

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0090-2024

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| Municipality: | Tweed | | |
| Landowner: | George and Ena Palmateer | | |
| Location: | 2241 Rapids Road | Part Lot 4, Concession 12 | Hungerford |
| Roll #: | 12313280201910000000 | | |
| Application Description: | Zoning By-law Amendment Appl'n ZA5/24 (Condition of Consent File No. B87/23) | Rezoning the 5.1-hectare (12.5-acre) retained parcel from the Rural (RU) Zone to the Rural Residential (RR) Zone. The severed lands will maintain their RU Zoning. | |
| Feature: | Watercourses and associated wetlands, and mapped within an area of "potential" karst topography | | |
| Comments: | <p><u>Natural Hazard policies of the PPS, Quinte Conservation Planning Act Review policy, and Ontario Regulation #41/24</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>Please note that 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>It is understood that the proposed retained parcel is built out with existing development, and that the severed parcel's present use is agricultural. Through a review of various aerial photographs of the severed property, surface lands are open and visible (not heavily treed/vegetated) with no evidence of exposed bedrock warranting further karst investigation. <u>As a result, staff are satisfied that the application as presented is consistent with Section 3.1 of the PPS.</u> Should karst be identified on the subject property during construction/excavation of the site, the landowners will require an evaluation by a qualified geotechnical engineer to determine stability of the bedrock.</p> <p>Additionally, the subject lands lie within the regulated area of watercourses and associated wetlands (by virtue of Ontario Regulation #41/24 – Prohibited Activities, Exemptions and Permits). The owners will need to apply to the Conservation Authority for a permit prior to development (construction / filling/ excavation/ site grading/ change of use) within 45 metres of the seasonal high-water mark/top of bank adjacent to any watercourse, and within 30 metres of any wetland (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</p> | | |

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| | <p>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 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 consent application as presented.</p> |



Sam Carney
Planning Technician

April 17, 2024

Date