



Township of Douro-Dummer Agenda for a Regular Meeting of Council

Tuesday, January 21, 2025, 5:00 p.m.
Council Chambers in the Municipal Building

Please note, that Council may, by general consensus, change the order of the agenda, without prior notification, in order to expedite the efficiency of conducting business.

Hybrid Meetings

Regular and Special meetings of Council are being held in person and electronically. Regular Meetings are recorded and live-streamed on the Township YouTube channel. Special Meetings will be recorded and live-streamed where feasible.

To watch the meeting live or access a recording please visit the Township's YouTube Channel
https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Please contact the Clerk if you require an alternative method to virtually attend the meeting.
mchaithartwig@dourodummer.ca or 705-652-8392 x210

	Pages
1. Call to Order	
2. Land Acknowledgement	
3. Moment of Silent Reflection	
4. Disclosure of Pecuniary Interest:	
5. Adoption of Agenda: January 21, 2025	
6. Adoption of Minutes and Business Arising from the Minutes	
6.1 Regular Council Meeting Minutes - December 17, 2024	1
6.2 Special Council Meeting Minutes - January 7, 2025 and January 9, 2025	8
7. Consent Agenda (Reports voted upon by ONE motion) - No Debate	
7.1 Peterborough County Council Minutes - December 6, 2024	13
7.2 Notice of Complete Application for Approval of Official Plan Amendment - File Number 15OP-24005 - 181 County Road 4, Douro Ward	22

7.3	City of Peterborough - Notice of Public Meeting - Central Area Community Improvement Plan Amendment - File Number O2403	24
7.4	City of Peterborough - Notice of Public Meeting - Official Plan Housekeeping Updates - File Number O2404	27
7.5	City of Peterborough - Notice of Public Meeting - Zoning By-law Amendment, Parking, Loading Driveways - File Number Z2411	29
8.	Delegations, Petitions, Presentations or Public Meetings:	
8.1	Public Metering - Zoning By-law Amendment File R-15-24 (Vervoort and 2405582 Ontario Inc.) Public Meeting Report, Planning-2025-32	32
	Property Address - 277 Sixth Line Road-S-Dummer Part Lot 4, Concession 6 (Dummer Ward) Parts 6, 7 and 8, Plan 45R-17754 Roll No.: 1522-020-001-10400	
8.2	Delegation - Elaine Hilker, The Friends of the Drumlins of Dummer Inc. - Concerns regarding Proposed Subdivision on County Road 6	66
	* Additional Supporting Document added to Delegation	
9.	Public Comment Period - No Debate or Decision	
	A list of registered speakers will be released no later than Monday at 4:30 p.m. The deadline to register is 12-noon on Monday prior to the meeting.	
10.	Staff Reports	
10.1	Report and Capital Project Status - January 2025	73
10.2	County of Peterborough Official Plan Update, Planning-2025-01	76
10.3	Community Grant Requests - January 2025 - Treasurer-2025-01	85
10.4	Improvements to Unopened Road Allowance - Lobb - Second Report - Clerk's Office-2025-01	88
11.	Committee Minutes and Other Reports:	
11.1	Committee of Adjustment Meeting Minutes - November 29, 2024	
12.	Correspondence – Action Items:	

12.1	City of Toronto - Requested for Support - MM23.1 - Declaring Toronto a Paid-Plasma-Free Zone	103
12.2	Ministry of Municipal Affairs and Housing - Minister's Letter - Municipal Codes of Conduct	106
12.3	County of Northumberland - Resolution regarding 'Protection of Agricultural Lands and Sustainable Development'	108
13.	By-laws:	
13.1	By-law 2025-02 - Being a By-law to assume certain parcels into the Township Road System. Severance Files: B-61-21 & B-62-21, Parent Roll: 020-004-10800 and Severance File B-22-24, Parent Roll: 010-002-03100	114
13.2	By-law 2025-03 - Being a By-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025	115
13.3	By-law 2025-04 - Being a By-law to provide for an Interim Tax Levy and the Payment of Interim Taxes for the Year 2025	117
13.4	By-law 2025-05 - Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" File: R-15-24 Roll No. 1522-020-001-10400	119
14.	Reports derived from previous Notice of Motions	
15.	Notices of Motion - No Debate	
16.	Announcements:	
17.	Close Session	
	Reason for Closed Session: Section 239 (2) of the Municipal Act, 2001, S.O. 2001, c. 25	
	(b) personal matters about an identifiable individual, including municipal or local board employees (personnel);	
	(d) labour relations or employee negotiations;	
	(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;	

17.1 Approval Closed Session Minutes

Closed Session Minutes - September 24, 2024

Closed Session Minutes - October 15, 2024

Closed Session Minutes - December 3, 2024

17.2 Staffing Report - C.A.O.-2025-01

18. Rise from Closed Session with or without a Report

19. Matters Arising from Closed Session

20. Confirming By-law 2025-06

122

21. Next Meetings

Budget Working Session Meeting - January 23, 2025

Committee of Adjustment - January 24, 2025

Regular Council Meeting - February 4, 2025

22. Adjournment

Minutes of the Regular Meeting of Council of the Township of Douro-Dummer

**December 17, 2024, 5:00 PM
Council Chambers in the Municipal Building**

Member Present: Mayor Heather Watson
Deputy Mayor Harold Nelson
Councillor Thomas Watt
Councillor Adam Vervoort
Councillor Ray Johnston

Staff Present: C.A.O. - Todd Davis
Clerk - Deputy C.A.O. - Martina Chait-Hartwig
Treasurer - Paul Creamer

1. Call to Order

With a quorum of Council being present, the Mayor called the meeting to order at 5:02 p.m.

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Moment of Silent Reflection

Council observed a moment of silent reflection.

4. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

5. Adoption of Agenda: December 17, 2024

Resolution Number 431-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the agenda for the Regular Council Meeting, dated December 3, 2024, be adopted, as amended.

Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Regular Council Meeting Minutes - December 3, 2024

Resolution Number 432-2024

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the Regular Council Meeting Minutes held on December 3, 2024, be received and approved.

Carried

7. Consent Agenda (Reports voted upon by ONE motion) - No Debate

7.1 Peterborough County Council Minutes - November 20, 2024

7.2 Municipal Appraisal Form (MAF) for Severance Files B-99-24 and B-100-24

7.3 The Ministry of Citizenship and Multiculturalism's (MCM) Ontario Honours and Awards Secretariat - The Order of Ontario Call for Nominations

7.4 Eastern Ontario Wardens' Caucus (EOWC) - Updates on Various Issues

7.5 Treasury Board Secretariat - Emergency Management Modernization Act

7.6 Peterborough Public Health - Merger and 2025 Health Unit Assessment

Resolution Number 433-2024

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

The Consent Agenda for December 17, 2024, be received.

Carried

8. Delegations, Petitions, Presentations or Public Meetings: None
9. Public Comment Period - No Debate or Decision: None
10. Staff Reports

10.1 Report and Capital Project Status

Resolution Number 434-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That the Report and Capital Project Status document be received. Carried

10.2 2025 User Fees, Treasurer-2024-26

Resolution Number 435-2024

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the report, dated December 17, 2024, regarding 2025 User Fees be received, and;

That Council pass By-law 2024-71 being a By-law to provide for the 2025 User Fees and Charges, and to repeal By-law 2023-62, as amended, at the appropriate time during the meeting. Carried

10.3 Pre-Budget Request - Implementation of GovStack for Township Website, Clerk's Office-2024-29

Resolution Number 436-2024

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the report, dated December 17, 2024 regarding a request to migrate the Township website to GovStack be received, and;

That Council directs Staff to move forward with the website migration to GovStack, and;

That the cost of the migration is to be funded through the 2025 Budget with thanks. Carried

10.4 Council Member Appointments for 2025, Clerk's Office-2024-28

Resolution Number 437-2024

Moved by: Councillor Johnston

Seconded by: Councillor Vervoort

That the report dated December 17, 2024, regarding Committee Appointments be received, and that Council appoint Deputy Mayor Nelson to sit on the Committee of Adjustment for 2025. Carried

10.5 Re-Alignment of Twelfth Line Road Dummer, Clerk's Office-2024-27

Resolution Number 438-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the report, dated December 17, 2024, regarding the realignment of the Twelfth Line Road Dummer be received, and;

That the section(s) of the Twelfth Line Road Dummer which are affected by the required land swap and to be identified on a final survey be deemed surplus; and

That Township Staff be authorized to engage the Township's legal team to draw up all necessary land transfer agreements required to complete this project; and

That the Mayor and Clerk be delegated authority to sign all the aforementioned agreements; and;

Lastly, that a By-law bring the new section(s) of roadway into the Township Road System and remove the old section(s), be brought before Council as soon the necessary transfers documents have been registered.

Carried

11. Committee Minutes and Other Reports:

11.1 Committee of the Whole Meeting Minutes - December 13, 2024

Resolution Number 439-2024

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the minutes of Committee of the Whole Meeting held on December 13, 2024, be received and approved. Carried

12. Correspondence – Action Items:

12.1 Marie Howran - Letter regarding Septic Inspection Program

Resolution Number 440-2024

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the letter from Marie Howran, dated December 3, 2024 regarding the septic inspection program be received. Carried

13. By-laws:

13.1 By-law 2024-71 - A By-law to provide for the User Fees and Charges By-law 2025

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the By-law 2024-71 to provide for the User Fees and Charges By-law 2025, be passed, in open Council this 17th day of December 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

13.2 By-law 2024-072 - By-law to Stop-up, Close and Sell a Portion of Sixth Line North Road Allowance

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the By-law 2024-072 to Stop-up, Close and Sell a Portion of Sixth Line North Road Allowance, be passed, in open Council this 17th day of December 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

16. Announcements:

Mayor Watson extends heartfelt wishes for a happy holiday season to everyone!

C.A.O. Todd Davis, provided an update on office hours over the holiday season.

17. Closed Session: None

18. Rise from Closed Session with or without a Report: None

19. Matters Arising from Closed Session: None

20. Confirming By-law 2024-73

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That By-law Number 2024-73, being a By-law to confirm the proceedings of the Regular Meeting of Council, held on the 17th day of December, 2024, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

21. Next Meeting

First Budget Draft Meeting - Part 1 - January 7, 2025 at 10 a.m.

First Budget Draft Meeting - Part 2 - January 9, 2025 at 10 a.m.

Regular Council Meeting - January 21, 2025 at 5 p.m.

22. Adjournment

Resolution Number 441-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That this meeting adjourn at 5:48 p.m.

Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes of the Special Meeting of Council of the Township of Douro-Dummer

January 7, 2025, 10:00 AM
Council Chambers in the Municipal Building

Present: **Mayor Heather Watson**
 Deputy Mayor Harold Nelson
 Councillor Thomas Watt
 Councillor Adam Vervoort
 Councillor Ray Johnston

Staff Present: **C.A.O. - Todd Davis**
 Clerk - Deputy C.A.O. - Martina Chait-Hartwig
 Treasurer - Paul Creamer
 Fire Chief - Chuck Pedersen
 Manager of Public Works - Jake Condon
 IT Coordinator - Mike Garside

1. Reason(s) for Special Meeting:

The Mayor called the meeting to order at 10:01 a.m. and stated the reasons for the Special Council meeting is to allow for the presentation of the First Draft of the Township of Douro-Dummer 2025 Budget. The presentation will take place over two days, Tuesday, January 7th, 2025, and Thursday, January 9th, 2025.

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

4. Adoption of Agenda: January 7th, 2025

Resolution Number 001-2025

Moved By: Councillor Watt

Seconded By: Councillor Johnston

That the agenda for the Special Council Meeting, dated January 7, 2025, be adopted, as circulated.

Carried

5. Delegations, Petitions or Presentations:

5.1 Presentation - First Draft of the Township of Douro-Dummer 2025 Budget

The Senior Leadership Team presented part one of the draft 2025 Budget for the Township of Douro-Dummer.

That the Council recessed for five minutes at 10:52 a.m. and back at 11:01 a.m.

6. Adjournment

Resolution Number 002-2025

Moved By: Councillor Watt

Seconded By: Deputy Mayor Nelson

That this meeting adjourn 12:08 p.m.

Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes of the Special Meeting of Council of the Township of Douro-Dummer

**January 9, 2025, 10:00 AM
Council Chambers in the Municipal Building**

Present: **Mayor Heather Watson**
 Deputy Mayor Harold Nelson
 Councillor Thomas Watt
 Councillor Adam Vervoort
 Councillor Ray Johnston

Present: **C.A.O. - Todd Davis**
 Clerk - Deputy C.A.O. - Martina Chait-Hartwig
 Treasurer - Paul Creamer
 Fire Chief - Chuck Pedersen
 Planner - Christina Coulter
 CBO - Don Helleman
 Manager of Recreation Facilities - Mike Mood

1. Reason(s) for Special Meeting:

The Mayor called the meeting to order at 10:06 a.m. and stated that the reasons of this Special Meeting of Council is to allow for the presentation of the first Draft of the Township of Douro-Dummer 2025 Budget. The presentation is taking place in two parts and today's meeting is Part Two. Part One was held on Tuesday, January 7th, 2025.

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

4. Adoption of Agenda: January 9, 2025

Resolution Number 003-2025

Moved By: Deputy Mayor Nelson
 Seconded By: Councillor Johnston

That the agenda for the Special Council Meeting, dated January 9, 2025, be adopted, as circulated. Carried

5. Delegations, Petitions or Presentations:

5.1 Presentation - First Draft of the Township of Douro-Dummer 2025 Budget

The Senior Leadership Team presented Part Two of the draft 2025 Budget for the Township of Douro-Dummer.

Resolution Number 004-2025

Moved By: Councillor Watt
 Seconded By: Deputy Mayor Nelson

That Council grant pre-budget approval for the Asset Retirement Obligation Project and that the cost be funded through the 2025 budget. Carried

Resolution Number 005-2025

Moved By: Councillor Vervoort
 Seconded By: Deputy Mayor Nelson

That Council grant pre-budget approval for the purchase of two floor machines, one for each of the Community Centres and that the cost is to be funded through the 2025 Budget. Carried

6. Other Business and Staff Reports:

6.1 Other Business - Selection of a Council Member to sit on Hiring Committee the position of Township Planner

Resolution Number 006-2025

Moved By: Councillor Watt

Seconded By: Councillor Vervoort

That the Council appoints Deputy Mayor Nelson to serve on the Hiring Committee for the recruitment of a Township Planner. Carried

7. Confirming By-law: By-law 2025-001

Moved By: Deputy Mayor Nelson

Seconded By: Councillor Johnston

That By-law Number 2025-001, being a By-law to confirm the proceedings of the Special Meeting of Council, held on the 9th day of January, 2025, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

8. Adjournment

Resolution Number 007-2025

Moved By: Councillor Vervoort

Seconded By: Councillor Johnston

That this meeting adjourn 12:19 p.m. Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes County Council - Regular Meeting



9:30 AM - Friday, December 6, 2024
Electronic Participation

The meeting was held hybrid (in-person and electronic) and was streamed live on the County of Peterborough's YouTube channel ([Watch Video](#)).

Present: Warden Bonnie Clark, Deputy Warden Sherry Senis, Councillor Carolyn Amyotte, Councillor Carol Armstrong, Councillor Ron Black, Councillor Lori Burt, Councillor Matthew Graham, Councillor Ryan Huntley, Councillor Terry Lambshead, Councillor Harold Nelson, Councillor Joe Taylor, Councillor Heather Watson, Councillor Hart Webb, Councillor Jim Whelan, and Councillor Pat Wilford

Regrets: Councillor Jim Martin

Staff Present: Chief Administrative Officer Sheridan Graham; CFO/CIO/Director of Corporate Services/Deputy CAO Jennifer Stover; Director of Legislative Services/Clerk Kari Stevenson; Director of Planning, Development and Public Works Iain Mudd; Director of Strategic Services Lynn Fawn; Manager of Finance/Deputy Treasurer Michelle Fisher; General Manager of Communications and Tourism Tracie Bertrand; General Manager of People Services Allison Young; General Manager of Operations Bill Linnen; Manager of Waste Management Kerri Snoddy; Senior Financial Analyst Dan Sutherland.

1. Call To Order

Warden Clark called the meeting to order at 9:30 a.m.

2. Land Acknowledgement

3. Moment of Silent Reflection/Silence

4. Adoption of Agenda

Resolution No. 260-2024

Moved by Councillor Nelson
Seconded by Councillor Lambshead

That the agenda be adopted as circulated.

Carried

5. Disclosure of Interest

There were no disclosures of interest.

6. Adoption of Minutes

Resolution No. 261-2024

Moved by Councillor Burt
Seconded by Councillor Whelan

That the minutes of the Regular Council meeting of November 20, 2024 be adopted as circulated.

Carried

7. Delegations and Presentations

- a. **Kim Dolan, Executive Director, YWCA Peterborough Haliburton
Brittany McMillan, Executive Director, Kawartha Sexual Assault Centre
Re: Peterborough Domestic Abuse Network Update on Domestic
Violence/Intimate Partner Violence Initiatives**

Resolution No. 262-2024

Moved by Deputy Warden Senis
Seconded by Councillor Amyotte

That the presentation from Kim Dolan, Executive Director, YWCA Peterborough Haliburton and Brittany McMillan, Executive Director, Kawartha Sexual Assault Centre regarding Peterborough Domestic Abuse Network Update on Domestic Violence/Intimate Partner Violence Initiatives be received; and

That domestic violence and intimate partner violence be added to the local community wellbeing plans; and

That the County requests the province to monetarily help with this epidemic.

Carried

8. Consent Items

Note: All matters listed under Consent Items are considered to be routine, housekeeping, information or non-controversial in nature and to facilitate Council's consideration can be approved by one motion.

- a. **Warden Clark
Re: Calling for Investment in Municipal Infrastructure for Eastern
Ontario's Small and Rural Communities**

Whereas Eastern Ontario's small rural municipalities face insurmountable challenges to fund both new growth-related infrastructure and ongoing maintenance of their capital assets including local roads and bridges, clean

water, wastewater, waste facilities, and municipally owned buildings including recreational facilities and libraries; and

Whereas the [Federation of Canadian Municipalities](#) has calculated that Municipal Governments across Canada are responsible for approximately 60 percent of public infrastructure that supports our economy and quality of life, but only receive 10 cents of every tax dollar; and

Whereas the Eastern Ontario Wardens' Caucus (EOWC) region's capital infrastructure deficit has increased by 58 percent since 2011 and is now at \$6 billion, and growing; and

Whereas in 2018, the Ontario Government mandated all Ontario municipalities to develop and fully fund capital asset management plans by July 2025; and

Whereas the EOWC has released a regional [Municipal Infrastructure Policy Paper](#) showing key infrastructure data, opportunities and challenges in small rural municipalities across Eastern Ontario; and

Whereas Eastern Ontario is a growing economy that can grow more with sustainable, innovative infrastructure partnership and investment from the Federal and Ontario Governments; and

Whereas the infrastructure deficit for small rural municipalities cannot be adequately addressed through property tax revenue, restricted municipal borrowing capacity, and municipalities limited ability to generate revenue; and

Whereas small rural taxpayers cannot afford dramatic increases to pay for the current and future infrastructure.

Now Therefore Be It Resolved That Peterborough County joins the Eastern Ontario Wardens' Caucus, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities in calling on the Federal and Ontario Governments to immediately and sustainably partner with Municipal Governments by investing in both the new and ongoing maintenance and repairs of municipal infrastructure in Eastern Ontario's small rural municipalities; and

That the Federal and Ontario Governments immediately review data and work together to implement solutions based on the [EOWC's Municipal Infrastructure Policy Paper](#) in partnership with small rural municipalities; and

That this resolution be forwarded to The Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing; The Honourable Lisa Thompson, Ontario Minister of Rural Affairs; The Honourable Peter Bethlenfalvy, Ontario Minister of Finance; The Honourable Prabmeet Sakaria, Ontario Minister of Transportation; The

Honourable Victor Fedeli, Ontario Minister of Economic Development, Job Creation and Trade; MP Michelle Ferreri, MP Jamie Schmale, MP Philip Lawrence; The Honourable David Piccini, Ontario Minister of Labour, Immigration, Training and Skills Development, MPP David Smith, MPP Laurie Scott; Federation of Canadian Municipalities; Association of Municipalities of Ontario; Canada Mortgage and Housing Corporation; Rural Ontario Municipal Association; Eastern Ontario Wardens' Caucus.

