



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

**Tuesday, June 3, 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: June 3, 2025	
6. Adoption of Minutes and Business Arising from the Minutes	
6.1 Regular Council Meeting Minutes - May 20, 2025	1
7. Consent Agenda (Reports voted upon by ONE motion) - No Debate	
7.1 Otonabee Region Conservation Authority (ORCA) - 2024 Financial Statements and Annual Report	10
7.2 City of Peterborough - Notice of Adoption of an Official Plan Amendment - Affordable Housing Community Improvement Project Area	11
7.3 City of Peterborough - Request for Extension to Draft Plan of Subdivision Approval File Number 15T-17502	18

7.4	Ministry of Natural Resources - Notification Letter Reintroduction of the Geologic Carbon Storage Act	35
7.5	CAMSafe - Enhancing Community Safety Through Camera Registration	36
8.	Delegations, Petitions, Presentations or Public Meetings:	
8.1	Delegation – Eric DeCou - Ice Storm Response and Cleanup Efforts Rescheduled from May 6, 2025 Council Meeting	37
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	Zoning By-law Amendment R-11-24 (Parkhill Storage) - Planning-2025-08 192 County Road 4, Roll No. 1522-010-004-105000	40
10.2	Bill 17 - Council Update - Building Department-2025-06	80
11.	Committee Minutes and Other Reports: None	
12.	Correspondence – Action Items:	
12.1	Douro-Dummer Local Taxpayers - Correspondence regarding Alternative Voting Methods	110
13.	By-laws:	
13.1	By-law 2025-22 - To amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" File R-11-24 Roll No. 1522-010-004-10500	113
13.2	By-law 2025-23 - Authorize Vote and Vote-Counting Equipment and Alternative Voting Methods	117
14.	Reports derived from previous Notice of Motions	
15.	Notices of Motion	

15.1 Redirecting Bottle Return Proceeds to Support Local Youth Sports (Mayor Watson) (May 6, 2025)

Whereas the beginning in 2015 the Township of Douro-Dummer has collected returnable bottles at the Transfer Station with proceeds, typically around \$1,500 annually, donated to United Way Peterborough; and

Whereas United Way Peterborough is a well-respected organization that provides meaningful support across the region, helping improve lives through a wide range of programs and services; and

Whereas the Township recognizes the value of investing in local initiatives where even modest funds can make a significant difference to residents, especially young people; and

Whereas many youth sports organizations in Douro-Dummer, such as hockey, baseball, and soccer, operate with limited budgets and rely on community support to keep programming accessible and inclusive; and

Whereas participation in sports contributes to the physical, mental, and social development of young people and fosters a strong sense of community, belonging, and leadership; and

Whereas United Way Peterborough raises approximately \$1.2 million annually, and the Township's contribution may now have greater impact when directed to grassroots initiatives in our own community; and

Now Therefore Be It Resolved That beginning in June of 2025, the proceeds from the Township's returnable bottle collection program be redirected to support youth sports and recreation programs within the Township; and

Be It Further Resolved That Council request that staff bring forward a report outlining option for the process to award the bottles and/or funds annually along with timelines and a communication strategy to the first Council meeting in August.

15.2 Proposed Township Road Tour (Councillor Johnston) (May 6, 2025)

That staff be requested to coordinate and schedule a Council Road Tour within the Township of Douro-Dummer.

16. Announcements:

17. Closed 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), (Building Department Matters);

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (Legal Matters)

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board

17.1 Approval Closed Session Minutes

Closed Session Minutes - January 21, 2025

Closed Session Minutes - March 18, 2025

17.2 Report to Council - C.A.O.-2025-10

18. Rise from Closed Session with or without a Report

19. Matters Arising from Closed Session

20. Confirming By-law 2025-24

118

21. Next Meeting

Regular Council Meeting - June 17, 2025 at 5:00 p.m.

Committee of the Whole - June 18, 2025 at 10:00 a.m.

22. Adjournment

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

**May 20, 2025, 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: **Clerk - Deputy C.A.O. - Martina Chait-Hartwig
Treasurer - Paul Creamer
Legislative Services Assistant - Anu Mundahar**

Staff Absent: **C.A.O. - Todd Davis**

1. Call to Order

With a quorum of Council being present, the Mayor called the meeting to order at 5:00 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: May 20, 2025

Resolution Number 143-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the agenda for the Regular Council Meeting, dated May 20, 2025, be adopted, as amended. Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Regular Council Meeting Minutes - May 6, 2025

Resolution Number 144-2025

Moved by: Councillor Johnston

Seconded by: Councillor Watt

That the minutes for the Regular Council meeting, dated May 6, 2025, be adopted, as circulated. Carried

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

7.1 Peterborough County Council Minutes - April 23, 2025

7.2 Ontario Provincial Police (OPP), Crime Prevention and Community Support Bureau - Information Regarding Internal Restructuring

Resolution Number 145-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

The Consent Agenda for May 20, 2025, be received. Carried

Councillor Vervoort joined the meeting at 5:06 p.m.

8. Delegations, Petitions, Presentations or Public Meetings:

8.1 Michael Gisinsky - Request for Road Improvements on Eighth Line Road, North Dummer, Clerk/Planning-2021-39

Resolution Number 146-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the delegation from Mr. Gisinsky requesting approval to conduct studies to satisfy Otonabee Region Conservation Authority (ORCA) requirements regarding proposed improvement to Eight Line Road North Dummer be approved and that once available, the results be presented to Council for a decision on the proposed improvements. Carried

8.2 Wayne Edwards, Demers Road Residents - Request for Removal of Dead Trees

Resolution Number 147-2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the delegation from Mr. Edwards on behalf of the Demers Road residents, regarding the removal of dead trees on Demers Road be received; that staff be directed to include a review of hazardous trees on Demers Road to the current work plan and to incorporate the cleanup of the identified hazardous trees into the future work plan. Carried

8.3 Kevin Errington, The Market on Stoney Lake - Urgent Concerns Regarding the Building Department – Requested deferral to future date.

