

QUINTE CONSERVATION - PLANNING ACT REVIEW

QC File No. PL0020-2021

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|---------------------------------|--|---|------------|
| Municipality: | Tweed | | |
| Landowner: | Garett Scott | | |
| Location: | 51 McClellan Street | Part Lot 10, Concession 10 | Hungerford |
| Roll #: | 12312310150460000000 | | |
| Application Description: | Zoning By-law Amendment Appl'n File No. ZA1/21 | Rezone existing lands from Residential Density 1 (R1) Zone to the Special Multiple Residential Holding (MR-10) Zone to allow for site specific zoning for the development of a multi-residential dwelling. The special provisions will limit the development to a fourplex and recognize the existing lot area of 10,890 square feet as the minimum lot area and the existing lot frontage of 66 feet as the minimum lot frontage, the existing front yard setback of 7.3 metres as the minimum front yard setback, and allow for one parking space per unit. The special provisions will also grant an exemption from Section 5.30.2 xvii) for no setback for parking spaces from lot lines. | |
| Regulated Feature(s): | None | | |
| 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 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. <u>Staff are satisfied that the application as presented is consistent with Section 3.1 of the PPS.</u></p> <p><u>Ontario Regulation #41/24 (Regulation of Prohibited Activities, Exemptions and Permits)</u></p> <p>The subject lands do not lie within an area that is regulated by Quinte Conservation. The owners will not require a permit prior to development (construction/ filling/ excavation/ site grading) from 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>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:**

Quinte Conservation has no objection to the rezoning application as presented.

Sam Carney

Sam Carney
Planning Technician

April 15, 2024

Date