

KRCA File NO: PPLD-3358
Via Email: pamela.aguilera@durham.ca
Pamela Aguilera
Assistant Secretary-Treasurer
605 Rossland Road East
Whitby, ON, L1N 6A3

**Regarding: Consent Application
LD 064/2021
S2205 Concession Road 6, Brock
Daryl and Sherry Phoenix**

Kawartha Conservation has completed review of the above noted Consent Application submitted by Clark Consulting Services on behalf of Daryl and Sherry Phoenix. Kawartha Conservation has provided comments as per our MOU with the Regional Municipality of Durham to review the application with respect to natural heritage, watershed management, and natural hazards.
Our comments are as follows:

Application Purpose:

It is Kawartha Conservation's understanding that the purpose and effect of LD 064/2021 is to sever a 1.02 hectare farm related rural residential parcel of land with an existing dwelling to remain, retaining a 31.83 hectare agricultural parcel of land.

Documents Reviewed:

- Consent Application
- Planning Justification Report, prepared by Clark Consulting Services, dated March 2021

Site Characteristics:

Our mapping shows Provincially Significant Wetlands and watercourse on the northern half of the property. Kawartha Conservation regulates these features and all lands within 120 metres from the wetlands and 15 metres from the top of bank of the watercourse. This northern half is also mapped within the natural heritage system of the Greenbelt Plan (2017).
The proposed severance is outside of these features and the natural heritage system.

Applicable Kawartha Conservation Regulation and Policies

KAWARTHA CONSERVATION
277 Kenrei Road, Lindsay, ON K9V 4R1
705.328.2271 Fax 705.328.2286
KawarthaConservation.com

Our Watershed Partners:

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

Ontario Regulation 182/06 (as amended):

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

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

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

Development is defined as:

- a) The construction, reconstruction, erection or placing of a building or structure of any kind,
- b) Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- c) Site grading or, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

Recommendation:

Kawartha Conservation has no concern with the approval of LD 064/2021, based on our consideration for natural heritage, watershed management, and natural hazards.

We request that the EP zoning boundary be updated through a Zoning By-law Amendment following the Consent to better reflect the natural features on the property. We are supportive of the boundary proposed in the Planning Justification Report.

I trust this meets your information requirements at this time. Should you have any questions, please contact the undersigned.

Sincerely,

Erin McGregor



Resources Planner Technician

Kawartha Conservation

CC: Ron Warne, Director of Planning, Development, & Engineering

Jacqueline Mann, Senior Planner, Clark Consulting Services

Kaya Kathir, Clerk Steno, The Regional Municipality of Durham

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