eastern Meadowlark were observed in the areas to be severed. Based on the information provided, it appears that the activity may be eligible for an exemption under O. Reg. 242/08. Information on O. Reg. 242/08 and registering of an activity and associated eligibility requirements can be found at the following link: [O. Reg. 242/08: GENERAL \(ontario.ca\)](#) . It is the responsibility of the proponent to ensure that they meet the eligibility requirements of the exemption. Should they determine that the activity is not eligible for registration, an authorization may be required under the *Endangered Species Act, 2007*.

The mitigation measures you have recommended seem reasonable. However, if your client chooses to register their activity, they will be required to meet the listed conditions of the registry.

Please let me know if you have any questions.

Monique Charette
Management Biologist
Ministry of the Environment, Conservation and Parks
Permissions and Compliance Section
Species At Risk Branch
(613) 583-3162
Monique.charette@ontario.ca

Lot Severances

There are no requirements under the ESA to undertake a species at risk site assessment for lot severances/passing bylaws/land sales or purchases.

Section 2.1.7 of the Provincial Policy Statement states:

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

The “provincial requirements” would include the ESA. You may find it helpful to consult the MECP website explaining the ESA to understand those requirements, at <https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>. You may find the section on “What requires a permit” particularly helpful.

The ESA prohibits activities such as killing, harming, harassing and capturing species at risk (listed under the Act). The ESA also prohibits damaging or destroying species' habitat. If the activity that is to be undertaken might affect species at risk in these ways then a person may need a permit or authorization.

Lot severances (and zoning changes) by themselves and in the absence of any additional development proposals are administrative; these activities on their own do not

contravene the ESA. Specifically, to contravene the ESA, an activity must have the effect of killing, harming or harassing individuals of a species at risk, or damaging or destroying their habitat. The simple act of severing a lot, passing a bylaw or other similar administrative activities do not result in any of these impacts. For the purpose of the PPS, anyone undertaking these activities are “in accordance with provincial ... requirements” because the two aforementioned prohibitions have not been violated.

If activities subsequent to a severance or bylaw or other administrative activity (for example, site clearing and other alterations, building a structure, installing infrastructure) that could impact species at risk or their habitat are planned, then the person undertaking those activities would need to determine if an ESA authorization should be obtained before the activities are undertaken. Please visit “How to avoid authorization” and “Permit types” (<https://www.ontario.ca/page/how-get-endangered-species-act-permit-or-authorization>) for more information. A person carrying out an activity may also wish to consult the Act and seek legal advice to understand its legal obligations.

It may also be worth noting that when reviewing whether an activity could impact species at risk, the Species at Risk Branch needs specific details on the species, their habitat, the proposed activity, where the activity is happening, when it is happening, how much area will be developed and so on. The person carrying out the activity may even choose to build in such a manner that impacts to species at risk and their habitat will be avoided but we cannot know this until we see the details as proposed by the individual. Any review of potential development for ESA compliance should be done before the time of development. Such an assessment, if performed at this stage, may not be relevant 5, 10, 20 years after it is completed as species may move to other areas, their protection status may change, or new species may be found on the property.

From: Myles Latter <Myles.Latter@cambium-inc.com>

Sent: August 9, 2021 2:11 PM

To: Species at Risk (MECP) <SAROntario@ontario.ca>

Subject: SAR Habitat - Severance 379 Eighth Line Road, Douro-Dummer, Peterborough (12715-001)

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

A Client has requested to complete a severance of their property into two new severed lots and on retained lot, as noted in the attached Preliminary Severance Review (PSR) by Peterborough County. The proposed severances are for

future single dwelling residential areas. A terms of reference to complete the Natural Heritage Evaluation as part of this project was discussed in the PSR and with Otonabee Region Conservation Authority. The Species at Risk Observations mapping as listed in the PSR are for Eastern Meadowlark and Bobolink. Therefore, field studies were to be conducted during their breeding period, and a habitat based survey would be required. During the site visit, a pair of meadowlark were observed showing displays of mating/nesting in the areas to be severed. These areas are currently used as hay fields for farming use and are cut and bailed each year. Adjacent properties show further grassland areas where more suitable habitat would exist. Due to the presence of Eastern Meadowlark habitat from our field visit observations, discussions with MECP were recommended to determine if any additional requirements are necessary. The Client agreed to proceed with contacting MECP, providing the development proposal and mitigation and recommendations in attempt to determine any additional requirements.

The following mitigation and recommendations have been provided:

- Vegetation clearing, including hay removal, prior to construction should occur before May 1 or After July 31, in order to avoid impacts to nesting birds.
- If construction is taking place during the breeding season (i.e., May 1 to July 31), workers should be aware of the potential for nesting by Bobolink and/or Eastern Meadowlark. If these species are observed in proximity to the construction area, work should stop until a biologist is able to determine if and where nesting is occurring.
- The remainder of the field not being used for the proposed severances should remain as a hay field. The owner should consider letting the hay within this field remain in place until July 31 (i.e. avoid a spring cut) to allow for successful nesting by these species within this field.
- Observations of Bobolink and/or Eastern Meadowlark should be reported to the Natural Heritage Information Centre to assist with population tracking.
- Site Plans developed for the proposed development, including severances, should show location of all confirmed natural features and associated setbacks.
- Light-duty silt fencing is to be installed prior to May 15 of the year of construction and must be properly installed around the perimeter of the construction area. All silt fencing should be properly trenched in and maintained in good working order until the area has been successfully revegetated. Silt fencing will also serve as wildlife exclusion fencing to prevent access by some wildlife species.
- During the construction phase, the work area should be actively checked for the presence of any wildlife. Reptiles are particularly vulnerable to construction-related impacts on sites adjacent to wetlands, watercourses, and waterbodies.

Please review the mitigation and recommendations and provide any further additional comments or requirements necessary to complete the proposed severances and future development of single residential dwellings.

Thanks,



Myles Latter, B.A. Hons., Dipl.
Project Coordinator

Cambium Inc. - Peterborough

Environmental | Building Sciences | Geotechnical | Construction Monitoring
p: 705.742.7900 x 252 | c: 705.957.5571 | toll: 866.217.7900 | w: cambium-inc.com

Under modified work conditions in response to the current pandemic and government directives, Cambium continues to provide the professional services you have come to expect to guide good decisions. The well-being and safety of our teams, clients, and communities are a top priority. We ask for your patience and look forward to working together as we evolve into the "new normal". Stay safe. Better days are ahead.

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Appendix B

Vegetation Species List



VEGETATION
COMMUNITY
CLASSIFICATION: Cultural
Meadow

COMMUNITY #: 1

LOCATION: 379 Eighth Line Rd,
Douro-Dummer

COORDINATES: 44.4569782,
-78.1179723

PROJECT NUMBER: 12823-001

DATE: June 17, 2021

PROJECT
MANAGER: Myles Latter

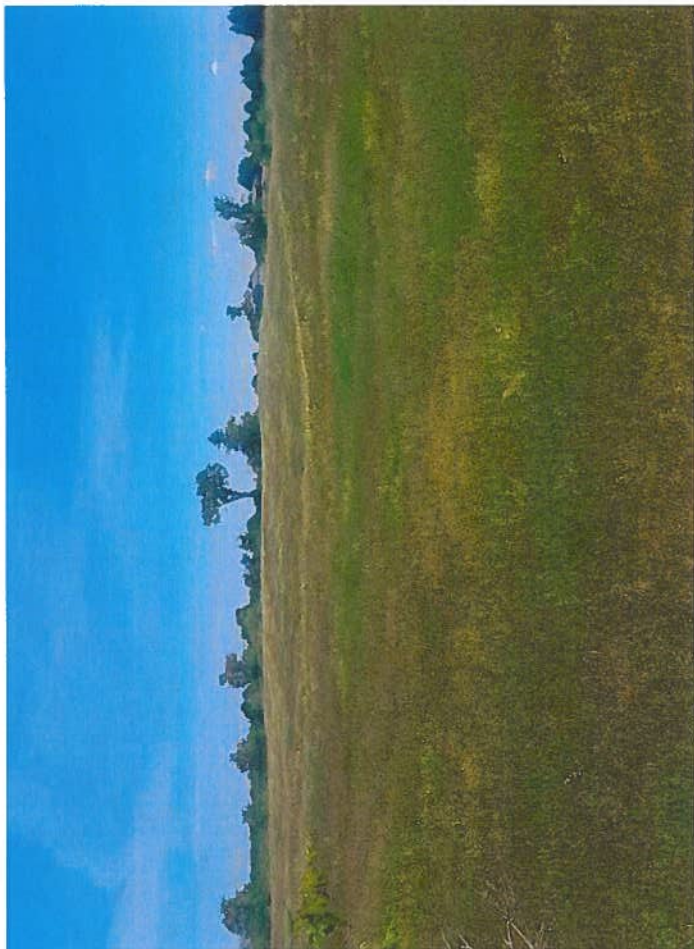
FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Alfalfa	<i>Medicago sativa</i> ssp. <i>sativa</i>	Fabaceae	5				SNA
Bladder Campion	<i>Silene vulgaris</i>	Caryophyllaceae	5				SNA
Common Goatsbeard	<i>Anemone dioica</i> var. <i>vulgaris</i>	Rosaceae	3				SNA
Common Hawkweed	<i>Hieracium vulgatum</i>	Asteraceae	5				SNA
Common Mullein	<i>Verbascum thapsus</i> ssp. <i>thapsus</i>	Scrophulariaceae	5				SNA
Common Viper's Bugloss	<i>Echium vulgare</i>	Boraginaceae	5				SNA
Orchard Grass	<i>Dactylis glomerata</i>	Poaceae	3				SNA
Smooth Bedstraw	<i>Galium mollugo</i>	Rubiaceae	5				SNA
Smooth Brome	<i>Bromus inermis</i>	Poaceae	5				SNA
Tufted Vetch	<i>Vicia cracca</i>	Fabaceae	5				SNA

NOTES: Hay field with thatch

VEGETATION COMMUNITY PHOTOS:





VEGETATION
COMMUNITY
CLASSIFICATION: Unknown –
see Notes

COMMUNITY #: 2

LOCATION: 379 Eighth Line Rd,
Douro-Dummer

COORDINATES: 44.437084,
-78.1318102

PROJECT NUMBER: 12715-001

PROJECT
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Basswood	<i>Tilia americana</i>	Tiliaceae	3	4			S5
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Rosaceae	3	2			S5
Common Apple	<i>Malus pumila</i>	Rosaceae	5				SNA
Common Burdock	<i>Arcium minus</i>	Asteraceae	3				SNA
Eastern White Cedar	<i>Thuja occidentalis</i>	Cupressaceae	-3	4			S5
European Buckthorn	<i>Rhamnus cathartica</i>	Rhamnaceae	0				SNA
Manitoba Maple	<i>Acer negundo</i>	Aceraceae	0	0			S5
Red-osier Dogwood	<i>Cornus sericea</i>	Comaceae	-3	2			S5
Riverbank Grape	<i>Vitis riparia</i>	Vitaceae	0	0			S5
Staghorn Sumac	<i>Rhus typhina</i>	Anacardiaceae	3	1			S5
White Elm	<i>Ulmus americana</i>	Ulmaceae	-3	3			S5

NOTES: Hedgerow. Old stone

VEGETATION COMMUNITY PHOTOS:





VEGETATION
COMMUNITY

CLASSIFICATION: SWC1-1

COMMUNITY #: 3

LOCATION: 379 Eighth Line Rd,
Douro-Dummer

COORDINATES: 44.4198128,
-78.0161938

PROJECT NUMBER: 12715-001

DATE: June 17, 2021

PROJECT
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Bittersweet Nightshade	<i>Solanum dulcamara</i>	Solanaceae	0				SNA
Broad-leaved Cattail	<i>Typha latifolia</i>	Typhaceae	-5	1			S5
Eastern White Cedar	<i>Thuja occidentalis</i>	Cupressaceae	-3	4			S5
Northern Water-plantain	<i>Alisma triviale</i>	Alismataceae	-5	1			S5
Reed Canarygrass	<i>Phalaris arundinacea</i> var. <i>arundinacea</i>	Poaceae	-3	0			S5
Southern Water-plantain	<i>Alisma subcordatum</i>	Alismataceae	-5	1			S4?

NOTES: Swamp across road. No culvert observed.



VEGETATION
COMMUNITY
CLASSIFICATION:

SWC1-1

CAMBIUM

PROJECT NUMBER: 12715-001

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:

379 Eighth Line Rd,
Douro-Dummer

LOCATION:

44.4198128,
COORDINATES: -78.0161938

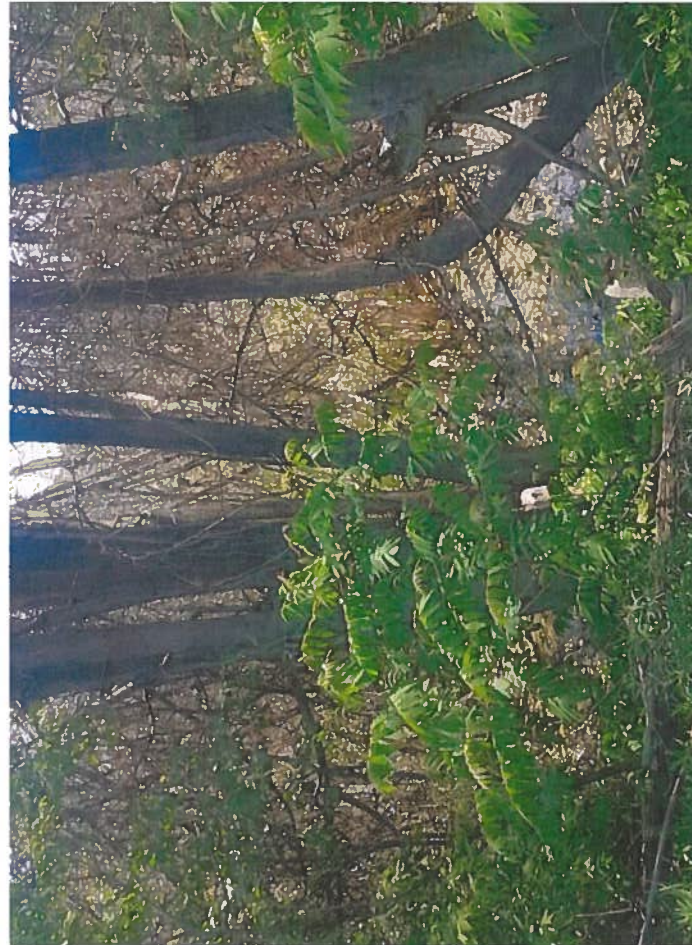
PROJECT

MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

COMMUNITY #: 3

DATE: June 17, 2021





Appendix C

Species Of Conservation Concern Screening



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS				SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT		
Birds												
Bald Eagle	<i>Haliaeetus leucocephalus</i>	No Status	SC		S2N,S4B	The Bald Eagle is a bird of prey with a white head, neck and tail, a massive bright yellow beak, powerful legs, and a wingspan of over 2 m. It nests in a variety of habitats and forest types, almost always near a major lake or river where they do most of their hunting. These nests are usually on islands in freshwater lakes or in large trees such as the pine and poplar. During the winter, they may also be found near open bodies of water that do not freeze (1).				No	Known to occur in the general area	No further consideration required
Bank Swallow	<i>Riparia riparia</i>	THR	THR		S4B	The Bank Swallow is a small songbird of around 12 cm long with a distinctive dark breast band, that flies with quick and erratic wingbeats (1). It nests in burrows in natural and human-made settings where there are vertical faces in silt and sand deposits. This can include banks of rivers and lakes, bluffs, active sand and gravel pits, road cuts and stockpiles of soils. However, they prefer sand-silt substrates for excavating their nest burrows. They often use large wetlands as communal nocturnal roosts post-breeding or during wintering periods (2).				No	Known to occur in the general area	No further consideration required
Barn Swallow	<i>Hirundo rustica</i>	THR	THR		S4B	The Barn Swallow is a mid-sized songbird with steel-blue backs and wings, glossy in males, and a line of white spots across its upper tail. It lives in a variety of open habitats for foraging, such as grassy fields, pastures, certain agricultural crops, shorelines, cottage areas, wetlands, or subarctic tundra (2). They prefer to nest within human made structures such as barns, bridges, and culverts. Barn Swallow nests are cup-shaped and made of mud, typically attached to horizontal beams or vertical walls underneath an overhang (1).				Yes: on-site	Known to occur in the general area	Potential habitat for endangered or threatened species on site
Black Tern	<i>Chlidonias niger</i>	No Status	SC		S3B	The Black Tern is a small waterbird with a forked tail, straight pointed bill, slender shape, and black head during breeding season. It builds floating nests in loose colonies in shallow marshes, with a preference for cattails. They breed primarily in the marshes along the edges of the Great Lakes, but may also use wetlands further north if suitable (1).				No	Known to occur in the general area	No further consideration required
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR		S4B	The Bobolink is a mid-sized songbird of tan colour with black stripes, except for males during summer breeding season who are black with a white back and yellow collar. It prefers tall, grassy meadows, hayfields and some croplands, and feeds (largely on insects) on the ground in dense grasses (1). It tends to nest in forage crops: hayfields and pastures dominated by species including clover, bluegrass, and broadleaf plants (2).				Yes: on-site and adjacent lands	Known to occur in the general area	Potential habitat for endangered or threatened species on site
Canada Warbler	<i>Cardellina canadensis</i>	THR	SC		S4B	The Canada Warbler is a small songbird with bright yellow underparts and bluish-grey back and tail (1). It can be found in a variety of forest types, but is most abundant in moist, mixed forests with a well-developed, dense shrub layer. Nests are usually located on or near the ground on mossy logs, and along stream banks (3).				No	Known to occur in the general area	No further consideration required
Cerulean Warbler	<i>Setophaga cerulea</i>	END	THR		S3B	The Cerulean Warbler, a small songbird, is blue-green with white eyebrows and two prominent white wing bars (1). It requires relatively large tracts of mature deciduous forest (>100 ha), and nests in older, second-growth deciduous forests. During breeding season, it is found in relatively large tracts of mature deciduous forests that feature large, tall trees and an open understorey (4).				No	Known to occur in the general area	No further consideration required
Chimney Swift	<i>Chaetura pelagica</i>	THR	THR		S4B,S4N	The Chimney Swift is a small bird, between 12 and 14 cm, with a brown, cigar-shaped body, slender wings, and an erratic flight pattern. Prior to settlement, the Chimney Swift would mainly nest in cave walls and hollow trees. Now, it is found mostly near urban and suburban areas where the presence of chimneys or other manmade structures provides nesting and roosting habitat. They also tend to stay in habitat close to the water (1).				No	Known to occur in the general area	No further consideration required



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Common Nighthawk	<i>Chordeiles minor</i>	THR	SC	S4B	The Common Nighthawk is a medium-sized bird with long, pointed wings, a long tail with a notch, and large eyes. Its plumage of dark brown with black and white specks blends with its roost site. It is typically found in open areas such as gravel beaches, rock outcrops and burned woodlands, that have little to no ground vegetation. This species can also be found in highly disturbed locations such as clear cuts, mine tailing areas, cultivated fields, urban parks, gravel roads, and orchards (1). The Eastern Meadowlark is a medium-sized migratory songbird with a bright yellow throat and belly, a black V shape on its chest, and a pointed bill. It prefers pastures and hayfields, but is also found to breed in orchards, shrubby fields, human-use areas such as airports and roadsides, or other open areas. The Eastern Meadowlark can nest from early May to mid-August, in nests that are built on the ground and well-camouflaged with a roof woven from grasses (1).	No	Known to occur in the general area	No further consideration required
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B	The Eastern Meadowlark is a medium-sized migratory songbird with a bright yellow throat and belly, a black V shape on its chest, and a pointed bill. It prefers pastures and hayfields, but is also found to breed in orchards, shrubby fields, human-use areas such as airports and roadsides, or other open areas. The Eastern Meadowlark can nest from early May to mid-August, in nests that are built on the ground and well-camouflaged with a roof woven from grasses (1).	Yes: on-site and adjacent lands	Incidental observation on-site	Potential habitat for endangered or threatened species on-site
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	THR	THR	S4B	The Eastern Whip-poor-will is a medium-sized bird with mottled brown and grey feathers to blend in with its surroundings, a large flattened head, and small bill. They are usually found in areas with a mix of open and forested areas such as patchy forests with clearings, forests that are regenerating after major disturbances, savannahs, open woodlands or openings in more mature forests. Breeding habitat is dependent on forest structure rather than composition, although common tree associations are pine and oak, and it nests directly on the forest floor (2). The species prefers to nest in semi-open or patchy forests with clearings as it forages in open areas and uses forested areas for roosting (1).	No	Known to occur in the general area	No further consideration required
Eastern Wood-Pewee	<i>Contopus virens</i>	SC	SC	S4B	The Eastern Wood-pewee is a species of 'flycatcher', a bird that eats flying insects. It grows to approximately 15 cm, has greyish-olive upper parts and pale bars on its wings. This species lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It prefers intermediate-age forest stands with little understory vegetation (1). It typically creates nests on tree branches 2-12 m in height (2).	No	Known to occur in the general area	No further consideration required
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	No Status	SC	S4B	The Evening Grosbeak is a large songbird with a thick greenish bill. It is a social bird that is often found in flocks, particularly during the winter months. Their preferred habitat is thick coniferous forest. During their breeding season, they are generally found in open, mature mixed forests dominated by Firs, White Spruce, or Trembling Aspen (1).	No	Known to occur in the general area	No further consideration required
Golden Winged Warbler	<i>Vermivora chrysoptera</i>	THR	SC	S4B	The Golden-winged Warbler is a small songbird with distinctive yellow wing patches and patches behind their eyes. It inhabits early successional habitat of old fields and favour areas where trees are spread out or forest edges to use for perching, singing, and searching for food. They seem to prefer regeneration zones with young shrub growth, surrounded by mature forest, locations that have recently been disturbed, such as field edges, hydro or utility right-of-ways, or logged areas for their breeding sites; often frequenting clusters of herbaceous plants and low bushes (1).	No	Known to occur in the general area	No further consideration required
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	SC	S4B	The Grasshopper Sparrow is a small songbird with a streaked back, a white stripe down the center of its crown, a flatish head, and a conical beak. It inhabits open grasslands and prairies with well-drained soil, preferring areas that are sparsely vegetated. It will also nest in hayfields and pastures, as well as always and occasionally grain crops such as barley (1).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on-site