9. Public Comment Period - No Debate or Decision

9.1 List of Registered Speaks for Public Comment Period

April Hope – Item 12.3 – Ministry of Municipal Affairs and Housing - Bill 17, Protect Ontario by Building Faster and Smarter Act
Not in attendance.

10. Staff Reports

10.1 Report and Capital Project Status - May 2025

Resolution Number 148-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

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

10.2 Community Grant Requests - May 2025 - Treasurer-2025-13

Resolution Number 149-2025

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the report Treasurer-2025-13, dated May 20, 2025, regarding community grant requests dated May 2025 be received and;

That Council approved the community grant requests from the Douro 200th Anniversary Committee. Carried

Resolution Number 150-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That Council approve a \$1,000.00 funding contribution to the Kawartha Lake Stewards Association. Carried

Resolution Number 151-2025

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the request for funding from the Morton Community Healthcare Centre not be approved. Carried

10.3 Procurement Update - May 20, 2025 - Treasurer-2025-14

Resolution Number 152-2025

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the report Treasurer-2025-14, dated May 20, 2025, regarding purchasing report dated May 20, 2025, be received and;

That Scott Drummond Motors Limited is awarded the contract to supply and deliver the pickup trucks for Public Works and Fire & Emergency Services.

Carried

10.4 Peterborough County OPP Detachment Board Remuneration - Treasurer-2025-15

Resolution Number 153-2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the report Treasurer-2025-15, dated May 20, 2025, regarding the Peterborough County OPP Detachment Board remuneration be received and that Council approved the remuneration rates for Representative Appointees at \$100/Board meeting and Provincial Appointees at \$100/Board meeting.

Carried

10.5 Alternative Voting Methods for the 2026 Municipal Election - Clerk's Office-2025-15

Resolution Number 154-2025

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the report Clerk's Office-2025-15, dated May 20, 2025, regarding alternative voting methods for the 2026 Municipal Election be received; and,

That Council direct staff to prepare a by-law authorizing the use of alternative voting methods of internet and telephone voting for the 2026 Municipal Election along with the use of paper ballots and tabulators on voting day; and

That one polling station be established in each ward of the Township.

Carried

10.6 Joint RFP for Legal Services - Clerk's Office-2025-16

Resolution Number 155-2025

Moved by: Councillor Johnston

Seconded by: Councillor Watt

That the report Clerk's Office-2025-16, dated May 20, 2025, regarding the results of the joint RFP for Legal Services be received, that the Mayor and Clerk be directed to sign agreements with Aird and Berlis and Hicks Morley Hamilton Stewart Storie LLP for the delivery of legal services for a five-year term with the option of two additional one-year terms. Carried

11. Committee Minutes and Other Reports:

11.1 Township of Douro-Dummer - Library Board Meeting Minutes - March 11, 2025

Resolution Number 156-2025

Moved by: Councillor Johnston

Seconded by: Councillor Vervoort

That the minutes from the Township of Douro-Dummer Library Board meeting held on March 11, 2025, be received. Carried

11.2 Peterborough County OPP Detachment Board Meeting Minutes - March 24, 2025

Resolution Number 157-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the minutes from the Peterborough County OPP Detachment Board meeting held on March 24, 2025, be received. Carried

12. Correspondence – Action Items:

12.1 City of Orangeville - Responsible Growth and Opposition to Elements of Bill 5

Resolution Number 158-2025

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the letter from the City of Orangeville, dated May 12, 2025, regarding responsible growth and opposition to elements of Bill 5, be received. Carried

12.2 Township of Russell - Resolution regarding U.S.A Tariffs on Canadian Goods

Resolution Number 159-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the Resolution from the Township of Russell, dated May 12, 2025, regarding U.S.A. tariffs on Canadian goods, be received. Carried

12.3 Ministry of Municipal Affairs and Housing - Bill 17, Protect Ontario by Building Faster and Smarter Act

Resolution Number 160-2025

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the letter from the Ministry of Municipal Affairs and Housing, dated May 13, 2025, regarding Bill 17 - *Protecting Ontario by Building Faster and Smarter Act* be received and that it be referred to staff for a report to Council on the impact to Township and possible comments for submission. Carried

13. By-laws: None

14. Reports derived from previous Notice of Motions: None

15. Notices of Motion - No Debate: None

16. Announcements:

Councillor Watt - Household Hazardous Waste collection events will be held at the Halls Glen Transfer Station on Saturday, May 24, 2025, and Saturday, August 16, 2025, from 10:00 a.m. to 2:00 p.m.

Councillor Johnston - Warsaw Lions Club is hosting their cruise night on Wednesday from 4:30 p.m. to 7:30 p.m., starting May 22, 2025, and continuing until September 18, 2025, weather permitting.

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 2025-21

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That By-law Number 2025-21, being a By-law to confirm the proceedings of the Regular Meeting of Council, held on the 20th day of May 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

21. Next Meeting - Regular Council Meeting - June 3, 2025

22. Adjournment

Resolution Number 161-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That this meeting adjourn at 6:34 p.m. Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig



Otonabee

CONSERVATION

Monday, May 12, 2025 Mr. Todd

Davis, CAO
Township of Douro-Dummer PO Box 92
Warsaw, ON K0L 3A0 Dear Mr.

Davis,

On behalf of the Board of Directors, I am pleased to share with you Otonabee Conservation's 2024 Financial Statements and Annual Report.

In accordance with the *Conservation Authority Act* Section 38 and Ontario Regulations 400/22, the financial statements and annual report are circulated to member municipalities, posted to the Authority's website and sent to the Ministry of the Environment, Conservation and Parks.

BOO Canada LLP is the Authority's auditor. The [2024 Financial Statements](#) have been prepared in compliance with legislation, and in accordance with account principles established by the Public Sector Accounting Board of the Chartered Professional Accounts of Canada.

The Annual Report is a fully accessible online ArcGIS StoryMap that utilizes watershed mapping as a foundation for storytelling. This year's Annual Report also integrates text, images, and video to provide context for our watershed maps, allowing viewers to interact with the content and explore our accomplishments in [2024 Annual Report](#).