- b. Staff Reports**
Sheridan Graham, CAO/Deputy Clerk/Deputy Treasurer
Re: CAO 2024-27 Courthouse Lease Extension
- c. Staff Reports**
Ann Hamilton, Secretary Treasurer, Land Division
Re: PPW 2024-28 Land Division Committee Report January to June 2024.
- d. Correspondence Report**
- e. Committee Minutes**
Finance Committee
Re: November 20, 2024
- f. Committee Minutes**
Finance Committee
Re: November 25, 2024
- g. Committee Minutes**
Accessibility Advisory Committee
Re: September 26, 2024
- h. Committee Minutes**
Accessibility Advisory Committee
Re: October 24, 2024
- i. Committee Minutes**
Waste Management Committee
Re: November 22, 2024
- j. Liaison Reports from External Committees, Boards and Agencies**
Fairhaven Committee of Management
Re: Minutes of October 9, 2024
Resolution No. 263-2024

Moved by Councillor Webb
Seconded by Councillor Armstrong

Whereas Eastern Ontario's small rural municipalities face insurmountable challenges to fund both new growth-related infrastructure and ongoing maintenance of their capital assets including local roads and bridges, clean water, wastewater, waste facilities, and municipally owned buildings including recreational facilities and libraries; and

Whereas the [Federation of Canadian Municipalities](#) has calculated that Municipal Governments across Canada are responsible for approximately 60 percent of public infrastructure that supports our economy and quality of life, but only receive 10 cents of every tax dollar; and

Whereas the Eastern Ontario Wardens' Caucus (EOWC) region's capital infrastructure deficit has increased by 58 percent since 2011 and is now at \$6 billion, and growing; and

Whereas in 2018, the Ontario Government mandated all Ontario municipalities to develop and fully fund capital asset management plans by July 2025; and

Whereas the EOWC has released a regional [Municipal Infrastructure Policy Paper](#) showing key infrastructure data, opportunities and challenges in small rural municipalities across Eastern Ontario; and

Whereas Eastern Ontario is a growing economy that can grow more with sustainable, innovative infrastructure partnership and investment from the Federal and Ontario Governments; and

Whereas the infrastructure deficit for small rural municipalities cannot be adequately addressed through property tax revenue, restricted municipal borrowing capacity, and municipalities limited ability to generate revenue; and

Whereas small rural taxpayers cannot afford dramatic increases to pay for the current and future infrastructure.

Now Therefore Be It Resolved That Peterborough County joins the Eastern Ontario Wardens' Caucus, the Association of Municipalities of Ontario, and the Federation of Canadian Municipalities in calling on the Federal and Ontario Governments to immediately and sustainably partner with Municipal Governments by investing in both the new and ongoing maintenance and repairs of municipal infrastructure in Eastern Ontario's small rural municipalities; and

That the Federal and Ontario Governments immediately review data and work together to implement solutions based on the [EOWC's Municipal Infrastructure Policy Paper](#) in partnership with small rural municipalities; and

That this resolution be forwarded to The Honourable Justin Trudeau, Prime Minister of Canada, The Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada; The Honourable Doug Ford, Premier of Ontario; The Honourable Kinga Surma, Ontario Minister of Infrastructure; The Honourable Paul Calandra, Ontario Minister of Municipal Affairs and Housing; The Honourable Lisa Thompson, Ontario Minister of Rural Affairs; The Honourable Peter Bethlenfalvy, Ontario Minister of Finance; The Honourable Prabmeet Sakaria, Ontario Minister of Transportation; The Honourable Victor Fedeli, Ontario Minister of Economic Development, Job Creation and Trade; MP Michelle Ferreri, MP Jamie Schmale, MP Philip Lawrence; The Honourable David Piccini, Ontario Minister of Labour,

Immigration, Training and Skills Development, MPP David Smith, MPP Laurie Scott; Federation of Canadian Municipalities; Association of Municipalities of Ontario; Canada Mortgage and Housing Corporation; Rural Ontario Municipal Association; Eastern Ontario Wardens' Caucus; and,

That Report CAO 2024-27 Courthouse Lease Extension be received; and

That a by-law be passed to authorize the Warden and Clerk to execute the Courthouse lease extension with His Majesty the King in right of Ontario as represented by the Minister of Infrastructure commencing January 1, 2025 and expiring on December 31 2029; and,

That Report PPW 2024-28 Land Division Committee Report January to June 2024 be received for information; and,

That the correspondence report CPS 2024-39 be received; and,

That the minutes of the Finance Committee dated November 20, 2024 be adopted; and,

That the minutes of the Finance Committee dated November 25, 2024 be adopted; and,

That the minutes of the Accessibility Advisory Committee dated September 26, 2024 be adopted; and,

That the minutes of the Accessibility Advisory Committee dated October 24, 2024 be adopted; and,

That the minutes of the Waste Management Committee dated November 22, 2024 be adopted; and,

That the minutes of the Fairhaven Committee of Management dated October 9, 2024 be received.

Carried

9. Staff Reports - Direction

a Finance

- . Jennifer Stover, CFO/CIO, Sr. Director of Corporate Services**
Re: FIN 2024-26 2025 Budget Options

Resolution No. 264-2024

Moved by Councillor Taylor

Seconded by Councillor Webb

That the 2025 budget be referred back to the Finance Committee to consider the discussions today and bring back more options at the January 22, 2025 Council meeting.

Ayes: Amyotte, Black, Graham, Huntley, Nelson, Taylor, Watson, and Webb
Nays: Clark, Senis, Armstrong, Burt, Lamshead, Whelan, and Wilford
DEFEATED. 9-10 on a recorded vote

Resolution No. 265-2024

Moved by Councillor Armstrong
Seconded by Councillor Wilford

That report FIN 2024-26 2025 Budget Options be received; and

That the following be approved on the recommendations of the Finance Committee:

- the Peterborough Public Health budget increase of \$138,654 to be funded from the Health Unit LTP reserve; and
- the 2025 budget be amended to defer the hiring of the four (4) new paramedic positions until June 1; and
- the Public Works budget be amended as outlined in this report; and
- the 2025 Budget be approved with a tax levy increase of 8.4%, inclusive of a 2.5% dedicated infrastructure levy, to reduce the reliance on reserves to support County operations; and
- staff continue to work with the Finance Committee to achieve an additional \$208,270 in operating efficiencies to achieve a minimum of 2% operating efficiencies and report back to Council no later than April 9, 2025.

Ayes: Clark, Senis, Amyotte, Armstrong, Black, Burt, Lamshead, Nelson, Whelan, and Wilford

Nays: Graham, Huntley, Taylor, Watson, and Webb

CARRIED. 14-5 on a recorded vote

Councillor Graham left the meeting at 10:38 a.m.

10. Notices of Motion

11. Announcements

Councillor Wilford announced that on Saturday, December 14, 2024, from 5:00 p.m. until 8:00 p.m. a Christmas Market with fireworks will be held in Norwood.

Councillor Taylor announced that on Saturday, December 14, 2024, at 10:00 a.m. the Christmas Parade will be held in Keene.

Warden Clark announced that current Deputy Warden Senis, has been reappointed as Deputy Warden for 2025 and 2026.

12. Closed Session

13. Rise from Closed Session

14. Matters Arising from Closed Session

15. By-laws

- a. By-law No. 2024-44 being, "A by-law to set out all the roads in the County Road System under the jurisdiction of the County of Peterborough and to consolidate the by-laws establishing the County Road System" (Council accepted the recommendation in Report No. PPW 2024-26 at the November 20, 2024 meeting).
- b. By-law No. 2024-47 being, "A by-law to authorize the Corporation of the County of Peterborough to enter into a sixth lease extension and amending agreement with His Majesty the King in Right of Ontario as represented by the Minister of Infrastructure commencing January 1, 2025 and expiring on December 31, 2029" (refer to item 8.b).

Resolution No. 266-2024

Moved by Councillor Huntley
Seconded by Councillor Black

That By-law Nos. 2024-44, and 2024-47 be read and passed and that these by-laws shall be signed by the Warden and Clerk and sealed with the Seal of the Corporation.

Carried

16. Confirming By-law

Resolution No. 267-2024

Moved by Councillor Taylor
Seconded by Councillor Whelan

That the confirming by-law to adopt, ratify, and confirm the actions of Council at today's meeting in respect to each report, motion, resolution or other action passed and taken by Council be adopted.

Carried

17. Adjournment

Resolution No. 268-2024

Moved by Councillor Nelson
Seconded by Councillor Wilford

That the Council meeting adjourn at 10:48 a.m.

Carried

Bonnie Clark
Warden, Bonnie Clark

Karl Stevenson
Clerk, Karl Stevenson





The Corporation of the
County of Peterborough
and
The Corporation of the
Township of Douro-Dummer



**Notice of Complete Application
for Approval of Official Plan Amendment**

Take notice that the Corporation of the County of Peterborough has received a complete application for an Official Plan Amendment in accordance with Section 22(6.4) of the *Planning Act*. The application has been assigned file number 15OP-24005.

Location

A key map is attached which indicates the location of the lands which are subject to the application. The lands are located on Lot 1, Concession 10, Douro Ward, Township of Douro-Dummer, and are known municipally as 181 County Road 4.

Purpose and Effect of the Application

The Official Plan currently designates these lands as Highway Commercial and Rural. The Official Plan Amendment will have the effect of changing the portion of the subject property designated Highway Commercial to Rural and to delete Special Policy Area 6.2.10.4 (c)(i) to facilitate potential future severances and allow the uses permitted in the Rural designation.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the County of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Peterborough before the proposed official plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

A Public Meeting concerning this application has not yet been scheduled. A notice will be provided in due course advising the date, time and location of the public meeting.

To Be Notified

If you wish to be notified of the decision for the application, you must make a written request to the County of Peterborough or Township of Douro-Dummer at the addresses noted below.

Getting Additional Information

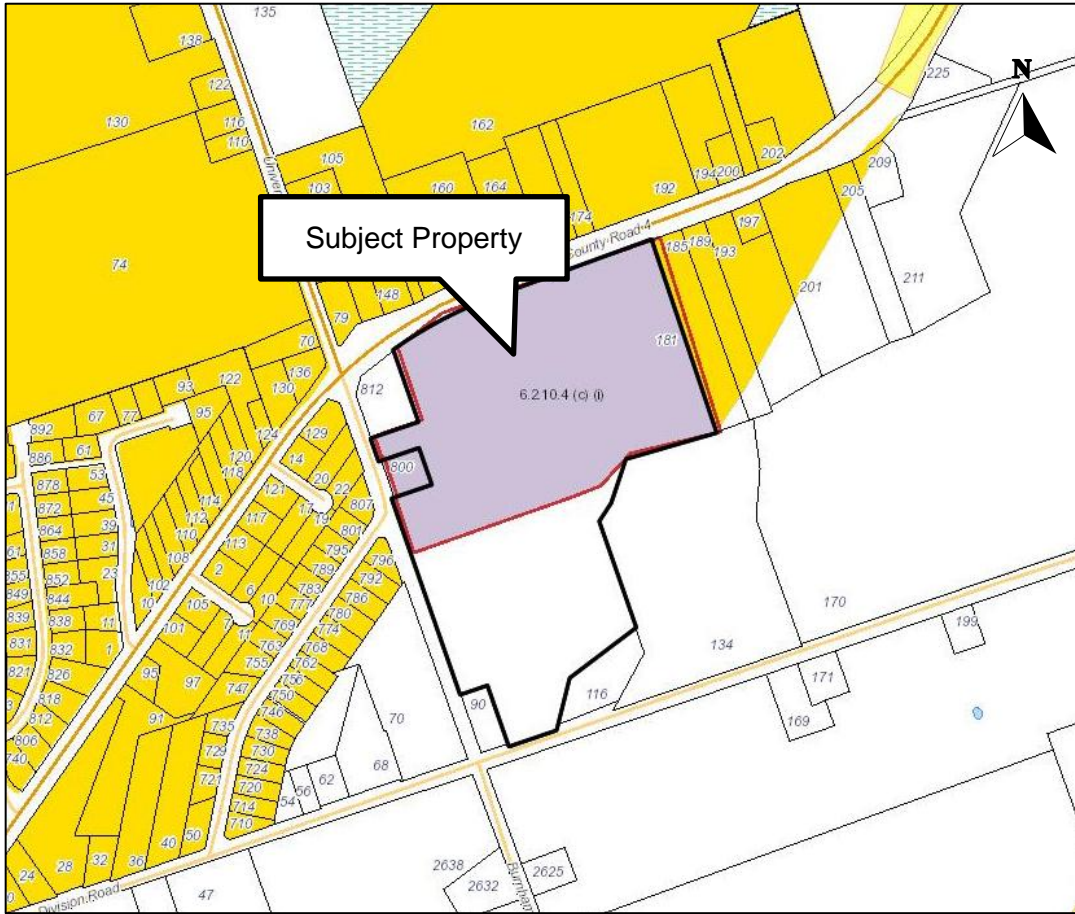
The application and supporting documents are posted online at www.ptbocounty.ca and at www.dourodummer.ca. Hard copies and additional information concerning the applications can be obtained by contacting the County of Peterborough or the Township of Douro-Dummer.

Contact Information

Jennifer Clinesmith, Planner
County of Peterborough
470 Water Street
Peterborough, ON K9H 3M3
Tel: (705) 743-0380
jclinesmith@ptbocounty.ca

Christina Coulter, Planner
Township of Douro-Dummer
894 South Street
P.O. Box 92
Warsaw, ON K0L 3A0
Tel: (705) 652-8392
christinac@dourodummer.on.ca

Key Map





City of
Peterborough

Notice of Public Meeting

Proposed Amendment to the Central Area Community Improvement Plan

File Number: O2403

Take Notice that pursuant to the **Planning Act**, the General Committee will hold a public meeting in the Council Chambers, City Hall at **6:00 p.m. Monday, January 27, 2025**, to consider the approval of an amendment to the Central Area Community Improvement Plan under Section 28 of the **Planning Act**, R.S.O. 1990, c.P.13.

Proposal: City Initiated amendment to the Central Area Community Improvement Plan to add a new program referred to as Strategic Land Acquisition and Conveyance Program and to expand the Central Area CIP Project Area to reflect the boundary of the Central Area as per Schedule C of the City's Official Plan

On September 12, 2011, City Council approved By-law 11-115 adopting the Central Area Community Improvement Plan (CACIP). The CIP is a tool available to municipalities under the **Planning Act** that provides authority to issue grants and /or loans to incentivize development. On the same date, Council approved By-law 11-117 which established a Central Area Project Area Community Improvement Project Area to what was the limit of the Central Area per the Official Plan at that time.

The objectives of the CACIP are to provide for public sector investment, to stimulate private sector investment and to encourage the renovation and reuse of under used lands. The objective of the Central Area CIP is to encourage new residential development, particularly in high density or mixed-use forms, that will add to the vitality of the Central Area and create an expanding local market for retail growth.

The purpose of this amendment is to:

- Firstly, to develop a new Strategic Land Acquisition and Conveyance Program. This new program would establish a framework for the acquisition and disposition of land to a third party for the purposes of achieving the goals and objectives of the CIP. The Central Area CIP presently encourages investment in the Central Area by providing for financial incentives that may be applied to eligible properties for purposes that conform to the goals, objectives, and policies of the CIP. While the Plan supports the acquisition, sale, lease or disposal of land, this amendment would establish a specific program to implement this power that is provided by Section 28.6(b) of the Planning Act.

Notice of Public Meeting

The Central Area Community Improvement Plan – Strategic
Land Acquisition and Disposition Program

- Secondly to amend the Central Area Community Improvement Project Area that was set by By-law 11-117, by including the areas that were added to the Central Area when the new Official Plan was adopted in 2023. Eligible properties must be located within the Central Area Project which presently references Schedule “H” – Community Improvement of the former Official Plan. It is proposed that this reference to the Project area be revised to include the new extent of the Central Area per Schedule C of the City’s Official Plan.

Any Person may attend the above public meeting and/or **make written or verbal representation** either in support or in opposition to the amendment as follows: (Please quote the file number O2403)

- a) Register as a delegate to speak at the Public Meeting. Delegations must register by 11:00 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number O2403), or by registering on the City’s website: <https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>
- b) Written submissions must be received by 11:00 a.m. the day of the meeting either by mail, by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to Clerks@peterborough.ca (please quote the file number O2403).

Unregistered delegations are not permitted.

Be Advised that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public information meeting and enters their name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that they distribute will be collected and maintained for the purpose of creating a record that is available to the general public.

Be Advised if the registered owner, a specified person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Community Improvement Plan amendment is passed, the person or public body is not entitled to appeal the decision.

Be Advised if the registered owner, a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Community Improvement Plan amendment is passed, the person or public body may not be added as a party to

Notice of Public Meeting

The Central Area Community Improvement Plan – Strategic
Land Acquisition and Disposition Program

the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and materials relating to this Community Improvement Plan Amendment is available by contacting the Planning, Development and Urban Design Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Christie Gilbertson, Planner, Policy and Research** at 705-742-7777 Extension 1776, cgilbertson@peterborough.ca. A staff report will be available on Thursday, January 23, 2025.

If you wish to be notified of the decision of the City of Peterborough on the proposed Community Improvement Plan amendment, you must make a written request to:

John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this Tuesday, January 7, 2025.



Notice of Public Meeting

Official Plan Amendment
File Number: O2404

Take Notice that pursuant to the **Planning Act**, the City of Peterborough has initiated an application for an Official Plan Amendment, and the City of Peterborough General Committee will hold a public meeting in the Council Chambers, City Hall at **6:00 p.m. Monday, January 27, 2025**, to consider the Official Plan Amendment under Section 17 of the **Planning Act**, R.S.O. 1990, c.P.13.

Proposal: The City proposes to update its Official Plan to reflect changes to planning legislation, implement the recommendations of the City's Transportation and Cycling Master Plans and other administrative updates as follows:

- Incorporate the recommendations of the City's 2022 Transportation Master Plan and Cycling Master Plan via updates to Schedule D, Road Network Plan and Schedule E, Trails and Bikeways Network Plan to implement road improvements and the Ultimate Cycling Network, respectively;
- Update and replace references to the former Provincial Policy Statement and Growth Plan with the new Provincial Planning Statement, where appropriate; and
- Provide additional clarity to existing Official Plan policies.

The proposed changes are considered to be housekeeping in nature and represent part of the routine maintenance of the Official Plan to ensure effective and consistent application of the policies.

Any Person may attend the above public meeting and/or **make written or verbal representation** either in support or in opposition to the amendment as follows: (Please quote the file number)

- a) Register as a delegate to speak at the Public Meeting. Delegations must register by 11:00 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number), or by registering on the City's website: <https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>
- b) Written submissions must be received by 11:00 a.m. the day of the meeting either by mail, by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to Clerks@peterborough.ca (please quote the file number).

Unregistered delegations are not permitted.

Be Advised that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public information meeting and enters their name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that they distribute will be collected and maintained for the purpose of creating a record that is available to the general public.

Be Advised if the registered owner, a specified person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision.

Be Advised if the registered owner, a specified person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and materials relating to this application is available by contacting the Planning, Development and Urban Design Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Milan Nguyen, Planner, Policy and Research** at 705-742-7777 Extension 1494, mnguyen@peterborough.ca. A staff report will be available on Thursday, January 23, 2025.

If you wish to be notified of the decision of the City of Peterborough on the proposed Official Plan amendment, you must make a written request to:

John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this Tuesday, January 7, 2025.



Notice of Public Meeting

Zoning By-law Amendment
File Number: Z2411

Take Notice that pursuant to the **Planning Act**, the City of Peterborough has initiated an Amendment to the Zoning By-law, and the City of Peterborough General Committee will hold a public meeting in the Council Chambers, City Hall at **6:00 p.m. Monday, January 27, 2025** to consider the Zoning By-law Amendment under Section 34 of the **Planning Act**, R.S.O. 1990, c.P.13.

Proposed Amendment – Development Description:

The City is proposing amendments to Section 4 of the City's Zoning By-law, being By-law 1997-123, to implement the Council endorsed recommendations of the 2023 Residential Parking Standards Review, Final Report, prepared by Paradigm Transportation Solutions Limited. The proposed amendment will align the By-law's parking regulations with the City's new Official Plan and the City's Transportation and Cycling Master Plan. The amendment will update the city-wide parking regulations to encourage intensification and enable forthcoming policy changes, including policies that implement the Mayor's Housing Task force recommendations.

The proposed amendment will have the effect of implementing and/or amending:

- Associated terms and definitions to improve the interpretation of the By-law's regulations and the introduction of housing typology definitions that will streamline future policy updates.
- Updating the size, distribution and calculation methods for parking, and accessible parking, requirements including the introduction of shared parking rates across mixed-use developments.
- Introducing residential bicycle parking standards and rates.
- Housekeeping updates to residential loading spaces and driveway regulations.
- Implementing regulations that address the composition and function of large parking lots, including drive-through facility queuing.