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Least Bittern	<i>Ixobrychus exilis</i>	THR	THR	S4B	The Least Bittern is a small member of the heron family, reaching around 30 cm in length. It has brown and beige plumage with chestnut patches on its wings (1). The species nests in marshes (> 5 - 10 ha) and swamps dominated by emergent vegetation, preferably cattails, interspersed with patches of woody vegetation and open water. They require dense vegetation and open water with stable levels within 10 m for nesting, and access to clear, open water for foraging (4).		No	Known to occur in the general area	No further consideration required
Loggerhead Shrike	<i>Lanius ludovicianus</i>	END	END	S2B	The Loggerhead Shrike is a small bird with a black, hooked bill, grey crown, and white throat and chest. This species has specific habitat requirements that are dependent on active livestock grazing, or grassland areas that have naturally short grass cover (i.e. alvar communities). They also require spiny, multi-branched shrubs, or barbed fencing, to catch prey. They prefer grassland habitats that have sporadic occurrences of low trees and shrubs; particularly hawthorn species, which are used as part of their feeding behaviour (1).		No	Known to occur in the general area	No further consideration required
Olive-sided Flycatcher	<i>Contopus cooperi</i>	THR	SC	S4B	The Olive-sided Flycatcher is a medium-sized songbird with olive colouring, often seen perching on top of tall trees waiting to catch their prey. It prefers open areas along natural mature forest edges, forest edges near natural openings such as rivers or swamps, human-made openings, or burned forest openings with numbers of dead trees. Breeding habitat usually consists of coniferous or mixed forests adjacent to rivers or wetlands, in Ontario often nesting in White and Black Spruce, Jack Pine, and Balsam Fir (1).		No	Known to occur in the general area	No further consideration required
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	THR	SC	S4B	The Red-headed Woodpecker is a mid-sized bird, at around 20 cm long, with a vivid red head, neck and breast as well as a strong bill. The species can be found in open woodland and woodland edges, often near man-made landscapes such as parks, golf courses and cemeteries. These areas must contain a large number of dead trees for perching and nesting (1).		No	Known to occur in the general area	No further consideration required
Short-eared owl	<i>Asio flammeus</i>	SC	SC	S2N,S4B	The Short-eared Owl has a large round head with small tufts of feathers, long wings, a short tail, and cryptic colouring of brown streaks. This species is found in scattered pockets across the province where suitable open habitat, including grasslands, tundra, peat bogs and marsh, can be found in sufficient quantities. Adults build nests on the ground in grassy areas and occasionally agricultural fields (1). The main factor influencing their choice in habitat is believed to be an abundance of their food source, primarily rodents and other small mammals (2).		No	Known to occur in the general area	No further consideration required
Wood Thrush	<i>Hylocichla mustelina</i>	THR	SC	S4B	The Wood Thrush is a medium-sized songbird of around 20 cm with rusty brown coloured upper parts and white underparts with large dark spots. It breeds in deciduous and mixed forests with moderate understories, shade and abundant leaf litter where it forages for food, including larval and adult insects as well as plant material. They prefer moist stands of trees with well-developed undergrowth and tall trees for perches (1).		No	Known to occur in the general area	No further consideration required
Fish									
American Eel	<i>Anguilla rostrata</i>	No Status	END	S1?	The American Eel is a long, slender bodied fish, with one long fin extending down the back and around the tail, and two small pectoral fins. It has thick lips, and a protruding lower jaw that extends out above the upper jaw. At the juvenile stage, they swim up the St. Lawrence River to reach Lake Ontario and connected tributaries where they will remain for 8 to 23 years before migrating back to their spawning grounds. In Ontario, the American eel prefers mud, sand or gravel substrates during the juvenile stage when they reside primarily in the benthic zone of waterbodies. More mature eels are able to thrive in most environments provided there is available cover during daylight hours, and the habitat is accessible (2).		No	Known to occur in the general area	No further consideration required



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COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Lake Sturgeon	<i>Acipenser fulvescens</i>	No Status	END	S2	The Lake Sturgeon, a large freshwater fish, has an extended snout with four whisker-like organs hanging near the mouth and is dark to light brown or grey on its back and sides with a lighter belly. In Ontario, this fish is found in the rivers of the Hudson Bay Basin, the Great Lakes basin, and their connecting waterways. Lake Sturgeon's live almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel and are usually found at depths of 5 to 20 m. They spawn in relatively shallow, fast-flowing water or if available deeper water habitat as well (1).		No	Known to occur in the general area	No further consideration required
Herptiles									
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	THR	S3	Blanding's Turtles are identifiable by their bright yellow throat and chin and domed shell. They spend the majority of their life cycle in the aquatic environment, usually in large wetlands or shallow lakes with high densities of water plants (1). These turtles prefer shallow, nutrient rich water with organic sediment and dense vegetation. They use terrestrial sites for travel between habitat patches and to lay clutches of eggs, often going hundreds of meters from their nearest water body. Blanding's Turtles nest in dry coniferous and mixed forest habitats, as well as fields and roadsides (2). From late October until the end of April, they hibernate in the mud at the bottom of permanent water bodies (3).		No	Known to occur in the general area	No further consideration required
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	SC	SC	S3	The Eastern Musk Turtle is small with a narrow carapace, a dark brown body and two light stripes on each side of their head (5). It is a small freshwater turtle found primarily in slow moving water bodies with abundant emergent vegetation and muddy bottoms along the southern edge of the Canadian Shield within which they burrow into overwinter. Nesting sites vary, but must be close to the water and exposed to direct sunlight (3).		No	Known to occur in the general area	No further consideration required
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	SC	-	S4	The Midland Painted Turtle has a olive to black carapace with red or dark orange markings on the marginal scutes, as well as red and yellow stripes on the head and neck. The species uses a variety of waterbodies including, ponds, marshes, lakes and slow-moving creeks with a soft bottom and an abundance of basking sites and aquatic vegetation. This species usually hibernates on the bottom of waterbodies (5).		No	Known to occur in the general area	No further consideration required
Northern Map Turtle	<i>Graptemys geographica</i>	SC	SC	S3	The Northern Map Turtle is a medium sized turtle identified by its carapace's map contour-like patterning. It lives in larger lakes and rivers, requiring high water quality to support their primary prey species: molluscs. This species can often be seen in large groups basking together on rocks and logs. In the winter, the Northern Map Turtle can be found hibernating on the bottom of slow-moving rivers (1).		No	Known to occur in the general area	No further consideration required
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S3	The Snapping Turtle, with its large serrated carapace, small plastron, and spiked tail, is Canada's largest freshwater turtle (5). It spends the majority of its life in water, preferring shallow water with soft mud and leaf litter, and will travel upland to gravel or sandy embankments, roadsides, along railway lines or beaches to lay their eggs (1).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on-site
Spotted Turtle	<i>Clemmys guttata</i>	END	END	S2	The Spotted Turtle is named after the distinct yellow spots on its carapace. The species is semi-aquatic and prefers ponds, marshes, bogs and even ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation. This species usually hibernates in wetlands or seasonally wet areas with structures such as overhanging banks, hummocks, tree roots, or aquatic animal burrows (1).		No	Known to occur in the general area	No further consideration required



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COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS		SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Wood Turtle	<i>Glyptemys insculpta</i>	THR	END	S2	The Wood Turtle has orange coloured front legs, neck and chin and a sculpted carapace with raised, pyramidal scutes (5). They prefer clear rivers and streams that have moderate current, and sandy or gravelly substrates. This species spends more time on land than other turtle species including in meadows, swamps and fields. Wooded areas are an essential habitat component, and the species uses aquatic habitats for hibernation and mating. Nesting occurs in areas with sandy soil and abundant light (1).		No	Known to occur in the general area	No further consideration required
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	THR	S3	The Eastern Hog-nosed Snake can be a variety of colours and patterns so is most easily identified by its flattened, upturned nose. They prefer sandy well-drained habitats such as beaches and dry forests because they lay their eggs, hibernates and burrow in these areas. The main diet of this snake is toads and frogs, so they usually stay close to water including marshes and swamps, where they have an increased chance of finding their preferred prey (1).		Yes: adjacent lands only	Known to occur in the general area	Potential habitat for endangered or threatened species on site
Eastern Milksnake	<i>Lampropeltis triangulum</i>	SC	NAR	S4	The Eastern Milksnake's colouration is grey or tan with reddish alternating blotches outlined in black along its back and sides (5). It has recently been delisted from being a species at risk in Ontario (1). This species tends to use open habitats such as rocky outcrops, fields and forest edges. The preferred prey of milksnakes are mice, small rodents, and ground nesting birds which are amply found in and surrounding agricultural outbuildings. The milksnake is secretive and is not likely to be encountered during the day or at night while hunting (5).		Yes: on-site	Known to occur in the general area	Potential significant wildlife habitat on-site
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	SC	SC	S4	The Eastern Ribbonsnake is slender with three bright yellow stripes running down its back and sides and a white crescent in front of each eye. This snake is usually found close to water as they are strong swimmers, often fleeing predators by diving into shallow water. It prefers wetland habitats where its prey species, frogs and small fish, are abundant. Over winter, they congregate in underground burrows or rock crevices to hibernates (1).		No	Known to occur in the general area	No further consideration required
Common Five-lined Skink (Southern Shield Population)	<i>Plestiodon fasciatus</i>	SC	SC	S3	The Common Five-lined Skink is Ontario's only lizard species. Its Southern Shield population can be found underneath rocks on open bedrock in forests and like to bask on sunny rocks and logs. They hibernates in crevices among rocks or buried in the soil (1). They hibernates in groups under rocks and tree stumps or in rotting wood (5).		No	Known to occur in the general area	No further consideration required
Western Chorus Frog	<i>Pseudacris triseriata</i>	THR	-	S3	The Western Chorus Frog is small with a dark stripe running through its eye and a light stripe underneath (5). It is primarily a lowland terrestrial species that requires access to terrestrial and aquatic habitats in close proximity to one another. Relying on marshes and wooded wetlands adjacent to forested habitats, this species also requires isolated, predator free pools for breeding. Temporary pools, such as vernal pools in wooded areas, are preferred. This species hibernates terrestrially in a variety of environments, including leaf litter, wood debris, and vacant animal burrows (2).		Yes: adjacent lands only	Known to occur in the general area	Potential significant wildlife habitat on-site
Invertebrates									
Monarch Butterfly	<i>Danaus plexippus</i>	SC	SC	S2N, S4B	The Monarch is an orange and black butterfly with small white spots and a wingspan of around 10 cm. It relies on milkweed plants as a food source for growing caterpillars, but the adult butterflies forage in diverse habitats for nectar from wildflowers (1).		No	Known to occur in the general area	No further consideration required



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COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Mottled Duskywing	<i>Erynnis mortalis</i>	No Status	END	S2	The mottled duskywing is a medium-sized butterfly in the skipper family with a wingspan of 25-42 mm. It is dark grey with yellow-brown spots on its hind wings that give the species its mottled appearance and its name. The wings of freshly emerged adults have a purplish iridescence that fades with age. The mottled duskywing tends to live in dry habitats with sparse vegetation. These include open barrens, sandy patches among woodlands, and alvars. In Ontario, the mottled duskywing will only deposit their eggs on two closely-related plants: New Jersey tea and prairie redroot (1).	No	Known to occur in the general area	No further consideration required
West Virginia White	<i>Pieris virginianensis</i>	No Status	SC	S3	The West Virginia White is a small, dingy white butterfly. This species is found in moist deciduous woods, and requires a supply of toothwort, a small, spring-blooming plant, which provides the only source of food for its larvae. The West Virginia White is found mostly in the central and southern parts of Ontario, but its range extends north to Manitoulin and St. Joseph Islands (1).	No	Known to occur in the general area	No further consideration required
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	SC	SC	S3S5	The Yellow-banded Bumble Bee is a medium-sized bumble bee with a distinct yellow and black abdominal band pattern found on its queens, males, and workers. This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. It can be found in mixed woodlands, particularly for nesting and overwintering, as well as a variety of open habitat such as native grasslands, farmyards and urban areas. The Yellow-banded Bumble Bee ranges from the Mixedwood Plains of southern Ontario to the Hudson Bay Lowlands in the north (1).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on-site
Mammals								
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	END	S3?	The Tri-colored Bat is small, with pale brown with orange-red forearms, muzzle, and ears. It is named for the black, yellow, and brown hairs on its back. It is considered rare in this region of Ontario which is at the northernmost limit of the natural range. These bats prefer to nest in foliage, tree cavities and woodpecker holes, but are occasionally found in buildings; though this is not their preferred habitat. Winter hibernation takes place in caves, mines and deep crevices. Tri-colored Bats prefer an open forest habitat type in proximity to water (6).	No	Known to occur in the general area	No further consideration required
Eastern Small-footed Myotis	<i>Myotis leibii</i>	No Status	END	S2S3	The Eastern Small-footed Myotis has fur with black roots and shiny brown tips as well as very small feet. In the spring and summer, the Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. They change their roosting locations daily and hunt at night for insects. They hibernate in winter, often in caves and abandoned mines choosing colder and drier sites than other similar bats (1).	No	Known to occur in the general area	No further consideration required
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	S4	The Little Brown Myotis has glossy brown fur and a fleshy projection covering the entrance to its ears. This species roosts in trees and buildings, often selecting attics, abandoned buildings and barns for summer colonies where they can raise their young. Little Brown Bats hibernate from October/November to March/April, most often in caves or abandoned mines that are humid and remain above freezing (1).	No	Known to occur in the general area	No further consideration required
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	S3	The Northern Myotis has dull yellow-brown fur with pale bellies and long, rounded ears. This species is found in boreal forests, roosting under loose bark and in the cavities of trees. These bats hibernate from October/November to March/April, most often in caves or abandoned mines (1).	No	Known to occur in the general area	No further consideration required



APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Algonquin Wolf	<i>Canis lycaon</i>	SC	THR	S4	Formerly called the Eastern Wolf, this canine was recently renamed the Algonquin Wolf. In the southern portion of the province, this species prefers deciduous and mixed forest landscapes while their northern range include mixed and coniferous forests. It is most prevalent in areas with abundant prey species which include Beaver, White-tailed Deer and Moose. Dens sites are usually found in coniferous forests with easily excavated soil types like sand and close to a permanent water source (1).	No	Known to occur in the general area	No further consideration required
Trees, plants, fungi and lichens								
American Ginseng	<i>Panax quinquefolius</i>	END	END	S2	American Ginseng is a perennial plant which grows up to 60 centimetres in height. The leaves typically have five leaflets arranged in a whorl at the end of the leaf stem. The root looks like a gnarly parsnip. The flowers are an inconspicuous green-white in colour, but the berries are bright red and arranged in a cluster. In Ontario, the American Ginseng typically grows in rich, moist, and mature deciduous woods dominated by Sugar Maple, White Ash, and American Basswood. It typically grows in deep, nutrient rich soil over limestone or marble bedrock (1).	No	Known to occur in the general area	No further consideration required
Butternut	<i>Juglans cinerea</i>	END	END	S2?	The Butternut is a medium sized tree reaching 30 m in height. It has large compound leaves with 11 to 17 leaflets. The fruit is oval, fuzzy and sticky. In Ontario, the Butternut prefers moist, well-drained soil, often along streams, or occasionally well-drained gravel sites. It grows alone or in small groups in deciduous forests (1).	No	Known to occur in the general area	No further consideration required
Pale-bellied Frost Lichen	<i>Physconia subpallida</i>	END	END	S3	The Pale-bellied Frost Lichen resembles a light dusting of frost on a dark tree trunk. This species is found throughout eastern North America, growing in wooded areas rich in hardwood species, such as White Ash, Hop Hornbeam (Ironwood), Black Walnut, and American Elm. It is also common to find this species growing on fenceposts or boulders within or near these wooded areas. In Ontario, this species has been found in the following counties: Frontenac, Haliburton, Hastings, Peterborough, Lanark and Renfrew (1).	No	Known to occur in the general area	No further consideration required

References

1. Ministry of Environment, Conservation and parks. (2019). Species at risk in Ontario. Retrieved from <https://www.ontario.ca/page/species-risk-ontario>
2. Government of Canada. (2019). Species at risk public registry. Retrieved from <https://species-registry.canada.ca/index-en.html#/species?ranges=5&sortBy=commonNameSort&sortDirection=asc&pageSize=10>
3. Committee on the Status of Endangered Wildlife in Canada. (2008).
4. Environment Canada. (2018).
5. Ontario Nature. (2020). Reptiles and amphibians. Retrieved from <https://ontarionature.org/programs/citizen-science/reptile-amphibian-atlas/species/>
6. University of Michigan Museum of Zoology. (2004).



Application for Consent

Lot 1

<p>Note to Applicant: All questions must be answered or application may be returned. Application Fee: \$1150.00 must accompany fully completed application and 6 copies.</p> <p>It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N <u>Y</u> Date: <u>October 2020</u></p> <p>If yes, were there any Studies required? Y/N <u>Y</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA)). Have you attached 4 copies of each to this application? Y/N <u>Y</u></p>	<p>Office Use:</p> <p>File No. B- 54-22</p> <p>Date Received: RECEIVED APR 04 2022 LAND DIVISION</p>
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1. Owner Information	
Name(s): <u>Ronald & Julie Hurtubise</u>	Address: <u>379 Eighth Line Rd-S-Dummer</u>
P.O. Box: _____	City/Province: <u>Norwood, Ontario</u>
Phone: (H) <u>705-639-1733</u> (B) _____	Postal Code: <u>K0L 2V0</u>
E-mail: <u>rhurtubise@nexicom.ca</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

2. Authorized Agent/Solicitor Information	
Name(s): <u>Ron Hurtubise</u>	Address: <u>379 8th Line Rd. S. Dummer</u>
P.O. Box: _____	City/Province: <u>Norwood, ON</u>
Phone: (H) <u>705-639-1733</u> (B) _____	Postal Code: <u>K0L-2V0</u>
E-mail: <u>RHurtubise@nexicom.net</u>	
Do you wish to receive all communications? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

3. Property Description			
Ward: <u>Dummer</u>	Township: <u>Douro-Dummer</u>	Lot: <u>6</u>	Concession: <u>8</u>
Municipal (911) Address: <u>379 Eighth Line Rd-S-Dummer</u>		Tax Roll #: <u>1522-020-002-05400</u>	
Registered Plan #: <u>n/a</u>		Block/Lot: <u>n/a</u>	

4. Type and Purpose of Proposed Transaction	
Transfer:	<input checked="" type="checkbox"/> Creation of a New Lot <input type="checkbox"/> Addition to a Lot (moving/adjusting lot line)
Other:	<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement <input type="checkbox"/> Correction of Title <input type="checkbox"/> Charge <input type="checkbox"/> Lease

5. Transferee	
If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased: <u>n/a</u> relationship to owner: _____	
Address: _____	
Phone: (H) _____ (B) _____	E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)				
Frontage (metres): <u>64.008</u>	Depth (metres): <u>64.008</u>	Area (m ² or hectares): <u>3969 sq m</u>		
Frontage (feet): <u>210</u>	Depth (feet): <u>210</u>	Area (ft ² or acres): <u>44,100 sq f</u>		
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Existing Use: (i.e. residential, commercial, recreational) <u>Rural</u> Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>None</u> </td> <td style="width: 50%; vertical-align: top;"> Proposed Use: (i.e. residential, commercial, recreational) <u>Residential</u> Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) </td> </tr> </table>			Existing Use: (i.e. residential, commercial, recreational) <u>Rural</u> Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>None</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>Residential</u> Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks)
Existing Use: (i.e. residential, commercial, recreational) <u>Rural</u> Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>None</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>Residential</u> Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) 			
Type of Access: <input checked="" type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Other _____ <input type="checkbox"/> Water <input type="checkbox"/> Parking/docking facilities – distance from these to the nearest road : _____				
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____ </td> <td style="width: 50%; vertical-align: top;"> Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____ </td> </tr> </table>			Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____	Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____
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If a septic system exists on the severed parcel, when was it installed and inspected? <u>n/a</u>				
How far is it located from the lot line(s) & well? <u>n/a</u> (ft. or meters)				
Have you shown the well & septic locations and setbacks on the sketch? <u>Yes</u>				

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)				
Frontage (metres): _____	Depth (metres): _____	Area (m ² or hectares): _____		
Frontage (feet): _____	Depth (feet): _____	Area (ft ² or acres): _____		
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Existing Use: (i.e. residential, commercial, recreational) Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) </td> <td style="width: 50%; vertical-align: top;"> Proposed Use: (i.e. residential, commercial, recreational) Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) </td> </tr> </table>			Existing Use: (i.e. residential, commercial, recreational) Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) 	Proposed Use: (i.e. residential, commercial, recreational) Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks)
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Official Plan Designation: _____ Current Zoning: _____				
Type of Access: <input type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Water <input type="checkbox"/> Other _____				
Roll # of Lot Being Added to: _____				

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)		
Frontage (metres): <u>307.13</u>	Depth (metres): <u>560</u>	Area (m ² or hectares): <u>17.2 hectares</u>
Frontage (feet): <u>1007.64</u>	Depth (feet): <u>1837.27</u>	Area (ft ² or acres): <u>42.5 acres</u>
Existing Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u>		Proposed Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u>
Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>House, Well, Septic, Barns, Shed, Garage</u>		Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>None</u>
Type of Access:		
<input checked="" type="checkbox"/> Municipal maintained road	<input type="checkbox"/> County Road	<input type="checkbox"/> Provincial Highway
<input type="checkbox"/> Seasonally maintained municipal road	<input type="checkbox"/> Private road or right-of-way	<input type="checkbox"/> Other _____
<input type="checkbox"/> Water	<input type="checkbox"/> Parking/docking facilities – distance from these to the nearest road : _____	
Water Supply:		Sewage Disposal: (if existing, show on sketch)
<input type="checkbox"/> Publicly owned/operated piped water system		<input type="checkbox"/> Publicly owned/operated sanitary sewage system
<input checked="" type="checkbox"/> Privately owned/operated individual well		<input checked="" type="checkbox"/> Privately owned/operated individual septic tank
<input type="checkbox"/> Privately owned/operated communal well		<input type="checkbox"/> Privately owned/operated communal septic tank
<input type="checkbox"/> Lake or other water body		<input type="checkbox"/> Privy
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____
If a septic system exists on the retained parcel, when was it installed and inspected? <u>1988</u>		
How far is it located from the lot line(s) & well? <u>950ft</u> (ft. or meters)		
Have you shown the well & septic locations and setbacks on the sketch? <u>Yes</u>		

9. Local Planning Documents
What is the current Township Official Plan designation on this property? <u>Rural</u>
What is the current County Official Plan designation on this property? <u>Rural</u> (this information is available from the Preliminary Severance Review and/or from the Township)
Explain how the application Conforms with the current Official Plans: <u>Rural designation permits severance</u>
What is the current zoning on this property, as found in the Township Zoning By-Law ? <u>RU</u> (this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy
Is the application consistent with the Provincial Policy Statements? (this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Explain how the application is consistent: <u>NHE from Cambium Ref. # 12715-P, completed and attached</u>
Is the subject property within an area of land designated under any provincial plan(s)? (Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only; Growth Plan applies to the entire County of Peterborough so answer should be yes)
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, explain how the application conforms or does not conflict with provincial plan(s)? <u>See attached NHE</u>

11. Restrictions of Subject Land
Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☐ Yes ☒ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

☒ N/A

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North		Rural	House, Garage
South		Rural	House
East	William Gunn	Rural	House, Barn
West	Julie Kapyrka	Rural	House, Barn

16. Driving Directions

Please describe in detail driving directions to the subject property: North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Douro-Dummer this 1 day of April, 2022

Julie Hortobiae
Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Ron Hultsuse of the Township, City, etc. of Douro-Dummer,
in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this
application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township
of Douro-Dummer City, Township
Name of City, etc.
in the County
County, Region, etc.
of Peterborough
this 1 day of April, 2022.