Thank you for your ongoing support and partnership to continue our collective work in the watershed.

Sincerely,

Janette Loveys Smith
Chief Administrative Officer/Secretary-Treasurer

250 Milroy Drive, Peterborough ON K9H 7M9 P: 705-745-
5791 F: 705-745-7488
otonabeeca@otonabeeconservation.com



City of
Peterborough

City Clerks Office
500 George Street North, Peterborough, ON K9H 3R9
Phone: 705-742-7777 Ex. 1820; Toll Free: 1-855-738-3755
Fax: 705-742-4138; E-mail: clerk@peterborough.ca

Date: May 26th, 2025

Notice of the Adoption of an Official Plan Amendment by the Corporation of the City of Peterborough

Quote File No.: O2502 – AHCIP

Take notice that the Council of the Corporation of the City of Peterborough passed By-laws Number 25-075 and 25-076 on the 20th day of May 2025, under Section 17 of **The Planning Act**.

By-law 25-076 designates the lands as illustrated on Schedule "A" of By-law 25-076 as a Community Improvement Project Area, pursuant to Section 28(1) of the Planning Act. The lands cover all of the land within the boundaries of the City and are hereby identified as the Affordable Housing Community Improvement Project Area.

By-law 25-075 adopts an "Affordable Housing Community Improvement Plan" pursuant to Section 28(4) of the Planning Act and grants delegated approval and signing authority for the Plan to the Commissioner of Community Services and the Commissioner, Infrastructure Planning and Growth Management to approve applications under the revised AHCIP framework, where compliance with the program criteria is met. The intent of the Plan is to incentivize Affordable Housing builds within the designated Project area, in keeping with the eligibility criteria, as detailed in the Plan (Schedule "A" of By-law 25-075).

The Committee heard from members of the public concerning this application and gave due consideration and weight to the comments made and received.

And take notice that that any person or agency may appeal to the Ontario Land Tribunal (OLT) in respect of the by-law by filing with the Clerk of the Corporation of the City of Peterborough not later than the 16th day of June 2025. If you wish to appeal to the OLT, a completed Appellant Form and the fee schedule can be found on the Tribunal's website at <https://olt.gov.on.ca/appeals-process/fee-chart/>. The notice of appeal must set out the reasons for the appeal.

The proposed official plan amendment is exempt from approval by the Ministry of Municipal Affairs and Housing. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

If there are no appeals filed within the appeal period, the by-law will come into effect on the date of passing of the by-law.

Dated at the City of Peterborough this 26th day of May 2025.


John Kennedy, City Clerk

The Corporation of the City of Peterborough

By-Law Number 25-076

Being a By-law to repeal and replace By-law 11-116, and to designate a modified Affordable Housing Community Improvement Project Area (2025)

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Whereas Section 28(2) of Part IV of the **Planning Act**, R.S.O. 1990, c.P. 13 (the **Planning Act**), empowers the Council of a municipality in which an Official Plan is in effect, and contains provisions relating to community improvement in the Municipality, to designate the whole or any part of the municipality covered by the Official Plan as a Community Improvement Area;

And Whereas the Corporation of the City of Peterborough has adopted an Official Plan which covers all of the land within its boundaries, and which contains provisions relating to community improvement in the Municipality;

And Whereas Section 28(1) of the **Planning Act**, defines a “Community Improvement Project Area” as a municipality or an area within a municipality, the community improvement of which in the opinion of Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason;

And Whereas the Council of the Corporation of the City of Peterborough deems it expedient and in the interest of the municipality to designate land hereinafter described as Community Improvement Project Area;

And Whereas By-law 11-116, passed September 12, 2011, designated the Affordable Housing Community Improvement Project Area (2011) to a portion of the City;

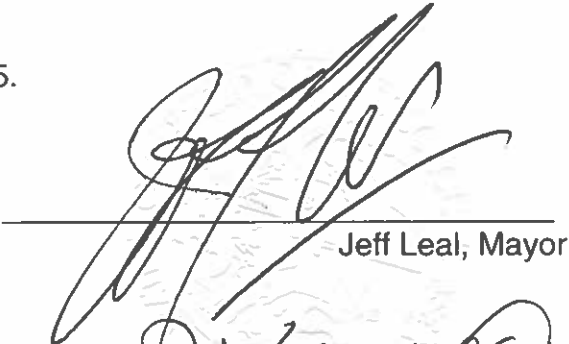
And Whereas The Corporation of the City of Peterborough has deemed it expedient to expand the Affordable Housing Community Improvement Project Area to align with the Municipal Boundary/Settlement Area;

And Whereas the Council of the Corporation of the City of Peterborough deems the intended Community Improvement Project Area to be City-wide as illustrated by Schedule A attached herein;

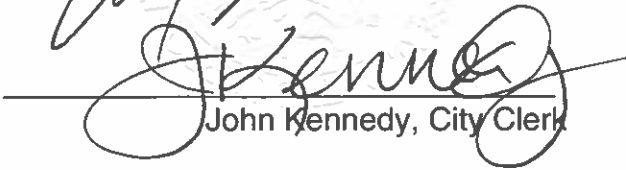
Now Therefore, The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

- a) Repeal By-law 11-116, and
- b) That pursuant to Section 28(2) of the Planning Act, the lands illustrated on Schedule “A” to this by-law are hereby designated as a community improvement project area to be known as the “Affordable Housing Community Improvement Project Area (2025)”, and
- c) That this By-law shall have effect immediately upon final passing.

By-law read a first time this 20th day of May 2025.



