



KRCA File #: PPLD-3528

Re: 16941 Simcoe St ARN 182001000814600 and Waterfront property on Castle Harbour Dr ARN 182001000814700

We had a look at the proposal for the pre-consultation and below are our initial comments-

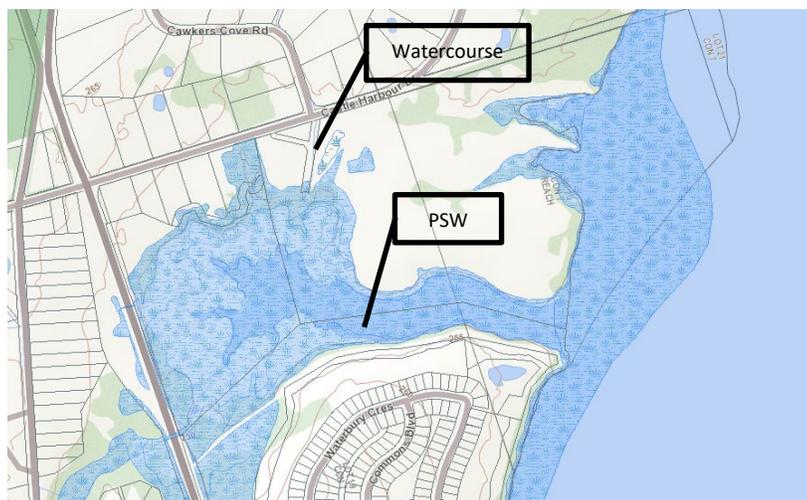
The subject property is mostly within Kawartha Conservation's regulated area, a permit pursuant to Ontario Regulation 41/24 will be required prior to any future development within the regulated areas.

Our online mapping can be found [here](#).

The following natural Hazards are identified on the subject property-

- Erosion Hazard
- Flooding Hazard and
- Unstable Soil

The property is within 100-year lake level of Lake Scugog and is mostly within a Provincially Significant Wetland (PSW). A watercourse runs across the property into the PSW.



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Below is the outline of the policies that apply to the development–

Our policies can be accessed [here](#).

According to Section 3 of Kawartha Conservation’s Plan Review Policies (2013)

KRCA will recommend that new development and/or site alteration not be permitted in the following, except as may be permitted by the policies contained in Chapter 4.

- in a Provincially Significant Wetlands,
- within a Floodplain,
- within the existing channel of a watercourse,
- lands susceptible to an Erosion Hazard
- hazardous land associated with Unstable Soils

Provincially Significant Wetland (PSW)

For all new development proposals involving site alterations where a wetland is present on or adjacent to lands subject to the development proposal, KRCA may recommend an on-site wetland boundary delineation/staking. This boundary delineation shall be illustrated on a Reference Plan or Site Plan. In the case of provincially significant wetlands, where an approved Ministry of Natural Resources’ boundary differs from that identified on-site, the proponent will be responsible for obtaining acceptance of the new provincially significant wetland boundary from the Ministry of Natural Resources.

Watercourse

For all development proposals adjacent to a watercourse, KRCA will recommend the maintenance, establishment, and/or enhancement of a buffer of an appropriate width 15 metres from the stable top of the bank.

Flooding Hazard

When development is proposed within or adjacent to a river or stream valley where the watercourse drains an area equal to or greater than 125 hectares and the floodplain limits for the watercourse are not available, the KRCA will require that the applicant (or agent) provide appropriate technical report(s) identifying the floodplain limits on the subject lands prepared by a qualified professional in accordance with the criteria set out in the Ministry of Natural Resources’ Technical Guide – River & Stream Systems: Flooding Hazard Limit (2002). The floodplain limit is to be based on the greater of the flood produced by the greater of the Timmins storm or the 100-year flood.