Commissioner, etc. for taking affidavits

[Signature]
Owner or authorized Agent

Owner or authorized Agent

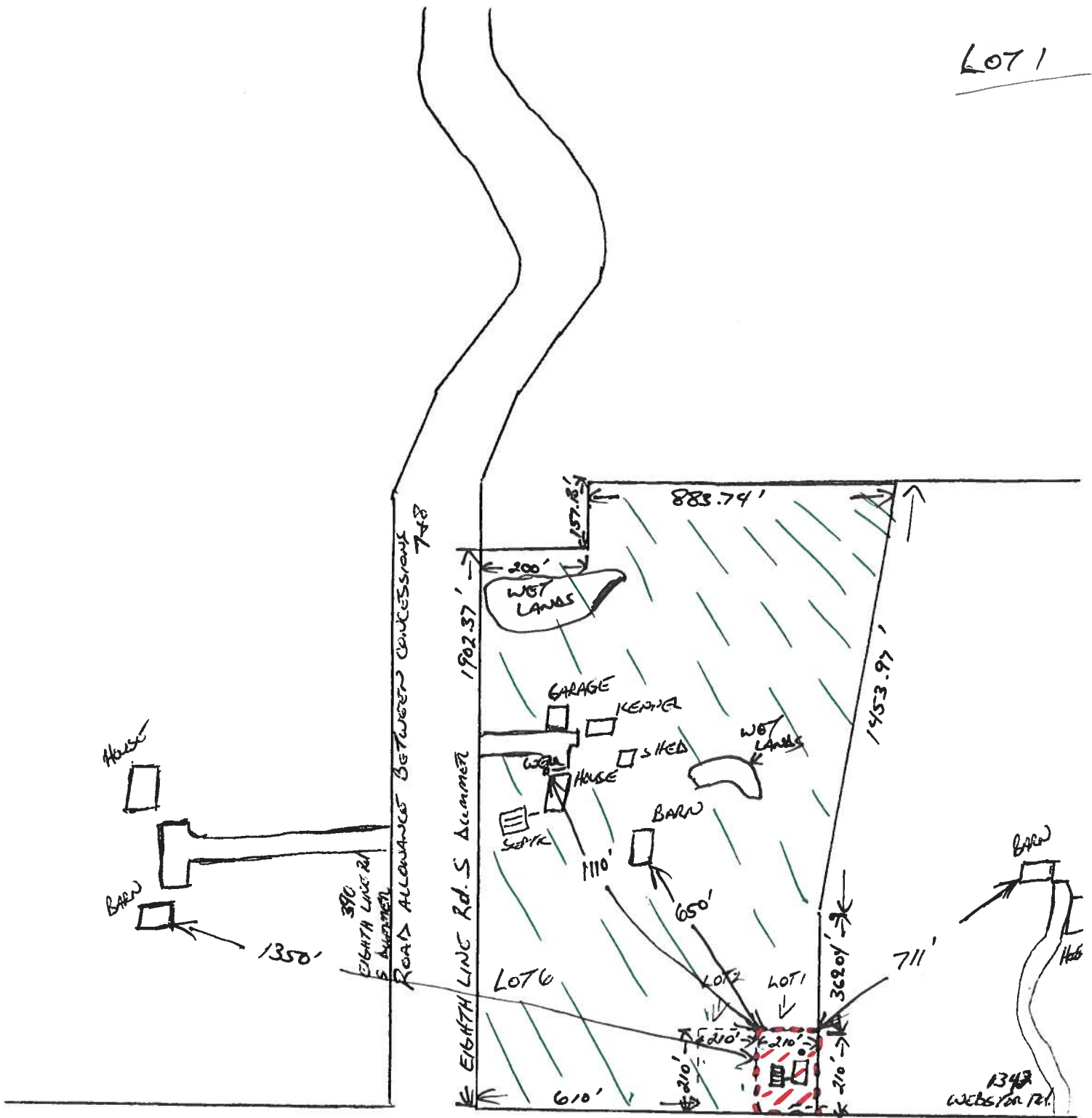
Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

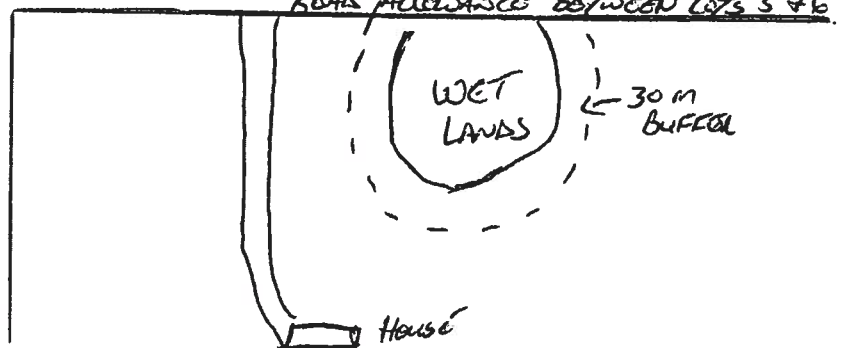
An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".











Lot 1



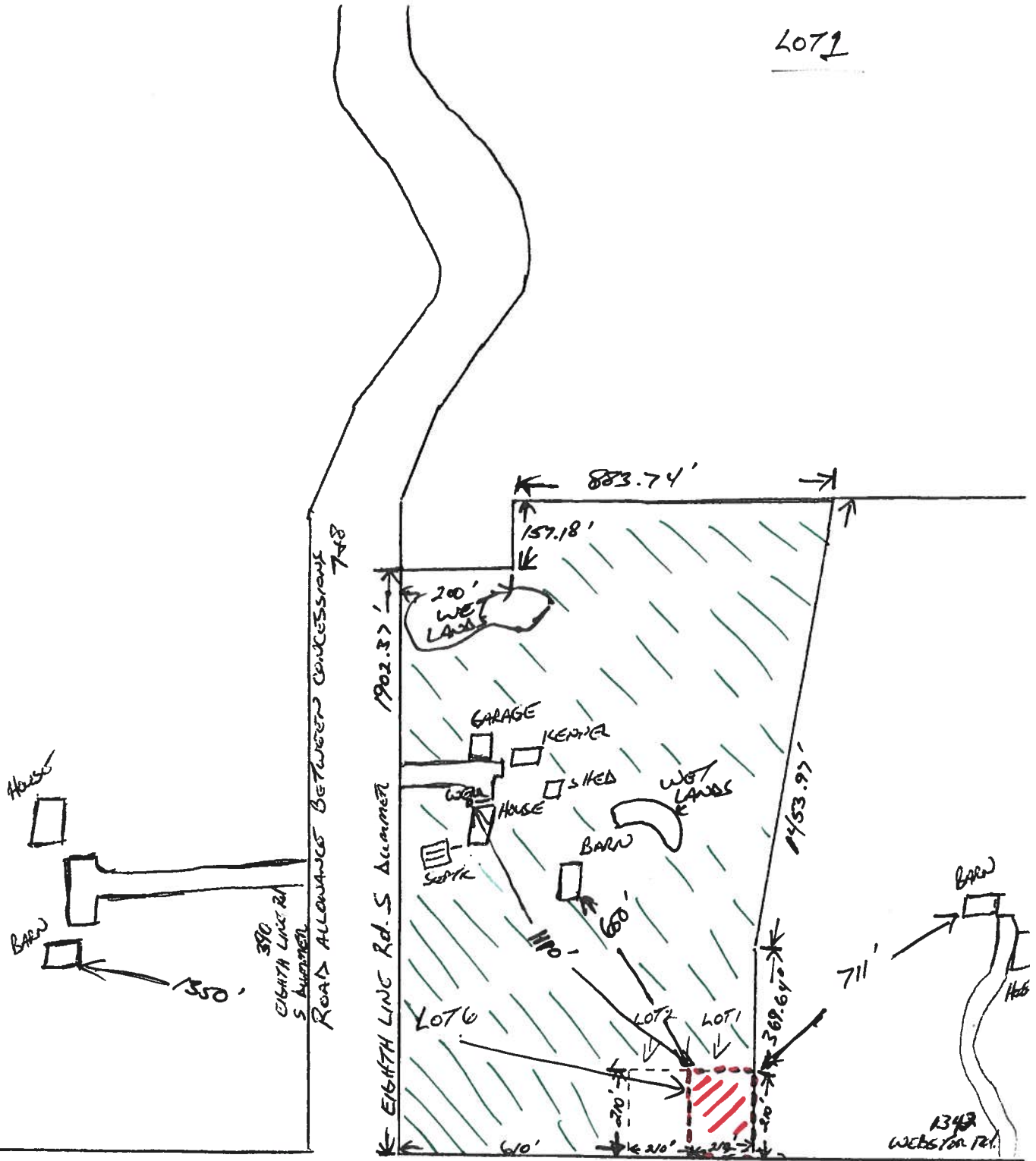
Webster Rd

ROAD ALLOWANCES BETWEEN LOTS 5 & 6

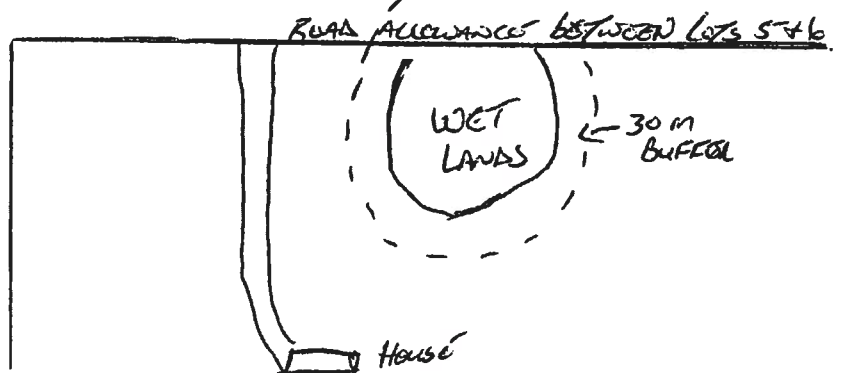


-  Proposed House
 Proposed
 Proposed
 Proposed
 Proposed
 Proposed
 Proposed
 Proposed
 Proposed
 Proposed

2071



Webster Rd





Lot 2

Application for Consent

Note to Applicant: All questions must be answered or application may be returned.
Application Fee: \$1150.00 must accompany fully completed application and 6 copies.

It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so:

Y/N Y Date: October 2020

If yes, were there any Studies required? Y/N Y
(i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA).

Have you attached 4 copies of each to this application?

Y/N Y

Office Use:

File No. **B-** 5521

Date Received:

RECEIVED

APR 04 2022

LAND DIVISION

1. Owner Information

Name(s): Ronald & Julie Hurtubise Address: 379 Eighth Line Rd-S-Dummer
P.O. Box: _____ City/Province: Norwood, Ontario
Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0
E-mail: rhurtubise@nexicom.ca
Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): Ronald Hurtubise Address: 379 8th Line Rd S Dummer
P.O. Box: _____ City/Province: Norwood, ON
Phone: (H) 705-639-1733 (B) _____ Postal Code: K0L 2V0
E-mail: RHurtubise@Nexicom.net
Do you wish to receive all communications? ☒ Yes ☐ No

3. Property Description

Ward: Dummer Township: Douro-Dummer Lot: 6 Concession: 8
Municipal (911) Address: 379 Eighth Line Rd-S-Dummer Tax Roll #: 1522-020-002-05400
Registered Plan #: n/a Block/Lot: n/a

4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)
Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:
n/a relationship to owner: _____

Address: _____

Phone: (H) _____ (B) _____ E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 64.008 Depth (metres): 64.008 Area (m² or hectares): 3969 sq m
 Frontage (feet): 210 Depth (feet): 210 Area (ft² or acres): 44,100 sq f

Existing Use: (i.e. residential, commercial, recreational)Rural**Proposed Use:** (i.e. residential, commercial, recreational)ResidentialName Existing Buildings & Structures, including well & septic
(and show on sketch with setbacks)NoneName Proposed Buildings & Structures, including well & septic
(and show on sketch with setbacks)**Type of Access:**☒ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Other _____☐ Water☐ Parking/docking facilities – distance from these to the nearest road : _____**Water Supply:**☐ Publicly owned/operated piped water system☒ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other _____**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☒ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other _____If a septic system exists on the severed parcel, when was it installed and inspected? n/aHow far is it located from the lot line(s) & well? n/a (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? Yes

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To

(provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): _____ Depth (metres): _____ Area (m² or hectares): _____Frontage (feet): _____ Depth (feet): _____ Area (ft² or acres): _____**Existing Use:** (i.e. residential, commercial, recreational)**Proposed Use:** (i.e. residential, commercial, recreational)Name Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)Name Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)

Official Plan Designation: _____

Current Zoning: _____

Type of Access:☐ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Water ☐ Other _____

Roll # of Lot Being Added to: _____

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)				
Frontage (metres): <u>307.13</u>	Depth (metres): <u>560</u>	Area (m ² or hectares): <u>17.2 hectares</u>		
Frontage (feet): <u>1007.64</u>	Depth (feet): <u>1837.27</u>	Area (ft ² or acres): <u>42.5 acres</u>		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Existing Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>House, Well, Septic, Barns, Shed, Garage</u> </td> <td style="width: 50%; vertical-align: top;"> Proposed Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>None</u> </td> </tr> </table>			Existing Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>House, Well, Septic, Barns, Shed, Garage</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>None</u>
Existing Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>House, Well, Septic, Barns, Shed, Garage</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>Rural/Dwelling - Hobby Farm</u> Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) <u>None</u>			
Type of Access: <input checked="" type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Other _____ <input type="checkbox"/> Water <input type="checkbox"/> Parking/docking facilities – distance from these to the nearest road : _____				
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____ </td> <td style="width: 50%; vertical-align: top;"> Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____ </td> </tr> </table>			Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____	Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____
Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____	Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____			
If a septic system exists on the retained parcel, when was it installed and inspected? <u>1988</u>				
How far is it located from the lot line(s) & well? <u>1110ft</u> (ft. or meters)				
Have you shown the well & septic locations and setbacks on the sketch? <u>Yes</u>				

9. Local Planning Documents
What is the current Township Official Plan designation on this property? <u>Rural</u>
What is the current County Official Plan designation on this property? <u>Rural</u> (this information is available from the Preliminary Severance Review and/or from the Township)
Explain how the application Conforms with the current Official Plans: <u>Rural designation permits severance</u>
What is the current zoning on this property, as found in the Township Zoning By-Law ? <u>RU</u> (this information is available from the Preliminary Severance Review and/or from the Township)

10. Provincial Policy
Is the application consistent with the Provincial Policy Statements? (this information is available from the Preliminary Severance Review and/or from the County Planning Dept.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Explain how the application is consistent: <u>NHE from Cambium Ref # 12715-P, completed and attached</u>
Is the subject property within an area of land designated under any provincial plan(s)? X Yes <input type="checkbox"/> No (Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only; Growth Plan applies to the entire County of Peterborough so answer should be yes)
If yes, explain how the application conforms or does not conflict with provincial plan(s)? <u>See attached NHE</u>

11. Restrictions of Subject Land
Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☐ Yes ☒ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

☒ N/A

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☐ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☐ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☐ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. **This information should also be on the sketch**, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North		Rural	House, Garage
South		Rural	House
East	William Gunn	Rural	House, Barn
West	Julie Kapyrka	Rural	House, Barn

16. Driving Directions

Please describe in detail driving directions to the subject property: North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd. but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

North on County Rd. 40 from Norwood, turn left on Webster Rd, Property on North Side of Webster Rd, just past 1342 Webster Rd., but before Eighth Line Rd. S.

Signatures Page

If the applicant is not the owner of the subject land, a written authorization of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Douro-Dummer this 01 day of APRIL 2022

Julia Hortobagoe
Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality (i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Ron Huetts of the Township, City, etc. of Douro-Dummer in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township
City, Township
of Douro-Dummer
Name of City, etc.

in the County
County, Region, etc.
of Peterborough

this 1 day of April, 2022.

