

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0080-2024

Municipality:	Tweed		
Landowner / Agent:	Frederick & Dorothy Northey / Lennard Donker		
Location:	518 Old Hungerford Road	Part Lot 7 & 8, Concession 3	Hungerford
Roll #:	12313280101190000000		
Application Description:	<p>Zoning By-law Amendment Appl'n File No. ZA4/24 (Condition of Consent File No. B114/23)</p> <p>Rezone the approximate 1.51-acre severed lot from the Rural (RU) Zone to the Rural Residential (RR) Zone. The RR Zone will allow for the development of a single detached dwelling on the severed lot and will provide the appropriate zoning for the size and proposed use of the parcel. The retained lands shall remain zoned Rural (RU) and Environmental Protection (EP).</p>		
Feature:	Unnamed wetlands, and mapped within an area of "potential" for karst topography		
Comments:	<p><u>Natural Hazard policies of the PPS, Quinte Conservation Planning Act Review policy, and Ontario Regulation #319/09</u></p> <p>Conservation Authorities have Provincially delegated responsibilities to represent Provincial interests regarding natural hazards under Section 3.1 of the Provincial Policy Statement (PPS) (2020). 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.</p> <p>This office has mapping (prepared by the Ontario Geological Survey, 2008) which indicates that there is a "potential" presence of karst in this area. 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.</p> <p>Staff have reviewed the <i>Karst Evaluation</i> report, prepared by Cambium Inc., dated May 2, 2023. The consultant's evaluation included a site inspection and test pit investigation (including 6 test pits) of the proposed severed lot in the area planned for development. Based on the consultant's assessment, it is determined that there would be negligible potential hazard to future development on the severed lot. <u>Staff, therefore, are satisfied that there is sufficient area for development outside of hazard lands and that the application as presented is consistent with Section 3.1 of the PPS.</u> In consideration of future development, it is recommended that the consultant's recommendations be followed per Section 5 of the report.</p> <p>Furthermore, portions of the <i>retained</i> lands lie within the regulated area of unnamed wetlands and confirmed areas of karst bedrock (by virtue of Ontario Regulation #319/09 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). Please note that the owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading) within 120 metres of the wetland boundary. Further, development must be sited beyond any areas of confirmed karst topography.</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>Other Potential Municipal/Township 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 Township/Municipality requests a hydrogeological assessment or Environmental Impact Study (EIS) it should be peer-reviewed by a qualified consultant.</p>
Final Comments:	<p>Based on the <i>Karst Evaluation</i> prepared by Cambium Inc., dated May 2, 2023, Quinte Conservation has <u>no objection</u> to Zoning By-law Amendment Application File No. ZA4/24 as presented. In consideration of future development on the severed lot, the recommendations within Section 5 of the <i>Karst Evaluation</i> report should be administered.</p>



Sam Carney
Planning Technician

April 3, 2024
Date

And:
Mark Boone,
Regulations Officer