Erosion Hazard

In cases where new development is proposed within or adjacent to a river or stream valley, KRCA will require that the applicant (or agent) provide appropriate technical report(s) (i.e., topographic survey, stream bank erosion analysis,

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and/or geotechnical investigation) identifying the extent of the erosion hazard limit on the subject lands prepared by a qualified professional in accordance with the criteria set out in the Ministry of Natural Resources' Technical Guide - River & Stream Systems: Erosion Hazard Limit (2002) to the satisfaction of KRCA

Unstable Soils

In cases where new development is proposed within to hazardous land associated with Unstable Soil, a KRCA will require that the applicant (or agent) provide appropriate technical report(s) (i.e., geotechnical study) identifying the extent of the hazard limit on the subject lands signed and stamped by a qualified Geotechnical Engineer.

KRCA will recommend that a subdivision or condominium plan adjacent to

- a Provincially Significant Wetland include protection of the wetland and setback of 15-30m.
- a Floodplain include protection of the-
 - Floodplain including the limit of the flooding hazard based on the 100-year flood or the Regional Storm (Timmins storm), whichever is greater.
 - Unconfined Valley Systems including 6m from the maximum extent of the greater of the flooding hazard limit or the predicted meander belt width.
- the Watercourse including the 15m buffer from stable top of the bank.
- an Erosion Hazard include protection of the entire Erosion Hazard limit determined in accordance with the criteria set out in the Ministry of Natural Resources' Technical Guide - River & Stream Systems: Erosion Hazard Limit (2002).
- to hazardous land associated with Unstable Soil include protection of the hazardous land, as determined through a geotechnical study prepared, signed and stamped by a qualified Geotechnical Engineer.

KRCA will recommend that protected lands either be retained by the owner, held in common ownership, dedicated to a willing party (e.g., Conservation Authority, municipality, land trust organization, etc.) on a case-by-case basis depending on the interest of the respective parties, or at a minimum, zoned appropriately (e.g., Environmental Protection, Hazard Land, Open Space) to protect the feature.

According to Section 4 of Kawartha Conservation's Plan Review Policies (2013)

New multiple residential development will not be permitted within the following regardless of previous approvals provided under the Planning Act or other regulatory process (e.g., Building Code Act)-

- within a wetland. (Especially a PSW)
- a flooding hazard.
- an erosion hazard.
- hazardous lands associated with unstable soil.

We require studies as outlined below to illustrate how and why it's "safe" in order to move forward with the proposal, Given this policy, the Board of Directors' approval will be required.

Development within the Area of interference of Wetland

4.6.2.2(2) New residential or structural agricultural development within 30 metres of a wetland on an existing lot(s) of record where the principle of development has previously been established may be permitted provided that:

- development will be setback from the wetland boundary by at least 30 metres, where feasible;
- disturbed area and soil compaction will be minimized;
- impervious areas will be minimized;
- it can be demonstrated through site review or an Environmental Impact Study that there will be no adverse impact on the hydrologic function of the wetland;
- inert fill material will be used. The proponent may be required to provide proof of the origin and quality of the fill material ensure the control of pollution and the conservation of land are not adversely affected; and,
- best management practices will be employed to:
 - maintain water balance;
 - control sediment and erosion; and,
 - maintain or enhance a wetland buffer in accordance with Policy 4.6.2(2).

We recommend at least 15-30m buffer from the Wetland. If a lesser wetland buffer is proposed, the EIS should demonstrate that there be no adverse impact on the hydrologic function of the wetland (i.e., mitigation measures and/or compensation for lost wetland function).

Proposed Road through the PSW

Public infrastructure (e.g., roads, sewers, flood and/or erosion control works, water supply, etc.) and private infrastructure (e.g., roads, gas and electrical transmission pipelines/corridors, etc.) may be permitted to be constructed, realigned and/or upgraded within a wetland when the location is supported through an approved Environmental Assessment.

Please refer to our policy 4.7.2.1 (1) for more details on construction of the road through PSW

Alteration of the existing Watercourse

According to the concept plan, the watercourse is either proposed to be filled in or two culverts would be required to accommodate the construction roads. Please confirm.

If culverts are deemed necessary, we require calculations to confirm that they are adequately sized and have a suitable diameter to effectively carry the water flow.

Please refer to our policy 4.7.2.1 (1) for construction of culverts and policy 4.7.2.4 (2) for enclosures of the watercourse.

Sand Beach

The beach will modify the hydrological function of the wetland and also diminish the flood storage of the area. Therefore, we recommend that the wetland be left in its natural state without any interference.

Communal Docks

Please refer to our policy 4.7.2.1(10) Multiple docking facilities. The proposed docks appear to be within the wetland, KRCA may require the submission of a technical site-specific assessment to evaluate the impact on near-shore littoral processes.

2 pedestrian bridges

Please refer to our policy 4.7.2.1 (1) for construction of bridges.

Pier and Lookout Point and Boardwalk Trail for natural feature enhancement

They appear to be proposed within the Wetland. The Board of Directors' approval is likely to be required.

*If the wetland is lost as a result of development can has to be demonstrated through a Technical Study that compensation will be accommodated resulting in “no net loss” of the wetland function while striving to achieve the principle of “net gain” and, where applicable, the maintenance of existing hydrologic and ecological linkages;

Large Fill

Please refer to Appendix O – Large Fill Procedural Guideline in Kawartha Conservation’s Plan Review Policies (2013)

Note - Approval from Trent Severn will be required for any changes or alterations within Lake Scugog.

Other policies may be applicable to the development and will be considered at the time of application.

The application will likely be presented to our Board of Directors for their approval. The next steps will be outlined at the time of application.

As a summary of the above, we would recommend the following studies to be submitted with the application –

- Wetland boundary (ELC classification pre-development) and watercourse delineation/staking
- Technical Study outlining the extent of all hazards regulated under O. Reg. 41/24 on the property.
- Flood Study for the subject property identifying the floodplain limits including the flood study for the watercourse connecting into Lake Scugog.
- Stage-storage discharge relationships of the flood plain be maintained by means of an incrementally balanced cut and fill operation designed in 0.3 metre vertical increments) to ensure that there will be no adverse hydraulic or fluvial impacts on lakes, rivers, creeks, streams, or watercourses. Engineered hydraulic analyses may be required, at the discretion of the Authority, to demonstrate that the later condition has been met and that there will be no detrimental effect on upstream water levels or local stream flow velocities;

OR

- If stage-storage discharge relationships of the flood plain cannot be maintained (i.e., through means of an incrementally balanced cut and fill operation designed in 0.3m vertical increments), that an engineered hydraulic analysis be prepared by a qualified professional that demonstrates there will be no adverse hydraulic or fluvial impact on lakes, rivers, creeks, streams or watercourses. The analysis must also demonstrate that impacts on the hydraulic and fluvial functions of the water bodies be minimized to the greatest extent possible and upstream and downstream flow velocities related to increased flood risk or damage are unaffected.
- Original topographic map prepared by a qualified professional (i.e., surveyor) showing pre-development on-site elevation and
- Grading plan prepared by a qualified professional showing post-development elevations.
- Detailed Site Plan
- Stormwater Management Plan
- Erosion and Sediment Control Plan along with multi-year monitoring plan.
- Geotechnical Study
- Hydrogeological Study
- All requirements of the Large Fill Procedural Guideline located in Appendix O of the Plan Review and Regulation Policies (2013) (if imported fill volumes exceed 500 cubic metres).
- Studies may also be required related to following-
 - Proposed Road through the PSW
 - Alteration of the existing Watercourse
 - Sand Beach
 - Communal Docks
 - 2 pedestrian bridges



- Pier and Lookout Point
- Boardwalk Trail for natural feature enhancement
- Site Visits may be required.
- A decision by the Kawartha Conservation Board of Directors is likely required for issuance of the permit.
- Additional studies may be required and will be outlined at the time of application.

Should you have any questions, please contact the undersigned.

Sincerely,

Harmanpreet Kaur
Resources Planner
Kawartha Conservation

CC: Matthew Mantle, Director of Planning and Development, Kawartha Conservation
Will Chapple, Permitting Analyst, Kawartha Conservation.

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