Martina Chait-Hartwig
Commissioner, etc. for taking affidavits

Ron Huetts
Owner or authorized Agent

Owner or authorized Agent

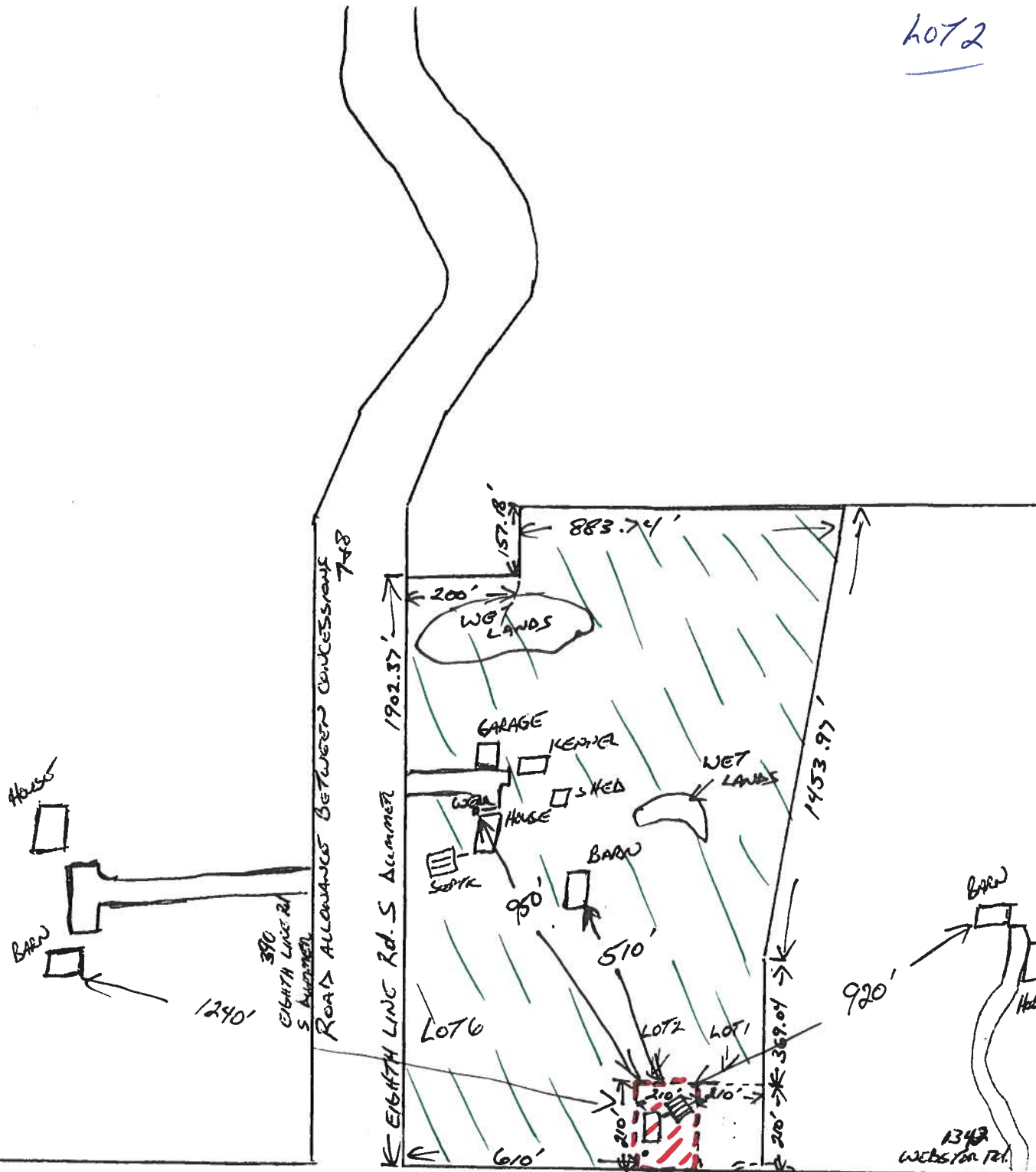
Martina Chait-Hartwig
Deputy Clerk
Commissioner of Oath
Township of Douro-Dummer

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

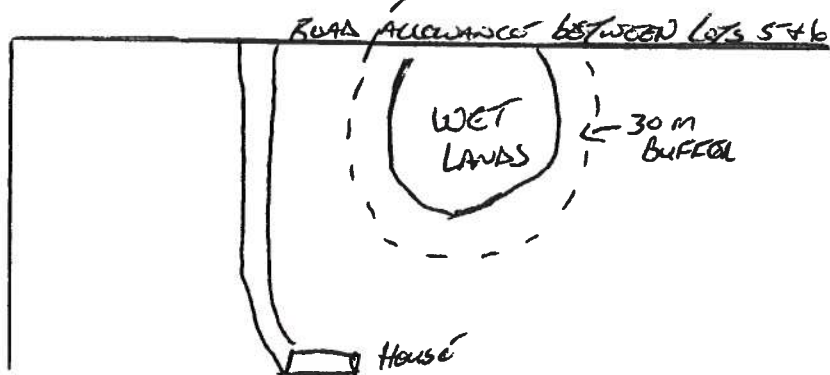
Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

h072

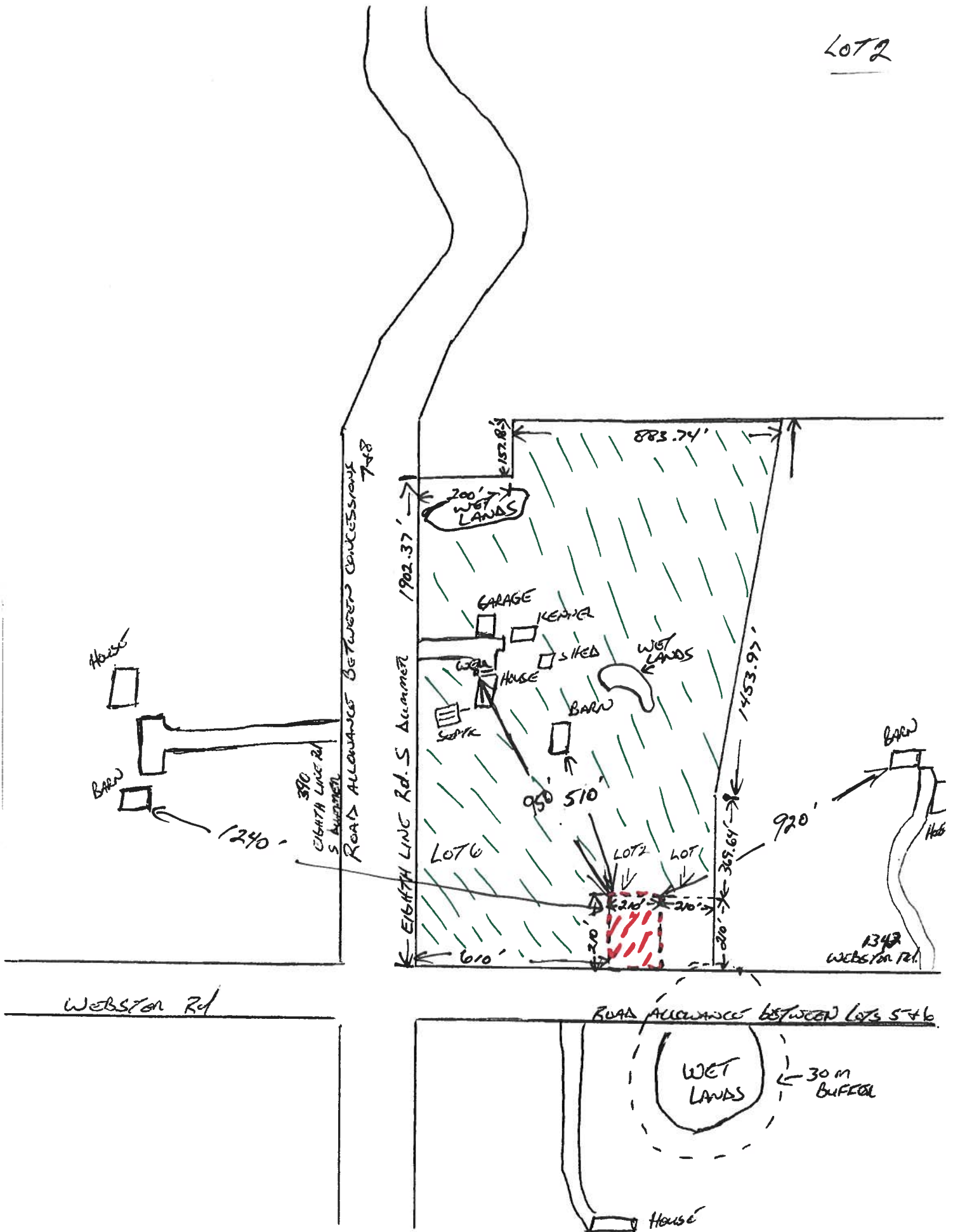


Webster Rd



- Proposed House
- Proposed Work
- Proposed Schematic

LOT 2



Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Name: Ronald & Tule
Hurtubise

Agent:

Date: October 22, 2020

Lot: 6

Concession: 8

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 379 Eighth Line Rd-S-Dummer

Phone: (705) 639-1733

Email:
rhurtubise@nexicom.net

Office Phone:

Communication Sent To: **Owner:** ☒

Agent: ☐

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation (effective April 2014)	Rural	Rural
Municipal Zoning (By-Law No. 10-1996)	(RU)	(RU)
Area/Lot Dimensions	Both lots ± 0.4 hectares with ± 64 m of frontage on Webster Road	± 17.2 hectares with ± 560 m of frontage on Eighth Line R-S-Dummer
Existing Use/Buildings	Rural/dwelling, barns, shed, garage	Rural/vacant

Intent: To sever more than one residential lot. Roll No.(s) 1522-020-002-05400.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural in the Township Official Plan. In the Rural designation a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that subject property was severed in 1989 through Land Division File B-11-89 and in 1992 through Land Division File B-28-92, the deeds for which were stamped by the Land Division Secretary on April 13, 1989 and May 25, 1992, respectively, and would have been registered with Land Registry sometime thereafter. Since there have been no severances in the last 25 years, the subject property is eligible for severance.

In addition to the above requirement for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). According to property assessment information, the land owner appears to have owned the property for a minimum of 5 years and the size of the new lots do not exceed 1 hectare.

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (S. 7.12.1, 7.12.4, 7.12.12, and 7.2.3).

Municipal Zoning By-Law Review: The severed parcels are zoned Rural (RU) in the Municipal Zoning By-law. A single detached dwelling is permitted in the (RU) Zone (S. 9.1.5) provided it has a minimum lot area of 0.4 hectares and lot frontage of 45 metres (S. 9.2.2(a)&(b)). The proposed severed parcels appear to meet these requirements.

The retained parcel is zoned Rural (RU) in the Municipal Zoning By-law. A farm including a single detached dwelling is permitted in the (RU) Zone (S. 9.1.1) provided it has a minimum lot area of 20 hectares and lot frontage of 135 metres (S. 9.2.1(a)&(b)). It is recommended that the proposal be discussed with the Township to determine if a rezoning of the retained parcel would be supported.

Provincial Policy Review: The Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (GPGGH) apply to this proposal.

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property: non-evaluated wetlands and potential habitat of endangered and threatened species.

Section 4.2.4.1 of the GPGGH states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed parcels are within 120 metres of a wetland, a natural heritage evaluation is required. Evaluations undertaken in accordance with these policies will identify the boundaries of the key natural heritage feature, vegetation protection zones, and any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please contact Otonabee Conservation regarding study requirements.

Sections 4.2.3 further states that development and site alteration, including lot creation, is not permitted in key hydrologic features. The applicant should be aware that the natural heritage/hydrologic evaluation must identify a minimum 30 metre vegetation protection zone from key hydrologic features (S4.2.4.1(c)), and new lots are not permitted within this 30 metre buffer. The proposed severed lot may or may not have to be adjusted.

The proposed severed lots are traversed by an area identified for habitat of endangered species and threatened species. Policy 2.1.7 of the PPS prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened

species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on the subject property and at 1342 Webster Road and 390 Eighth Line Rd-S-Dummer (see calculations and map attached). The proposal appears to meet MDS I setback requirements.

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Matt Wilkinson/Don Allin at (705) 745-5791 ext.213/ext.225 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

This Preliminary Severance Review has been circulated by the Planning Department to the following agencies (marked with an X):

- ☒ **Local Municipality of Douro-Dummer**
- ☐ **County Infrastructure Services (i.e. Roads) ;**
- ☒ **Conservation Authority ;**
- ☐ **First Nations ;**
- ☐ **Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- | | |
|---------------------------------------------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Health Unit |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe and/or Provincial Policy Statement policies.

The proposed severed lots are located within 120 metres of key hydrologic features (i.e. wetlands). In accordance with Section 4.2.4.1 of the Growth Plan, a natural heritage evaluation/hydrologic evaluation is required.

Proposal appears to conform to County Official Plan policies.

Although the proposal conforms to the County Official Plan, the Growth Plan takes precedence over the County Official Plan.

Proposal appears to conform to Township Official Plan policies.

Although the proposal conforms to the Township Official Plan, the Growth Plan takes precedence over the Township Official Plan.

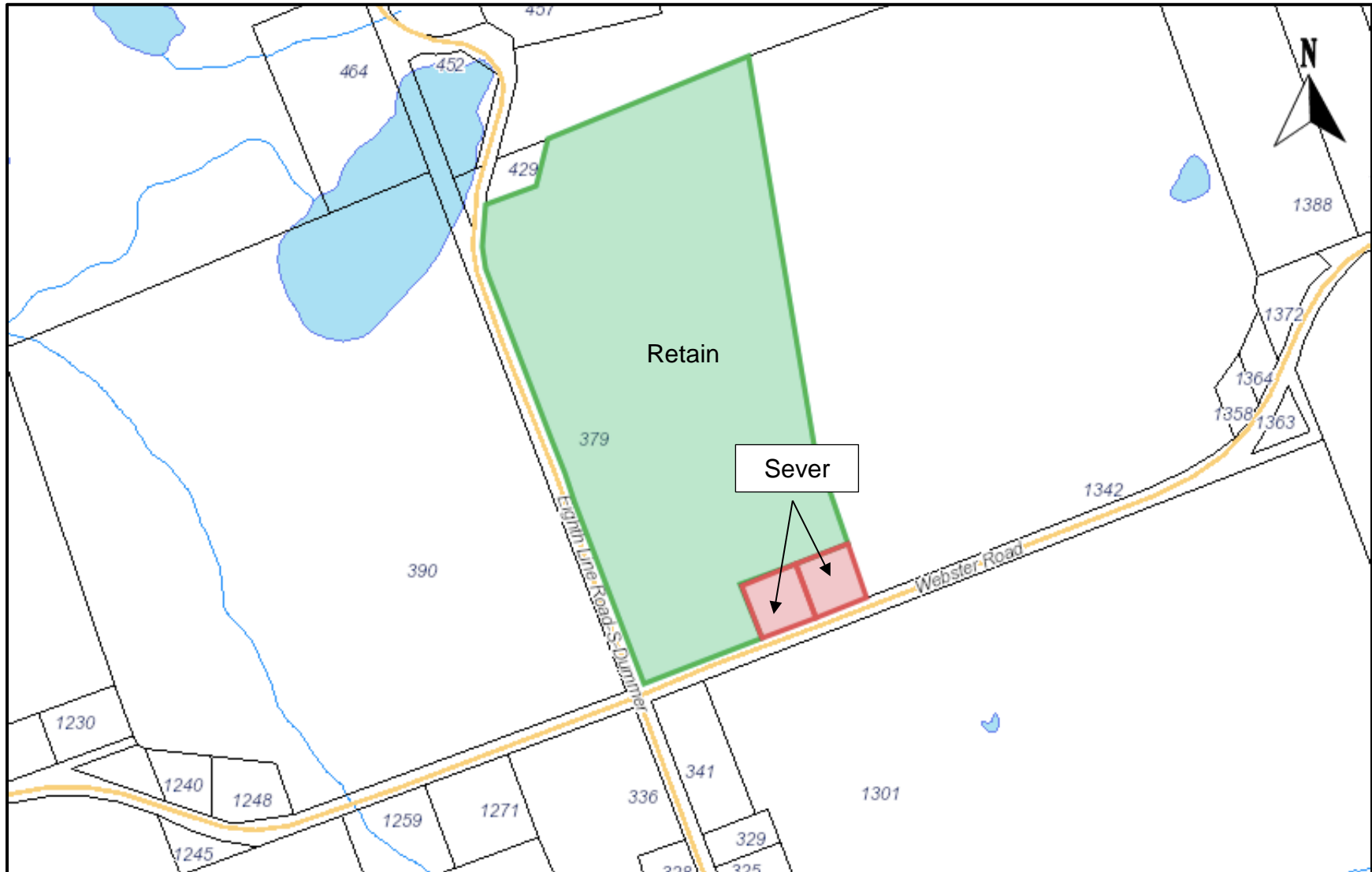
- ☒ **Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

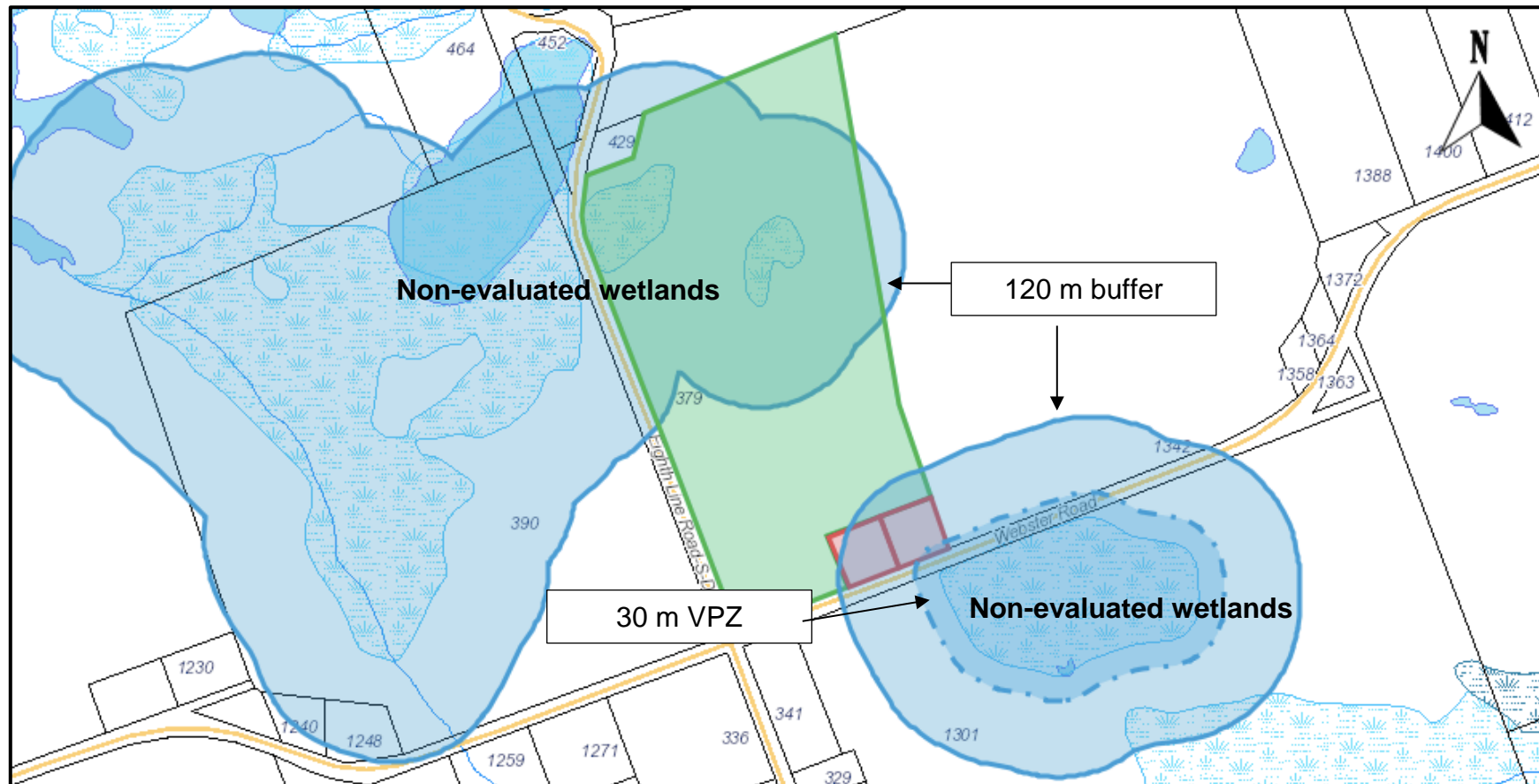
Roll #1522-020-002-05400
Lot 6, Concession 8, Dummer Ward
(Hurtubise)
Severance Sketch



Roll #1522-020-002-05400

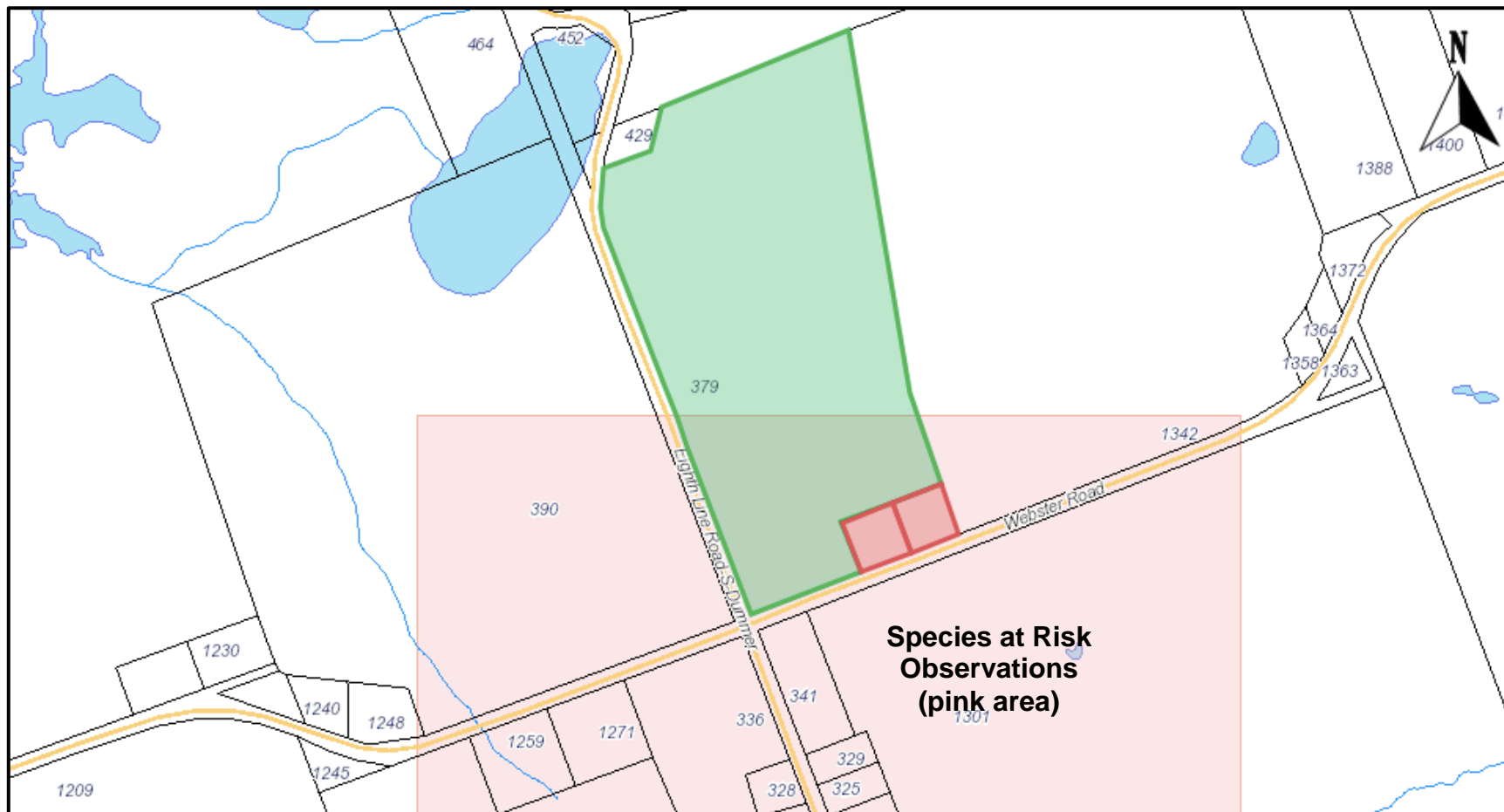
Lot 6, Concession 8, Dummer Ward
(Hurtubise)

Key Hydrologic Features – (i.e. wetlands) with 120 m buffer and 30 m min VPZ



NOTE: Development and site alteration, including lot creation is not permitted within key hydrologic features; any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation, is permitted within the 30 metre vegetation protection zone (VPZ).