Any Person may attend the above public meeting and/or **make written or verbal representation** either in support or in opposition to the amendment as follows: (Please quote the file number Z2411)

- a) Register as a delegate to speak at the Public Meeting. Delegations must register by 11:00 a.m. on the day of the meeting by phone, 705-742-7777 ext. 1820 (please quote the file number Z2411), or by registering on the City's website: <https://forms.peterborough.ca/Clerks-Office/Request-for-Delegation>

- b) Written submissions must be received by 11:00 a.m. the day of the meeting either by mail, by dropping off to the City drop box located outside the main entrance to City Hall, 500 George Street North, or by email to Clerks@peterborough.ca (please quote the file number Z2411).

Unregistered delegations are not permitted.

Be Advised that under the **Planning Act**, all information and material submitted regarding planning applications is public information and, as such, will be made available to the public. The minutes of public meetings and public hearings are also part of the public record. Anyone who attends a public information meeting and enters their name on the attendance list or speaks publicly at the meeting understands that their name, address (if provided), comments, and any document that they distribute will be collected and maintained for the purpose of creating a record that is available to the general public.

Be Advised if a person or public body would otherwise have an ability to appeal the decision of the City Council of the City of Peterborough to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Peterborough or its General Committee before the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision.

Be Advised if a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Peterborough or its General Committee before the proposed Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional Information and materials relating to this amendment is available by contacting the Planning, Development and Urban Design Division, City Hall, (8:30 a.m. to 4:30 p.m.), or by contacting **Megan Peck, Policy and Research Planner** at 705-742-7777 Extension 1501, mpeck@peterborough.ca. A staff report will be available on Thursday, January 23, 2025.

If you are the owner of any land that contains seven or more residential units, the City of Peterborough requests that this notice be posted in a location that is visible to all of the residents.

If you wish to be notified of the decision of the City of Peterborough on the proposed Zoning By-law amendment, you must make a written request to:

John Kennedy, City Clerk
City of Peterborough, City Hall
500 George Street North
Peterborough, Ontario K9H 3R9
jkennedy@peterborough.ca

Dated at the City of Peterborough this Monday, January 6, 2025.

Report to Council

Re: Planning-2025-32

From: Christina Coulter

Date: January 21, 2025

RE: File R-15-24 (Vervoort & 2405582 Ontario Inc.)

Recommendation:

That Report Planning-2025-32, dated January 21, 2025, regarding File R-15-24 (Vervoort & 2405582 Ontario Inc.) be received; and

That Council receive all comments related to File R-15-24; and

That the By-law to enact the amendment be passed at the appropriate time in the meeting.

Overview:

Owners, Adam Vervoort and 2405582 Ontario Inc., have applied to amend a portion of the existing zoning on their property known municipally as 277 Sixth Line Road-S-Dummer, being Roll No. 1522-020-001-10400. The subject property is currently zoned the Rural Zone (RU) and the Environmental Conservation Zone (EC) as shown on Schedule A2 to By-law No. 10-1996, as amended.

The rezoning is required as a condition of Consent Application (File B-53-24), that was conditionally approved by Peterborough County on October 28, 2024. A copy of the County's Decision is attached to this Report.

Peterborough County File B-53-24 severed the existing house, barn and two sheds from the subject lands. A copy of the building location plan prepared by IBW Surveyors dated October 26, 2024 is attached to this Report. The building location plan identifies the existing structures and the severed parcel, being Parts 6, 7 and 8 on the Plan.

The survey was deposited at the Land Registry Office as Plan 45R-17754 on November 13, 2024 and a copy is attached to this Report.

The effect of the Amendment is to rezone the severed parcel (Parts 6, 7 and 8, Plan 45R-17754) from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) to permit the use of the land for a hobby farm with a minimum lot area of 2.6 hectares and a minimum lot frontage of 44 metres

All other applicable zones and provisions of By-law No. 10-1996, as amended will continue to apply.

A copy of the draft By-law is attached to this Report.

Notice of the public meeting was provided on December 17, 2024, by ordinary mail and/or e-mail to all prescribed persons and public bodies and to every person and public body that has provided a written request for Notice.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 120 metres of the subject property on December 17, 2024. Notice of the public meeting was posted on the subject property and on the Township Website.

A copy of the Notice is attached to this Report. The giving of Notice complies with the applicable Regulation of the Planning Act.

Conformity to Provincial Planning Statement (PPS, 2024):

Effective October 20, 2024, the Growth Plan and the Provincial Policy Statement were consolidated into one document called the Provincial Planning Statement (PPS, 2024).

The PPS, 2024 is considered a policy statement for the purpose of Section 3 of the Planning Act. All municipal decisions, as well as comments, submissions or advice affecting planning matters, are required to be consistent with the PPS, 2024 pursuant to subsections 3(5) and 3(6) of the Planning Act.

The severed lands are proposed to be used for a hobby farm and are located within the rural area and more particularly described as "rural lands" for the purposes of the PPS, 2024. Sections 2.6.1 (c) and (d) permit residential development, including lot creation and agricultural uses on rural lands.

All new lands uses, including the creation of lots, must comply with the minimum distance separation (MDS) formulae (S. 2.6.1.5). As previously mentioned, the severed parcel contains the existing house, barn and two sheds and is proposed to be used as a hobby farm. MDS Guideline #8 states that an MDS I setback is not required for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it. Therefore, the application complies with the MDS formulae.

In correspondence dated December 18, 2024, the Otonabee Region Conservation Authority indicated that the proposed severed lot is located outside of the mapped unevaluated wetlands and watercourses. Therefore, it is the opinion of Otonabee Conservation that the application is consistent with Chapter 5 of the Provincial Planning Statement (PPS), referencing Natural Hazards.

A copy of the ORCA comments are attached to this Report and further comments are outlined below.

The rezoning application has demonstrated consistency with the applicable provisions of the PPS, 2024.

Conformity to Official Plan:

The subject property is designated Rural as illustrated on Schedule 'A4-2' to the Official Plan (OP).

The Rural designation permits low density residential development and agricultural uses (S. 6.2.2.2). A maximum of one single detached dwelling is permitted on a lot (S. 6.2.2.3 (b)).

New development may only be established in accordance with the Minimum Distance Separation requirements of the PPS to protect farm operations from encroachment and to allow for the future flexibility and expansion of existing farm operations (S. 6.2.2.3 (d)). There are no new buildings or structures proposed for the retained parcel at this time, however, any new livestock operations will be required to comply with the Minimum Distance Separation requirements of the PPS (S. 6.2.2.3 (d)).

Section 6.2.2.5 (d) of the Official Plan limits the size of a new lot created by severance specifically and exclusively for a residential use to a maximum of 1 hectare. However, the Plan states that the area may exceed 1 hectare if there are other rural uses in addition to the residential use (i.e. hobby farms). The maximum lot area in such instances will be stipulated in the Zoning By-law.

The severed parcel has a lot area of 2.6 hectares and a lot frontage of 44 metres and exceeds the maximum lot area permitted by the Official Plan for an exclusively residential use, but is proposed to be used for a hobby farm.

The subject lands are zoned Rural (RU) in the Township Zoning By-law. A hobby farm is a permitted use in the (RU) Zone (S. 9.1.7) and requires a minimum lot area of 10 hectares and a minimum lot frontage of 135 metres (Ss. 9.2.6.1 (a) & (b)). While the severed parcel is deficient in lot area and lot frontage, the existing buildings comply with all other regulations including Section 9.2.6.4 of the By-law – Regulations for Buildings Permitted in 9.1.7 to 9.1.18.

With the approval of the rezoning to recognize a deficient lot area of 2.6 hectares and a deficient lot frontage of 44 metres for a hobby farm, the application will comply with the Official Plan.

Comments:

As of the writing of this Report, no comments have been received from members of the public.

Comments were received from the following agencies:

- Enbridge Gas Inc.: No objections to the application.
- Kawartha Pine Ridge District School Board (KPRDSB): No concerns or issues related to their mandate.
- Otonabee Region Conservation Authority:

Existing Otonabee Conservation mapping indicates that portions of the proposed retained lot fall within mapped unevaluated wetlands and watercourses. Otonabee Conservation staff note that the proposed severed lot is located outside of these features. Therefore, it is the opinion of Otonabee Conservation staff that the application is consistent with Chapter 5 of the Provincial Policy Statement (PPS) referencing Natural Hazards.

Otonabee Conservation has reviewed this application through our mandated responsibility under Ontario Regulation 686/21. Staff recommend that the mapped unevaluated wetland and watercourses and their associated area of influence be rezoned Environmental Conservation (EC) Zone or equivalent in the Township of Douro-Dummer Zoning By-law.

The above noted recommendation is also consistent with the County's New Official Plan that has been approved by County Council, but not yet approved by the MMAH [Ministry of Municipal Affairs and Housing], that designated the above noted lands as Natural Core Area on Land Use Schedule, map DD-5.

Based on the information provided, rezoning of the lands as a condition of consent for a lot severance of an existing dwelling and a use of a hobby farm should not create new or aggravate existing hazards.

Otonabee Conservation mapping indicates that the lands are partially subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. Permits from this agency may be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.

It was determined that the subject property is not located within a vulnerable area that is subject to Trent Source Protection Plan (SPP) policies. Significant drinking water threats are not possible, and a Restricted Land Use Notice is not required.

Copies of these agency comments are attached to this Report.

The application was circulated to Senior Staff on December 17, 2024. As of the writing of this Report, there were no concerns identified by Senior Staff.

Conclusion:

The requested zoning by-law amendment proposes to rezone portions of the subject property i.e. the severed parcel (Parts 6, 7 and 8, Plan 45R-17754) from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) to permit the use of the land for a hobby farm with a minimum lot area of 2.6 hectares and a minimum lot frontage of 44 metres. The rezoning is required as a condition of Consent Application (File B-53-24), that was conditionally approved by Peterborough County on October 28, 2024.

While the Otonabee Region Conservation Authority has recommended that the mapped unevaluated wetland and watercourses and their associated area of influence be rezoned Environmental Conservation (EC) Zone or equivalent, these features are located on the retained lands and rezoning of the retained lands was not required as a condition of the Decision of Peterborough County.

ORCA’s comments note that rezoning of the lands as a condition of consent for a lot severance of an existing dwelling and a use of a hobby farm should not create new or aggravate existing hazards. Based on these comments, Township Staff contacted ORCA to ensure their agency would have no concerns with rezoning the severed parcel only. In e-mail correspondence dated January 14, 2025, ORCA indicated that since rezoning of the retained lot is not a condition of severance, their agency would have no objections to just rezoning the severed lot. Should the retained lands require a Planning Act application in the future, ORCA confirmed that a technical study would be recommended to determine the exact boundary of the hazardous features.

As applied for, the proposed rezoning meets the intent of municipal and provincial policies.

Financial Impact:

All costs related to the application for a Zoning By-law Amendment are the responsibility of the Owner.



Service Modernization and Innovation

Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.



Business Attraction, Expansion, and Retention

Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.



Infrastructure Renewal

Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

Document Title:	R-15-24 (Vervoort and 2405582 Ontario Inc.) Public Meeting Report.docx
Attachments:	<ul style="list-style-type: none"> - R-15-24 - Draft By-law.pdf - R-15-24 Application_Redacted.pdf - R-15-24 Site Plan - Survey - A-050354 - Dec 23 update.pdf - R-15-24 Survey - 45R17754.pdf - R-15-24 - ZBA Notice.pdf - R-15-24 Enbridge Comments (December 19, 2024).pdf - R-15-24 KPRDSB Comments (January 8, 2025).pdf - R-15-24 ORCA Comments PPLD-2341 (December 18, 2024).pdf - R-15-24 - B-53-24 Decision.pdf
Final Approval Date:	Jan 15, 2025

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Todd Davis

The Corporation of the Township of Douro-Dummer

By-law Number 2025-XX

Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law"

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

And Whereas Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer required the rezoning of the subject lands as a condition of Peterborough County Consent Application B-53-24;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to further amend By-law No. 10-1996 as amended;

Now Therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. Schedule A2 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 277 Sixth Line Road-S-Dummer and more particularly described as Part Lot 4, Concession 6 (Dummer Ward) from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by the addition of subsection "21.261 Special District 261 Zone (S.D. 261)" immediately following subsection 21.260 Special District 260 Zone (S.D. 260)" which shall read as follows:

21.261 Special District 261 Zone (S.D. 261) – Roll No. 1522-020-001-10400

No person shall within any Special District 261 Zone (S.D. 261) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.261.1 Permitted Uses

21.261.1.1 All uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

21.261.2 Regulations for Permitted Uses

All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area for a hobby farm 2.6 ha

b) Minimum Lot Frontage for
a hobby farm 44 m

c) All provisions of Section 3, General Zone
Provisions of By-law 10-1996, as amended, as
they apply to the use of any land, buildings or
structures permitted in the Special District 261
Zone (S.D. 261) shall apply and be complied with.

3. All other relevant provisions of By-law 10-1996, as amended, shall apply.

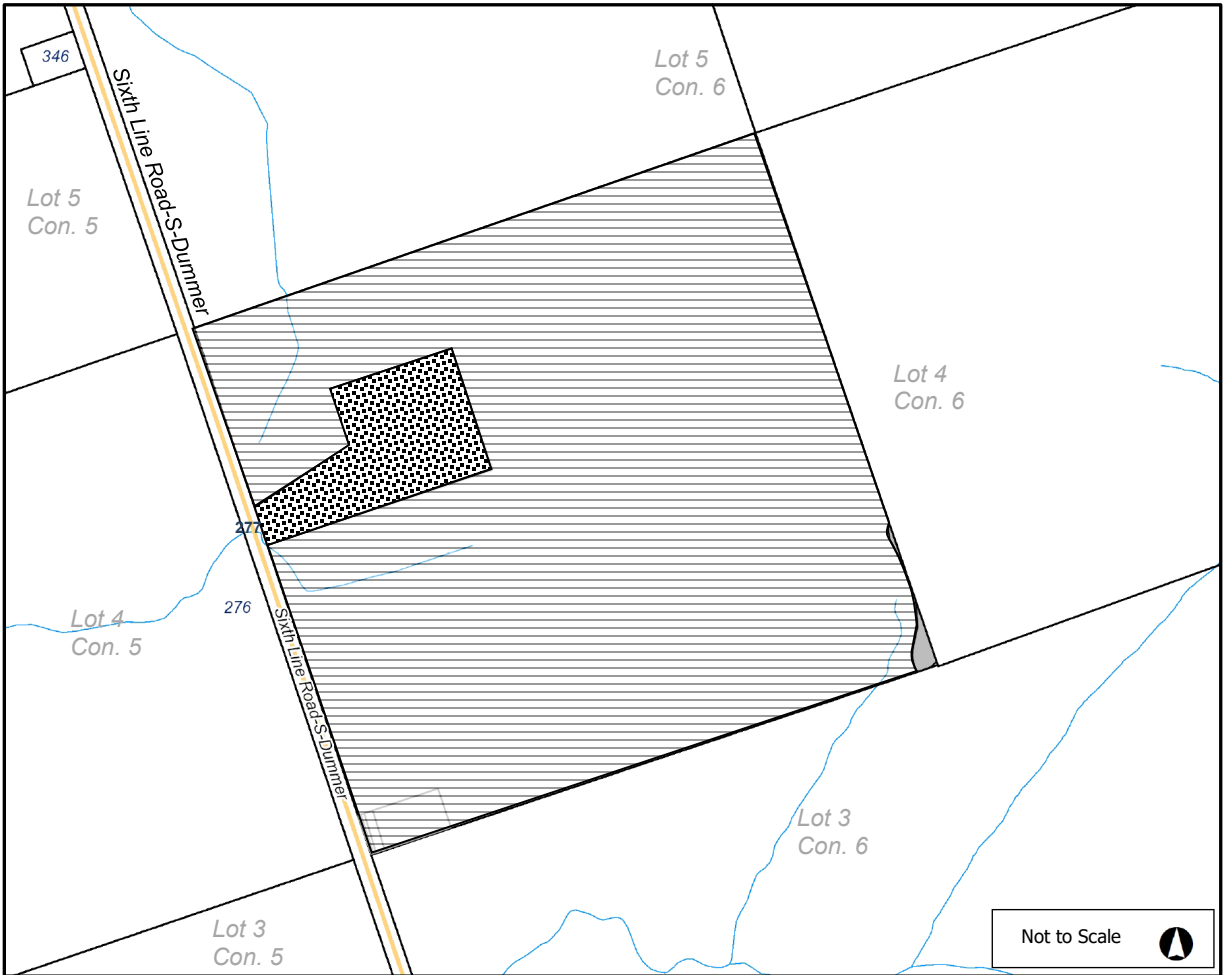
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XXst day of XXXX, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-XX



Rezone from the 'Rural Zone (RU)' to the 'Special District 261 Zone (S.D. 261)'



Area to remain zoned the 'Rural Zone (RU)'



Area to remain zoned the 'Environmental Conservation Zone (EC)'

This is Schedule '1' to By-law
No. 2025-XX passed this
XXth day of XXXXX, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig



Office Use Only	
File No.	_____
Date App. Submitted	_____
Application Fee	\$ _____
Date Fee Received	_____
Date Application Deemed Complete	_____
Roll No.	1522-020-001-10400

**Township of Douro-Dummer Application for
Amendment to Zoning By-law #10-1996, as amended**
(Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended)

1.0 Applicant Information

Registered Owner(s): Adam Vervoort and 2405582 Ontario Inc
 (Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: _____

Phone: (home) _____
 Phone: (cell) _____

Email: _____
 Phone: (work) _____
 Fax: _____

2.0 Agent Information

Authorized Agent (if any): _____

Address: _____

Phone: (home) _____
 Phone: (cell) _____

Email: _____
 Phone: (work) _____
 Fax: _____

3.0 Other Information – Charges Against the Land

If known, the name(s) and address(es) of holder(s) of any mortgages, charges or other encumbrance(s) in respect of the subject land: _____

4.0 Legal Description/Location/Property Characteristics/Access to Subject Land:

County Peterborough		Township Douro-Dummer	Ward (Former Township) Dummer
Concession Number(s) 6	Lot Number(s) Pt 4	Legal Description: W1/2 Pt Lot 4, Concession 6 Dummer	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: 277 6th Line Road South Dummer, Norwood, ON	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		December 18, 2018	

4.1 Dimensions of the Subject Land

Frontage: <input type="checkbox"/> Water: _____ <input checked="" type="checkbox"/> Road: 45m	Depth: <input checked="" type="checkbox"/> Min: 235m <input type="checkbox"/> Max: _____	Area: 2.701 hectares
--	---	----------------------

4.2 Access to the Subject Land

Access to Subject Property –		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Municipal Road – maintained year round	<input type="checkbox"/> Private Road			
<input type="checkbox"/> County Road	<input type="checkbox"/> Right-of-way			
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Water			
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street:				
If access to the land is by water only:				
Where are parking and docking facilities:				
Approximate distance from subject land:				
Approximate distance from nearest public road:				

5.0 Official Plan Designation and Zoning

Official Plan Designation: _____

Please provide an explanation of how the application for rezoning will conform to the Official Plan Use is permitted. Refer to Sections 6.2.2.2, 6.2.2.3 (b) & (d), 6.2.2.5 (a), (d) & (e), 6.1.1 and 7.12 of the OP

Zoning By-law : _____ Rural (RU) and Environmental Conservation (EC)

Is the subject land in an area where zoning conditions apply? Yes No. If yes, please explain how the application conforms to the Official Plan policies relating to zoning with conditions: _____

5.1 Density and Height Requirements

Are there minimum and maximum density requirements on the property: Yes No
If Yes, what are they and are they being met? _____

Are there minimum and maximum height requirements on the property: Yes No
If Yes, what are they and are they being met? _____

6.0 Purpose of the Application

Please describe the nature and extent of the rezoning request: Create special zoning district for a severed parcel of land that includes a house, barn, and several small outbuildings. It is being severed from a 99 acre farm. The special zoning district would permit the use to be changed to Hobby Farm.

Please explain the reason for the requested rezoning: The severed parcel does not meet the minimum lot size for a hobby farm but is too large for a residential lot; however, the infrastructure on the severed parcel and clear land would be more than adequate for a small hobby farm operation.