Jeff Leal, Mayor



John Kennedy, City Clerk

Schedule A





City of
Peterborough

The Corporation of the City of Peterborough

By-Law Number 25-075

Being a By-law to repeal and replace By-law 11-114, and to adopt a modified Community Improvement Plan for the Affordable Housing Community Improvement Project Area for the City of Peterborough

The Corporation of the City of Peterborough by the Council thereof hereby enacts as follows:

Whereas, Section 28(4) of Part IV of the Planning Act, R.S.O. 1990, c.P. 13 (The Planning Act), empowers the Council of a municipality in which a by-law designating a community improvement project area has been passed, to adopt a community improvement plan; and,

Whereas, pursuant to By-law Number [Clerks will Assign By-law number to Appendix B of Report IPGPL25-013]), The Corporation of the City of Peterborough designated lands identified in Schedule "A" to that By-law as a community improvement area to be known as the "Community Improvement Project Area", and

Whereas By-law 11-114, passed September 12, 2011, adopted an Affordable Housing Community Improvement Project Area, and

Whereas, the Council of the Corporation of the City of Peterborough deems it expedient and in the interest of the Municipality to adopt a modified community improvement plan for the lands designated and known as the "Affordable Housing Community Improvement Project Area", and

Whereas, the approval and signing authority for the Affordable Housing Community Improvement Plan required exempt expenditures are designated in Appendix B of the City's Procurement By-law 24-077, and

Whereas, grants to other organizations (including property owners) are considered exempt expenditures pursuant to Section 4.2 j under Appendix B of the City's Procurement By-law 24-077.

Now therefore be it resolved that the Council of the City of Peterborough hereby enacts as follows:

That By-law 11-114 passed on September 12, 2011, being the by-law that adopted the Affordable Housing Community Improvement Plan (2011) be repealed;

That the document attached hereto as Schedule "A" entitled "Affordable Housing Community Improvement Plan (2025)" is hereby adopted as a community improvement plan pursuant to Section 28(4) of the Planning Act;

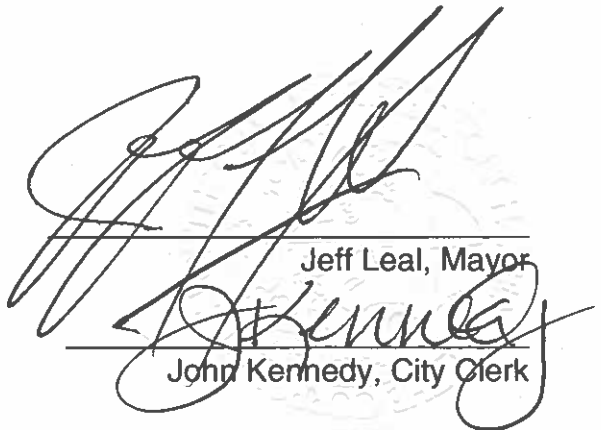
That Council grant delegated approval and signing authority for the Affordable Housing Community Improvement Plan to the Commissioner of Community Services and the Commissioner of Planning, Growth, and Management to approve applications under the revised AHCIP framework, where compliance with the program criteria is met.

Value of Exempt Expenditure	Approval and Signing Authority
Not to exceed \$10,000	a Manager
Not to exceed \$10,000 and if being charged to a Council or civic functions account	the Mayor
Not to Exceed \$50,000	Commissioner
Exceeds \$50,000	Originating Department's Commissioner and by either the Chief Administrative Officer, Treasurer or Deputy Treasurer.

That this by-law shall come into force and take effect upon being passed by Council.

Schedule "A" attached hereto forms part of this by-law.

By-law read a first time this 20th day of May, 2025.



Jeff Leal, Mayor

John Kennedy, City Clerk



City of
Peterborough

File Number 15T-17502

Deadline for Response:
June 23, 2025

Request for Extension to Draft Plan of Subdivision Approval

Take Notice that the Planning, Development and Urban Design Division of the Corporation of the City of Peterborough is proposing a one-year extension to Draft Plan of Subdivision Approval for Draft Plan of Subdivision 15T-17502 located at part of 3700 Nassau Mills Road.

As part of the Conditions of Draft Plan Approval for this plan, Council established a lapsing date whereby, if Final Approval of the plan is not granted within the required timeframe, Draft Plan Approval shall lapse. Draft Plan of Subdivision Approval for this development was originally granted by Council in 2017. The approval was scheduled to lapse in 2020 when a 5-year extension was granted resulting in the current lapsing date of September 6, 2025.

The City has serviced the site however, due to current economic conditions, the site has not proceeded to final approval and registration yet. To allow for the continued development of this plan beyond the September 6, 2025 lapsing date, a one-year extension to Draft Plan Approval is being proposed.

The Planning, Development and Urban Design Division is circulating this "Notice of Application" to all standard commenting agencies. You will find enclosed a copy and description of the approved Draft Plan of Subdivision, the current Conditions of Draft Plan Approval, and a land use map.

