

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0083-2025

Municipality:	Tweed		
Landowner:	Edward Cassidy		
Location:	1520 Old Hungerford Road	Part Lot 13 & 14, Concession 6	Hungerford
Roll #:	12313280300400000000		
Application Description:	Zoning By-law Amendment Appl'n File No. ZA6/25	Rezone the two severed lots from the Rural (RU) Zone to the Rural Residential (RR) Zone. It is understood that the retained lands will remain zoned Rural (RU) and Environmental Protection (EP).	
Regulated Features:	Watercourse, wetlands, and mapped within an area of "potential" for karst topography		
Comments:	<p><u>Natural Hazard policies of the Provincial Policy Statement and Quinte Conservation Planning Act Review policy</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 5.2 of the Provincial Policy Statement (PPS) (2024). Natural hazards include areas subject to flooding, prone to erosion, dynamic beaches, and unstable bedrock. Generally, the policies of the PPS direct development to areas outside of hazard lands. <u>Staff are satisfied that the application as presented is consistent with Section 5.2 of the PPS.</u></p> <p>Please note that this office has mapping (prepared by the Ontario Geological Survey, 2008) which indicates that there is a "potential" presence of karst on a portion of the retained parcel. The severed parcels are not mapped for karst. Karst topography exists in areas where water flowing over and through limestone and dolomite bedrock creates sinkholes, trenches and underground caverns often resulting in unstable bedrock. Should karst be identified on the subject property during construction/excavation of the site, the landowners will be required to hire a qualified geo-technical engineer to determine a building site located beyond karst (hazard) lands. Note, if a study is required that it will need to be peer-reviewed by Quinte Conservation at a cost to the applicant.</p> <p><u>Ontario Regulation #41/24 (Regulation of Prohibited Activities, Exemptions and Permits)</u></p> <p>The subject lands lie within the regulated area of a watercourse and wetlands (by virtue of Ontario Regulation #41/24 – Regulation of Prohibited Activities, Exemptions and Permits). Please note that the owners will need to apply to the Conservation Authority for a permit prior to development activity (including construction / filling/ excavation/ site grading/ change of use) within 45 metres of the seasonal high-water mark/top of bank adjacent to the watercourse, and within 30 metres of the wetland boundary (whichever is greater).</p> <p>These planning comments do not constitute permission to develop within a Quinte Conservation regulated area. The permitting process is a separate process from the plan review process, and a separate fee will be applied to future permit application(s) to this office.</p> <p><u>Quinte Region Source Protection Plan</u></p> <p>Quinte Conservation provides Risk Management services as prescribed by the <i>Clean Water Act</i>, 2006 on behalf of member municipalities. Part of this is reviewing building and planning applications to ensure no new significant drinking water threats as outlined in the Quinte Region Source Protection Plan are created. Policies for significant threats in the Quinte Region Source Protection Plan are <u>not applicable</u> as the subject property lies outside of an intake protection zone or wellhead protection area for a municipal drinking water system. <u>As such no Section 59 Clearance Notice is required.</u></p>		

	<p><u>Groundwater Considerations</u></p> <p>The property has been mapped as being located in an area of significant groundwater recharge. Quinte Conservation has no concerns regarding the proposed rezoning application but would recommend that consideration to servicing of the property include a properly constructed well that meets the requirements of Ontario Regulation 903. In consideration of protecting the groundwater, the septic systems should be located down gradient of any water wells and be designed and approved as per the Ontario Building Code. If there are any unused wells on the property it is recommended that such wells be properly decommissioned as per Ontario Regulation 903.</p> <p><u>Other Potential Municipal Studies</u></p> <p>As per Sections 21.1.1 and 21.1.2 of Ontario Regulation 596/22 (amendments made under the Conservation Authorities Act) as a result of the More Homes Built Faster Act, 2022, conservation authorities are no longer able to review or provide comment on Natural Heritage and Hydrogeology, nor is this office able to peer-review technical reports related to these matters. If the Municipality requests a hydrogeological assessment or Environmental Impact Study (EIS) it should be peer-reviewed by a qualified consultant.</p>
Final Comments:	<p>Quinte Conservation has <u>no objection</u> to the application as presented. Staff request that a copy of the decision on the application be forwarded to this office, when available.</p>

Sam Carney

Sam Carney
Planning Technician

April 15, 2025

Date