7.0 Settlement/Employment Areas

Does the application propose to implement or alter a boundary of an area of settlement: Yes No If Yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter? _____

Does the application propose to remove land from an area of employment (Hamlet or Special Industrial properties): Yes No If Yes, please explain the details of the Official Plan or Official Plan Amendment that deal with this matter? _____

8.0 Property Characteristics, Access and Servicing Information

Water Supply:	Please identify the type of water supply serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Privately-owned/operated individual well <input type="checkbox"/> Privately-owned/operated communal well <input type="checkbox"/> Publicly-owned/operated piped water system <input type="checkbox"/> Lake or other water body <input type="checkbox"/> Other (specify): _____

Storm Drainage:	Please identify the type of storm drainage serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input type="checkbox"/> Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other (specify): _____

Sewage Disposal:	Please identify the type of sewage disposal serving the subject property:
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	<input checked="" type="checkbox"/> Privately-owned/operated individual septic system <input type="checkbox"/> Privately-owned/operated communal septic system <input type="checkbox"/> Publicly-owned/operated sanitary sewage system <input type="checkbox"/> Privy <input type="checkbox"/> Other (specify): _____
	<p>If the sewage disposal system is proposed, have you obtained a permit from the Township of Douro-Dummer? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No</p> <p style="text-align: right;">Permit Number: <u>DD-2024-0124</u></p> <p>Does the application permit development on Privately-owned/operated individual or communal septic systems and more than 4500 Litres of effluent would be produced per day as a result of the development being completed? (this is usually anything above or beyond a regular single family dwelling)</p> <p><input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</p> <p>If yes, the following are required:</p> <p>a) A servicing options report Date received: _____</p> <p>b) A hydrogeological report Date received: _____</p>

Source Water Protection Area:	<p>Is your property within a vulnerable area as defined by the Source Water Protection Plan? <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No</p> <p>If yes, have you attached the required clearance notice from the Risk Management Official with your application? <input type="checkbox"/> Yes or <input type="checkbox"/> No</p>
--------------------------------------	---

9.0 Existing and Proposed Uses and Structures:

What is the subject land currently used for? Residential and agriculture including hobby farm

How long have the existing uses of the subject land continued? 5+ years

What are the proposed uses of the subject land? Residential and hobby farm

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey will be required.

Existing Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
House	489.51	979.02	2	23.01	11.45	7.62	1890
Barn	438.34	876.68	2	23.01	19.05	16.76	1890
Barn addition	56.73	56.73	1	6.10	9.30	3.66	2019
Shed	61.00	61.00	1	4.88	12.50	3.05	2020
Shed	42.13	42.13	1	7.47	5.64	3.05	1900

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height

Will the proposal add any of the following?

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size		
Bedrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
Bathrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number		
New Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number of Fixtures		

10.0 Existing and Proposed Structures: Setbacks

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey will be required.

Existing Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
House	113.34	125.56	37.23	24.16		
Barn	180.93	45.07	94.42	46.18		
Shed	83.51	43.72	14.78	125.82		
Shed	136.44	119.46	135.35	5.25		

Please place an asterisk (*) beside any existing structure that will be demolished.

Proposed Structures (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)

Note: Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

Lot Coverage (in metric and percentage)

	Existing	Proposed
Principle Use (i.e. Dwelling)	489.51 (1.81%)	
Accessory Structures	598.20 (2.21%)	
Total	1,087.71 (4.02%)	

11.0 Other Information:

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary along with any required studies.

12.0 Other Planning Applications

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-53-24	Pending re-zoning approval
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

13.0 Provincial Plans

Is the application consistent with the Provincial Policy Statements? Yes or No

Is the subject property within an area of land designated under any provincial plan(s)? Yes or No
(Growth Plan applies to the entire County of Peterborough)

If yes, does the application conform to or meet the intent of the provincial plan(s)? Yes or No

14.0 Public Consultation Strategy:

Please provide a description of the Public Consultation Strategy that will be used by the applicant during the zoning by-law amendment process to ensure that the public is consulted, please attached additional pages if needed:

I have spoken with neighbouring property owners and received their support:

South - Murray and Beth Lobb

West - Roy Lobb

North - David Carlaw & Arlene Whidden

East - David Lobb

Public Meeting as prescribed by the Planning Act

15.0 Authorization by Owner to Appoint an Agent:

I/We _____, being the owner(s) of the subject land, hereby, authorize _____ to be the applicant in the submission of this application.

Signature _____

Date _____

Signature _____

Date _____

16.0 Freedom of Information:

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.



Owner/Applicant/Agent Signature

December 6, 2024
Date

Owner/Applicant/Agent Signature

December 6, 2024
Date

17.0 Access to Property:

I/We Adam Vervoort, hereby, authorize the members of the Council of the Township of Douro-Dummer or their agent(s)/representative(s) to attend at the subject property located at [*insert address*] 277 6th Line Road South Dummer.



Owner/Applicant/Agent Signature

December 6, 2024
Date

18.0 Declaration of Applicant:

I/We Adam Vervoort of the town of Norwood in the
(name of owner(s)/agent(s) (city/town/township in which you reside)
County of Peterborough in Ontario solemnly
(County/Upper-tier municipality, if applicable) (Province/Territory)
declare that:

All the statements contained in this application and provided by me are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

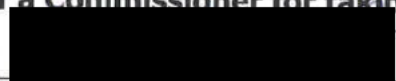
Declared before me at the Municipality of Bayham in the County of Elgin
this 10 day of December, 2024.



Signature of Commissioner, etc.

MEAGAN ELLIOTT, a Commissioner, etc.
Clerk of The Corporation of the
Municipality of Bayham

To be signed in the presence of a Commissioner for taking affidavits



Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

This application must be accompanied by the Township of Douro-Dummer Zoning By-law Amendment Fee (\$1650.00) plus the ORCA Fee in cash, by Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer).

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

File Name/No. _____

Roll No. 1522-020-001-10400

Affidavit

In the Matter of a **Zoning By-law** application to the Township of Douro-Dummer,

I/We, Adam Vervoort, make oath and say that:
[Print Owner/Applicant/Agent name]

1. I am: *[Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]*

- the applicant or one of the applicants in the Application(s).
- the authorized agent acting in this matter for the applicant or applicants.
- an officer of the corporate applicant named in the Application(s).


2. On or before the *[Insert date]* public meeting, I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).

Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Township of Douro-Dummer Planning Department for replacement copies of the notice(s).

Declared before me at the Municipality of Bayham in the County of Elgin this 6 day of December, 2024.


Signature of Commissioner, etc.
MEAGAN ELLIOTT, a Commissioner, etc.
Clerk of The Corporation of the

To be signed in the presence of a Commissioner for taking affidavits


Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

Note: Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.



Township of Douro-Dummer

Planning Application Costs Acknowledgement Form

I/We, Adam Vervoort
[Print Owner/Applicant/Agent name]

do hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Zoning By-law Amendment, as being an application fee only, will be used to defray the costs of processing this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

do also hereby acknowledge and agree to assume all costs** incurred by the Township of Douro-Dummer associated with any Appeal to the Ontario Land Tribunal with respect to this application.

Dated this 6th day of December, 2024.

Owner/Applicant/Agent Signature

****** Written consent from the applicant will be obtained prior to any such additional costs being incurred.

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1				3443.7
2				449.9
3				156.4
4	PART OF 4	6	PART OF 28200-0084	135.4
5				134.3
6				691.6
7				502.4
8				25,678.0

PLAN OF SURVEY OF
**PART OF LOT 4,
 CONCESSION 6**
 GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

SCALE 1 : 750 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
 610MM IN WIDTH BY 914MM IN HEIGHT WHEN
 PLOTTED AT A SCALE OF 1:750

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - 1233 DENOTES GORDON F. JONES LTD., O.L.S.
 - POU DENOTES UTILITY POLES
 - AN DENOTES ANCHOR
 - OH- DENOTES OVERHEAD WIRES
 - SSIBs SET DUE TO LACK OF OVERBURDEN.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
 POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
 ZONE 17 (81° WEST LONGITUDE), NAD83(CSR5)7(2010).

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000253.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 7, 2024.

DRAFT

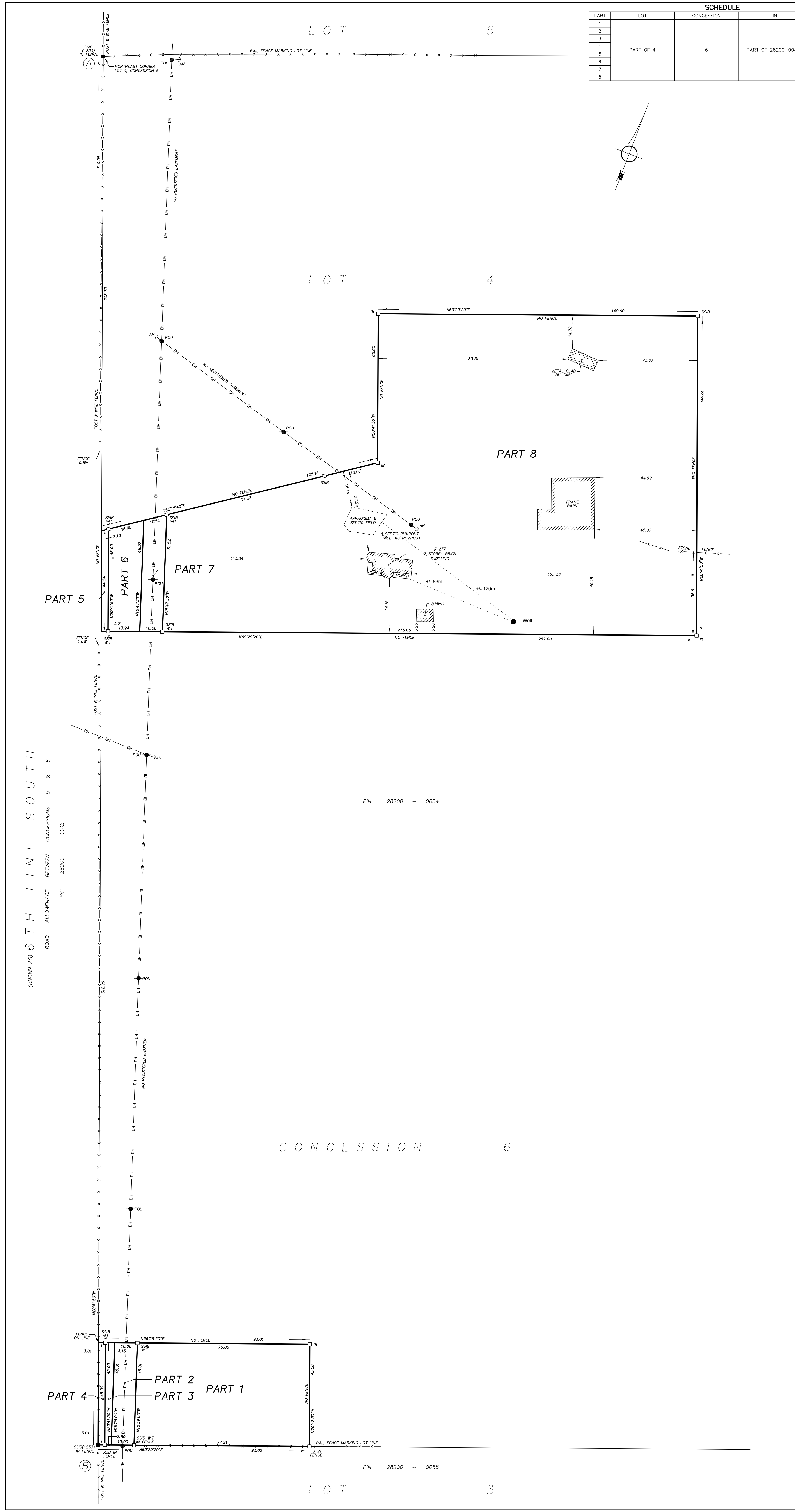
DATE SOPHIE CÔTÉ, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-*****

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSR5)7(2010).		
RURAL ACCURACY PER SEC. 14(2), O.REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4921454.75	735300.07
B	4920883.08	735518.06
CAUTION: COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		



IBWSURVEYORS.COM | 1.800.667.0696
 copies available at Protect4ourBoundaries.ca
 PARTY CHIEFS (DRAWING CHECKED) DATE: OCT. 28, 2024
 FILE: A-050354-RPLAN_V2



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m ²)
1				3443.7
2				449.9
3				156.4
4	PART OF 4	6	PART OF 28200-0084	135.4
5				134.3
6				691.6
7				502.4
8				25,678.0

PLAN 45R-17754
 Received and deposited
 November 13th, 2024
Sheelagh Brosnan
 Representative for the
 Land Registrar for the
 Land Titles Division of
 Peterborough (No.45)

PLAN OF SURVEY OF
PART OF LOT 4,
CONCESSION 6
 GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH



THE INTENDED PLOT SIZE OF THIS PLAN IS
 610MM IN WIDTH BY 914MM IN HEIGHT WHEN
 PLOTTED AT A SCALE OF 1:750

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - WT DENOTES WITNESS
 - 1233 DENOTES GORDON F. JONES LTD., O.L.S.

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
 POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM
 ZONE 17 (81° WEST LONGITUDE), NAD83(CRS)7(2010).

DISTANCE NOTES - METRIC
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE
 CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
 MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000253.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
 WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND
 TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON OCTOBER 7, 2024.

OCTOBER 31, 2024 *Sophie Côté*
 DATE SOPHIE CÔTÉ, O.L.S.
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-91320

INTEGRATION DATA

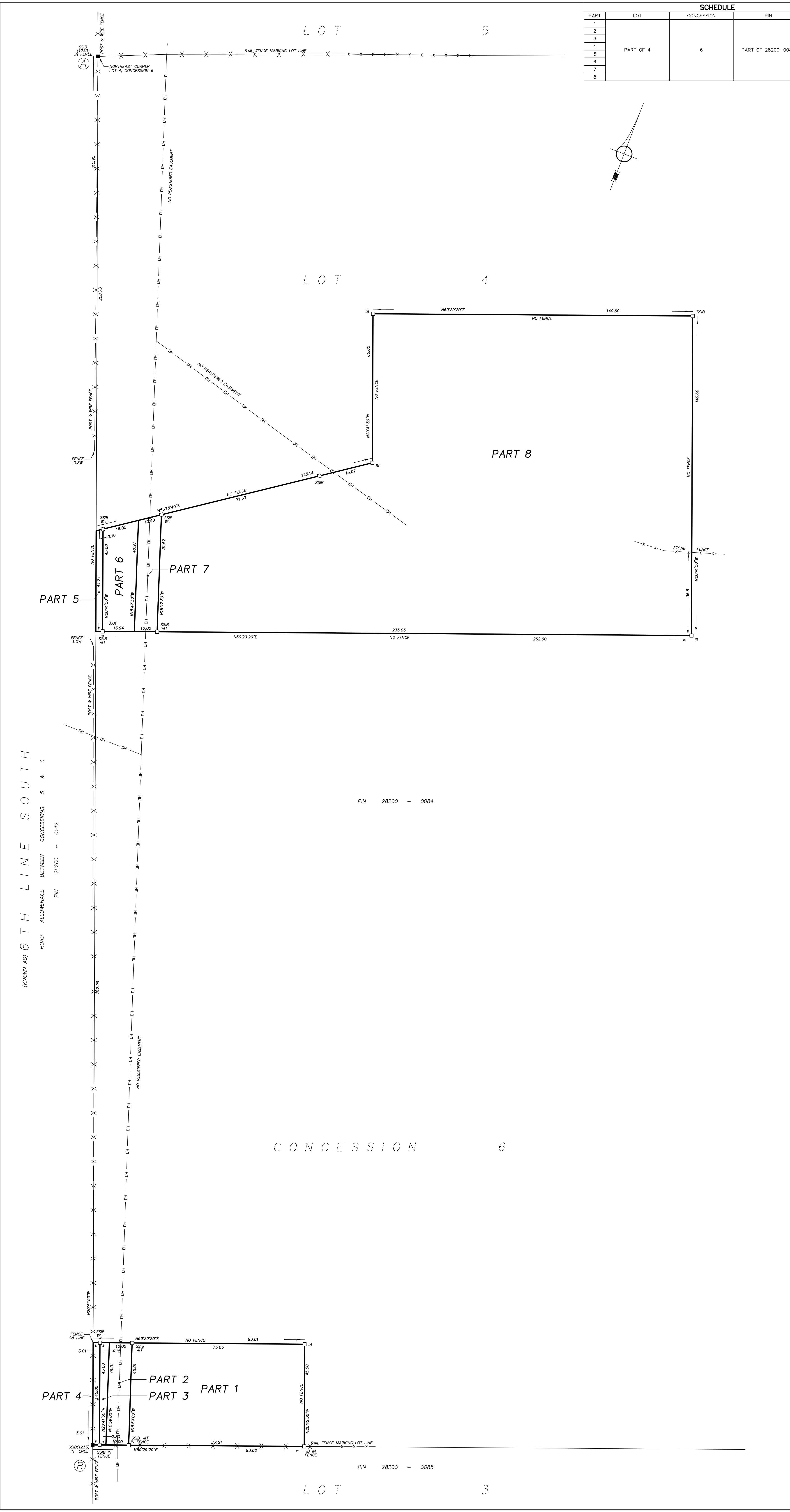
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL
 TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE)
 NAD83(CRS)7(2010).

RURAL ACCURACY PER SEC. 14(2), O.REG. 216/10.

POINT ID	NORTHING	EASTING
A	4921454.75	735300.07
B	4920883.08	735516.06

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

IBWSURVEYORS.COM | 1.800.667.0696
 copies available at Protect4ourBoundaries.ca
 PARTY CHIEFS/DRAWING CHECKER/SC/LOT DATE/OCT. 28, 2024
 FILE: A-050354-RPLAN_V3 **A-050354**





**Township of Douro-Dummer
 Notice of Complete Application and Public Meeting
 Concerning a proposed Zoning By-law Amendment
 Application R-15-24**

The meeting will be held in person and electronically

Take Notice that the Council of The Corporation of the Township of Douro-Dummer has received a complete application for Zoning By-law Amendment and will hold a public meeting to consider the proposed amendment to the Township of Douro-Dummer Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990.

Date and Time: **Tuesday, January 21, 2025 at 5:00 p.m.**
Location: Council Chambers of the Municipal Office
 894 South Street, Warsaw ON and
 Electronic Meeting Site

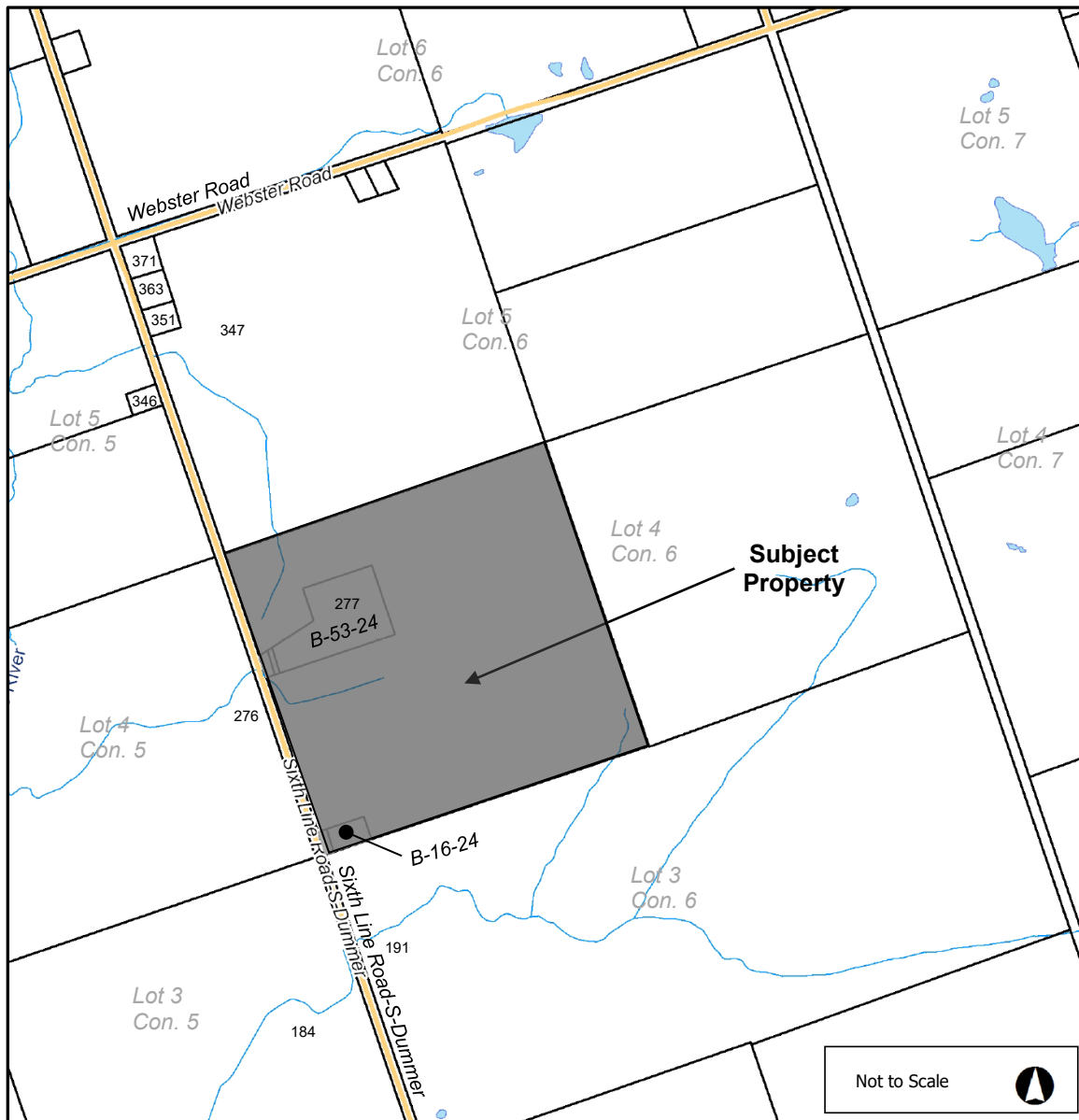
Public Hearing: The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at mchaithartwig@dourodummer.ca or call 705-652-8392 ext. 210 no later than 9:00 a.m. on the day of the scheduled public hearing. Please indicate if you wish to attend in person or virtually and you will be provided with the applicable instructions for participation.