Roll #1522-020-002-05400
Lot 6, Concession 8, Dummer Ward
(Hurtubise)
Potential Habitat of Endangered and Threatened Species

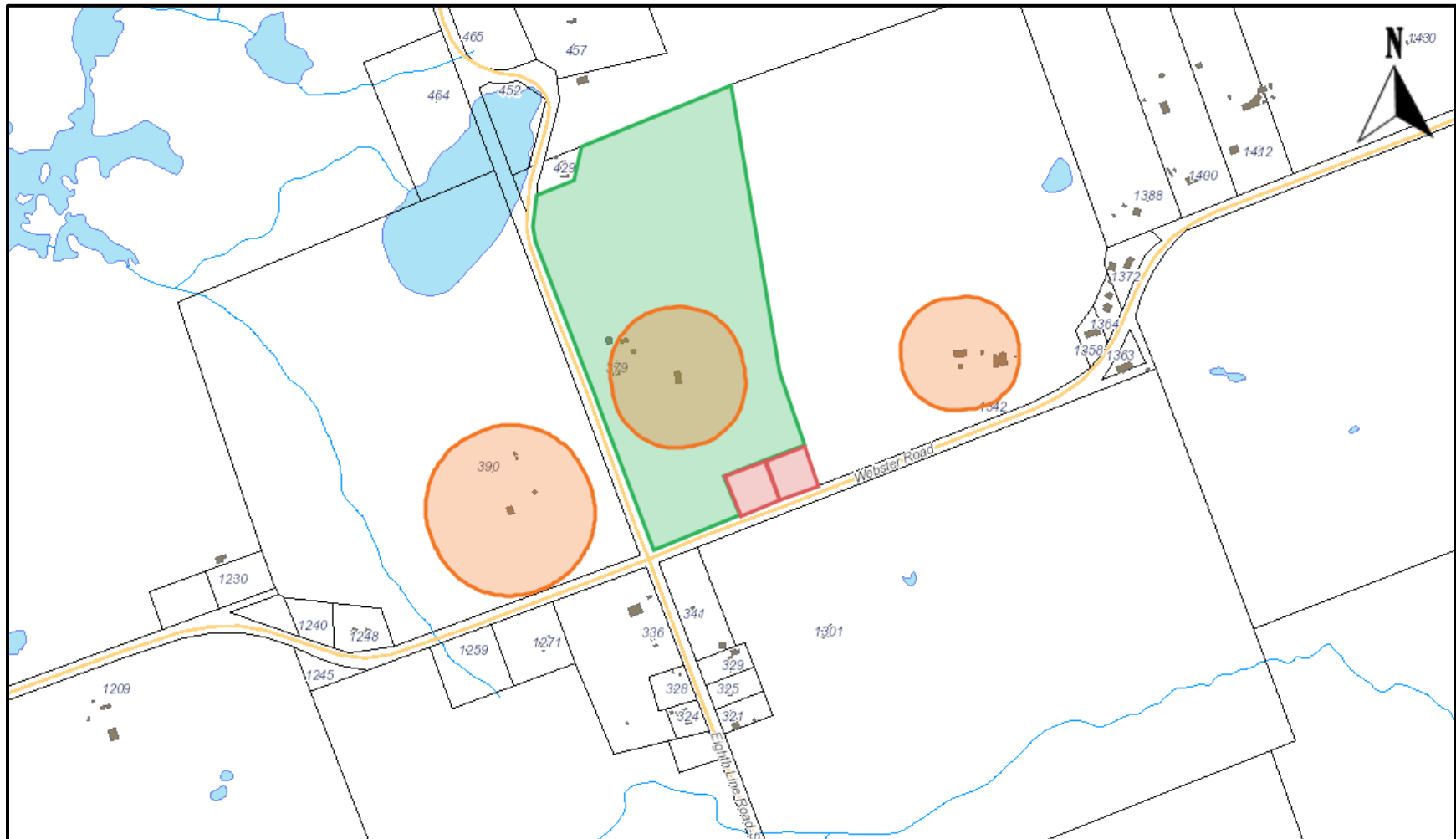


NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat (i.e. pink squares) that requires a Species at Risk (SAR) Assessment to support the severance application.

Roll #1522-020-002-05400

Lot 6, Concession 8, Dummer Ward
(Hurtubise)

Minimum Distance Separation (MDS 1) Requirements



NOTE: New development, including lot creation, must be located outside the MDS arc(s) shown above

Scale (metric)

1:7,200
Page 195 of 240

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Description: Hurtubise - PSR

Application Date: Thursday, October 22, 2020

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Ronald Hurtubise

Location of Subject Lands

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 8, Lot: 6

Roll Number: 152202000205400

Calculation Name: *Farm 1*

Description: Home Farm on subject property

Farm Contact Information

Ronald Hurtubise

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 8, Lot: 6

Roll Number: 152202000205400

Total Lot Size: 45 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	1,250 ft ²



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	150	X	0.7	X
				1.1	
				=	
				81 m (265 ft)	TBD
				Storage Base Distance 'S'	
				(minimum distance from manure storage)	(actual distance from manure storage)
				81 m (265 ft)	TBD

Calculation Name: *Farm 2*

Description: 1342 Webster Road

Farm Contact Information

William Gunn

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DUMMER, Concession: 8, Lot: 6

Roll Number: 152202000205450

Total Lot Size: 74 ac


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	1,250 ft ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 5.0

Potential Design Capacity (NU): 5.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	150	X	0.7	X
				1.1	
				=	
				81 m (265 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				81 m (265 ft)	TBD

Calculation Name: *Farm 3*

Description: 390 Eighth Line Road-S-Dummer

Farm Contact Information

Julie Kapyrka

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer


DUMMER, Concession: 7, Lot: 6

Roll Number: 152202000201100

Total Lot Size: 78 ac

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	17	17.0	850 ft ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 17.0

Potential Design Capacity (NU): 34.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	228	X	0.7	X
				1.1	
				=	
				123 m (403 ft)	TBD
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				123 m (403 ft)	TBD

Preparer Information

Caitlin Robinson
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H 3M3
Phone #1: (705) 743-0380
Email: crobinson@ptbocounty.ca

Signature of Preparer: _____

Caitlin Robinson, Planner

Date: _____

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Severance Review

File No: B-61-22 & B-62-22 Storey and Fleming
Name: Carol Storey & James Fleming
Location: 760 Cooney Island
Part of Lot 3, Concession 4, Douro Ward
1522-010-002-14200

Purpose of the applications – Creation of two residential lots, one fronting on Douro Fourth Line Road (B-61-22) and another on Cooney Island Road (B-62-22).

Official Plan Designation:

Severed A & B:	Rural
Retained:	Rural

OP Conformity:

Residential uses are permitted uses in the Rural Designation provided fragmentation of farm lands and conflict with adjacent farm operations are not created.

A maximum of two consents to create new lots may be permitted from a property within the Rural designation, as it existed 25 years prior to the date of application.

Previous Severances:

None within the last 25 years.

Zoning:

Rezoning Required:

Severed:	RU (Rural)	No
Retained:	RU (Rural)	No

Zoning Conformity:

The severed lots will meet the area and frontage requirements for a residential use in the Rural Zone (Section 9.2.4). The retained lot will meet the area and frontage requirements of an agricultural use in the Rural Zone (Section 9.2.1).

PPS Conformity:

The applications are in conformity with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposed lots are located within 120 metres of key hydrologic features. A Natural Heritage Evaluation completed by Oakridge Environmental Ltd. (ORE) dated April 7, 2022 was submitted with the application and reviewed by the Otonabee Region Conservation Authority – see ORCA's letters dated June 8, 2022 attached.

Entrance Report:

Please see a copy of the Township's Entrance Report for each lot, which is attached. A safe entrance is possible for each lot, but a culvert and a 3m strip of land to the Township are all required.

CBO Report:

The CBO report had not been received at the time of writing this report.

Comments:

A copy of the County's Preliminary Review dated August 31, 2021 is attached.

All department managers have been circulated for comment on this application.

Recommendation:

That it be recommended to Council that Severance Application B-61-22 and B-62-22 for Carol Storey and James Fleming be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That a 3 metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- That a Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 11 of the Natural Heritage Evaluation prepared by Oakridge Environmental dated by April 7, 2022

Report Approval Details

Document Title:	B-61-22 and B-62-22 - Storey and Fleming.docx
Attachments:	<ul style="list-style-type: none"> - 61-22 Application.pdf - 62-22 Application.pdf - B-61-22_760 Conney Island Road_ORCA PPLD-2234.pdf - B-62-22_760 Conney Island Road_LOT_2_ORCA PPLD-2234.pdf - Storey Fleming - PSR.pdf - B-61-22 Public Works Report.pdf - B-62-22 Public Works Report.pdf
Final Approval Date:	Jun 17, 2022

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Elana Arthurs was completed by workflow administrator Martina Chait-Hartwig

Elana Arthurs



Lot 1

Application for Consent

Note to Applicant: All questions must be answered or application may be returned. Application Fee: \$1150.00 must accompany fully completed application and 6 copies. It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N <u>Y</u> Date: <u>AUG 31 2021</u> If yes, were there any Studies required? Y/N <u>Y</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA)). Have you attached 4 copies of each to this application? Y/N <u>Y</u>	Office Use: File No. <u>B- 61-22</u> Date Received: <div style="color: red; text-align: center;"> RECEIVED MAY 02 2022 </div>
	LAND DIVISION

1. Owner Information

Name(s): CAROL STOREY, JAMES FLEMING Address: 760 COONEY ISL Rd
 P.O. Box: _____ City/Province: DOURO DUMFRIES, ON
 Phone: (H) 705 652 3975 (B) 705 868 8631 Postal Code: K0L 2H0
 E-mail: JIM.C.FLEMING@GMAIL.COM
 Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): _____ Address: _____
 P.O. Box: _____ City/Province: _____
 Phone: (H) _____ (B) _____ Postal Code: _____
 E-mail: _____
 Do you wish to receive all communications? ☐ Yes ☐ No

3. Property Description

Ward: DOURO Township: DOURO DUMFRIES Lot: 3 Concession: 4
 Municipal (911) Address: 760 COONEY ISLAND Rd. Tax Roll #: 1522-010-002-14200
 Registered Plan #: N/A Block/Lot: N/A

4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)
Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased:
Sonja Stacy Fleming relationship to owner: _____
 Address: _____
 Phone: (H) _____ (B) _____ E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 50 Depth (metres): 110 Area (m² or hectares): 0.55
 Frontage (feet): 164.1 Depth (feet): 361.1 Area (ft² or acres): 1.36

Existing Use: (i.e. residential, commercial, recreational)PASTURE**Proposed Use:** (i.e. residential, commercial, recreational)RESIDENTIALName Existing Buildings & Structures, including well & septic
(and show on sketch with setbacks)NONEName Proposed Buildings & Structures, including well & septic
(and show on sketch with setbacks)HOUSE, WELL, SEPTIC**Type of Access:**

- ☒ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Other _____
☐ Water ☐ Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:

- ☐ Publicly owned/operated piped water system
☒ Privately owned/operated individual well
☐ Privately owned/operated communal well
☐ Lake or other water body
☐ Other _____

Sewage Disposal: (if existing, show on sketch)

- ☐ Publicly owned/operated sanitary sewage system
☒ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other _____

If a septic system exists on the severed parcel, when was it installed and inspected? N/AHow far is it located from the lot line(s) & well? N/A (ft. or meters)Have you shown the well & septic locations and setbacks on the sketch? YES

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
 If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To

(provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): _____ Depth (metres): _____ Area (m² or hectares): _____
 Frontage (feet): _____ Depth (feet): _____ Area (ft² or acres): _____

Existing Use: (i.e. residential, commercial, recreational)**Proposed Use:** (i.e. residential, commercial, recreational)Name Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)Name Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)

Official Plan Designation: _____

Current Zoning: _____

Type of Access:

- ☐ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Water ☐ Other _____

Roll # of Lot Being Added to: _____

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 671 Depth (metres): 615 Area (m² or hectares): 38.81
 Frontage (feet): 2204 Depth (feet): 2017 Area (ft² or acres): 95.9

Existing Use: (i.e. residential, commercial, recreational)HOBBY FARM, RESIDENTIALName Existing Buildings & Structures, including wells & septic
(and show on sketch with setbacks)HOUSE BARN SHOP ARENA WELL SEPTIC**Proposed Use:** (i.e. residential, commercial, recreational)HOBBY FARM, RESIDENTIALName Proposed Buildings & Structures, including wells & septic
(and show on sketch with setbacks)NONE**Type of Access:**

- ☒ Municipal maintained road ☐ County Road ☐ Provincial Highway
☐ Seasonally maintained municipal road ☐ Private road or right-of-way ☐ Other _____
☐ Water ☐ Parking/docking facilities – distance from these to the nearest road : _____

Water Supply:

- ☐ Publicly owned/operated piped water system
☒ Privately owned/operated individual well
☐ Privately owned/operated communal well
☐ Lake or other water body
☐ Other _____

Sewage Disposal: (if existing, show on sketch)

- ☐ Publicly owned/operated sanitary sewage system
☒ Privately owned/operated individual septic tank
☐ Privately owned/operated communal septic tank
☐ Privy
☐ Other _____

If a septic system exists on the retained parcel, when was it installed and inspected? 1990 ±How far is it located from the lot line(s) & well? 255 (feet or meters) TO COONEY ISL Rd.Have you shown the well & septic locations and setbacks on the sketch? YES**9. Local Planning Documents**What is the current Township **Official Plan** designation on this property? RURALWhat is the current **County** Official Plan designation on this property? RURAL
(this information is available from the Preliminary Severance Review and/or from the Township)Explain how the application Conforms with the current Official Plans: COMPLIESWhat is the current zoning on this property, as found in the Township **Zoning By-Law**? RURAL (RU)
(this information is available from the Preliminary Severance Review and/or from the Township)**10. Provincial Policy**Is the application consistent with the Provincial Policy Statements?
(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)☒ Yes ☐ No

Explain how the application is consistent: _____

meets relevant policiesIs the subject property within an area of land designated under any provincial plan(s)?
(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;X Yes ☐ No**Growth Plan applies to the entire County of Peterborough so answer should be yes)**If yes, explain how the application conforms or does not conflict with provincial plan(s)? COMPLIES**11. Restrictions of Subject Land**Are there any **easements** or **restrictive covenants** (i.e. hydro, Bell) affecting the subject land?☐ Yes ☒ No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any **barns** within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

Are there any **anaerobic digesters** within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☒ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☒ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☒ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. **This information should also be on the sketch**, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	ANDY/SCOTT VOLLERING	FARM RESIDENTIAL	HOUSE BARN
South	T. ARNOLD	RURAL RESIDENTIAL	HOUSE SHED
East	RON O'BRIEN	RURAL	SHED
West	ANDY VOLLERING	RURAL	BARN

16. Driving Directions

Please describe in detail driving directions to the subject property: DRIVE SOUTH ON 4 LINE FROM
DOUGL, 450 M SOUTH OF COONEY ISLAND ROAD THERE
IS A DOUBLE GATE ON THE EAST SIDE OF THE 4 LINE. THE LOT
IS JUST ~~WEST~~ NORTH OF THIS GATE. RED PLASTIC IS
ATTACHED TO FENCE TO INDICATE ROAD FRONTAGE

Signatures Page

If the applicant is not the owner of the subject land, a **written authorization** of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Peterborough this 2 day of May, 2022.

Carol Storey
Signature of owner(s) or authorized solicitor/agent

[Signature]
Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality
(i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Carol Storey + James Fleming of the Township, City, etc. of Douro Dumfries
in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City
City, Township
of Peterborough
Name of City, etc.
in the County
County, Region, etc.
of Peterborough

Carol Storey
Owner or authorized Agent
[Signature]
Owner or authorized Agent

this 2 day of May, 2022
[Signature]
Commissioner, etc. for taking affidavits
**Ann Frances Hamilton, a Commissioner,
etc., Province of Ontario, for the
Corporation of the County of Peterborough.
Expires December 29, 2023.**

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg.197/96 for the purpose of processing your planning application and will become part of a public record.

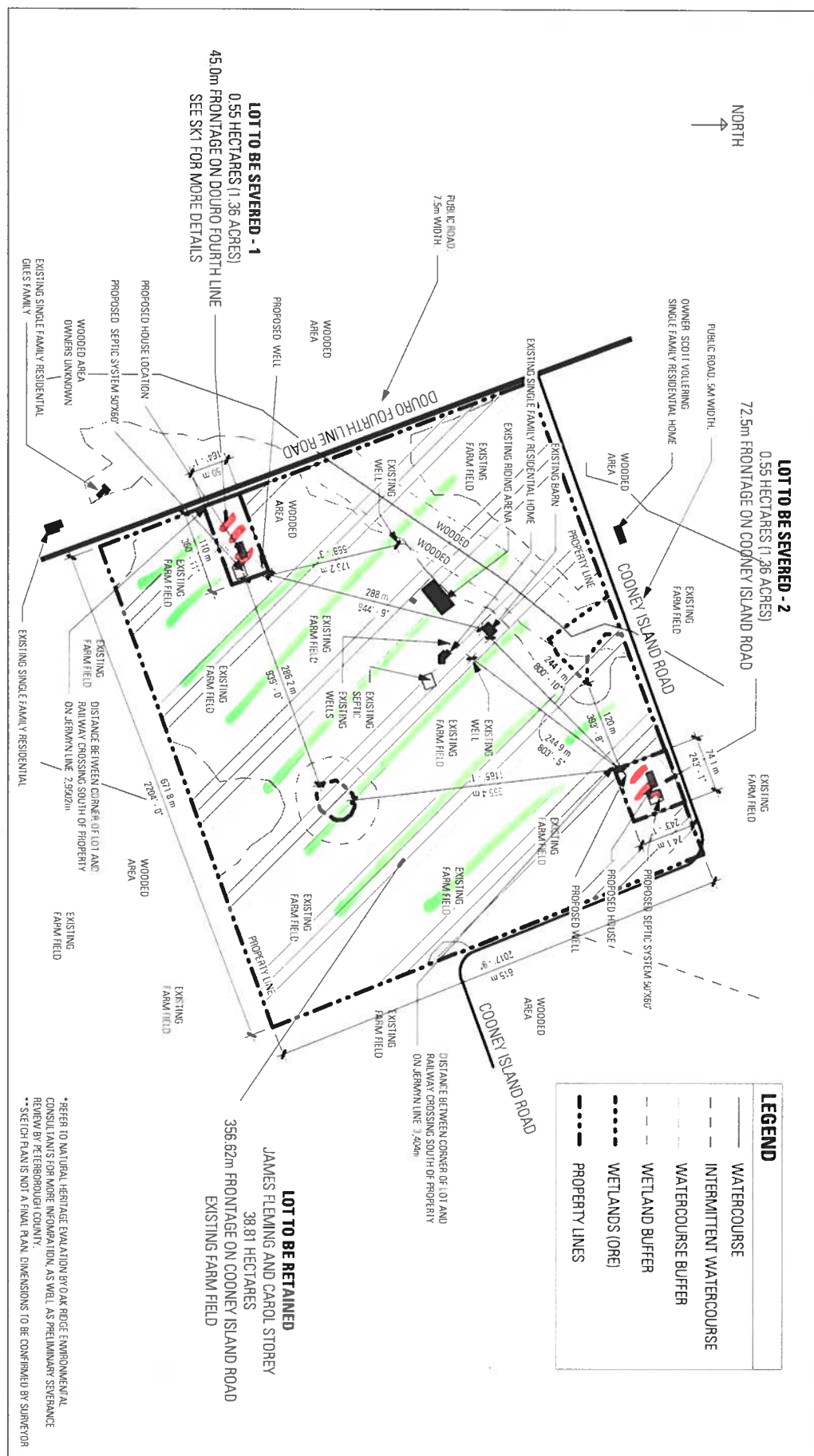
Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