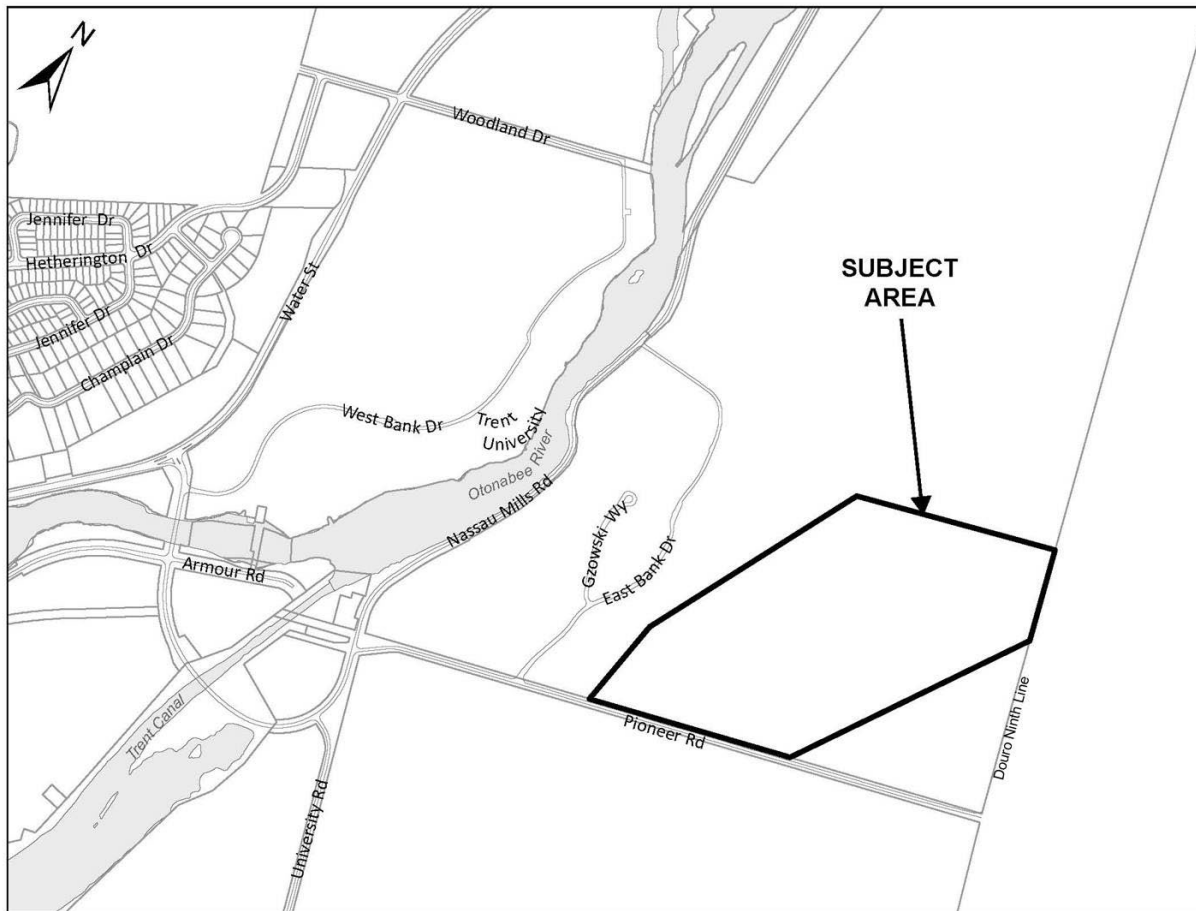
Be Advised that this is your formal opportunity to comment on the subject application and it is necessary that we have a response either with or without comments. Your response is required no later than: **June 23, 2025**.

Once the agency response deadline has expired, the Planning, Development and Urban Design Division will establish a meeting date, if a meeting is deemed necessary, pertaining to the subject application in accordance with Section 51 of the Planning Act.

Additional Information relating to this application can be obtained at the Planning, Development and Urban Design Division, City Hall, (8:30am to 4:30pm), or by contacting Ian Walker, Land Use Planner, Planning, Development and Urban Design Division at iwalker@peterborough.ca or by Phone 705-742-7777 Extension 1734.

Dated at the City of Peterborough this 26th day of May, 2025.

Key Map



Brad Appleby, Director
Planning, Development and Urban Design
500 George Street North
Peterborough, ON K9H 3R9