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Legal Description/ Address:	277 Sixth Line Road-S-Dummer Part Lot 4, Concession 6 (Dummer Ward) Parts 6, 7 and 8, Plan 45R-17754 Roll No.: 1522-020-001-10400 A key map is provided on the next page
Owner/Applicant:	Adam Vervoort and 2405582 Ontario Inc.
File Name:	R-15-24
Related Applications:	Peterborough County Consent Application File B-53-24

Key Map:



Purpose and Effect of Application:

The Owners have applied to amend the existing zoning of a portion of their property located at 277 Sixth Line Road-S-Dummer, in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough. This rezoning is required as a condition of **Consent Application (File B-53-24)**, that was conditionally approved by Peterborough County on October 28, 2024.

The subject property is currently zoned the Rural Zone (RU) and the Environmental Conservation Zone (EC) as shown on Schedule A2 to By-law No. 10-1996, as amended. The effect of the Amendment is to rezone the severed parcel (Parts 6, 7 and 8, Plan 45R-17754) from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) to permit the use of the land for a hobby farm with a minimum lot area of 2.6 hectares and a minimum lot frontage of 44 metres.

All other applicable zones and provisions of By-law No. 10-1996, as amended will continue to apply.

Additional Information relating to the proposed zoning by-law amendment is available by contacting the undersigned or by visiting the Township Website at:
<https://www.dourodummer.ca/modules/news/en>.

Accessibility: If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

Notification: If you wish to be notified of the decision of the Council of the Township of Douro-Dummer on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Douro-Dummer using the contact information provided below.

Privacy Disclosure: All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Township of Douro-Dummer to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

Dated this 17th day of December, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Clerk
705-652-8392 Ext. 210
mchaithartwig@dourodummer.ca

Christina Coulter
Planner
705-652-8392 Ext. 226
ccoulter@dourodummer.ca

From: [Municipal Planning](#)
To: [Christina Coulter](#)
Subject: RE: R-15-24 (Vervoort & 2405582 Ontario Inc.)
Date: December 19, 2024 2:17:32 PM
Attachments: [image001.png](#)

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)
Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Christina Coulter <ccoulter@dourodummer.ca>
Sent: Tuesday, December 17, 2024 9:09 AM
Cc: Martina Chait-Hartwig <mchaithartwig@dourodummer.ca>
Subject: [External] R-15-24 (Vervoort & 2405582 Ontario Inc.)

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Morning;

The Township is in receipt of a rezoning application File R-15-24 (Vervoort & 2405582 Ontario Inc.). A copy of the Notice of Complete Application and Public Meeting and Draft By-law are attached and will be mailed and posted on the [Township website](#) today.

Please provide your comments no later than 11:00 a.m. on Tuesday January 7, 2025.

Sincerely,

Christina

Christina Coulter B. Sc. (Hons.)
Planner
Planning and Development

T: 705 652 8392 x 226 F: 705 652 5044

Township of

Douro-Dummer

From: [Jeannette Thompson](#)
To: [Christina Coulter](#)
Subject: RE: R-15-24 (Vervoort & 2405582 Ontario Inc.)
Date: January 8, 2025 9:18:38 AM
Attachments: [image001.png](#)

Good morning, Christina –

Thank you for circulating the zoning by-law amendment application R-15-24 for review.

It is our understanding that the application is intended to rezone a severed property from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) to permit the use of the land for a hobby farm with a minimum lot area of 2.6 hectares and a minimum lot frontage of 44 metres.

Please accept this as a formal response from Kawartha Pine Ridge District School Board (KPRDSB). KPRDSB has reviewed the application and has not identified any concerns or issues related to our mandate with the proposed zoning by-law amendment.

Thank you for the opportunity to comment.

If you have any questions, please do not hesitate to contact the undersigned.

Kind Regards,

Jeannette Thompson

Jeannette Thompson, BSc, MCIP, RPP

Manager, Planning Services

Kawartha Pine Ridge District School Board

1994 Fisher Drive Peterborough, ON K9J 6X6

705.742.9773 x 2169 | 1.877.741.4577 x 2169

www.kprschoools.ca

Excel in Learning | Succeed in Life | Enrich Community

EMAIL CONFIDENTIALITY NOTICE: This email may be privileged or confidential and is intended solely for the above-named recipient(s). If you are not the intended recipient, please delete this email and notify the sender. Any unauthorized copying, distribution, or other use of the information contained in this email is prohibited.

From: Christina Coulter <ccoulter@dourodummer.ca>
Sent: Tuesday, December 17, 2024 9:09 AM
Cc: Martina Chait-Hartwig <mchaithartwig@dourodummer.ca>

Subject: R-15-24 (Vervoort & 2405582 Ontario Inc.)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning;

The Township is in receipt of a rezoning application File R-15-24 (Vervoort & 2405582 Ontario Inc.). A copy of the Notice of Complete Application and Public Meeting and Draft By-law are attached and will be mailed and posted on the [Township website](#) today.

Please provide your comments no later than 11:00 a.m. on Tuesday January 7, 2025.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)
Planner
[Planning and Development](#)

T: 705 652 8392 x 226 F: 705 652 5044

Township of

Douro-Dummer



December 18, 2024

Christina Coulter
Planner
Douro-Dummer
894 South Street,
Warsaw ON

RE: R-15-24, 2405582 Ontario Inc. (Adam Vervoort), 277 Sixth Line Road, Douro-Dummer, Roll # 1522 020001 10400 0000; ORCA file: PPLD-2341

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the following documentation in support of the application on December 17, 2024:

- Zoning By-law Public Notice (dated December 17, 2024)
- Draft Zoning By-law (n.d.)

This Zoning By-law Amendment has been requested as a condition of consent for file B-45-24. Rezoning the severed lands from Agricultural to Rural Residential and the retained lands to a Site Specific Agricultural Zone to prohibit the construction of a single detached dwelling.

Otonabee Conservations Interest in the application is four-fold:

1. *Otonabee Conservation has reviewed this application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in any policy statement or provincial plan issued under the Planning Act.*

Existing Otonabee Conservation mapping indicates that portions of the proposed retained lot fall within mapped unevaluated wetlands and watercourses. Otonabee Conservation staff note that the proposed severed lot is located outside of these features. **Therefore, it is the opinion of Otonabee Conservation staff that the application is consistent with Chapter 5 of the Provincial Policy Statement (PPS) referencing Natural Hazards.**

- 2. Provincial policies dictate that development shall not create new or aggravate existing natural hazards. Otonabee Conservation has reviewed this application through our mandated responsibility under Ontario Regulation 686/21 and provide the following comments, technical support or information, and advice.*

In accordance with Otonabee Conservation Planning and Regulations Manual policies, staff recommend that the mapped unevaluated wetland and watercourses and their associated area of influence be rezoned Environmental Conservation (EC) Zone or equivalent in the Township of Douro-Dummer Zoning By-law.

The above noted recommendation is also consistent with the County's New Official Plan that has been approved by County Council, but not yet approved by the MMAH, that designated the above noted lands as Natural Core Area on Land Use Schedule, map DD-5.

Based on the information provided, rezoning of the lands as a condition of consent for a lot severance of an existing dwelling and a use of a hobby farm should not create new or aggravate existing hazards.

- 3. Otonabee Conservation has reviewed the application through a regulatory lens. Ontario Regulation 41/24 and Section 28 of the Conservation Authorities Act prohibits development in areas regulated by the Authority as defined in the regulation. Any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference requires a permit from the Authority.*

Otonabee Conservation mapping indicates that the severed and retained lands are partially subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. **Permits from this agency may be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.**

- 4. Otonabee Conservation has reviewed the application to assess the applicability of the [Trent Source Protection Plan \(SPP\)](#) prepared under the Clean Water Act (CWA). The SPP came into effect on January 1, 2015, and contains policies to protect sources of municipal drinking water from existing and future land use activities that pose a significant [drinking water threat](#).*

It was determined that the subject property is not located within a [vulnerable area](#) that is subject to SPP policies.

The subject property is located within the vulnerable area(s) listed below. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

- Intake Protection Zone 3 (low and/or moderate threats may be possible)

Please contact me if you have any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read 'Alex Shcherbin', written in a cursive style.

Alex Shcherbin
Junior Planner, Plan Review & Permitting Services

**Planning Act
Provisional Consent**

Date: October 28, 2024

B-53-24 - 2405582 Ont Inc/Adam Vervoort -New Lot – Dummer – Lot 4 Con 6

The County of Peterborough has granted **Approval** to this application subject to the fulfillment of the following conditions:

Conditions to Decision:

1. The Secretary-Treasurer will receive the following when all other conditions are met: two (2) copies each of the following documents: (i) Signed Acknowledgement and Direction, (ii) the "Transfer in Preparation", (iii) the Planning Act Certificate Schedule.
2. Further required: One (1) printed copies of the deposited Plan of Survey or a legal description acceptable to the Registrar of Deeds illustrating the severed lands.
3. Further to the printed Plan of Survey: A closed polygon vector file of the Part boundaries shown on the Reference Plan is to be provided in Autodesk DWG Windows-readable format to the satisfaction of the County. It is recommended that the applicant's Ontario Land Surveyor consult with the County of Peterborough GIS Section to confirm acceptable standards and formatting. The Surveyor should contact the Secretary-Treasurer or the County Website for instructions on how to submit this document.
4. Rezoning of the severed parcel to the satisfaction of the Municipality.
5. A 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes. Cost to be incurred by the applicant.
6. An up-to-date building location survey be completed by an Ontario Land Surveyor on the severed parcel to assist with the rezoning process.

Reason: This application conforms to the County and Municipal Official Plans.

All written and oral submissions relating to this application were given due consideration, allowing the approval authority to make an informed decision.

The applicant and any prospective owners are advised that endangered threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with their local Ministry of Natural Resources district office if they have questions about the Endangered Species Act. Any sightings of a threatened or endangered species during development and construction on the property must be reported to the local MNR Species at Risk Biologist.

It is the responsibility of the applicant to complete the above-mentioned conditions. **A letter is required by the Secretary-Treasurer, from the agency or department that requested a condition**, confirming condition is met in order to clear that condition. If applicable, please refer to the attached report(s). There is also a **\$450.00** fee for stamping a deed or issuing a Certificate by the Secretary-Treasurer when the transfer documents and R-plans or legal descriptions are presented. **The two (2) year expiry date for this file to have all conditions met is: October 28, 2026**

Note: Pursuant to Section 53(41) - "If conditions have been imposed and the applicant has not, within a period of two year after notice was given under subsection (17) or (24), whichever is later, fulfilled the conditions, the application for consent shall be deemed to be refused". If this decision is appealed, the expiry date will be 2 years from the date that the Ontario Land Tribunal issues its Order.

Approved by 
Iain Mudd, Director of Planning

Date: Oct 28/24

Certified a true copy of the Decision of the County of Peterborough in respect to Application **B-53-24**.


Ann Hamilton, Secretary-Treasurer

Last date for filing an appeal under Section 53 of the Planning Act is **November 17, 2024 at 4:30 pm**.

Delegation to Council or Committee of the Whole Request Form

If you would like to attend as a delegation before Council for the Township of Douro-Dummer or the Committee of the Whole, you must complete this form and submit it to the Municipal Office. Please note that the deadline for delegation requests is 12-noon, on the Tuesday prior to the meeting date (seven days before the meeting date).

A copy of any presentation or supporting materials is also required to be submitted at 12-noon, on the Tuesday prior to the meeting date. The only formats accepted are as follows: PFD, PowerPoint, Word, Excel or Jpeg.

Please note that as per Procedural By-law 2022-21, as amended, only three Delegations shall be scheduled for each meeting. The time limit of 10 minutes shall be strictly enforced.

Name of Individual(s) *

Elaine Hilker

Name of Organization:

The Friends of the Drumlins of Dummer Inc.

Please Provide an Email Address:

[REDACTED]

Please provide a phone number:

[REDACTED]

Nature of delegation request: *

The Proposed Plan of Subdivision located on Cty Rd 6, Douro-Dummer, poses weighted concerns and remains traumatizing for existing property owners. We continue to live in fear of how such a large, proposed build will impact our availability of water for general use, and potable (cooking & drinking) water, our rural lifestyles, and the value of our property. It is well noted that we are located on a unique ecotone, and we cannot ignore the negative impact to our natural resources, availability of water, riparian water rights as it affects Stoney/Clear Lake, the volume of above ground septic systems, the removal of trees, the disruption of existing natural habitats, or the construction noise and pollution that we will have to endure. There has been no public input, nor transparency. We are frustrated by the lack of current updates on the "red line stipulations" and how we will be protected from this development. This is not an affordable, sustainable location for the slow, gradual growth previously noted in public releases, grossly impacting

our carbon footprint.

Please upload any additional information you wish to submit.

Please provide a signature *

[REDACTED]

For the purposes of the Freedom of Information and Protection of Privacy Act, by submitting this form, I/we authorize and consent to the use by, or the disclosure, to any person or public body or publishing on the Municipal website any information that is contained in this submission and recognize that my/our name may become part of the public record.

Thank You

Change the text for this message.

To the Staff and Council of the Township of Douro-Dummer

The Proposed Plan of Subdivision at the former Hall's Glen, on County Road 6, remains this Township's best kept secret and a weighted concern for existing property owners as we continue to live in fear of how such a large, proposed build will impact our availability of potable water, our rural lifestyles, and the value of our property. We cannot ignore the potential repercussions this Proposed Plan of Subdivision will have on our natural resources as it will only negatively impact the health of our community. The Township continues to ignore the reality of what we are facing as this Proposed Plan is precedent setting and does not directly impact any of the decision makers. It makes no sense to allow such a large build at this location when the only services available are garbage/recycling pickup and road maintenance all contrary to our Provincial Policy Statement which notes a subdivision of this size is better attached to existing communities that offer communal services and infrastructure and will not put any stress on existing properties. No consideration has been given to affordable housing or how significant this Proposed Development will be to our carbon footprint. It is well noted that we are located on a unique ecotone, and we cannot ignore the negative impact to our natural resources, the availability of water, the removal of trees, the disruption of existing natural habitats, or the construction noise and pollution we will have to endure. Why should the taxpayers be forced to support a build of this size that will be detrimental to existing property owners? The illusion of additional tax dollars has clouded the judgement of the Township as the costs far outweigh the benefits. Contrary to this new council's belief, there has been NO PUBLIC INPUT, no transparency, nor have we been provided any information during this entire process even though we have continually asked for updates. Our concerns continue to be dismissed, with limited communication. Hosting a public meeting to hear the concerns of the taxpayers of this Township is a step in the right direction to transparency if you are willing to listen. However, you will never, fix what you refuse to acknowledge. Township officials are elected by the people to work for the people, but this has not been our experience,

Elaine Hilker Chair for

The Friends of the Drumlins of Dummer Inc.

The Friends of the Drumlins of Dummer Inc.

1842 Cty Rd 6 Douro-Dummer, ON K0L 2H0

drumlinsofdummer@yahoo.com

January 14, 2025

RE: Proposed Plan of Subdivision (at the former Hall's Glen)
County Rd 6, Douro-Dummer, ON K0L 2H0

Ten minutes is definitely not enough time to talk about the 30+ year old Proposed Plan of Subdivision located on County Rd 6, Douro-Dummer, (at the former Hall's Glen) and how it, will negatively impact our Township or how it continues to pose weighted concerns and remains traumatizing for existing property owners. We continue to live in fear of how such a large, proposed build will impact our availability of water for general use, potable (cooking & drinking) water, overwhelm our rural lifestyles and affect the value of our property, as we all rely on private wells for survival. It is well noted that we are located on a unique ecotone, and we cannot ignore the negative impact to our natural resources, availability of water, riparian water rights as it affects Stoney/Clear Lake, the volume of above ground septic systems, the removal of trees, the disruption of existing natural habitats, nor has there been any consideration for the construction noise and pollution that we will have to endure. There has been no public input, nor transparency and we remain frustrated that the Municipality does not consider their responsibility to protect the health of existing properties. We are frustrated by the lack of current updates on the many "red line stipulations" required to be completed prior to approval being granted or how we will be protected from this development. Good planning leads to healthy inclusive communities, but this proposed Plan is not an affordable or sustainable location for the slow, gradual growth previously noted in public releases. Our Minister of Municipal Affairs and Housing notes growth should occur where communal services are readily available, and will limit our carbon footprint.

The hydrology report presented for this development was conducted in 2016 and is now almost 9 years old. I could inundate you with hard data on what we have all seen with the significant change in weather patterns since 2016, and our water tables throughout the province, or how we have all been considerably affected by these weather patterns with many areas throughout rural Ontario noting low water tables due to lack of precipitation. Our own Fire Boards also confirm this. Environment Canada notes 2024 with having the warmest fall on record and the hottest year. Lack of precipitation, more aggressive and dramatic weather patterns have also grossly impacted our local water table. 25 properties are immediately affected by this proposed plan. The water growth rate here has increased by at least 17 new wells, since the original Proposed Plan of Subdivision was first introduced. One well is noted as being over 300' deep, all causing added strain to the existing aquifer. With 3 additional properties now approved, water flow, and run-off will become a larger problem with greater opportunity for contamination. Clean water is essential for human health and an essential component to a healthy environment. We need to keep our water safe, clean and well managed.

The Friends of the Drumlins of Dummer Inc.

1842 Cty Rd 6 Douro-Dummer, ON K0L 2H0

drumlinsofdummer@yahoo.com

January 14, 2025

RE: Proposed Plan of Subdivision (at the former Hall's Glen)
County Rd 6, Douro-Dummer, ON K0L 2H0

We believe property owners should not be forced to endure financial costs of protecting their water, such as having their water tested. Tests wells done in 2016 impacted neighbouring wells with 2 losing water for a day, an additional one suffering "hiccups" for a couple of days, and a fourth well that went completely dry, and was replaced. These noted issues were reported to both the Township of Douro-Dummer and to the County of Peterborough. Underground gas tanks from a long-closed gas center, and run off from 2 decommissioned land fills, all raise additional concerns of water contamination. 11 families in this area have been impacted by Cancer.

We continue to oppose this development and see no benefit to any property owner to have a "new" Town built here. We were told over 30 years ago this subdivision will never be done as the cost to complete such a build was astronomical. CBC news reports over 200 development sites in the province have come to a standstill as a result of developers "running out of money to complete these builds". A current tragedy we see for residents on Television Rd, in Peterborough is something we desparately wish to avoid. We do not want to become another news story. Everyone is entitled to a life of equality, dignity and respect free from discrimination. We have not been treated well. The mental stress and the fear of losing our water is real and we will be forced to move as we cannot survive without water. We have previously provided numerous Affidavits from area residents, including a prior Councillor who believed that this Proposed Plan had lapsed, with their concerns noted as to why this would not be a good idea. We have been told to leave it to the experts however, the experts do not live here, will not suffer the long far reaching after affects if this Proposed Plan if it is allowed to proceed. The Township has a responsibility to monitor and inspect this development process although they continue to state that they have no authority. We want to confirm who will assume liability for any problems that do arise. We do not want our tax dollars used for financial gain for a developer that will place us in harm.