760 COONEY ISLAND ROAD

SKD

SITE SKETCH - OVERALL



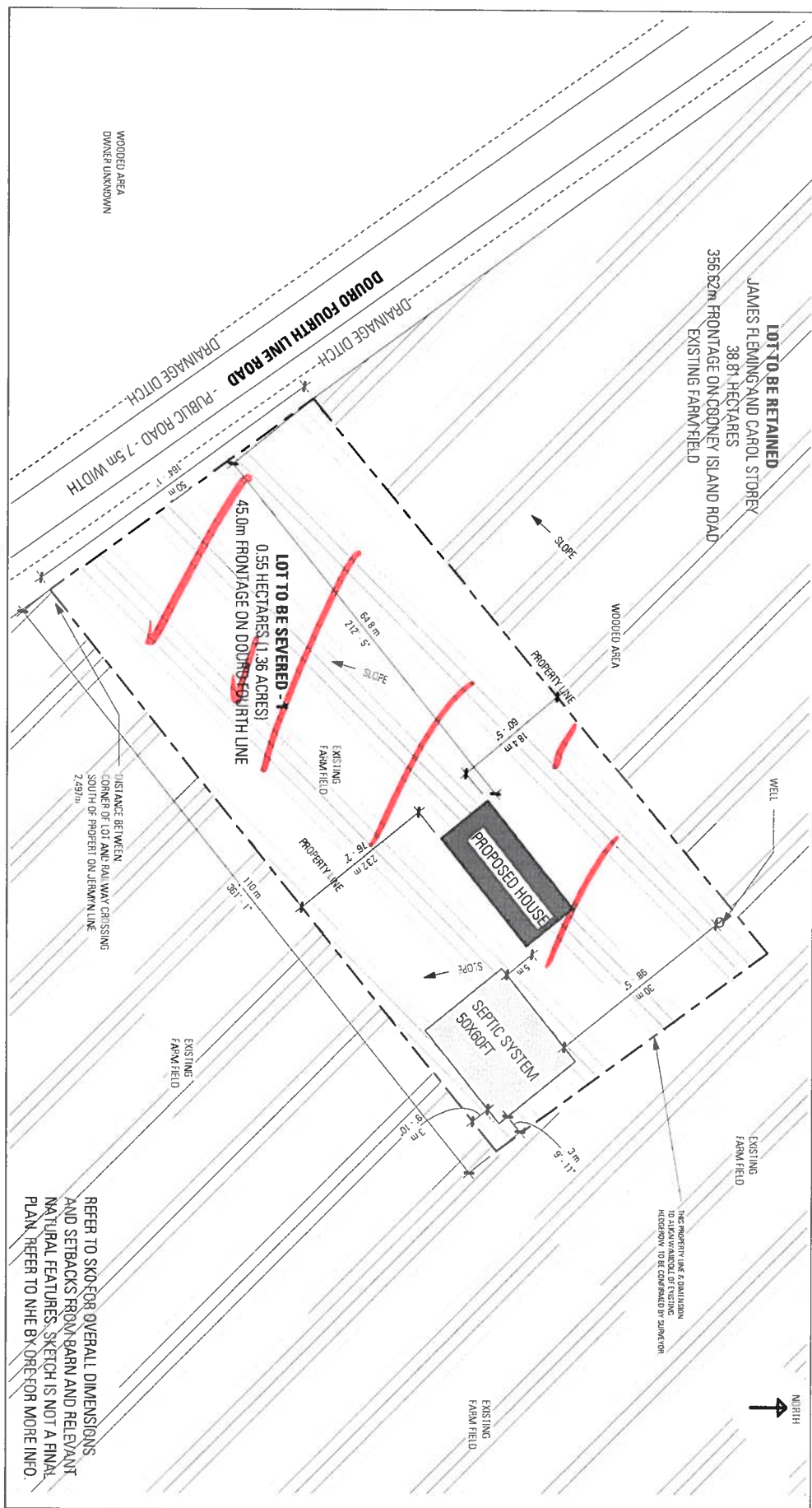
Drawing Not To Scale

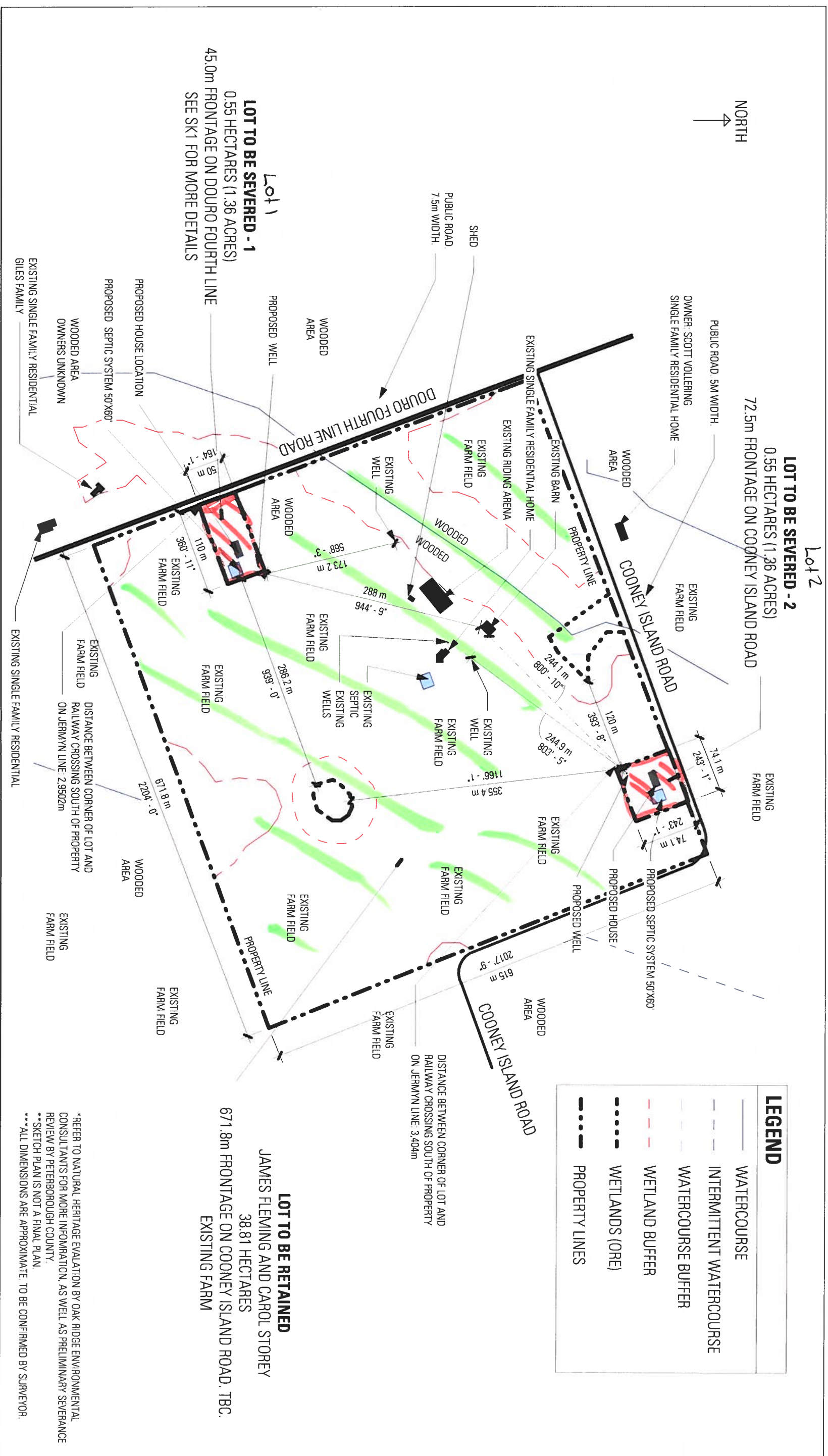
760 COONEY ISLAND ROAD

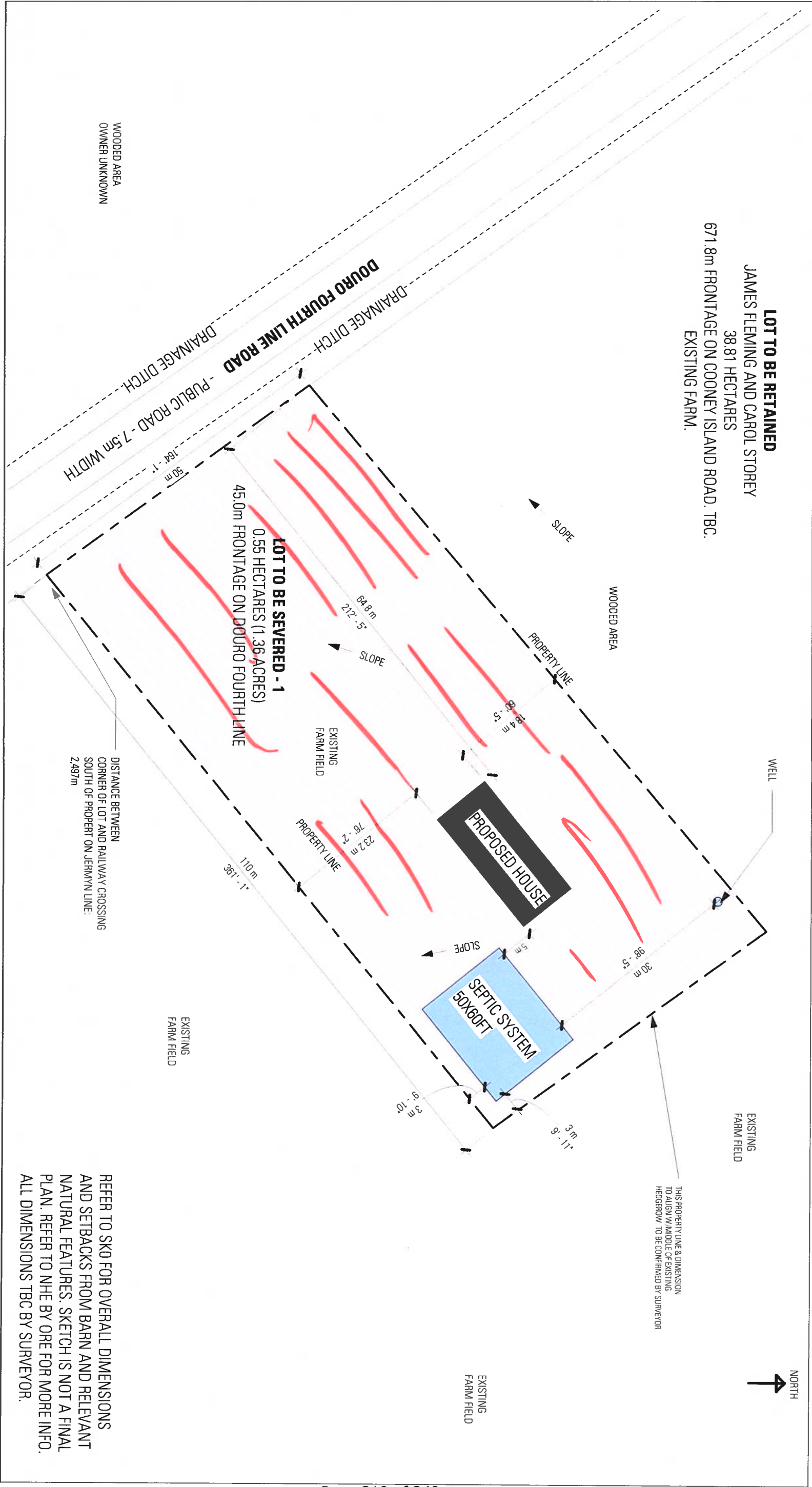
Sk1

SITE SKETCH - LOT 1

Rev.	Description	Date
2	CONSENT APPLICATION	2/20/21







LOT TO BE RETAINED
JAMES FLEMING AND CAROL STOREY
38.81 HECTARES
671.8m FRONTAGE ON COONEY ISLAND ROAD, TBC.
EXISTING FARM.

760 COONEY ISLAND ROAD

CONSENT APPLICATION
FOR 760 COONEY ISLAND ROAD
DOURO, ON

Drawing Not To Scale

Rev.	Description	Date
2	CONSENT APPLICATION	220421

SITE SKETCH - LOT 1

SK1

County of Peterborough Land Division

470 Water Street, Peterborough, Ontario K9H 3M3

email: AHamilton@ptbocounty.ca

T-705-743-3718 or 800-710-9586, Ext. 2406 Fax: 705-876-1730



Lot 2

Application for Consent

<p>Note to Applicant: All questions must be answered or application may be returned.</p> <p>Application Fee: \$1150.00 must accompany fully completed application and 6 copies.</p> <p>It is strongly advised the applicant complete a Preliminary Severance Review with the County of Peterborough Planning Department. Have you done so: Y/N <u>Y</u> Date: <u>AUG 31, 2021</u></p> <p>If yes, were there any Studies required? Y/N <u>YN</u> (i.e. Traffic Study, Archaeological Study and Environmental Impact Analysis (EIA). Have you attached 4 copies of each to this application? Y/N <u>YN</u></p>	<p>Office Use:</p> <p>File No. B- 62-22</p> <p>Date Received: RECEIVED MAY 02 2022 LAND DIVISION</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------

1. Owner Information

Name(s): CAROL STOREY, JAMES FLEMING Address: 760 COONBY ISD ROAD

P.O. Box: 705 City/Province: DOURO DUMMICK, ON

Phone: (H) 852 3975 (B) 866 8631 Postal Code: K0L 2H0

E-mail: JIM.C.FLEMING@GMAIL.COM

Do you wish to receive all communications? ☒ Yes ☐ No

2. Authorized Agent/Solicitor Information

Name(s): _____ Address: _____

P.O. Box: _____ City/Province: _____

Phone: (H) _____ (B) _____ Postal Code: _____

E-mail: _____

Do you wish to receive all communications? ☐ Yes ☐ No

3. Property Description

Ward: DOURO Township: DOURO-DUMMICK Lot: 3 Concession: 4

Municipal (911) Address: 760 COONBY ISLAND RD Tax Roll #: 1522-010-002-14200

Registered Plan #: N/A Block/Lot: N/A

4. Type and Purpose of Proposed Transaction

Transfer: ☒ Creation of a New Lot ☐ Addition to a Lot (moving/adjusting lot line)

Other: ☐ Right-of-Way ☐ Easement ☐ Correction of Title ☐ Charge ☐ Lease

5. Transferee

If known, the name of the person(s), to whom land or interest in land is intended to be transferred, charged or leased: Bryan Storey Fleming relationship to owner: _____

Address: _____

Phone: (H) _____ (B) _____ E-mail: _____

6. Description of Severed Lot (provide both metric & imperial measurements and include all dimensions on sketch)						
Frontage (metres): <u>74.1</u>	Depth (metres): <u>74.1</u>	Area (m² or hectares): <u>0.56</u>				
Frontage (feet): <u>243</u>	Depth (feet): <u>243</u>	Area (m² or acres): <u>1.36</u>				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Existing Use: (i.e. residential, commercial, recreational) <u>PASTURE</u> </td> <td style="width: 50%;"> Proposed Use: (i.e. residential, commercial, recreational) <u>RESIDENTIAL</u> </td> </tr> <tr> <td> Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>NONE</u> </td> <td> Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>HOUSE, WELL, SEPTIC</u> </td> </tr> </table>			Existing Use: (i.e. residential, commercial, recreational) <u>PASTURE</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>RESIDENTIAL</u>	Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>NONE</u>	Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>HOUSE, WELL, SEPTIC</u>
Existing Use: (i.e. residential, commercial, recreational) <u>PASTURE</u>	Proposed Use: (i.e. residential, commercial, recreational) <u>RESIDENTIAL</u>					
Name Existing Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>NONE</u>	Name Proposed Buildings & Structures, including well & septic (and show on sketch with setbacks) <u>HOUSE, WELL, SEPTIC</u>					
Type of Access: <input checked="" type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Other _____ <input type="checkbox"/> Water <input type="checkbox"/> Parking/docking facilities – distance from these to the nearest road : _____						
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____ </td> <td style="width: 50%;"> Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____ </td> </tr> </table>			Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____	Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____		
Water Supply: <input type="checkbox"/> Publicly owned/operated piped water system <input checked="" type="checkbox"/> Privately owned/operated individual well <input type="checkbox"/> Privately owned/operated communal well <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other _____	Sewage Disposal: (if existing, show on sketch) <input type="checkbox"/> Publicly owned/operated sanitary sewage system <input checked="" type="checkbox"/> Privately owned/operated individual septic tank <input type="checkbox"/> Privately owned/operated communal septic tank <input type="checkbox"/> Privy <input type="checkbox"/> Other _____					
If a septic system exists on the severed parcel, when was it installed and inspected? <u>N/A</u>						
How far is it located from the lot line(s) & well? <u>N/A</u> (ft. or meters)						
Have you shown the well & septic locations and setbacks on the sketch? <u>YES</u>						

If the severed lot is an "Addition" or "Lot Line Adjustment", please provide the following information.
If not, please skip this section and move onto Section 8:

7. Description of Lot Being Added To (provide both metric & imperial measurements and include all dimensions on sketch)						
Frontage (metres): _____	Depth (metres): _____	Area (m ² or hectares): _____				
Frontage (feet): _____	Depth (feet): _____	Area (ft ² or acres): _____				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Existing Use: (i.e. residential, commercial, recreational) </td> <td style="width: 50%;"> Proposed Use: (i.e. residential, commercial, recreational) </td> </tr> <tr> <td> Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) </td> <td> Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) </td> </tr> </table>			Existing Use: (i.e. residential, commercial, recreational) 	Proposed Use: (i.e. residential, commercial, recreational) 	Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) 	Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks)
Existing Use: (i.e. residential, commercial, recreational) 	Proposed Use: (i.e. residential, commercial, recreational) 					
Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks) 	Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks) 					
Official Plan Designation: _____ Current Zoning: _____						
Type of Access: <input type="checkbox"/> Municipal maintained road <input type="checkbox"/> County Road <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Private road or right-of-way <input type="checkbox"/> Water <input type="checkbox"/> Other _____						
Roll # of Lot Being Added to: _____						

8. Description of Retained Lot (provide both metric & imperial measurements and include all dimensions on sketch)

Frontage (metres): 596 Depth (metres): 615 Area (~~m²~~ hectares): 38.81
 Frontage (feet): 1957.6 Depth (feet): 2017 Area (~~m²~~ acres): 95.9

Existing Use: (i.e. residential, commercial, recreational)

HOBBY FARM, RESIDENTIAL

Proposed Use: (i.e. residential, commercial, recreational)

HOBBY FARM RESIDENTIAL

Name Existing Buildings & Structures, including wells & septic (and show on sketch with setbacks)

WELL, HOUSE, BARN, SHOP, ARENA, SEPTIC

Name Proposed Buildings & Structures, including wells & septic (and show on sketch with setbacks)

NONE**Type of Access:**☒ Municipal maintained road☐ County Road☐ Provincial Highway☐ Seasonally maintained municipal road☐ Private road or right-of-way☐ Other _____☐ Water☐ Parking/docking facilities – distance from these to the nearest road : _____**Water Supply:**☐ Publicly owned/operated piped water system☒ Privately owned/operated individual well☐ Privately owned/operated communal well☐ Lake or other water body☐ Other _____**Sewage Disposal: (if existing, show on sketch)**☐ Publicly owned/operated sanitary sewage system☒ Privately owned/operated individual septic tank☐ Privately owned/operated communal septic tank☐ Privy☐ Other _____If a septic system exists on the retained parcel, when was it installed and inspected? 1990 +/-How far is it located from the lot line(s) & well? 225 M (ft or meters) TO COONEY ISLAND Rd.Have you shown the well & septic locations and setbacks on the sketch? YES**9. Local Planning Documents**What is the current Township **Official Plan** designation on this property? RURALWhat is the current **County** Official Plan designation on this property? RURAL
(this information is available from the Preliminary Severance Review and/or from the Township)Explain how the application Conforms with the current Official Plans: COMPLIESWhat is the current zoning on this property, as found in the Township **Zoning By-Law**? RURAL (RV)
(this information is available from the Preliminary Severance Review and/or from the Township)**10. Provincial Policy**

Is the application consistent with the Provincial Policy Statements?

☒ Yes ☐ No

(this information is available from the Preliminary Severance Review and/or from the County Planning Dept.)

Explain how the application is consistent: _____

meets relevant policies

Is the subject property within an area of land designated under any provincial plan(s)?

☒ Yes ☐ No

(Oak Ridges Moraine Conservation Plan applies to portions of Cavan Ward only;

Growth Plan applies to the entire County of Peterborough so answer should be yes)If yes, explain how the application conforms or does not conflict with provincial plan(s)? COMPLIES**11. Restrictions of Subject Land**

Are there any easements or restrictive covenants (i.e. hydro, Bell) affecting the subject land?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect: _____

12. Previous Planning Act Applications

Is the subject land now, or has it been, the subject of an application for a Plan of Subdivision under Section 51 or a consent under Section 53 of the *Planning Act*? ☐ Yes ☒ No

Has the owner of the subject land severed any land from the original acquired parcel? ☐ Yes ☒ No

If yes, indicate this information on the required sketch and provide the following (if known):

File No. B- _____, Transferee: _____ Date of Transfer: _____

File No. B- _____, Transferee: _____ Date of Transfer: _____

Is this land currently the subject of any other application under the Planning Act, such as an application for Official Plan Amendment, Zoning By-Law Amendment, Minor Variance, Minister's Order, or Power of Sale? ☐ Yes ☒ No

If yes, please provide the following:

Type: _____ File No. _____ Status: _____

13. Minimum Distance Separation (MDS)

Are there any barns within 750-1,500 metres (2,460-4,921 feet) of the subject property which currently house, or are capable of housing, livestock? ☒ Yes ☐ No

Are there any anaerobic digesters within 750-1,500 metres (2,460-4,921 feet) of the subject property? ☐ Yes ☒ No

If yes, please complete an "MDS Data Sheet" for each barn.

14. Agricultural Severances (for lands within the agricultural designation only)

Is the severance to dispose of a residence surplus to a farming operation (must have 2 houses)? ☐ Yes ☒ No

Is this severance to create a new farm parcel approximately 40 hectares (100 acres) in size? ☐ Yes ☒ No

Is this severance for a commercial or industrial "agriculture-related" use? ☐ Yes ☒ No

15. Adjacent Lands Surrounding the Landholding

Please state the names of the owners, the use of the land and buildings existing on the lands surrounding the applicants' entire landholding. This information should also be on the sketch, and can be obtained from the Township or Land Division Office. If more room is needed, please add extra Schedule page.