bappleby@peterborough.ca

Land Use Map

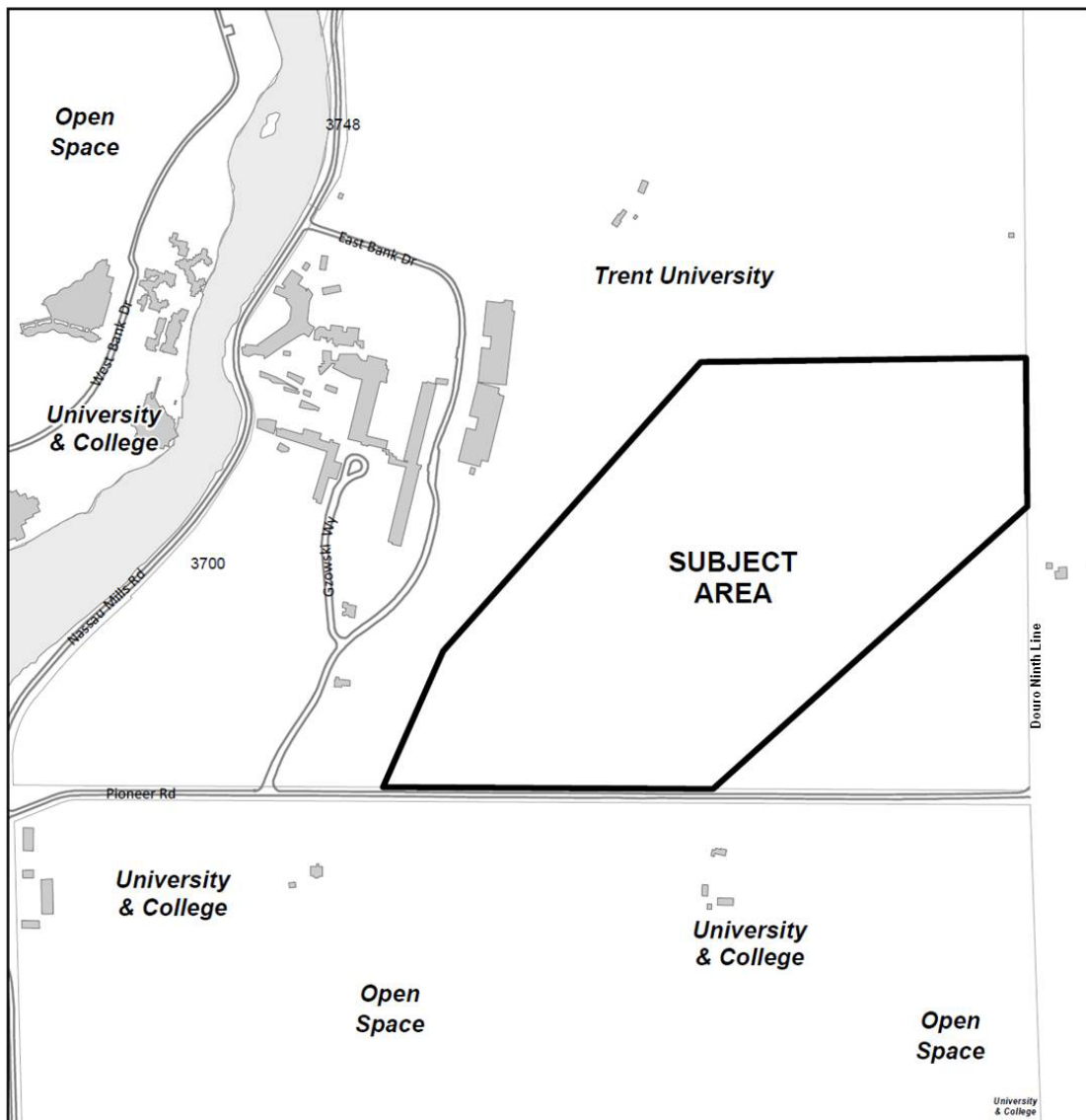
Land Use Map

File: 15T-17502

Property Location: Part of 3700 Nassau Mills Road

EXHIBIT

SHEET OF



The City of Peterborough Planning Division

The "City of Peterborough" its employees, or agents, do not undertake to guarantee the validity of the contents of this digital or handcopy mapfile, and will not be liable for any claims for damage or loss arising from their application or interpretation, by any party. It is not intended to replace a survey or to be used for a legal description.



Date: May 3, 2017

Map by: JEllis

0 55 110 220 330 Metres

The approved development details are as follows (refer to current draft approved plan of subdivision for lot/block numbering):

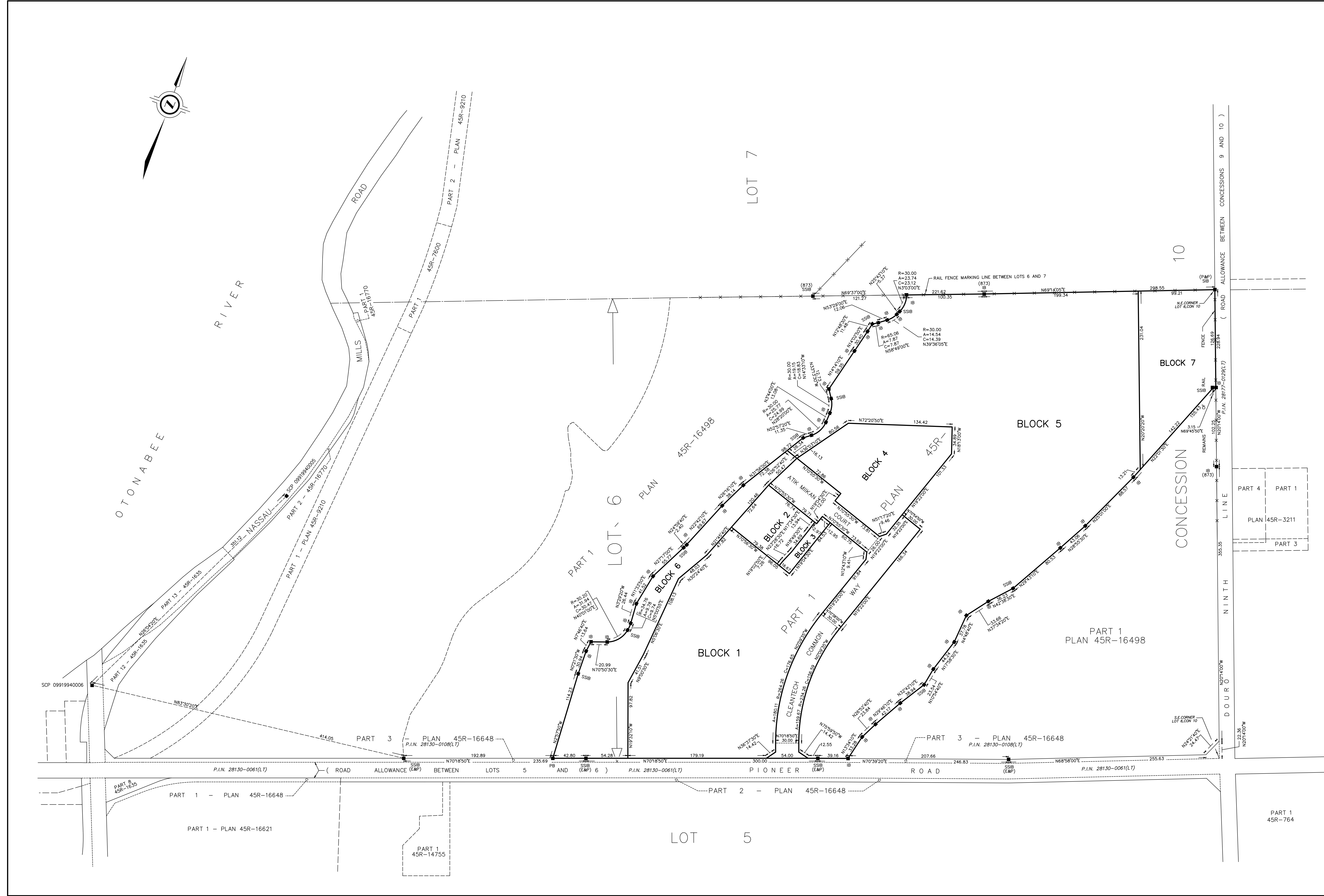
Approximate Area Table		
Land Use	Number of Blocks	Area (ha)
University and College Employment	4	23.38
Roads		5.65
Easements C and E for Stormwater Management		2.46
Easements B and D for Sanitary and Water Servicing		0.61
TOTAL	4	32.1

The proposed M-Plan development details are as follows (based on as-constructed Cleantech Common Way and Atik Miikan Court):

Approximate Area Table		
Land Use	Number of Blocks	Area (ha)
University and College Employment	3 (Blk #1, 2 and 4)	7.81
Phase 1 Shared Access	1 (Blk #3)	0.13
Phase 1 Roads		1.58
Phase 1 Stormwater Management and Servicing	1 (Blk #6)	2.45
Phase 2 (including Stormwater Management and Roads)	1 (Blk #5)	17.21
Phase 2 MTO Protected Area	1 (Blk #7)	0.53
TOTAL	7	29.71