To date a significant amount of money has been wasted protecting our properties as a result of this proposed Plan. Many Township residents are not happy with this Council and their prior decision-making choices with their lack of consideration for this precedent setting issue. The Township has not tried to work with us and has been unwilling to hear our concerns. None of you live here and we are confident that you would not endorse this project if you did. We would like to thank Tom Watt, our Councillor at Large, for taking the time to hear us and offer support for

The Friends of the Drumlins of Dummer Inc.

1842 Cty Rd 6 Douro-Dummer, ON K0L 2H0

drumlinsofdummer@yahoo.com

such a difficult topic. We have done a significant amount of research to fully understand the implications of such a large development at this location and remain frustrated by the Township's perception that we are uneducated and unable to understand the details of development or expectations of growth. We need to stop the "us" versus "them" mentality that is crippling this Township and find a way to work together for sustainability, and growth while protecting the quality and sustainability of water resources critical to our survival. Without this mindset the only people who will get rich from this Proposed Plan of Subdivision at this location will be the lawyers.

Elaine Hilker Chair for
The Friends of the Drumlins of Dummer Inc.
(705) 933-8266

Township of Douro-Dummer

Report and Capital Project Status

- Directed by Council and/or CAO
- Directed by the Province/legislation
- Directed by an Agency
- New items and updates are highlighted in Yellow

Report Status

Department	Date Requested	Directed By	Resolution/Direction	Est. Report Date
Corporate	May 3, 2022	Council	Future Gravel Resources	2025
Finance/Clerk	February 21, 2023	Council	Policy to allow for multi-year budgets	Summer 2024
Planning	June 7, 2022	Council Province	Bill 109 & Bill 23 – Update to Site Plan Control By-law, Create Pre-Consultation By-law, ensure the language in Official Plan allows for Peer Review as part of Complete Application	Site Plan Control Update still required – Winter 2025. Remaining Reports no Longer needed as recent Provincial legislation has removed these requirements.
Public Works/CAO	March 7, 2023	Council	Indacom Drive Lot 3	Deferred

Capital Project Status

Department	Capital Project List	Status
Clerk/C.A.O.	Enbridge Franchise Renewal Agreement	Ongoing
Clerk	Township Website Migration	Q2 2025
Finance	Asset Retirement Obligation Cost Study	Winter 2025
Fire	Station 1 Building Review and Drawings	Due 2024
Fire	Pumper 1 and 4	Due 2026
Fire	Thermal Imaging Cameras	Winter 2025
General Government	New Sloped Roof – Town Hall	Under Investigation
General Government	Computer Modernization	Ongoing
General Government	Finance Modernization	In progress – will continue into 2025
General Government	Computer IT Hardware Replacements	In progress

General Government	Storage Room Exterior Door Replacement	Due 2025
Parks and Recreation	Lime Kiln Restoration – 2022 Budget	Spring 2023
Parks and Recreation	Consultant Fees – Arena Facilities Future Ad-Hoc Committee	Fall 2023
Parks and Recreation	Energy Audit	In progress
Parks and Recreation	Floor Machines for Douro and Warsaw Community Centre	In progress
Planning	Zoning By-Law Update	On hold until Province Approves OP
Public Works	Gravel Pit Purchase	Ongoing
Public Works	Plow Truck	RFP Awarded – 2025 Delivery

Recommendation:

That the Planning-2025-01 Report, dated January 21, 2025, regarding the County of Peterborough Official Plan Update be received.

Overview:

The County of Peterborough has prepared a [new Official Plan](#) to set the vision and direction for growth and development to the year 2051. The Council of the County of Peterborough adopted the new Official Plan, with some amendments, at its meeting on June 29, 2022. This new Official Plan does not come into effect until it receives approval from the Minister of Municipal Affairs and Housing.

The Township of Douro-Dummer supported the adoption of the new Official Plan at the Regular Council Meeting of June 21, 2022 with the following Resolution:

Resolution Number 208-2022

Moved by: Councillor Landsmann

Seconded by: Councillor Watson

That the report, dated June 21, 2022, regarding the County Official Plan Project be received and that Council send a letter of support to the County of Peterborough in regards to the draft County Official Plan that was presented to County Council on June 1st, 2022, along with the amendments that County Council passed at the same meeting.
Carried

The new County Official Plan was formally submitted to the Ministry of Municipal Affairs and Housing (MMAH) for approval on July 11, 2022. On June 21, 2023, the Official Plan was posted to the Environmental Registry of Ontario (ERO) for a period of 60 days for review and comment.

On September 6, 2024, the Minister of Municipal Affairs and Housing requested that the County re-visit aspects of the Official Plan to ensure alignment of local land-use planning policies and interests with the new Provincial Planning Statement, 2024.

In October 2024, the new [Provincial Planning Statement \(PPS, 2024\)](#) took effect. This Statement replaced both the 2020 Provincial Policy Statement and the 2019 Growth Plan for the Greater Golden Horseshoe. Since the adopted Official Plan was heavily influenced by the Growth Plan, it is now out of date with the in-effect legislation (PPS, 2024).

Due to legislative changes since the time the new Official Plan was originally adopted, County Planning Staff presented Report PPW 2024-24 regarding Official Plan Red-Line Revision Process to County Council on December 18, 2024 and a copy is attached to this Report. County Council Resolution No. 277-2024 directed Staff to proceed with public and First Nations consultation on proposed Provincial Planning Statement

revisions to the new Official Plan and that staff bring a report back for consideration at the conclusion of the consultation process.

The County has begun the consultation process and is now seeking feedback on proposed modifications to the Plan which would bring it into conformity with the PPS, 2024. Additional information regarding the process is available on the County's website at: <https://www.ptbocounty.ca/en/growing/redline-revised-op.aspx>.

The County's Communications Department will be posting information regarding the consultation process to their social media accounts and have requested that any posts also be shared through the Township's social media accounts.

Township Planning Staff have updated the [Township Official Plan webpage](#) to advise of the proposed redline revisions to the adopted Official Plan and provided links to the County website on this page: <https://www.dourodummer.ca/en/planning-and-development/official-plan.aspx>.

Conclusion:

At this time, the County is only proposing changes to policies which would bring the adopted Official Plan into alignment with the PPS, 2024. No additional or site/property specific changes will be considered. Furthermore, no mapping changes are being made at this time. Only those sections highlighted in red in the [Redline Revised Version of the new Official Plan](#) are being considered.

The County's website indicates that comments on the Redline Revised Version of the new Official Plan are now being accepted either via email to newcountyop@ptbocounty.ca, or by mailing hard copy written comments to the Planning Department at 470 Water Street, Peterborough, ON, K9H 3M3.

A virtual public Open House and a Public Meeting will be held to allow the public with an opportunity to provide input on the proposed changes. Dates will be forthcoming for these meetings.

The commenting period will remain open until after the holding of a public meeting. Once the public meeting has been held, the commenting period will close. At this time a public meeting date has not been set. Notice of Public Meeting will be provided in accordance with the Planning Act, with a minimum of 20 days notice being provided.

Once a public meeting has been held, all comments will be reviewed and considered. A report outlining public, agency and First Nation comments will then be presented to County Council. With Council's support, the Redline OP (and any supported changes as a result of consultation) will be forwarded to the Ministry of Municipal Affairs and Housing for their consideration and approval.

Financial Impact: N/A

	<p>Service Modernization and Innovation</p> <p>Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.</p>
	<p>Business Attraction, Expansion, and Retention</p> <p>Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.</p>
	<p>Infrastructure Renewal</p> <p>Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.</p>

Report Approval Details

Document Title:	Staff Report Regarding County of Peterborough Official Plan Update.docx
Attachments:	- County Staff Report PPW 2024-24 (December 18, 2024).pdf
Final Approval Date:	Jan 15, 2025

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Todd Davis



Staff Report

Meeting Date: December 18, 2024

To: County Council

Report Number: PPW 2024-24

Title: Official Plan Red-Line Revision Process Report

Author: Iain Mudd, Director of Planning, Development and Public Works

Approved by: Sheridan Graham, CAO/Deputy Clerk/Deputy Treasurer

Recommendation: That report PPW 2024-24 Official Plan Red-Line Revision Process Report be received;

That staff be directed to proceed with public and First Nations consultation on proposed Provincial Planning Statement revisions to the new Official Plan:

That staff bring a report back for consideration at the conclusion of the consultation process.

Overview

The Minister of Municipal Affairs is willing to consider approving the new County Official Plan with modifications reflecting the new Provincial Planning Statement (PPS) subject to the County undertaking a consultation process on the proposed changes with the public and First Nations. This report lays out a process for Council's consideration.

Background

The County's new Official Plan (OP) was adopted by Council in June 2022 and forwarded to the Ministry of Municipal Affairs for approval shortly thereafter. In 2023 the Ministry released a draft Provincial Planning Statement which proposed to replace both the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe which had been legislation applicable to Peterborough County since 2006.

Council requested that the Minister defer approval of the new County OP until the PPS was approved, and, that the new OP be modified to reflect the new PPS policy environment.



Council Report

On September 6, 2024, the County received a letter from the Minister of Municipal Affairs asking that we consider repealing the new OP and look to revisit the document to align with the new PPS.

At the September meeting of Council the following recommendation was approved through the consent agenda:

“That the correspondence from the Ministry of Municipal Affairs and Housing regarding the Official Plan be received; and,

That staff be directed to bring a report to a future Council meeting.”

Following that meeting, through MPP Smith’s office we were able to schedule a meeting with Minister Calandra and his staff to discuss our work on red-line revisions to the OP which has been undertaken by our Technical Advisory Committee (TAC). In attendance at the meeting was the Warden, Deputy Warden and planning staff. MPP Smith and MPP Scott also attended the meeting in support.

The Minister advised he would be willing to consider modifying the new OP to align with the new PPS subject to 3 criteria:

1. Transparency in the process (public consultation at the County level);
2. First Nation consultation being undertaken regarding the proposed changes;
3. No mapping or schedule changes – only consideration of textual policy changes reflective of the new PPS.

Analysis

The County’s TAC was reformed after the release of the first draft of the PPS. The Committee has worked to develop a red-line revised version of the Official Plan which reflects the policies of the new PPS. This draft document has been shared with Ministry staff to garner their input/views on the proposed changes. Staff have advised that they are generally supportive of the changes and that the red-line revised OP document could be utilised by Ministry staff to develop the proposed modifications for the Minister’s consideration.

County Planning staff have followed up with 2 meetings with Provincial staff since the meeting with the Minister. The purpose of those meetings was to discuss a process that the Province would deem appropriate in order to recommend the Minister proceed with approving the new OP subject to modifications reflecting the new PPS.

Provincial staff have reiterated the 3 points raised by Minister Calandra that they suggest the County follow:



Council Report

1. Transparency – that the public be afforded an opportunity to review and comment on the proposed PPS red-line changes to the adopted Official Plan and that County Council consider the public comments when making its decision to support any red-line changes to the OP.
2. First Nation Consultation – that the County undertake consultation with First Nations on the proposed PPS changes to the OP and that County Council consider First Nation comments in making its decision.
3. That no mapping or schedule changes be proposed to the adopted OP. Any mapping/schedule changes should proceed via an amendment to the OP post-Ministerial approval.

To proceed with this process, staff are recommending the following consultation processes:

Public Consultation:

The red-lined revised Official Plan will be placed on the County's dedicated New Official Plan Project webpage. This webpage is set up to send out an email to anyone that has subscribed to our webpage. This will allow people to review the red-lined document. A date for a virtual Open House will also be advertised. The Open House will provide staff the opportunity to go over the major changes to the document and outline a process for submitting comments for consideration. It is also recommended that a public meeting before County Council be conducted after a minimum 30 day commenting period.

First Nation Consultation:

County Planning staff will consult with First Nations. This process will provide First Nations with an opportunity to review and comment on the proposed red-line changes to the OP. County staff will summarize any comments for Council's review and consideration.

At the conclusion of the consultation processes a staff report will be brought back to Council summarizing the input received. Staff will undertake any recommended PPS changes to the red-lined plan as directed by Council. The red-lined revised OP would then be forwarded to the Minister and staff for consideration to develop appropriate modifications. Generally, draft modifications are provided back to the County for review and consideration prior to the Minister proceeding with a decision on the matter.



Council Report

Staff see this approach as an opportunity to have a very focused review and input only on the sections of the plan that are proposed to be red-line revised. We propose to open the consultation period for January and February (inclusive of the Open House and Public meeting). This should focus discussion and make it clear that the OP is not being reopened in its entirety for review and comment. In turn it is hoped that this directed approach will allow for a timelier approval as opposed to repealing the OP and starting the process over from scratch. A staff report would be brought back to Council in March providing an update on the consultation process and recommendation for next steps. The goal is to have the new OP approved under the more relaxed PPS policy environment, while still affording an accountable policy framework for the protection of prime agricultural and environmentally sensitive lands.

Financial Impact

Not applicable

Anticipated Impacts on Local and/or First Nations Communities

As noted in the body of this report the First Nations and public will be consulted through this process.

In consultation with:

1. Keziah Holden, General Manager of Planning
2. Sheridan Graham, CAO

Communication Completed/required:

Notification of the review and comment period for the public and First Nations as well as advertising of the Open House and Public Meeting.

Respectfully submitted,

Iain Mudd
Director of Planning, Development and Public Works

Council Report

MISSION

Peterborough County is an upper tier municipal government serving residents, visitors, and eight townships to meet the needs of our community, in consultation with First Nations. The County provides paramedic services (emergency and community); public works and land use planning services as well as partnered services including public health, economic development and tourism, municipal long-term care, social and children's services, and housing support.

VISION

Working together with our townships and service delivery partners to provide high quality municipal services to our communities.



Recommendation:

That the Treasurer-2025-01 report, dated January 21, 2025, regarding Community Grant Requests – January 2025 be received.

Overview:

The Township has received one Community Grant application to date from Janice Brooks. The application seeks support for the upcoming Young's Point Bicentennial and Reunion event.

Application #1

Applicant: Young's Point: 200 Years on the Water

Amount: \$750

Purpose: To cover event costs for the Young's Point Bicentennial and Reunion event scheduled for August 8, 2025.

Commentary: In 1825, Francis Young and his family journeyed from Ireland as part of the Peter Robinson Expedition, ultimately settling in what is now known as Young's Point. To commemorate this significant chapter in local history, a 200th anniversary celebration and reunion event will be held at Lock 27 in Young's Point. This event will honor the heritage and legacy of the Young family and their contribution to the community, providing an opportunity for reflection and connection across generations.

Request Outcome: The application met the majority of the policy criteria and it is aligned with the intent of the policy and therefore \$750 was approved and will be provided to the applicant. The group organizing the event has not formally been in existence for more than a year but the group represents Young's Point.

Conclusion: 2025 marks the bicentennial of the Irish settlement that became Peterborough and neighbouring communities. Young's Point straddles two municipalities – the Township of Douro-Dummer and Selwyn Township.

The event is eligible for funding under the Cultural and Heritage Activities, aiming to preserve and share cultural identity while bringing people together. The funding also supports the Township's commitment to providing financial assistance for events that bring people together within the community and attract visitors from outside the Township.

Financial Impact:

The total budget allocated for 2025 is \$5,000 for the entire program. The remaining budget after this request is \$4,250.

Service Modernization and Innovation
Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.

Business Attraction, Expansion, and Retention
Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.

Infrastructure Renewal
Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

Document Title:	Community Grant Requests - January 2025 - Treasurer-2025-01.docx
Attachments:	
Final Approval Date:	Jan 14, 2025

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Todd Davis

Report to Council

Re: Request for Permission to make
Improvements to Unopened Road Allowance –
Lobb – Second Report Clerk's Office-2025-01
From: Martina Chait-Hartwig
Date: January 21, 2025

Recommendation:

That the Clerk's Office-2025-01 report, dated January 21, 2025, regarding a request to make improvements to the Seventh Line South Dummer Road allowance be received and that Council approve the request from Mr. Lobb to improve and use the road allowance provided that the following conditions are met:

That permits are obtained from the Otonabee Region Conservation Authority; and
That all requirement outlined in Township Policy No. 18 are complied with; and
Finally, that a constructed roadway agreement be entered into with the Township and registered on title.

Overview:

At the November 19, 2024, Council meeting, staff presented a report regarding a request from Kevin Duguay on behalf of his client David Lobb regarding the Seventh Line South Dummer Road allowance. The report and supporting material from that meeting are attached to this report. In response Council passed the following Resolution:

Resolution Number 407-2024

Moved by: Councillor Vervoort
Seconded by: Councillor Johnston

That the report, November 19, 2024, regarding a request to improve and use the Seventh Line Road South Dummer Road Allowance be received and that staff be instructed to proceed with the public circulation of the request and bring back comments for Council's review as per Policy No.

18. Carried

In response, staff released a notice document to the public and stakeholders as per the Policy and it was also posted to the website which generated an email news alert to subscribers. In response to the public consultation, the Otonabee Region Conservation Authority, responded with comments and concern. They are summarised below, and the full letter is attached to this report and has been provided to Mr. Duguay in advance of this report:

The proposed road improvements are going to intersect hazardous environmental features such as wetlands with associated unstable soils and flooding. An environmental assessment and floodplain analysis will be required along with a grading plan and profile drawings of the proposed road surface

Permits from Otonabee Region Conservation Authority will be required prior to any development in those areas regulated by the Authority.

No other comments or questions have been received.

Conclusion:

Township staff have visited the road allowance and are in favour of permission being granted to Mr. Lobb to improve the road allowance for his use and enter into a constructed roadway agreement with the Township. Through this process, Mr. Lobb will be responsible for producing a survey of the section of road allowance in question, complete the required steps from ORCA to obtain a permit, ensure that the design will meet the Township's requirements as prescribed by Township Policy No. 18 overseen by the Manager of Public Works. Towards the end of the construction phase Mr. Lobb will be required to enter into the constructed roadway agreement with the Township.

Financial Impact:

Any and all costs in relation to this request are to be borne by the applicant, including but not limited to, survey costs, studies, road works, all permits and legal costs.

Service Modernization and Innovation
Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.

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Infrastructure Renewal
Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

Document Title:	Improvements to Unopened Road Allowance - Lobb - Second Report - Clerk's Office-2025-01.docx
Attachments:	- 11 19 2024 - Report to Council - RequestforPermissionforImprovementtoUnopenedRoadAllowanceLobbClerksOffice202424.pdf - Email - ORCA Comments - Request to Improve section of Seventh Line South Dummer - 12 10 2024.pdf
Final Approval Date:	Jan 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Todd Davis

From: [Marnie Guindon](#)
To: [Martina Chait-Hartwig](#)
Cc: [Donald Allin](#); [Christina Coulter](#)
Subject: Otonabee Conservation Comments for Seventh Line Road South- Notice - Request to Improve section of Seventh Line South Dummer
Date: Tuesday, December 10, 2024 2:30:03 PM
Attachments: [image007.png](#)
[POTD-14 Tech Services Review \(December 9, 2024\) - Seventh Line Road South - Township of Douro-Dummer.pdf](#)
[Seventh Line Road South Dummer Road Allowance POTD-14 Map.pdf](#)

Hello Martina and Christina,

Thank you for consulting with us on the proposed road improvements for Seventh Line Road South.

The proposed road improvements are going to intersect hazardous environmental features such as wetlands with associated unstable soils and flooding. Please see attached mapping based on our best available digital data.

Permits from Otonabee Region Conservation Authority will be required prior to any development in those areas regulated by us. Please see our technical staff's comments attached to be addressed.

Regards,

Marnie Guindon

Planning & Regulations Officer
Otonabee Region Conservation Authority
250 Milroy Drive, Peterborough, ON K9H 7M9
Tel: 705-745-5791, ext. 227
mguindon@otonabeeconservation.com



Step Into Nature This Fall

Hiking | Biking | Trailing Running | Spelunking

Visit a Conservation Area



Are you planning upcoming winter shoreline work on your property?

Submit a [Property Inquiry Form](#) so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

From: Martina Chait-Hartwig <mchaithartwig@dourodummer.ca>
Sent: December 5, 2024 9:56 AM
To: Martina Chait-Hartwig <mchaithartwig@dourodummer.ca>
Subject: Notice - Request to Improve section of Seventh Line South Dummer

Dear Community Stakeholders,

Council has received a request to allow for improvements and use of a section of the Seventh Line South Dummer. Please see the attached Notice. If you have any comments or concerns, please submit them no later than January 3rd, 2025.