Direction	Name of Owner (only when known to the applicant)	Use of Land – (must be filled in) (i.e. farm, residential etc.)	Buildings (i.e. house, barn etc.) (must be filled in)
North	ANDY/SCOTT VOLLERING	FARM / RESIDENTIAL	HOUSE BARN
South	T ARNOLD	RURAL RESIDENTIAL	HOUSE SHED
East	RON O'BRIEN	RURAL	SHED
West	ANDY VOLLERING	FARM RURAL	BARN

16. Driving Directions

Please describe in detail driving directions to the subject property: FROM THE 4 LINE SOUTH OF

THE VILLAGE OF DOURO TURN EAST ON COONEY ISLAND Rd.

THE LOT IS ROUGHLY 234' WEST OF THE FIRST TURN

(TO SOUTH) LOT IS MARKED WITH RED PLASTIC ATTACHED

TO THE FENCE

Signatures Page

If the applicant is not the owner of the subject land, a **written authorization** of the owner that the applicant is authorized to act as agent and make the application on his/her behalf is required (original please).

If the applicant is a Corporation acting without agent or solicitor, the application must be signed by an Officer of the Corporation with a declaration indicating that the said Officer has the authority to bind the Corporation and the Corporation's Seal (if any) must be affixed.

Signature(S)

Dated at the (City, Township) of Peterborough this 2 day of May, 2022.

Signature of owner(s) or authorized solicitor/agent

Signature of owner(s) or authorized solicitor/agent

Declaration

This section must be signed before a Commissioner for Taking Affidavits or a designated Official of the Municipality
(i.e. Reeve, Clerk, Secretary-Treasurer of the Land Division Committee, lawyer, etc.)

I/we, Carol Storey & Jim Fleming of the Township, City, etc. of Douglas Summer,
in the County/Region/Municipality, etc. of Peterborough, solemnly declare that all the statements contained in this
application are true, and I make this solemn declaration as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the City
City, Townshipof Peterborough
Name of City, etc.in the County
County, Region, etc.of Peterboroughthis 2 day of May, 2022

Commissioner, etc. for taking affidavits

Owner or authorized Agent

Owner or authorized Agent

**Ann Frances Hamilton, a Commissioner,
etc., Province of Ontario, for the
Corporation of the County of Peterborough.
Expires December 29, 2023.**

Personal information contained on this form is legally authorized under Sec.53 of the Planning Act and O.Reg. 197/96 for the purpose of processing your planning application and will become part of a public record.

Pursuant to Sec.1.0.1 of the Planning Act, and in accordance with Sec.32(e) of the Municipal Freedom of Information and Protection of Privacy Act the County of Peterborough may make all planning applications and supporting material available to the public in hard copy or electronically. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3

An "original" signed copy of the application and sketch must be submitted, together with 6 copies of both the application and sketch, each copy stapled individually with a sketch. All copies of the sketch or survey must be coloured – red for severed lots, green for retained. Copies may be double-sided. Please submit application with a cheque for \$1150.00 payable to the "County of Peterborough".

CONSENT APPLICATION
FOR 760 COONEY ISLAND ROAD
DOURO, ON

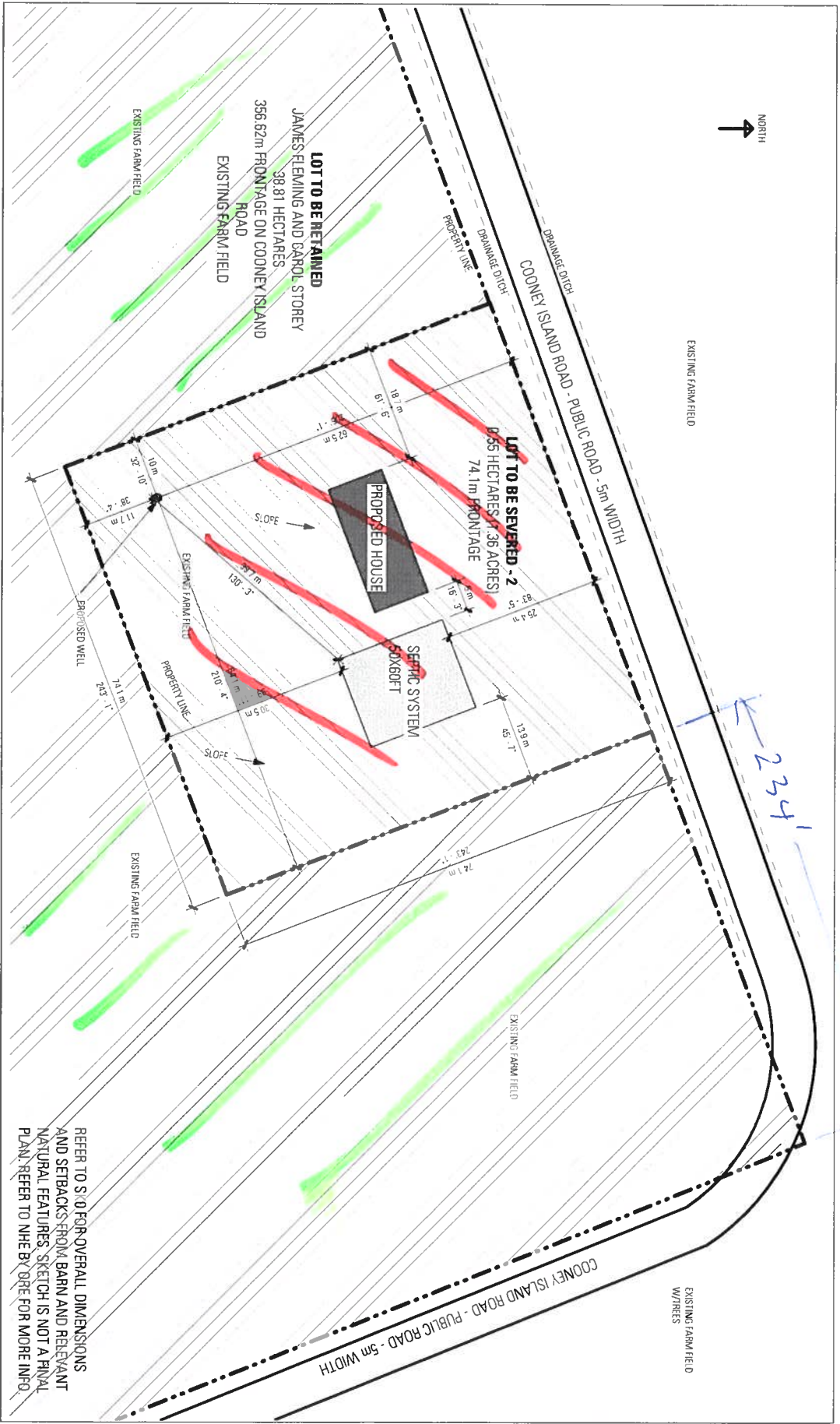
Drawing Not To Scale

760 COONEY ISLAND ROAD

Rev.	Description	Date
2	CONSENT APPLICATION	220921

SITE SKETCH - LOT 2

SK2



REFER TO S.O. FOR OVERALL DIMENSIONS
AND SETBACKS FROM BARN AND RELEVANT
NATURAL FEATURES. SKETCH IS NOT A FINAL
PLAN. REFER TO NHE BY DRE FOR MORE INFO.







June 8, 2022

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

**Re: File: B-61-22, LOT 1, Storey and Fleming, 760 Cooney Island Road, Douro Ward;
Roll# 1522 010 002 14200; ORCA File: PPLD-2233**

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 50 metres and an area of 0.55 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: otonabeeeca@otonabeeconservation.com 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 10th, 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.**

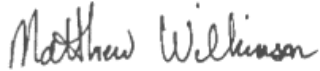
4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's*

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



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: otonabeeeca@otonabeeconservation.com 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 10th, 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.**

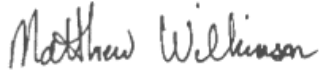
4. *Otonabee Conservation has reviewed the application in terms of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's*

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

Preliminary Severance Review

Prepared by the Peterborough County
Planning Department



Date: August 31, 2021

Name: Carol Storey & James Fleming

Agent:

Email: jim.c.fleming@gmail.com

Phone: 705-652-3975 ; 705-868-8631

Municipality: Douro-Dummer, Douro Ward

Lot: Part Lot 3 **Concession:** 4

Roll No.: 1522-010-002-14200

Municipal Address: 760 Cooney Island Road

Type of Severance: residential lot(s)

	Severed	Retained
County Official Plan	Rural	Rural
Municipal Official Plan	Rural	Rural
Municipal Zoning	Rural (RU)	Rural (RU)
Area and Frontage	Lot 1: ± 0.40 hectares, ± 45.72 m frontage on Fourth Line Lot 2: ± 0.40 hectares, ± 60.96 m frontage on Cooney Island Road	± 39.65 hectares, ± 356.62 m frontage on Cooney Island Road
Existing Use/Buildings	Agricultural	Agricultural with single detached dwelling and outbuildings

Conforms to Provincial policies?

☐ Yes ☒ No

A natural heritage / hydrologic evaluation is required to confirm that the proposed severances conform to the Growth Plan.

Conforms to County Official Plan policies?

☒ Yes ☐ No

Conforms to Township Official Plan policies?

☒ Yes ☐ No

Applicant must demonstrate they have owned the property for at least 5 years.

Conforms to Township Zoning By-Law?

Severed parcel meets Zoning requirements:

☒ Yes ☐ No

Retained parcel meets Zoning requirements:

☒ Yes ☐ No

Studies required to support the application?

☒ Yes ☐ No

- Natural Heritage / Hydrologic Evaluation

Provincial Policy Review:

The following key natural heritage features and/or key hydrologic features have been identified on or adjacent to the subject property:

- | | | |
|-----------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Wetlands | <input type="checkbox"/> Significant Wildlife Habitat | <input type="checkbox"/> Area of Natural and Scientific Interest (ANSI) |
| <input type="checkbox"/> Fish habitat | <input type="checkbox"/> Significant Woodlands | <input checked="" type="checkbox"/> Other key hydrologic feature (stream, pond, lake) |
| <input checked="" type="checkbox"/> Species at Risk | <input type="checkbox"/> Habitat of Endangered or Threatened Species | |

Does the proposal require a Natural Heritage Evaluation to address the features identified above?

- ☒ Yes ☐ No

Section 4.2.4.1 of the Growth Plan states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Since the severed parcels are located within 120 metres of the above key hydrologic features (ie. wetlands and watercourse), a natural heritage evaluation and/or hydrologic evaluation is required. Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during and after development to protect the hydrologic and ecological functions of the feature. Please contact ORCA regarding specific study requirements. Please note that if both of the proposed lots are both moved to be outside of the 120 metre buffer, a natural heritage / hydrologic evaluation may not be required.

A portion of the subject property is also traversed by an area identified for habitat of endangered species and threatened species, as shown on the attached sketch. Policy 2.1.7 of the Provincial Policy Statement prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County indicates that there have been no observations of species at risk on or adjacent to the proposed severed lots and therefore, a Species at Risk Assessment is not required however screening should still be included in the NHE.

Please note that any technical study submitted to the County (i.e. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review will be at the applicant's expense.

The subject property is also located within a Candidate Agricultural Area, as identified in the new Agricultural System for the Greater Golden Horseshoe (Growth Plan). Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the County Official Plan. Until such time, Candidate Agricultural Areas will be subject to the rural policies of the Provincial Policy Statement. Section 1.1.5.2 of the Provincial Policy Statement allows for limited residential development on rural lands.

Does the proposal meet Minimum Distance Separation requirements?

- ☒ Yes ☐ No ☐ Not Applicable

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.8 of the 2020 Provincial Policy Statement has been calculated for the livestock facilities at 295 Fourth Line, 760 Cooney Island Road, Part Lot 3, Concession 5 (Fourth Line) and 155 Fourth Line. MDS I setbacks must be calculated for any livestock facilities reasonably capable of housing livestock regardless as to whether or not it is currently being used for such purposes. It appears that the proposed severed lots meet all required MDS I setbacks.

County Official Plan Policy Review:

Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Section 2.6.3.1 of the Plan states that “under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan.”

Municipal Official Plan Policy Review:

Permitted uses in the Rural designation include residential development at a low density. In the Rural designation a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (S. 6.1.1 & 6.2.2.5(d)). Peterborough County Land Division records indicate that the subject property has not received any severances, and therefore the property is eligible for a severance.

In addition to the above requirement for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S. 6.2.2.5(d)(i)&(ii)). The proposed severed lots are within the maximum 1 hectare size; however Planning Staff are unable to determine the historical ownership of the property. The applicant must demonstrate that they have owned the property for a minimum of 5 years.

As applicable, consents meet road frontage & access, Zoning By-law, Minimum Distance Separation and Health Unit requirements (S. 7.12.2, 7.12.4, 7.2.3 & 7.12.12). The severed and retained parcels appear to meet minimum lot area and minimum lot frontage requirements of the Rural (RU) Zone.

Reviewed By: Amanda Warren

Additional Notes

Agencies to be contacted by landowner or agent (marked with an X):

- | | |
|--------------------------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Peterborough Public Health |
| <input checked="" type="checkbox"/> Conservation Authority | <input type="checkbox"/> Trent-Severn Waterway |
| <input type="checkbox"/> Source Water Risk Management Officer | <input type="checkbox"/> First Nations |
| <input type="checkbox"/> Ministry of Environment, Conservation and Parks | <input type="checkbox"/> Other |

- ☒ Proposal requires confirmation from the Township or identified agency regarding policy conformity.

* The landowner should be aware that local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the Zoning By-law.

* The lands may be within the watershed of a local Conservation Authority. It is recommended that you contact the Authority to determine what, if any, permits may be necessary:

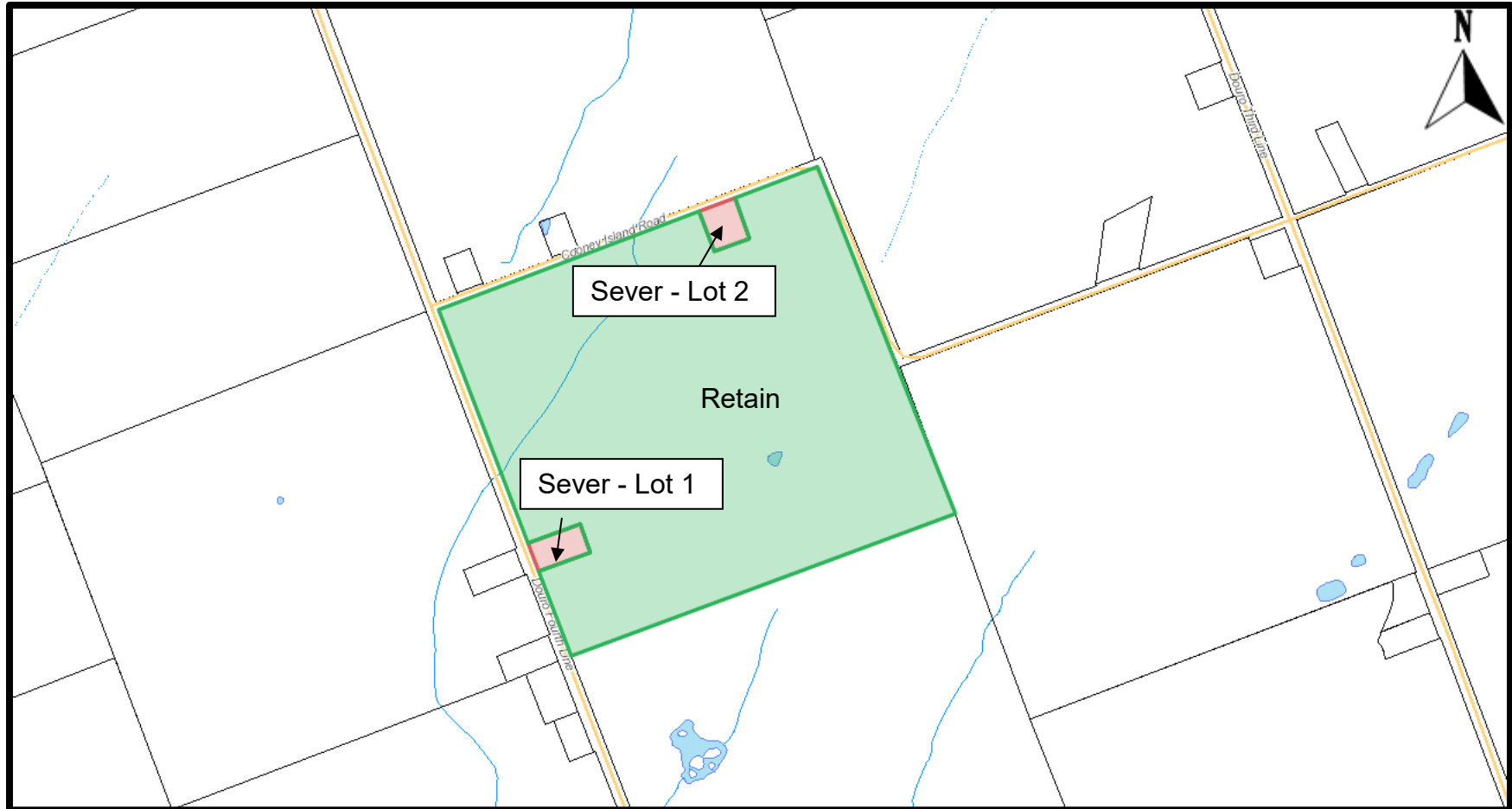
- ☐ No Conservation Authority in the area
- ☒ Otonabee Region Conservation Authority (ORCA), (705) 745-5791
- ☐ Crowe Valley Conservation Authority (CVCA), (613) 472-3137
- ☐ Kawartha Region Conservation Authority (KRCA), (705) 328-227

* It is the responsibility of the landowner to identify endangered and threatened species and their habitat on the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

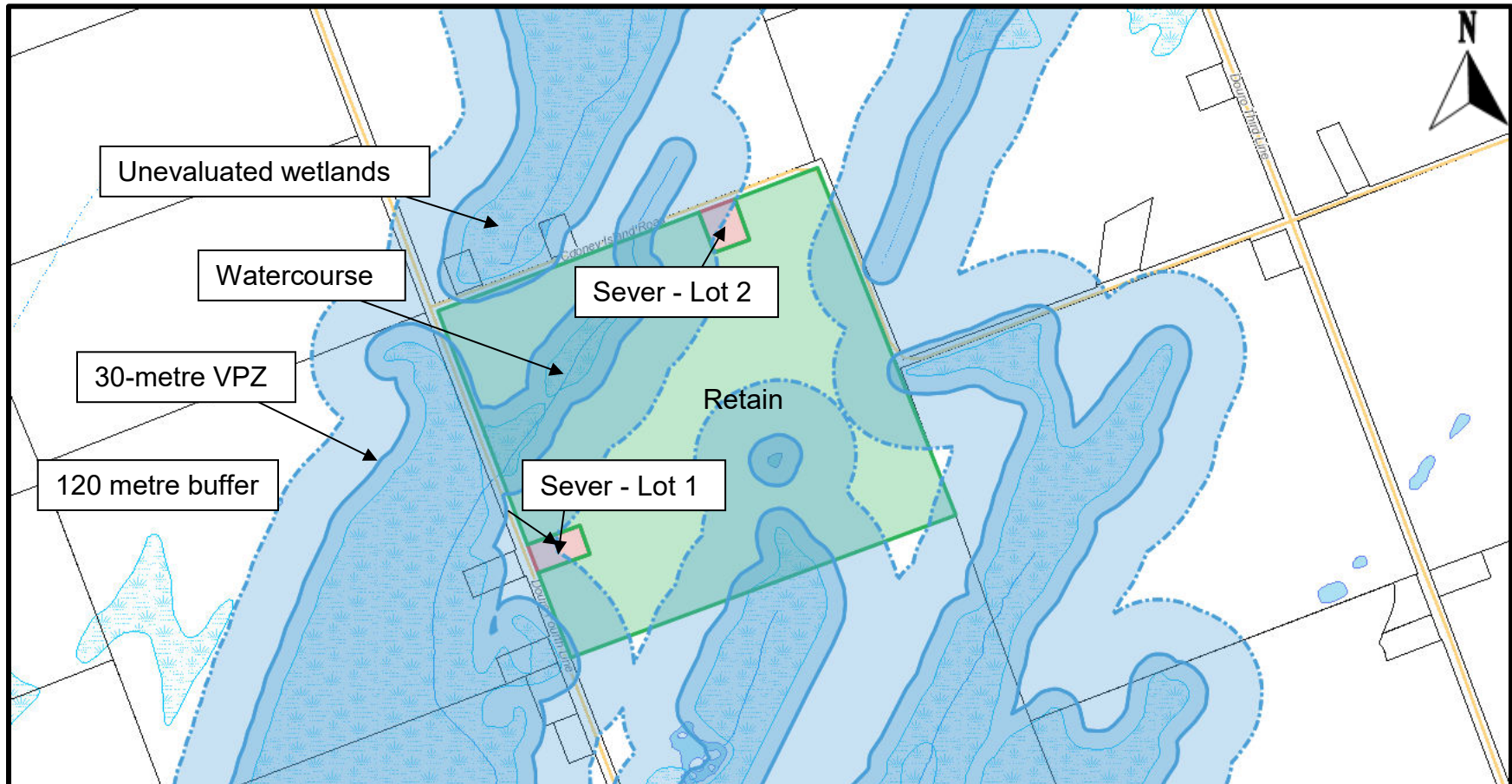
Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. The above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
Severance Sketch