2024 Air Photo





PLAN 45M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No. 45) AT _____ O'CLOCK ON THE _____ DAY OF _____, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 28130-XXXX AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN IS COMPRISED OF ALL OF PIN 28130-XXXX

PLAN OF SUBDIVISION OF
**PART OF LOT 6
CONCESSION 10**
GEOGRAPHIC TOWNSHIP OF DOURO
NOW IN THE
CITY OF PETERBOROUGH
COUNTY OF PETERBOROUGH

J.D. BARNES LIMITED

SCALE 1:2000

50 0 50 100 150 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 7 BOTH INCLUSIVE AND THE STREETS NAMELY: CLEANTECH COMMON WAY AND ATK MIKAN COURT HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

2. THE STREETS AND STREET WIDENINGS ARE HEREBY DEDICATED TO THE CITY OF PETERBOROUGH AS PUBLIC HIGHWAY,
DATED THIS _____ DAY OF _____, 2024.

DPH DEVELOPMENTS INC.

AUTHORIZED SIGNING OFFICER
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 09919940005 AND 09919940006, UTM ZONE 17, NAD83 (ORIGINAL).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000144

SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL).
COORDINATES TO A URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 09919940005	716 024.12	4 914 974.69
SCP 09919940006	715 869.80	4 914 659.29

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

LEGEND

IB	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
PB	DENOTES PLASTIC BAR
WIT	DENOTES WITNESS
M	DENOTES MEASURED
P&P	DENOTES PIERCE & PIERCE, INC.
873	DENOTES BEUNINGER SURVEYING LTD.
E&P	DENOTES ELLIOTT & PARR LTD.
JOB	DENOTES J.D. BARNES LIMITED
P1	DENOTES PLAN 45R-16499
P2	DENOTES PLAN 45R-16648

ALL FOUND BARS ARE JOB UNLESS OTHERWISE NOTED
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13,
THIS _____ DAY OF _____, 2024

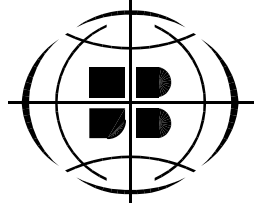
MICHAEL PAPADACOS
INTERIM COMMISSIONER
INFRASTRUCTURE AND PLANNING SERVICES

SURVEYOR'S CERTIFICATE

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

DATE _____ SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



Elliott and Parr
(PETERBOROUGH)
A Division of
J. D. Barnes Limited
211 SHERBROOKE ST PETERBOROUGH ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: AR
CHECKED BY: SMO
REFERENCE NO.: 24-19-001-00
FILE: E&P DGS 10-6
DATED: 27/11/2024
PLOTTED: 2024-11-27



**Schedule 1
Draft Plan of Subdivision Application 15T-17502
City of Peterborough
Part of 3900 Nassau Mills Road
File Number 15T-17502**

Conditions of Draft Plan of Subdivision Approval

The City of Peterborough Conditions and Amendments to Final Plan Approval for registration of this Subdivision File No. 15T-17502 are as follows:

Identification

1. That this approval applies to the Draft Plan of Subdivision 15T-17502, Project No. 16-069, Sheet No. SP-1 dated April 20, 2017 and revised April 24, 2017 by Brook McIlroy Inc., which shows the following:

Lot/Block No.	Land Use
Blocks 1 to 4	Research and Technology Park Employment
Easements C and E	Stormwater Management
Easements B and D	Servicing Corridor
Streets A, B, C and D	

2. That if Final Approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse.
3. That prior to Final approval, the City Engineer will confirm the servicing allocation for this Plan as services are allocated on a “first-come, first-served” basis.

Public Roads and Walkways

4. That the road allowances included in this Draft Plan shall be shown on the Final Plan and dedicated as public highways.
5. That the streets be named in accordance with the City’s naming policy to the satisfaction of the City of Peterborough.
6. That any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
7. That temporary turning circles be established at the termination of road allowances as directed by the City of Peterborough.
8. That if deemed necessary by the City Engineer due to project phasing, the Owner shall establish and maintain a secondary emergency vehicular access to the

satisfaction of the City Engineer until such time as a second permanent vehicular access is available.

9. That prior to Final Approval, the Owner shall agree in the Subdivision Agreement to construct sidewalks and/or a combination of sidewalks and multi-use trails along both sides of all streets in accordance with the City's Sidewalk Policy.
10. That a 5.18 metre road allowance widening be conveyed to the City of Peterborough along the entire Pioneer Road frontage at no cost to the City.
11. That a 12.0m by 8.0m daylighting triangle be provided at both sides of the intersection of Pioneer Road and Street 'A' and that a 8.0m by 8.0m daylighting triangle shall be provided on both sides of the intersection of Street 'A' and Dourou 9th Line.

Other Municipal Conditions

12. That the Plan shall be phased to the satisfaction of the City of Peterborough.
13. That Easements C and E be sized to the satisfaction of the City Engineer and granted in favour of the City of Peterborough for stormwater management purposes.
14. That Easements B and D be sized to the satisfaction of the City Engineer and granted in favour of the City of Peterborough for servicing purposes.
15. That parkland, or cash-in-lieu of parkland, be conveyed to the City in accordance with the Planning Act and Official Plan policy.
16. That a trail system be constructed through the site and to adjacent lands in accordance with the Trent Research and Innovation Park Master Plan and the delineation, impact assessment and evaluation (as per the Ontario Wetland Evaluation System) of the wetland features present on the site. All trails shall be constructed to the satisfaction of the City Engineer and shall conform with the standards of Ontario Regulation 191/11 – Integrated Accessibility Standards.
17. That all the requirements, financial and otherwise, of the City of Peterborough concerning the provision of roads, installation of services and drainage be satisfied.
18. That such easements or lands as may be required for temporary access, utility, or drainage purposes, including snow storage at the end of all "stub" streets and easements to facilitate servicing of adjacent lands, shall be granted to the appropriate authority, prior to the registration of the Subdivision Agreement and Final Plan of Subdivision.
19. That topsoil be placed throughout the site that meets the City's Engineering Design Standards (March 2016, as amended) to the satisfaction of the City Engineer.