Thank you,

Martina



Report to Council

Re: Seventh Line Road South
Dummer Road Allowance - Clerk's
Office-2024-24

From: Martina Chait-Hartwig

Date: November 19, 2024

Recommendation:

That the Clerk's Office-2024-24 report, November 19, 2024, regarding a request to improve and use the Seventh Line Road South Dummer Road Allowance be received and that staff be instructed to proceed with the public circulation of the request and bring back comments for Council's review as per Policy No. 18.

Overview:

Staff have received the attached request to improve and allow for the use of the unopened Seventh Line South Dummer road allowance from Mr. Duguay on behalf of his client Mr. Lobb. In the past the family has requested permission from Council to trim trees in the road allowance to enable farm equipment to access various farm fields, which has been granted.

Attached a copy of a GIS map which shows the section (in purple) of the road allowance which they wish to work on to provide access to their property.

A copy of Policy No. 18 regarding improvements on unopened road allowances is attached to this report.

As per the policy, Manager of Public Works, Jake Condon has inspected the road allowance and has provided the required standards for the road that is proposed if approved- this is attached as well.

Staff and Mr. Duguay have reviewed the processes contained within the Policy for improving and opening road allowances.

According to the policy, the next step in this process is to notify all adjacent land owners of the request received and request their comments. The Conservation Authority and other municipal stakeholders will also be circulated on this request.

If this process results in Council approval, the Township will enter into an agreement with Mr. Lobb outlining that road maintenance and snow clearing will not be provided by the Township.

Conclusion:

With Council's approval, staff are ready to move forward with the circulation of the request and solicit comments from the adjoining landowners.

Financial Impact:

At this time the impact is staff time to prepare and circulate the required notice to the adjacent landowners and stakeholder. If the process progresses, the applicant will be responsible for all costs including surveying, the cost of the road upgrades and any legal agreements.



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Report Approval Details

Document Title:	Request for Permission for Improvement to Unopened Road Allowance - Lobb.docx
Attachments:	- Policy No. 18 - Improvement and Opening of Road Allowances.pdf - KMD MEMO Martina Chait-Hartwig - 7th Line Rd S, October 17, 2024.doc - Township of Douro-Dummer - XS-20m OVERHEAD road standard.PDF
Final Approval Date:	Nov 14, 2024

This report and all of its attachments were approved and signed as outlined below:

No Signature found

Jake Condon

Todd Davis

Improvement and/or Opening of Municipal Road Allowances

It shall be the policy of the Council of the Township of Dummer that no municipal road allowance shall be improved and/or opened unless approved by Council as per the following criteria:

1. All requests for improving and/or opening municipal road allowances shall be in writing and shall be sent to the Administrator.
2. Upon receipt of a request for improving and/or opening a municipal road allowance, the Administrator shall provide a copy thereof to the Road Superintendent, who shall make an inspection of said road allowance and determine what specification (M.T.O.) is applicable.
3. The Road Superintendent may request input from the Ministry of Transportation in determining what standard of road is applicable for the type of use proposed.
4. Based on the inspection, the Road Superintendent, shall provide to the applicant, the necessary road specifications as well as a copy of this policy.
5. If at this time the applicant indicates that he/she wishes to proceed, council may direct staff to notify all adjoining property owners of such request and solicit their comments. A minimum of 30 days shall be allowed for this notification period.
6. Following this notification period, council shall evaluate the proposal based on the information available. If the request is denied, the decision is final. If the request is approved, the applicant shall, prior to initiating any work, provide an O.L.S. survey of the road allowance.
7. All costs of surveying, brushing, road construction, etc, associated with the road allowance improvement and/or opening shall be borne by the applicant.
8. Any fences required shall be installed, repaired or replaced as required and approved by the adjoining landowner(s).
9. Any damages to adjoining landowners property or fences shall be the responsibility of the applicant.
10. All wood, logs, etc left from any clearing done, belong to the municipality, unless deemed otherwise by the Road Superintendent, in consultation with the Roads Committee.
11. The road must be built to the Ministry of Transportation standards as supplied by the municipality unless deemed otherwise by council.
12. All work must be done under the direction of, and with the approval of the Township Road Superintendent.
13. Applicant is required to have adequate liability insurance coverage and workers compensation coverage for the duration of the road improvement and/or opening project.

Improvement and/or Opening of Municipal Road Allowances

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3. The Road Superintendent may request input from the Ministry of Transportation in determining what standard of road is applicable for the type of use proposed.
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11. The road must be built to the Ministry of Transportation standards as supplied by the municipality unless deemed otherwise by council.

POLICY NO. 18

12. All work must be done under the direction of, and with the approval of the Township Road Superintendent.
13. Applicant is required to have adequate liability insurance coverage and workers compensation coverage for the duration of the road improvement and/or opening project.



Kevin M. Duguay
Community
Planning and
Consulting Inc.



560 Romaine Street Peterborough, Ontario K9J 2E3
P (705) 749-6710 C (705) 931-0975
kevin@kmdplanning.com www.kmdplanning.com

Memo

To: Martina Chait-Hartwig, Clerk
Township of Douro-Dummer

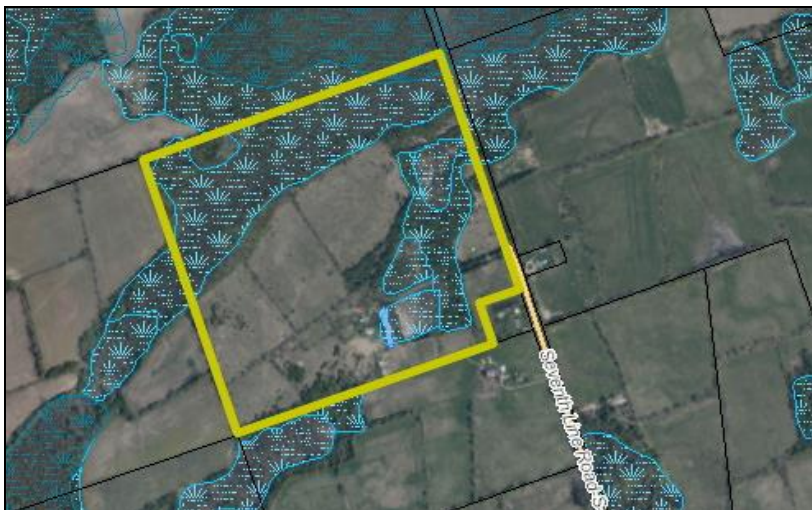
From: Kevin M. Duguay MCIP, RPP

Date: October 18, 2024

Re: **David Lobb, Interest in the Utilization of an
Unopened Township Road Allowance
East Half of Lot, Concession 6
(KMD File 2024-57)**

This memorandum serves as an official request being made on behalf of Mr. David Lobb, regarding his interest in the ongoing use of a portion of Unopened Township Road Allowance.

The Property and the Unopened Road Allowance



(Source: County of Peterborough Website, October 2024)

The interest, if realized would not necessarily mean the formal opening of the concerned road allowance. Rather, my Client is interested in either a lease agreement of license respecting his continued use/enjoyment of the unopened road allowance.

If however, neither of these options are deemed feasible, then the option of a formal opening of the road allowance could be contemplated.

It is my understanding that the Lobb family has assumed responsibility for the upkeep of this parcel of land. Mr. Lobb's willing to enter into a formal agreement addressing this responsibility which would be in keeping with Township Policy No. 18, clauses 9 to 11 respectively.

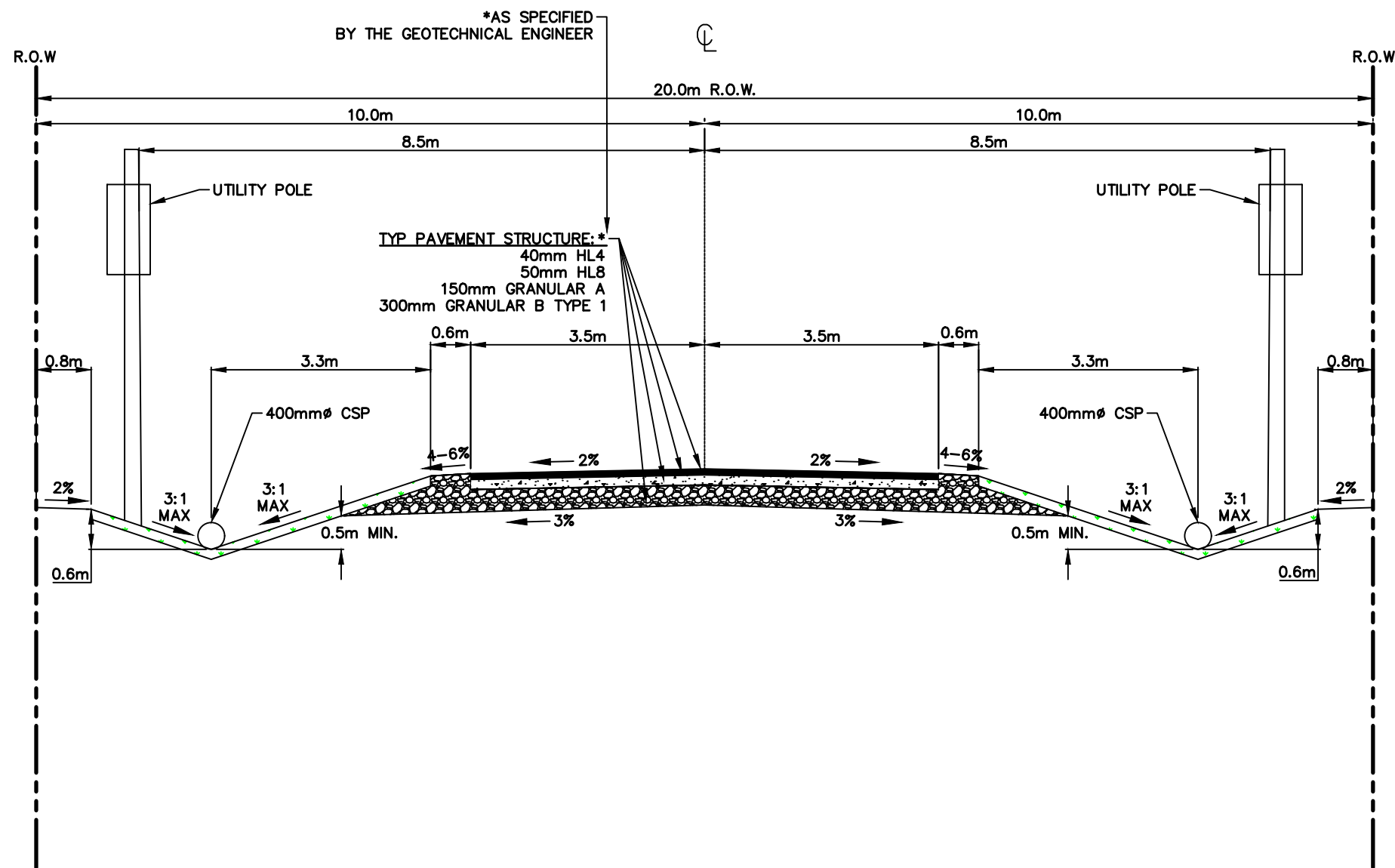
I understand that this request will be considered at a future Township Council meeting. I would welcome the opportunity of attending the meeting, to monitor/observe Council's consideration of the request.

Please contact me should you have questions or should you wish to discuss matters.

Yours truly,

A handwritten signature in blue ink, appearing to read 'K. M. Duguay', with a stylized flourish extending to the right.

Kevin M. Duguay, MCIP, RPP



NOTES:

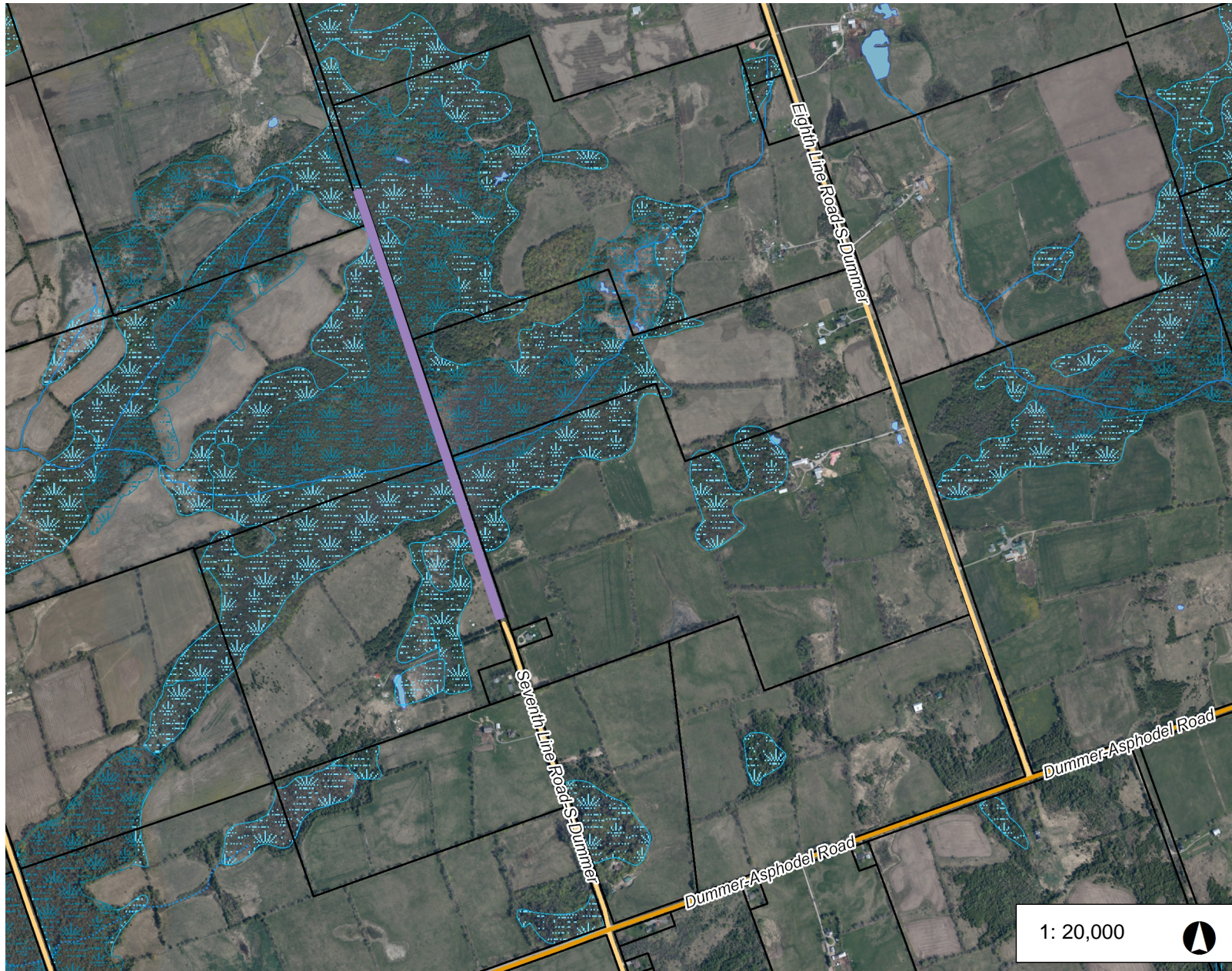
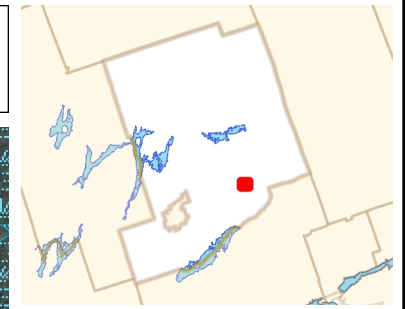
1. DRIVEWAY TO BE 6m WIDE. CULVERTS ARE TO BE 9.0m LONG
2. DRIVEWAY APRONS ARE TO BE PAVED

**20m OVERHEAD UTILITIES
TYPICAL ROAD X-SECTION**

DWG. NO.	DATE	REVISION	SCALE
	JUNE 2023	0	1:75



Lobb Road Allowance Request



Legend

- Roads < 50,000**
 - PRIV ; Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000**
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
- First Nations
- Parcel Fabric
- Parcel First Nations - Canada I
- Rivers**
 - Intermittent
 - Permanent
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upper Ti
 - <all other values>
 - COUNTY OF PETERBOROUGH

Notes

1: 20,000



1,016.0 0 508.00 1,016.0 Meters

City Clerk's Office

Secretariat
Sylvia Przewdziecki
Council Secretariat Support
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2Tel: 416-392-7032
Fax: 416-392-2980
e-mail:
Sylvia.Przewdziecki@toronto.ca
web: www.toronto.ca**In reply please quote:
Ref.: 24-MM23.1**

(Sent by Email)

December 20, 2024

ALL ONTARIO MUNICIPALITIES:**Subject: Member Motion Item 23.1
Declaring Toronto a Paid-Plasma-Free Zone - by Councillor Chris Moise,
seconded by Councillor Alejandra Bravo (Ward All)**

City Council on November 13 and 14, 2024, adopted [Item MM23.1](#) and in doing so, has forward this item to Canadian Blood Services, federal, provincial and territorial Ministers of Health, Grifols Pharmaceuticals, and all Ontario Municipalities and requested that they support only voluntary blood and plasma collection, where donors do not receive payment for their blood or plasma.

Yours sincerely,

Niko Markakis, for

for City Clerk

S. Przewdziecki/mp

Attachment

Sent to: All Ontario Municipalities
Chief Executive Officer, Canadian Blood Services
Chief Executive Officer, Grifols Canada

c. City Manager

City Council

Member Motions - Meeting 23

MM23.1	ACTION	Adopted		Ward: All
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Declaring Toronto a Paid-Plasma-Free Zone - by Councillor Chris Moise, seconded by Councillor Alejandra Bravo

City Council Decision

City Council on November 13 and 14, 2024, adopted the following:

1. City Council express its opposition to the operation of private for-profit blood collection companies in the City.
2. City Council forward this item to Canadian Blood Services, federal, provincial and territorial Ministers of Health, Grifols Pharmaceuticals, and all Ontario Municipalities and request that they support only voluntary blood and plasma collection, where donors do not receive payment for their blood or plasma.

Summary

In the City of Toronto, we uphold the principle of voluntary blood and plasma donation, acknowledging its vital importance as a public good. Our commitment derives from the lessons of Canada’s tainted blood crisis, which tragically claimed approximately 8,000 lives. The subsequent Royal Krever Commission urged a fully voluntary, non-payment oriented blood and plasma donation system.

Within our Ontario healthcare system, we perceive blood donations as a priceless public resource, underscoring the need to safeguard the integrity of the public, voluntary donor system.

The Voluntary Blood Donations Act of Ontario strengthens this stance, legislating against the payment of donors and prohibiting donors from receiving financial compensation for their blood or plasma.

Canada Blood Services plans to open five paid plasma clinics, including one in Toronto, by 2025. This issue needs immediate attention and action. The public health community has raised concerns about Grifols Pharmaceuticals' plans to open a Toronto clinic. It's vital we protect vulnerable residents from exploitation by for-profit plasma collection companies offering cash for blood-plasma, a predatory practice.

In bringing this motion forward, we strive to reinforce the principles of voluntary, non-remunerated blood and plasma donation, protecting both the integrity of Canada’s public blood system and the dignity of blood donors.

Background Information (City Council)

Member Motion MM23.1

<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249600.pdf>

Attachment 1 - Resolution to Declare the City of Hamilton a "No Paid Plasma Zone"

<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-250144.pdf>

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2024-5801

December 12, 2024

Dear Head of Council,

I am pleased to inform you of the introduction of the proposed Municipal Accountability Act, 2024 on December 12, 2024, which, if passed, would make changes to the *Municipal Act, 2001* and *City of Toronto Act, 2006* to strengthen the municipal code of conduct and integrity commissioner framework.

I appreciate the valuable feedback we have received from municipalities and share your commitment to safe and respectful workplaces. The proposed changes, if passed, would:

- enable the creation of a standard municipal code of conduct and standard municipal integrity commissioner investigation processes to help ensure consistency across all Ontario municipalities;
- create a role for the Integrity Commissioner of Ontario in municipal code of conduct and integrity commissioner matters, including providing training to municipal integrity commissioners; and
- establish a mechanism to remove and disqualify members of council and certain local boards for a period of four years for the most serious code of conduct violations following a recommendation from the local integrity commissioner, a concurring report from the Integrity Commissioner of Ontario, and a unanimous vote of council.