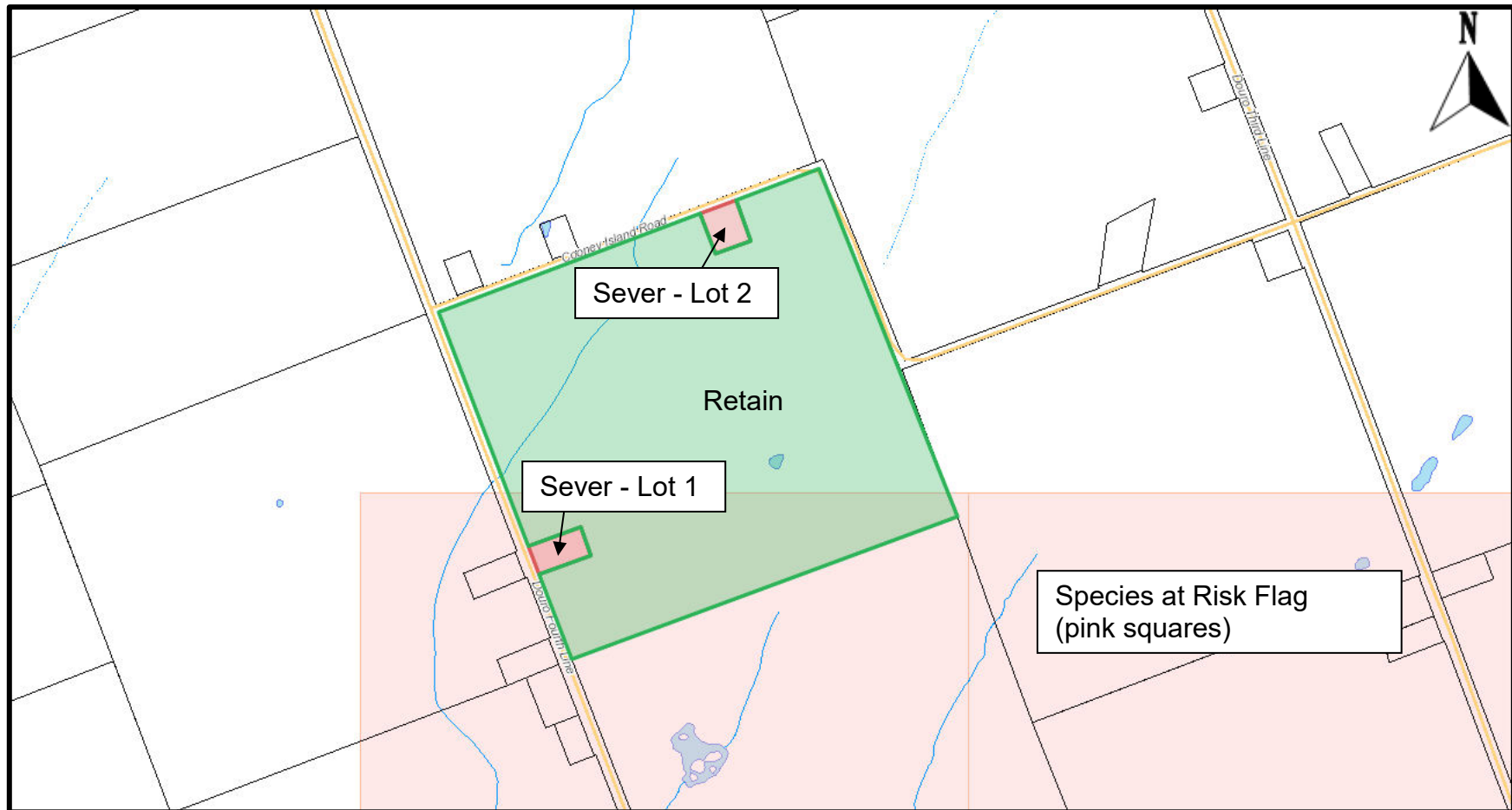


Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
Key Hydrologic Features



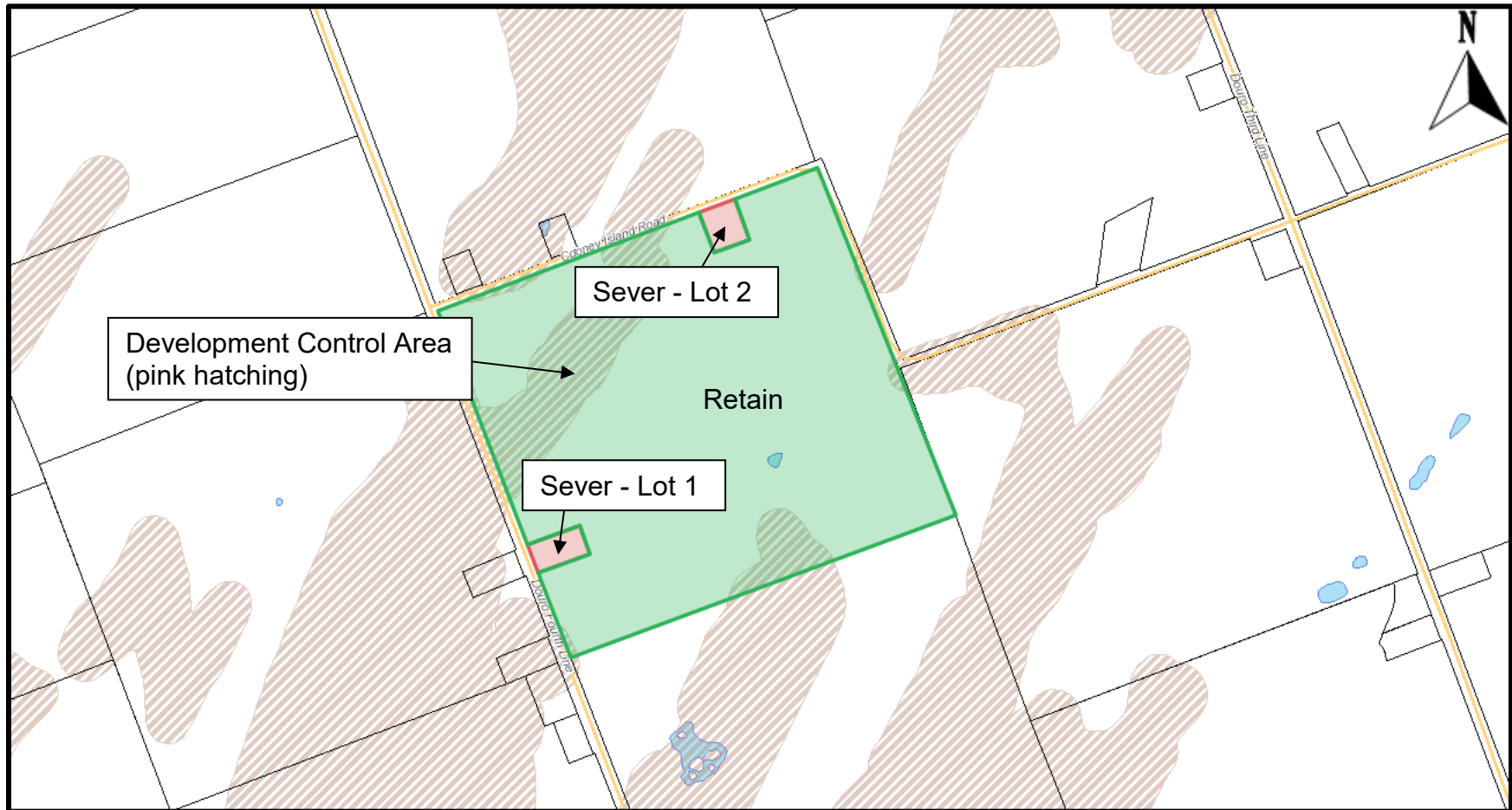
NOTE: Development and site alteration is not permitted within key hydrologic features; any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation, is permitted within the 30 metre vegetation protection zone (VPZ).

Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
Species at Risk

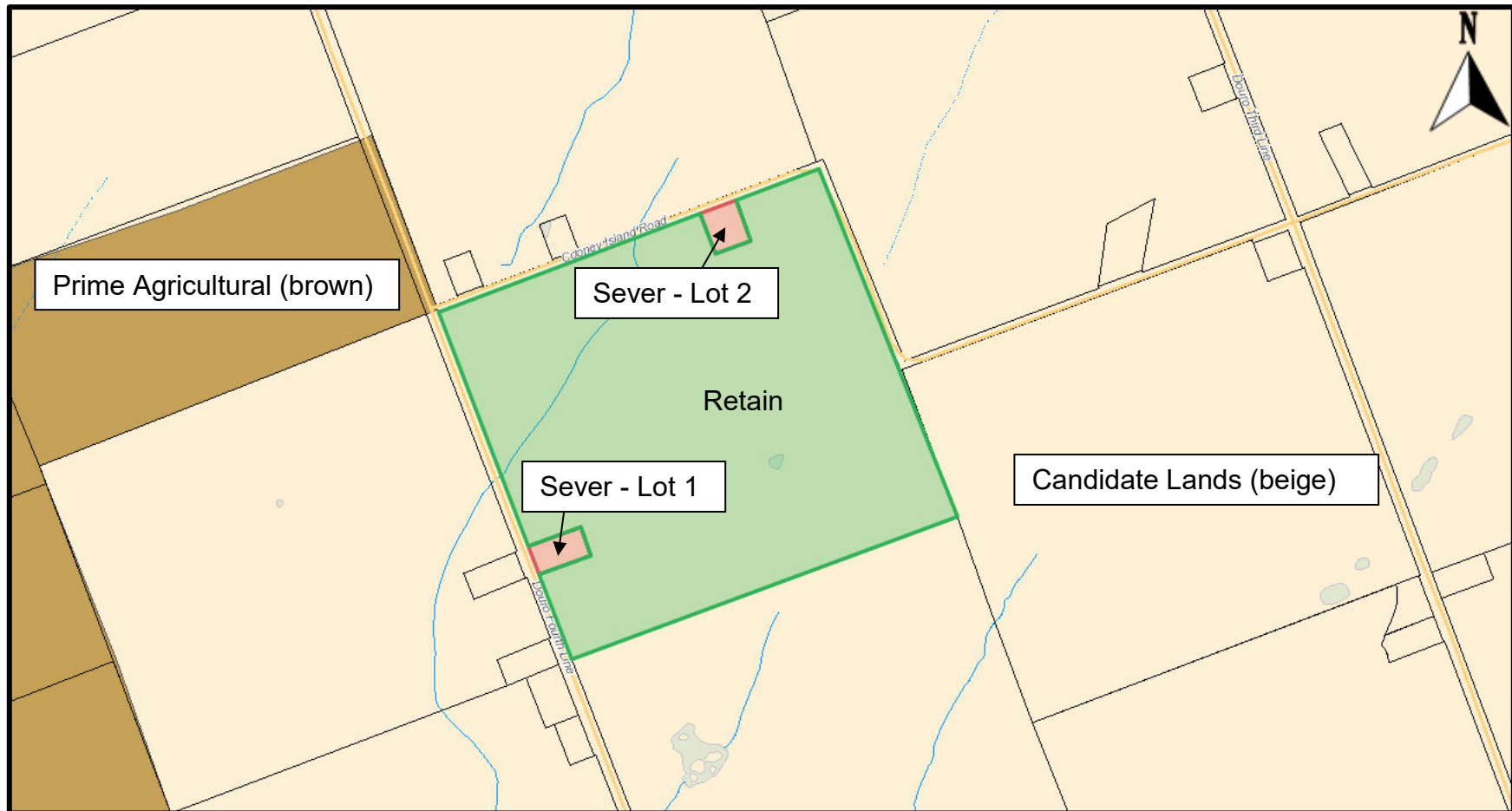


NOTE: New development, including lot creation, is not permitted within habitat of threatened and endangered species, except in accordance with provincial and federal requirements. Species at Risk Data available to the County has identified an observation or potential habitat (i.e. pink squares) that may require a Species at Risk (SAR) Assessment to support the severance application.

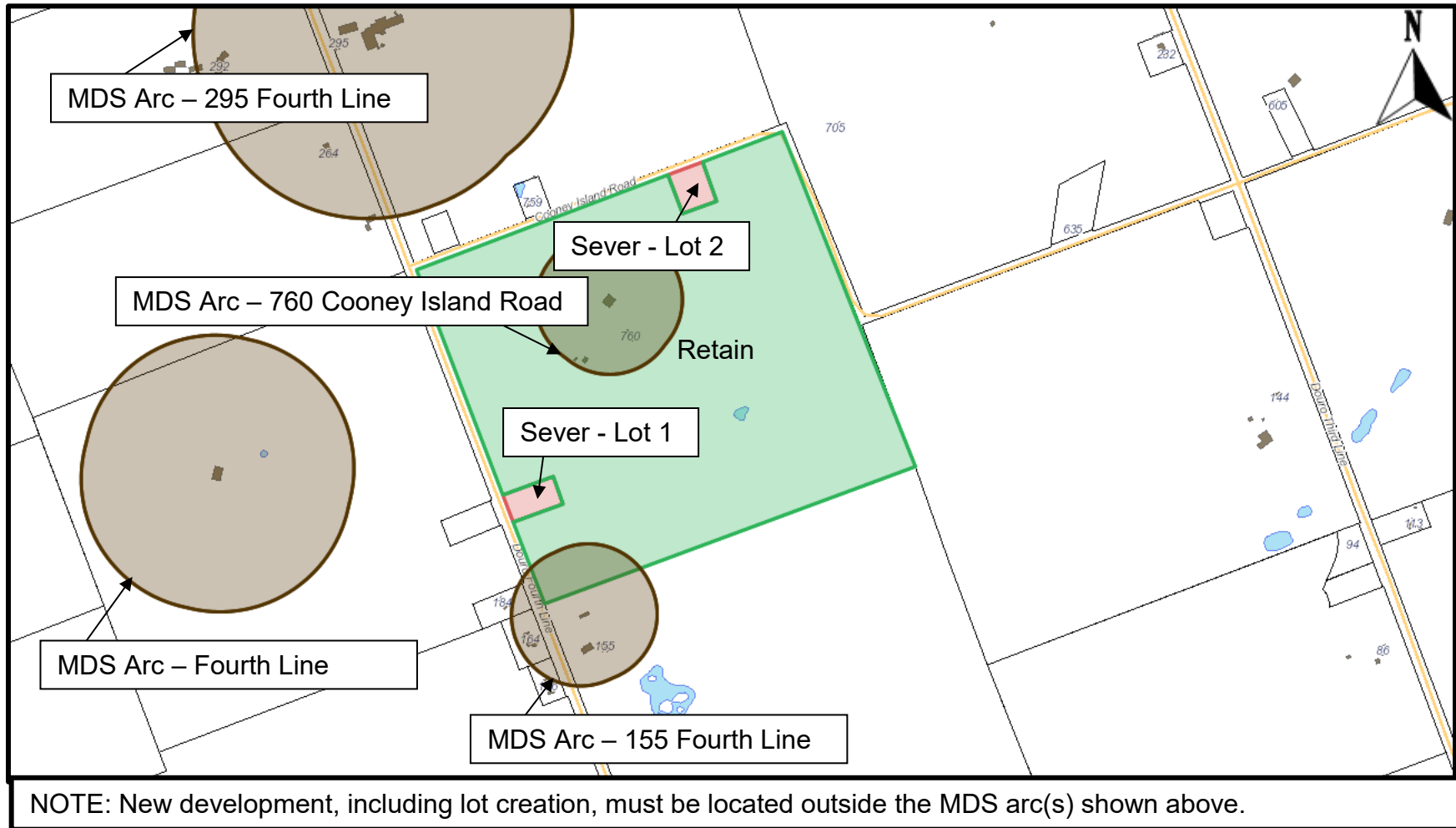
Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
ORCA Development Control Area



Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
Agricultural System Mapping



Roll #1522-010-002-14200
Part Lot 3, Concession 4, Douro
(Storey & Fleming)
Minimum Distance Separation (MDS) Setbacks



Minimum Distance Separation I

Worksheet 1

Prepared By: Emma Drake, Planner, D.M. Wills Associates Limited

Description: Storey & Fleming PSR

Application Date: Friday, August 13, 2021

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Not Specified

Location of Subject Lands

County of Peterborough, Township of Douro-Dummer

DOURO, Concession: 4, Lot: 3

Roll Number: 152201000214200

Calculation Name: *Farm 1*

Description: 760 Cooney Island Road

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DOURO, Concession: 4, Lot: 3

Roll Number: 152201000214200

Total Lot Size: 39.65 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	9	12.9	272 m ²



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 12.9

Potential Design Capacity (NU): 25.7

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	211.43	X		114 m (374 ft)	TBD

					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					114 m (374 ft)	TBD

Calculation Name: *Farm 2*

Description: 295 Douro Fourth Line

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer

DOURO, Concession: 4, Lot: 4

Roll Number: 152201000214400

Total Lot Size: 41.4 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Emma Drake, Planner, D.M. Wills Associates Limited

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	323	323.0	1,500 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 323.0

Potential Design Capacity (NU): 450.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	534.52	X	0.7	X
				1.1	
				=	
				288 m (945 ft)	TBD

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)

288 m (945 ft) TBD

Calculation Name: *Farm 3*
Description: Fourth Line

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
County of Peterborough, Township of Douro-Dummer
DOURO, Concession: 5, Lot: 3
Roll Number: 152201000300400
Total Lot Size: 41.22 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	73	73.0	339 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 73.0

Potential Design Capacity (NU): 219.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	415.43	X	0.7	X
				1.1	
				=	
				224 m (735 ft)	TBD

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)

224 m (735 ft) TBD

Calculation Name: *Farm 4*
Description: 155 Fourth Line

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
County of Peterborough, Township of Douro-Dummer
DOURO, Concession: 4, Lot: 2
Roll Number: 152201000214000
Total Lot Size: 39.7 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Minimum Distance Separation I

Worksheet 1

Prepared By: Emma Drake, Planner, D.M. Wills Associates Limited

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Unoccupied Livestock Barn, -	90 m ²	4.5	90 m ²

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: No storage required (manure is stored for less than 14 days)


Design Capacity (NU): 4.5

Potential Design Capacity (NU): 4.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
1.0	X	150	X	0.7	X
				1.1	
				=	
				116 m (379 ft)	TBD

Storage Base Distance 'S'
(minimum distance from manure storage)

No storage present

 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Emma Drake
Planner
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Peterborough, ON, Canada K9J0B9
Phone #1: 705-742-2297
Email: edrake@dmwills.com

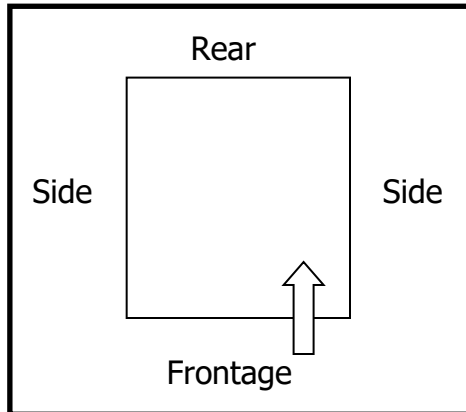
Signature of Preparer: _____ Date: _____
Emma Drake, Planner

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

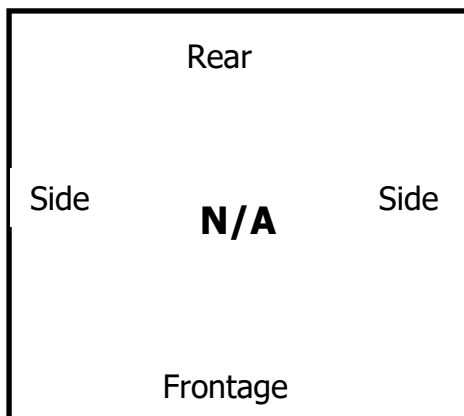
File Number: B-61-22	Roll Number:
Location of Property: Douro 4th Line	
Owner (s) Name: Storey & Fleming	

Severed



Street/Road Name:	Douro 4 th Line	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):	Ditching, brushing	

Retained (if vacant)



Street/Road Name:		
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments:

Date Site Visited: June 6, 2022 Owner Present: Yes ☐ No ☒

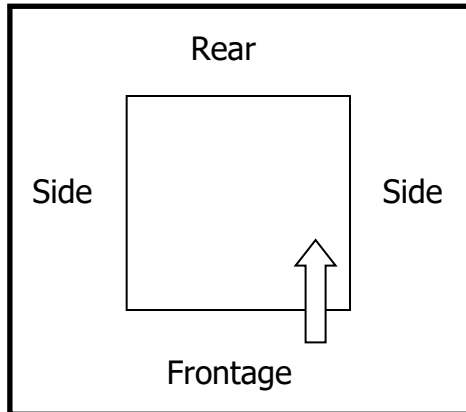
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Jake Condon
Manager of Public Work

Owner's Acknowledgement

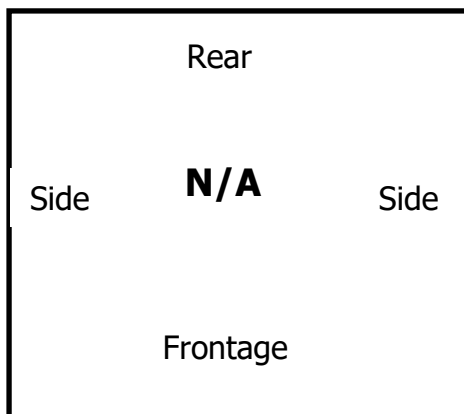
File Number: B-62-22	Roll Number:
Location of Property: Cooney Island Road	
Owner (s) Name: Storey & Fleming	

Severed



Street/Road Name:	Cooney Island Road	
Safe Entrance Possible:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):	Tree removal and brushing	

Retained (if vacant)



Street/Road Name:		
Safe Entrance Possible:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Culvert Required when lot developed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3 metre strip of frontage from severed parcel required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Other Requirements (i.e. fill, brushing, etc.):		

Additional Comments:

Date Site Visited: June 6, 2022
No ☐

Owner Present: Yes ☒

Jake Condon
Manager of Public Work

Owner's Acknowledgement