



Sent by Email: aleigh@oro-medonte.ca

May 8, 2015

File No: 2015-ZBA-02
IMS File No.: PZOA557C2

Ms. Andria Leigh
Director, Development Services
Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, ON L0L 2E0

Dear Ms. Leigh:

Re: Zoning Bylaw Amendment 2014-ZBA-02
Temporary Use By-law
Applicant – Burls Creek Event Grounds Inc.
97 Line 7 South, 241 Line 7 South, 8 Line 8 South, 180 Line 8 South, 229 Line 8 South
and 329 Line 8 South
Township of Oro-Medonte
County of Simcoe

Thank you for circulating the Lake Simcoe Region Conservation Authority (LSRCA) regarding the above-noted Zoning Bylaw Amendment (Temporary Use By-law). It is our understanding that the purpose and effect of this application is to permit Special Events as defined in the application on the subject lands.

Based on available information, the subject properties contain parts of two watercourses including Burls Creek and Allingham Creek, their associated floodplain and erosion hazards, as well as wetlands, significant woodlands and valleylands. The LSRCA has reviewed this application in the context of the Lake Simcoe Protection Plan (LSPP), Ontario Regulation 179/06 of the *Conservation Authorities Act* and the Provincial Policy Statement.

Designated Policy 6.23 of the LSPP states that development and site alteration is not permitted within a key natural heritage feature (KNHF), a key hydrologic feature (KHF) and within a related vegetation protection zone. Designated Policy 6.25 states that a natural heritage evaluation shall accompany any application for development or site alteration within 120 metres of a KNHF and KHF. Designated Policies 6.27 and 6.28 of the LSPP require any identified vegetation protection zone be composed of and maintained as natural self-sustaining vegetation. In addition, the Provincial Policy Statement states that an environmental impact study be completed to demonstrate that there will be no negative impact on significant natural features or their functions. As such, in general an Environmental Impact Study would accompany a Temporary Use By-law application of this magnitude and scale.

Page 1 of 2

May 8, 2015

File No: 2015-ZBA-02

IMS File No.: PZOA557C2

Ms. Andrea Leigh

Page 2 of 2

However, if the Township adopts this application, we recommend that at a minimum the following provisions be implemented as part of the approval:

1. Schedule A and B outlining the lands subject to the proposed Temporary Use By-law exclude all key natural heritage features (KNHF) and key hydrologic features (KHF) as defined in the LSPP and their minimum 30 metre vegetation protection zone.
2. That the Temporary Use By-law shall apply for a period of up to a maximum of 1 year from the day of the passing of the by-law as per Section 39(2) of the Planning Act.
3. That appropriate permanent demarcation of the 30 metre vegetation protection zone be erected using a living fence or cedar-rail fence, as well as 6 metres from the top of bank of the valleyland.
4. That the planting/landscape plans as identified in the Planning Justification Report and as required to meet designated policies 6.27-6.28 of the LSPP be submitted to the LSRCA for approval.
5. That no permanent buildings be permitted to be erected within lands subject to flooding and erosion hazards as per Section 3.1 of the Provincial Policy Statement.

Please note that a permit from LSRCA will be required for any development or site alteration within the portion of the property regulated under Ontario Regulation 179/06 of the *Conservation Authorities Act*. Notices of Violations have been provided to the owner for works occurring in regulated areas prior to obtaining permission under Ontario Regulation 179/06 of the *Conservation Authorities Act*. As a result, the owner has applied for permits in an effort to resolve this outstanding matter.

If you have any questions regarding these comments, please do not hesitate to contact the undersigned. Please refer to the above file numbers in future correspondence.

Yours truly,



Lisa-Beth Bulford
Development Planner
LBB/hh

cc. Darren Vella, Innovative Planning Solutions
Darryl Lyons, MMAH
J. Douglas Irwin, Clerk, Township of Oro-Medonte
Beverley Booth, Manager of Planning, Regulations and Enforcement, LSRCA
Charles Burgess, Planning Coordinator, LSRCA
Taylor Stevenson, LSRCA