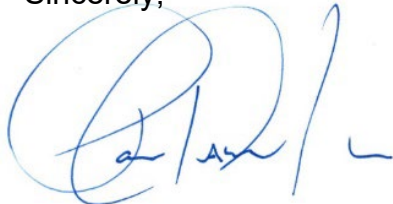
In the coming months, I will want to hear your feedback on the Bill as well as other matters regarding local accountability regimes. I look forward to seeing many of you at the upcoming Rural Ontario Municipal Association conference, where we will have the opportunity to discuss these changes and other matters of importance to your communities.

If passed, important work to develop the regulations to support this new framework would lie ahead, and I remain committed to engaging with you throughout that process. Our intention is to have these changes in effect for the new term of councils beginning in Fall 2026 to ensure there is adequate opportunity for local implementation.

For more information on these amendments, please see the [news release](#). To share your comments on the proposed legislation, please see a posting on the [Regulatory Registry](#) that will be open for comments for 60 days.

If you have any questions regarding these new provisions, please contact your local [Municipal Services Office](#) with the Ministry of Municipal Affairs and Housing.

Sincerely,



Hon. Paul Calandra
Minister of Municipal Affairs and Housing

- c: Jessica Lippert, Chief of Staff
- Owen Macri, Deputy Chief of Staff
- Martha Greenberg, Deputy Minister
- Caspar Hall, Assistant Deputy Minister, Local Government Division
- Sean Fraser, Assistant Deputy Minister, Municipal Services Division
- Municipal Clerks and CAOs



Northumberland County Council Resolution

SENT VIA EMAIL

January 7, 2025

Honourable Doug Ford (Premier of Ontario)
Honourable Andrea Khanjin (Minister of the Environment, Conservation and Parks)
Honourable Rob Flack (Minister of Agriculture, Food and Agribusiness)
Honorable David Piccini (Minister of Labour, Immigration, Training and Skills Development and MPP for Northumberland-Peterborough South)
Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
Northumberland Federation of Agriculture
All Ontario municipalities

Re: Correspondence, 'Protection of Agricultural Lands and Sustainable Development'

At a meeting held on December 18, 2024 Northumberland County Council approved Council Resolution # 2024-12-18-909, adopting the below recommendation from the December 2, 2024 Public Works Committee meeting:

Moved by: Councillor Mandy Martin
Seconded by: Councillor Robert Crate

"**That** the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

Council Resolution # 2024-12-18-909

Carried

If you have any questions regarding this matter, please do not hesitate to contact the undersigned at matherm@northumberland.ca or by telephone at 905-372-3329 ext. 2238.

Sincerely,
Maddison Mather



Manager of Legislative Services / Clerk
Northumberland County

Council Resolution

Moved By M. Martin

Agenda
Item 15

Resolution Number
2024-12-18- 909

Seconded By R. Crate

Council Date: December 18, 2024

"That Council adopt all recommendations from the five Standing Committees, as contained within the Committee Minutes (meetings held December 2, 3, and 4, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

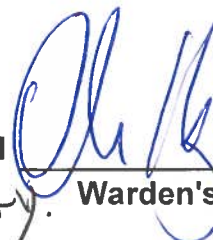
Committee Name	Item #	Description	Held By
----------------	--------	-------------	---------

- | | | | |
|---|---------------------------------------|--|--|
| - | Community Health Committee, Item 8.a, | 'Report 2024-156 'Long-term Care Staffing Challenges' – Held by Councillor Logel | |
|---|---------------------------------------|--|--|

And Further That the items listed above and held for separate discussion each require a separate resolution."

Recorded Vote
Requested by _____
Councillor's Name

Deferred _____
Warden's Signature

Carried 
Deputy Warden's Signature

Defeated _____
Warden's Signature

Public Works Committee Resolution

Committee Meeting Date: December 2, 2024

Agenda Item: 7.d

Resolution Number: 2024-12-02- 860

Moved by: J. Logel

Seconded by: B. Ostrander

Council Meeting Date: December 18, 2024

"That the Public Works Committee, having considered the correspondence from the Township of Puslinch regarding 'Protection of Agricultural Lands and Sustainable Development', recommend that County Council support the correspondence and direct staff to send a copy of this resolution to key stakeholders."

Carried 
Committee Chair's Signature

Defeated _____
Committee Chair's Signature

Deferred _____
Committee Chair's Signature



Hon. Paul Calandra
Minister of Environment,
Conversation and Parks
VIA EMAIL:
Paul.Calandra@pc.ola.org

Hon. Doug Ford
Premier of Ontario
VIA EMAIL:
premier@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

November 7, 2024

Hon. Rob Flack
Minister of Agriculture,
Food, and Agribusiness
VIA EMAIL:
minister.omafra@ontario.ca

Hon. Matthew Rae, MPP
VIA EMAIL:
Matthew.Rae@pc.ola.org

Hon. Ted Arnott, MPP
VIA EMAIL:
ted.arnottco@pc.ola.org

Barclay Nap
Wellington Federation of
Agriculture
VIA EMAIL:
napbarclay@gmail.com

RE: Motion for the Protection of Agricultural Lands and Sustainable Development in Relation to Provincial Projects and Excess Soil Management Practices

Please be advised that Township of Puslinch Council, at its meeting held on October 23, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2024-378: Moved by Councillor Hurst and
Seconded by Councillor Sepulis

Whereas the provincial government is undertaking:

- a) significant road and underground projects over the next ten years which will generate significant excess soil to be managed and disposed; and
- b) studies of underground projects that if implemented will also generate significant excess soil: and



Whereas landfill sites across Ontario are already near capacity, necessitating amendments to legislation to allow certain quality soil to be disposed at excess soil reuse sites instead of being disposed of in landfills effective January 1, 2025; and

Whereas the Ministry of the Environment, Conservation and Parks (MECP) is currently under resourced and lacks the capacity to effectively manage the additional enforcement and oversight required for the relocation of excess soil; and

Whereas the responsibility to enforce and oversee excess soil regulations is being downloaded onto municipalities, which have limited enforcement capabilities and face the risk of significant costs being passed on to local taxpayers; and

Whereas contamination of existing soil and groundwater is a significant concern, particularly in rural municipalities with valuable agricultural lands and reliance on groundwater for its residents; and

Whereas agricultural lands must be prioritized equally with housing needs, roads and underground infrastructure; failure to adequately protect these lands could exacerbate the ongoing food crisis in Ontario; and

Whereas Ontario is not alone in navigating the challenges of sustainable development, and the United Nations provides guidance through its Sustainable Development Report, which includes goals focused on economic growth, infrastructure, sustainable communities, hunger, clean water and sanitation, climate action, and life on land; and

Whereas it is critical that governments consider the comprehensive impacts on all of these areas when conducting feasibility studies and implementing projects which generate excess soil; and

Whereas neglecting to account for the broader implications of projects may lead to negative outcomes;

Therefore Be It Resolved that the Council of the Township of Puslinch calls on the provincial government to:



1. Prioritize the protection of agricultural lands in the management of excess soil from roads and underground projects and in the planning and feasibility studies related to such projects.
2. Ensure that adequate resources are allocated to the MECP to support effective enforcement and oversight of excess soil regulations.
3. Collaborate with municipalities to provide necessary support and funding for enforcement activities related to excess soil management, minimizing financial burdens on local taxpayers.
4. Conduct a comprehensive impact assessment that considers all aspects of sustainable development, in alignment with the United Nations Sustainable Development Report, before proceeding with the traffic tunnel project and any further amendments to excess soil legislation; and

That the Township of Puslinch Council direct staff to send a copy of this resolution to the Minister of the Environment, Conservation and Parks; the Premier of Ontario; all Ontario municipalities; MPP Arnott; MPP Rae; the Wellington Federation of Agriculture; and OMAFRA requesting support for the protection of agricultural lands and sustainable development practices in Ontario.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

CC: All Ontario Municipalities

The Corporation of the Township of Douro-Dummer

By-law Number 2025-02

Being a By-law to assume certain parcels into the Township Road System

Severance Files: B-61-21 & B-62-21, Parent Roll: 020-004-10800;
B-22-24, Parent Roll: 010-002-03100

Whereas Section 31 of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides Council with the power to pass by-laws for acquiring or for assuming part of a highway;

And Whereas the Township of Douro-Dummer imposed a condition of consent requiring a three-metre strip of frontage to be deeded to the Township for future road widening purposes;

Now Therefore the Council of the Corporation of the Township of Douro-Dummer hereby enacts as follows:

1. The parcels as set forth above be and they are hereby incorporated into the Township of Douro-Dummer Road System.

Severance Files: B-61-21 and B-62-21, Parent Roll: 020-004-10800
Part of Lot 27, Concession 3, in the Geographic Township of Dummer, Township of Douro-Dummer, in the County of Peterborough, designated as Parts 2 and 4 on Plan 45R-17617, said Plan received and deposited in the Registry Office of the Registry Division of Peterborough (No. 45) on February 5, 2024 and deeded to the Township of Douro-Dummer as Registration No. PE427989 on January 10, 2025.

Severance File: B-22-24, Parent Roll: 010-002-03100
Part of Lot 13, Concession 1, in the Geographic Township of Douro, Township of Douro-Dummer, in the County of Peterborough, designated as Part 2 on Plan 45R-17713, said Plan received and deposited in the Registry Office of the Registry Division of Peterborough (No. 45) on August 14, 2024 and deeded to the Township of Douro-Dummer as Registration No. PE428201 on January 14, 2025.

2. That the Mayor and the Clerk be directed to sign same and affix the Corporate Seal to this By-law.

Passed in open Council this 21st day of January, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2025-03

**Being a By-law to authorize borrowing from time to time
to meet current expenditures during the fiscal year
ending December 31, 2025**

Whereas the Municipal Act, 2001, S.O. 2001, c. 25, as amended, Section 407, provides authority for a council by By-law to authorize the head of council and the Treasurer to borrow from time to time, by way of promissory note or banker's acceptance, such sums as the council considers necessary to meet, until taxes are collected and others revenues received, the current expenditures of The Corporation for the year; and

Whereas the total amount which may be borrowed from all sources at any one time to meet the current expenditures of The Corporation, except with the approval of the Municipal Board, is limited by Section 407 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended;

Now Therefore the Council of The Corporation of the Township of Douro-Dummer enacts as follows:

1. The head of Council and the Treasurer are hereby authorized to borrow from time to time by way of promissory note or banker's acceptance during the year 2025 (hereinafter referred to as the current year) such sums as may be necessary to meet, until the taxes are collected and other revenues received, the current expenditures of The Corporation and the other amounts that are set out in Subsection 407(1) of the Municipal Act, 2001, S.O. 2001, as amended.
2. The lender(s) from whom amounts may be borrowed under authority of this By-law shall be the Royal Bank of Canada and such other lender(s) as may be determined from time to time by Resolution of Council.
3. The total amount which may be borrowed at any one time under this By-law, together with the total of any similar borrowings that have not been repaid, shall not exceed from January 1st to September 30th of the current year, 50 percent of the total, and from October 1st to December 31st of the current year, 25 percent of the total of the estimated revenues of The Corporation as set forth in the estimates adopted for the current year or \$750,000.00, whichever is less.
4. The Treasurer shall, at the time when any amount is borrowed under this By-law, ensure that the lender is or has been furnished with a certified copy of this By-law, (a certified copy of the resolution mentioned in section 2 determining the lender) if applicable and a statement showing the nature and amount of the estimated revenues for the current year and also showing the total of any other amounts borrowed from any and all sources under authority of Section 407 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, that have been repaid.
5. (a) If the estimates for the current year have not been adopted at the time an amount is borrowed under this By-law, the limitation on total borrowing, as set out in section 3 of this By-law, shall be calculated for the time being upon the estimated revenues of The Corporation as set forth in the estimates adopted for the previous year.

(b) If the estimates for the current year have not been adopted at the time an amount is borrowed under this By-law, the statement furnished under section 4 shall show the nature and amount of the estimated revenues of The Corporation as set forth in the estimates adopted for the previous year and the nature and amount of the revenues received for and on account of the current year.

6. All or any sums borrowed under this By-law shall, with interest thereon, be a charge upon the whole of the revenues of The Corporation for the current year and for any preceding years as and when such revenues are received; provided that such charge does not defeat or affect and is subject to any prior charge then subsisting in favour of any other lender.
7. The Treasurer is hereby authorized and directed to apply in payment of all or any sums borrowed under this By-law, together with interest thereon, all or any of the moneys hereafter collected or received, either on account of or realized in respect of the taxes levied for the current year and preceding years or from any other source, which may lawfully be applied for such purpose.
8. Promissory Notes or banker's acceptances made under section 1 shall be signed by the Treasurer and the head of council or by such other person as is authorized by By-law to sign it.

This By-law shall take effect on January 21st, 2025.

Passed in open Council this 21st day of January, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2025-04

"A By-Law to provide for an Interim Tax Levy and the Payment of Interim Taxes for the Year 2025"

Whereas Section 317 of the Municipal Act provides that the Council of a local municipality may pass a by-law to impose an interim levy on the assessment roll for taxation in the current year for property in the municipality rateable for local municipality purposes;

And Whereas Section 317 of the Municipal Act provides a set of rules for determining the interim tax payable, which are also subject to the municipality's discretion under Section 317(9) of the Municipal Act to decrease or increase the interim tax payable where it is felt that the interim amount would otherwise be too high or too low in relation to the total taxes that are anticipated to be levied on the property in the year;

And Whereas the Council of this municipality deems it appropriate to be provided for such interim levy on the assessment of property in this municipality;

Now Therefore the Municipal Council of The Corporation of the Township of Douro-Dummer enacts as follows:

1. Interim tax levies are hereby imposed on the whole of the assessment for real property for all property classes according to the assessment roll for taxation in the current year, and shall be in the amount equal to fifty per cent (50%) of the final 2024 taxes on the property.
2. When calculating the total amount of the taxes for the year 2025 under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of 2024, an amount shall be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. The said interim tax levy shall become due and payable in two installment(s) due and payable on the 28th of February and the 30th day of April and non-payment of the amount on the dates stated in accordance with this section shall constitute default.
4. The Treasurer of the Township of Douro-Dummer shall add to the amount of all taxes due and unpaid, interest at the rate of 1.25 percent per month or fraction thereof, being 15 percent per annum, and all by-laws and parts of by-laws inconsistent with this paragraph are hereby superseded.
5. Interest added on all taxes of the interim tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid interim tax levy.
6. The Treasurer shall cause to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.

7. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
8. The Treasurer of the Township of Douro-Dummer may accept part payment on account of any taxes due, but such acceptance shall not affect interest under Section 4 of this By-Law.
9. This By-Law shall be deemed to come to force and effect on January 1, 2025 and shall apply to properties on the assessment roll for taxation in the current year as listed on that date or which were added to the roll after that date, including properties added after the date this By-law is passed.

Passed in open Council this 21st day of January, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2025-05

Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law"

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

And Whereas Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer required the rezoning of the subject lands as a condition of Peterborough County Consent Application B-53-24;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to further amend By-law No. 10-1996 as amended;

Now Therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. Schedule A2 to By-law No. 10-1996, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 277 Sixth Line Road-S-Dummer and more particularly described as Part Lot 4, Concession 6 (Dummer Ward) from the Rural Zone (RU) to the Special District 261 Zone (S.D. 261) as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by the addition of subsection "21.261 Special District 261 Zone (S.D. 261)" immediately following subsection 21.260 Special District 260 Zone (S.D. 260)" which shall read as follows:

21.261 Special District 261 Zone (S.D. 261) – Roll No. 1522-020-001-10400

No person shall within any Special District 261 Zone (S.D. 261) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.261.1 Permitted Uses

21.261.1.1 All uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

21.261.2 Regulations for Permitted Uses

All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area for a hobby farm 2.6 ha

- b) Minimum Lot Frontage for a hobby farm 44 m
- c) All provisions of Section 3, General Zone Provisions of By-law 10-1996, as amended, as they apply to the use of any land, buildings or structures permitted in the Special District 261 Zone (S.D. 261) shall apply and be complied with.

3. All other relevant provisions of By-law 10-1996, as amended, shall apply.

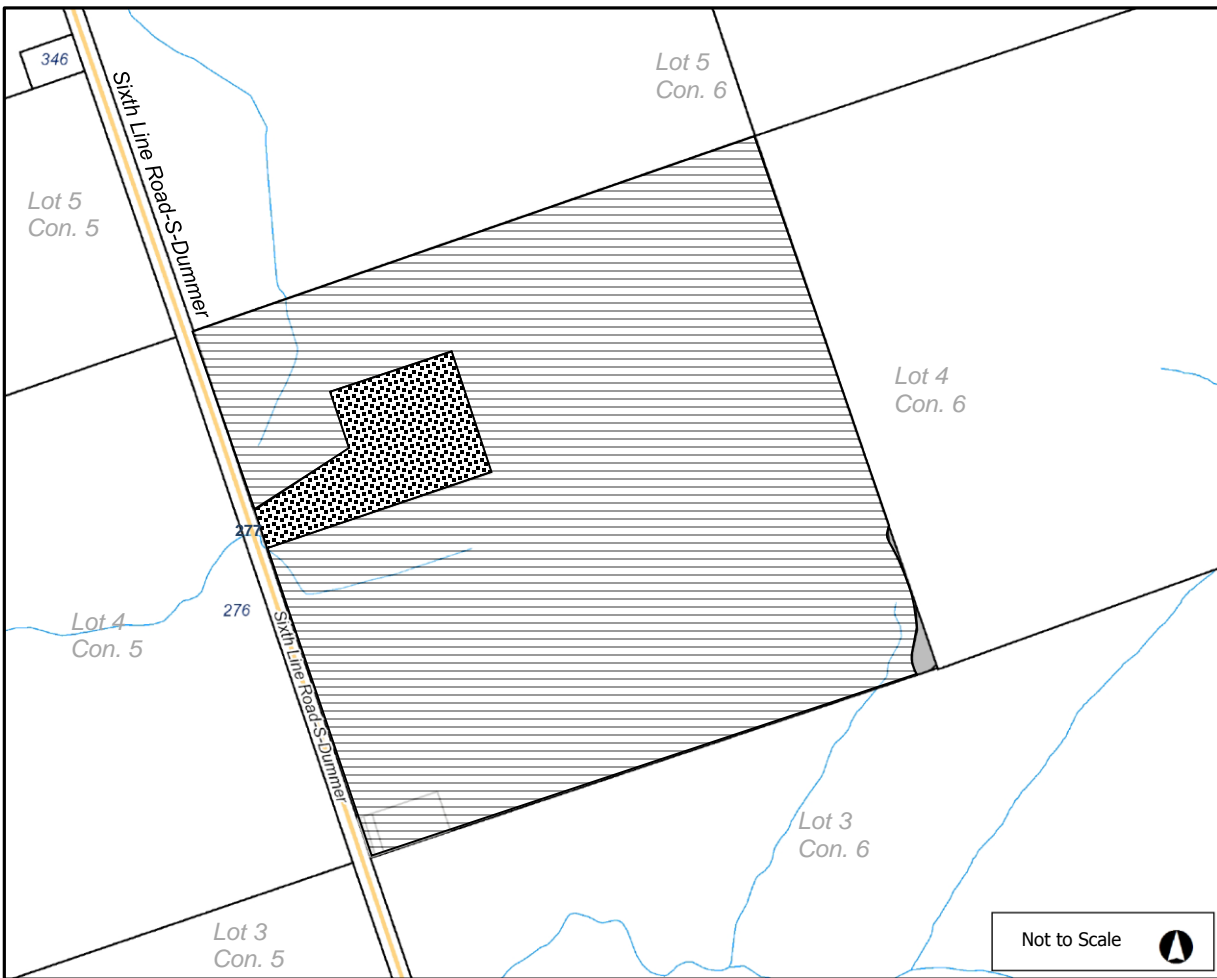
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 21st day of January, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-05



Rezone from the 'Rural Zone (RU)' to the 'Special District 261 Zone (S.D. 261)'



Area to remain zoned the 'Rural Zone (RU)'



Area to remain zoned the 'Environmental Conservation Zone (EC)'

**This is Schedule '1' to By-law
No. 2025-05 passed this
21st day of January, 2025.**

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2024-06

Being a By-law of The Corporation of the Township of Douro-Dummer to confirm the proceedings of the Regular Council Meeting of Council held on the 21st day of January 2025

The Municipal Council of The Corporation of the Township of Douro-Dummer Enacts as follows:

1. **That** the action of the Council at its Regular Council Meeting held on January 21st, 2025, in respect to each motion, resolution, and other action passed and taken by the Council at its said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby approved, ratified, and confirmed.

2. **That** the Mayor and the proper officers of the Township are hereby authorized to do all things necessary to obtain approvals where required, and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal to all such documents.

Passed in Open Council this 21st day of December 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig