April 2, 2019

Ms. Jeanette Thompson, Planner
Township of Selwyn
1310 Centre Line P.O Box 270
Bridgenorth, Ontario
K0L 1H0

Dear Ms. Thompson:

Re:  C-02-19, Peter Dilworth, 1772 Gordon Fitzgerald Lane, Smith Ward,
Roll#: 1516 020 006 26000, ORCA File: PPLS-4204

The Otonabee Region Conservation Authority (Otonabee Conservation) has received a notice of a proposed Zoning By-law Amendment for the property noted above. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and now offer the following comments.

According to the application the proposal is to permit the redevelopment of the shoreline lot for the construction of a garden suite, approximately 42 square metres, as a temporary use.

The submitted survey and ORCA mapping and indicate the proposed development will be well outside the flood hazard elevation for Buckhorn Lake (246.82 metres). Therefore, Otonabee Conservation is of the opinion the proposal is consistent with Provincial Policy Statement (PPS) s. 3.1.1 b.

Existing provincial mapping indicates the entire property is within the provincial Natural Heritage System (NHS). As such, Growth Plan for the Greater Golden Horseshoe (Growth Plan) policy will apply. Otonabee Conservation is of the opinion that the proposal conforms to Growth Plan policy 4.2.4. 5 c, which permits the redevelopment of shoreline areas, which increase the extent of the 30 metre vegetation protection zone, from the shoreline of Buckhorn Lake.

As such, this agency does not recommend any further Natural Heritage Evaluation. However, Otonabee Conservation would recommend that the proponent replace any vegetation removed to accommodate the redevelopment be replaced at a 1:1 ratio to further enhance the 30 metre vegetation protection zone.
Otonabee Conservation mapping shows a portion of the property is subject to this Authority’s ‘Development, Interference with Wetlands and Alterations to Shorelines and Watercourses’ regulation, Ontario Regulation 167/06. Any development, including construction of a building/structure, site grading and the removal or dumping of fill/material in the regulated area, requires a permit from Otonabee Conservation prior to the commencement of work. However, the accompanying site plan indicates the proposed development will remain outside the ORCA regulated area; therefore no permits would be required from this agency.

The application was also reviewed in consideration of the Trent Source Protection Plan (SPP) which was prepared under the 2006 Clean Water Act. It was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.

Otonabee Conservation has no objection to the proposed Zoning By-law Amendment (C-02-19).

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

Matthew Wilkinson
Planning and Development Officer
Otonabee Conservation

Cc: Andy Mitchell and Sherry Senis, Otonabee Conservation Board Members
Jennifer Clinesmith, Manager, Plan Review and Permitting Services, Otonabee Conservation
March 27, 2019

Jeannette Thompson  
Planner  
Township of Selwyn  
PO BOX 270  
Bridgenorth, ON K0L 1H0  

Dear Jeannette,  

Re: Zoning By-law Amendment  
1772 Gordon Fitzgerald Lane  
Part of Lot 24, Concession 17  
Township of Selwyn  
File No.: C-02-19  

Enbridge Gas Inc. does not object to the proposed application(s).  

Enbridge Gas Inc. reserves the right to amend or remove development conditions.  

Sincerely,  

Casey O'Neil  
Sr Analyst Municipal Planning  
Long Range Distribution Planning  

ENBRIDGE GAS INC.  
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enbridge.com  
Safety. Integrity. Respect.