



LOWER TRENT CONSERVATION

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Registered Charitable Organization No. 107646598RR0001

March 20, 2025

LTC File No. PL-25-038

Krista Metcalfe
Planning Coordinator
Township of Cramahe

**RE: Application for Consent – ECOVUE CONSULTING SERVICES for VOSKAMP
Concession Road 1 West (ARN: 141101104014901000)
Concession 10, Part Lots 23 & 24, Township of Cramahe, Northumberland County
Application Nos: D10-VOS-05/06/07-25**

Dear Krista,

Lower Trent Conservation (LTC) is in receipt of the above noted applications, which were circulated to our office on March 7, 2025, for review and comment. We understand that the purpose of the consent applications is to sever three vacant lots for future residential uses, being 0.55 hectares, 0.56 hectares, and 0.56 hectares. The retained lands are 19.55 hectares of vacant land.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted:

- Notice of a Hearing of the Committee of Adjustment, dated March 6, 2025 (File Nos. D10-VOS-05/06/07-25);
- Copy of Application for Consent;
- Consent Sketch prepared by EcoVue Consulting, dated December 12, 2024;
- Planning Justification Report prepared by EcoVue Consulting, dated December 16, 2024; and,
- Scoped Natural Heritage Evaluation (sNHE) prepared by Oakridge Environmental Ltd., dated November 14, 2024.

Staff have reviewed these applications as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the *Provincial Planning Statement* (PPS, 2024) and as a regulatory authority under Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the *Planning Act* as per our LTC Board approved policies. Finally, LTC has provided advisory comments related to policy applicability and to assist with implementation of the *Trent Source Protection Plan* under the *Clean Water Act*.

RECOMMENDATION

Please be advised that Lower Trent Conservation (LTC) would have no objection to the approval of these applications.

LTC recommends placing the field-verified wetlands and their recommended setback into restrictive zoning (e.g., Environmental Protection or Environmental Conservation) to promote consistency between LTC regulatory policies and municipal zoning.

Note: the landowner and agent have been provided with a copy of this letter whereby they are advised of the applicability of Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 on the subject lands and

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Member of Conservation Ontario
Representing Ontario's 36 Conservation Authorities

that, a permit or formal clearance from LTC will be required for development and/or site alteration prior to the commencement of any on-site work on all resultant parcels. Landowner(s) will need to contact LTC to confirm permitting requirements and restrictions.

Refer to the following sections for context.

SITE CHARACTERISTICS

Existing mapping and the Natural Heritage Evaluation indicate that the subject property contains field-verified wetlands and a tributary of Salt Creek. Unevaluated wetlands are present on the north side of 1st Concession Road West.

Portions of the subject lands are therefore situated within areas that are regulated by LTC pursuant to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Mapping of known and potential areas subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 in LTC's jurisdiction is available to the public [here](#).

Further, the subject lands are currently designated Rural and Environmental Protection in the Township of Cramahe Official Plan and zoned Rural (RU) Zone and Environmental Conservation (EC) Zone.

DELEGATED RESPONSIBILITY AND STATUTORY COMMENTS

1. **LTC has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the PPS.**
 - Policies 5.2.2 and 5.2.3 of the PPS apply to this application. Here it is stated:
 - 5.2.2 *Development* shall generally be directed to areas outside of:
 - b) *hazardous lands* adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;
 - c) *hazardous sites*.
 - 5.2.3 *Development* and *site alteration* shall not be permitted within:
 - d) a *floodway*...
 - Floodplain mapping is not currently available for the mapped tributaries of Salt Creek and as such, the extent of potential flooding on the property that may be associated with these watercourses are unknown. Based on our review of the characteristics of the watercourse and the contributing drainage areas, engineered floodplain mapping would not be warranted to define the flooding hazard.
 - Organic soils are considered a *hazardous site* under the PPS and were identified within the wetlands. The severed parcels are outside of the identified wetlands, and therefore outside of *hazardous sites*.
 - **It is the opinion of LTC that these applications are consistent with Section 5.2 of the PPS.**
2. **LTC has reviewed the applications as per our responsibilities as a regulatory authority under Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Section 28 of the *Conservation Authorities Act* enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, unstable soil, or unstable bedrock are not affected. LTC also regulates the changes to or interference in any way with a watercourse or wetland.**
 - Portions of the subject lands are situated within areas that are subject to Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24. Specifically, field-verified wetlands and a tributary of Salt Creek are present on the subject lands, and unevaluated wetlands are present on the lands to the north. In accordance with Section 28(1) of the *Conservation Authorities Act*, no person shall:
 - 1) Straighten, change, divert or interfere in any way with the existing channel or a river, creek, stream or watercourse, or change or interfere in any way with a wetland; OR

- 2) Undertake development activities (including site alterations), or permit another person to undertake development in or on areas within the jurisdiction of the Conservation Authority that are: hazardous lands; river or stream valleys; wetlands; and other areas within 30 metres of a wetland;

without the prior written approval of the Authority (i.e., LTC).

Any development activity* within 30 metres of all wetlands, or within 15 metres of the stable top of bank or delineated floodplain of a watercourse (whichever is greater), any watercourse alterations (e.g., dredging, culvert installation, bridge construction, etc.), and/or any activities that would interfere in any way with the wetlands on site would require a permit from our office prior to the commencement of any on-site work.

*Development activity is defined in Ontario Regulation 41/24 as:

- i. The construction, re-construction, erection or placing of a building or structure of any kind,
 - ii. Any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
 - iii. Site grading; or,
 - iv. The temporary or permanent placing, dumping, or removal of any material, originating on the site or elsewhere.
- LTC Board-approved policies for the administration of the *Conservation Authorities Act* and Ontario Regulation 41/24 state that development and interference shall not be permitted within a wetland nor within 30 metres of the boundary of the wetland. This area is intended to remain as a natural vegetated buffer area to mitigate impacts of adjacent development and activities on the hydrologic function of the wetland.
 - It is noted that unevaluated wetlands have not been evaluated by the Ministry of Natural Resources (MNR) and have not been designated as provincially significant. They have been mapped by the MNR using the best available information (e.g., air photographs and topographic mapping) but have not been assessed on the ground. LTC has incorporated the MNR unevaluated wetland mapping into our screening mapping to identify areas of potential wetland across the watershed.

The submitted scoped Natural Heritage Evaluation (sNHE) prepared by Oakridge Environmental Ltd., and dated November 2024, outlines the field assessment completed to determine if the mapped unevaluated wetlands met the definition under Ontario Regulation 41/24. The documentation included follows the LTC wetland delineation Terms of Reference and demonstrates the feature boundaries as they relate to the Regulation. **LTC requests the GIS shapefiles of the wetland community boundaries so regulatory mapping can be updated.**

- **Based on available mapping and the sNHE, it appears that all three severed parcels will require a formal clearance letter or permit from LTC at a stage of development.**

Severed Lot 1 – A permit required for the installation of an entrance due to the presence of unevaluated wetlands on the north side of the road.

Severed Lot 2 – A formal clearance letter is required for residential development on the lot to confirm that the development activities are taking place outside of regulated features and areas.

Severed Lot 3 – A formal clearance letter is required for residential development on the lot to confirm that the development activities are taking place outside of regulated features and areas. A permit may also be required for the entrance due to field-verified wetlands to the north if the entrance cannot be located outside of the regulated area.

Retained Lands – Development proposals will require regulatory review. A clearance letter or permit may be required.

- LTC recommends placing the field-verified wetlands and their recommended setback into restrictive zoning (e.g., Environmental Protection or Environmental Conservation) to promote consistency between LTC regulatory policies and municipal zoning.
- Landowner(s) are encouraged to contact LTC to discuss this matter directly if they have any questions or concerns. LTC's permitting policy document is available to the public [here](#).

ADVISORY COMMENTS

3. Pursuant to Ontario Regulation 596/22: Prescribed Acts, LTC will not be providing comments regarding Sections 4.1 (Natural Heritage) and 4.2 (Water) of the PPS.
4. LTC has reviewed the applications through our role as a public commenting body, pursuant to the *Planning Act*.
 - We have no further comments to add in this role.
5. LTC has reviewed the applications in terms of the *Trent Source Protection Plan*, prepared under *Clean Water Act*, 2006. The Source Protection Plan came into effect on January 1, 2015 and contains policies to protect sources of municipal drinking water from existing and future land use activities.
 - The subject lands are not located within an identified drinking water source protection area.

SUMMARY

Given the above comments, it is the opinion of the LTC that:

1. Consistency with Section 5.2 of the PPS has been demonstrated;
2. Part VI of the *Conservation Authorities Act* and Ontario Regulation 41/24 do apply to the subject lands. A permit or formal clearance from LTC will be required prior to any development activities taking place on the severed or retained lands (refer to the Ontario Regulation 41/24 definition of development activity);
3. Field-verified wetlands and their regulatory setbacks should be placed in restrictive zoning;
4. LTC requests the GIS shapefiles of the field-verified wetland to update regulatory mapping; and,
5. The subject lands are not located within an area that is subject to the policies contained in the Trent Source Protection Plan.

LTC would therefore have no objection to the approval of these applications.

The above comments reflect our understanding at the time of writing of applicable policies, legislation, and the development proposal. I trust this letter meets your information requirements. However, should you require any further information or have any questions please do not hesitate to contact me.

Please inform this office of any decision made by the Committee with regard to this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Sincerely,



Kim Stephens, M.Env.Sc
Acting Environmental Planner
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