20. Prior to Final Approval, the an overall Composite Utility Distribution Plan that allows for the safe installation of all utilities, including required separation between utilities, driveways, Low Impact Development (LID) features, and street trees shall be prepared to the satisfaction of the City Engineer and all affected utility authorities. Street lighting photometric designs as per TAC or equivalent standards using LED lighting consistent with locations outlined on the Composite Utility Distribution Plan shall also be prepared. All streets and services shall be constructed in accordance with the approved composite utility plan and all builders/tenants shall be advised of the approved composite utility plan requirements and standards in writing.
21. That a Capital Asset Table be prepared for the infrastructure installed and/or removed and/or impacted in a format approved by the City Engineer at the time of Interim Acceptance. The information on infrastructure shall be separated into its various components and assigned construction costs for individual items.
22. That prior to Final Approval, the City Engineer must have reviewed and approved geotechnical and hydrogeological reports that assess soil types, utility and road construction, seasonally high ground water levels, in-situ field testing of soil infiltration rates, and impacts to adjoining wells. Additionally, the reports shall include a pre- to post-development site water balance.
23. That the a sign be erected to the satisfaction of the City depicting the approved plan of Subdivision and zoning within 90 days of the date of Draft Plan Approval.
24. That all Agreements of Purchase and Sale or Lease include a clause to advise purchasers/lessees that they will be responsible for the design and construction of private on-site Low Impact Development Features that will be designed for the infiltration of a minimum of 30mm of rainfall as part of the Site Plan Approval process. The Site Plan Agreements for the individual parcels within the development shall contain wording that the owners/lessees are responsible for monitoring and maintaining the LID features and shall forward reports in this regard to the City Engineer on an annual basis.
25. That a restrictive covenant be registered on title to advise prospective tenants of the location and function of any Low Impact Development stormwater management features that are established on sub-leased property and to advise of any tenant obligations for maintaining the features.
26. That the City shall enter into an agreement with the Peterborough Utilities Commission for the provision of water service.
27. That the City shall make satisfactory arrangements, including the execution of an agreement where necessary, with Peterborough Distribution Inc. or Hydro One Networks Inc., as applicable, for the provision of electrical service.
28. That prior to Final Approval, an Archaeological Assessment of the TRIP site shall be completed to the satisfaction of the City and the Ministry of Culture, Tourism

and Sport. Furthermore, any recommendations arising from the approved report shall be implemented to the City's satisfaction.

29. That prior to final approval, the existing tree and canopy edges described in the Tree Inventory, Preservation and Planning Report prepared by Treescape dated April 2017 be located by field survey to sub-metre accuracy and that the tree protection measures noted in the report be implemented to the satisfaction of the City. Additionally, a Butternut Assessment shall be undertaken with the trees in full leaf to confirm whether Butternut trees are present on site.

Other Agency Conditions

30. That the City agree to not undertake any clearing, grading and grubbing of the site during the main bird breeding season of May 1st to July 31st to the satisfaction of the Otonabee Region Conservation Authority and the City.
31. That the boundary of the development envelope be clearly delineated prior to any site preparation or construction activities to the satisfaction of the Otonabee Region Conservation Authority and the City. Snow and silt fencing shall be installed and maintained along the development envelopes. All sediment and erosion control measures, in addition to tree protection fencing, shall be in place prior to site preparation. All disturbed areas of the site are to be stabilized and revegetated immediately.
32. That prior to Final Approval, a landscaping and vegetation planting plan shall be prepared to the satisfaction of the Otonabee Region Conservation Authority and the City that includes:
 - i) Details for planting street trees in accordance with City's Urban Forest Strategic Plan including proposed street tree planting locations, species, and street cross sections containing boulevard width, utility locations and depth of topsoil;
 - ii) Details for plantings to compensate for trees to be removed from the site as discussed in the Tree Inventory, Preservation and Planning Report prepared by Treescape once approved. Compensation shall be provided at a ratio of 3 new trees for every tree removed as described in the Trent Research and Innovation Park Master Plan, 2017;
 - iii) Details for enhancing open space areas and communal amenity areas within the Trent Research and Innovation Park;
 - iv) Details for landscaping associated with stormwater management and low impact development facilities;
 - v) Details for the timing of all plantings; and,
 - vi) Details for monitoring the survival of all plantings.

All recommended plantings shall consist of native plants and trees.

33. That prior to Final Approval, the City shall submit a delineation, impact assessment and evaluation (As per the Ontario Wetland Evaluation System) of adjacent wetland areas and a Species at Risk Survey to the satisfaction of the City, Otonabee Region Conservation Authority, and the Ministry of Natural Resources and Forestry. Any recommended buffers and mitigation measures shall be implemented to the satisfaction of the City, Otonabee Region Conservation Authority, and the Ministry of Natural Resources and Forestry.
34. That the mitigation measures recommended in the Trent Research and Innovation Park Natural Heritage Evaluation prepared by D.M. Wills dated April 2017 and the required wetland delineation, impact assessment and evaluation be implemented to the satisfaction of the Otonabee Region Conservation Authority and the City.
35. That the outfall for all stormwater management facilities be designed in consultation with a qualified biologist, the Otonabee Region Conservation Authority and the City.
36. That prior to final registration of the Plan of Subdivision and any on-site grading or construction, Otonabee Region Conservation Authority and the City must have reviewed and approved reports describing/containing:
 - a) the intended means of controlling stormwater runoff in terms of quantity, frequency and duration for all events up to and including the 1:100 year storm;
 - b) the intended means of conveying storm water flow through and from the site, including use of storm water management water quality measures, both temporary and permanent, which are appropriate and in accordance with the Ministry of the Environment (MOE) "Stormwater Management Planning and Design Manual", March 2003 and the Credit Valley Conservation and Toronto and Region Conservation Authority "Low Impact Development Stormwater Management Planning and Design Guide", 2010;
 - c) the means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should be in accordance with the Greater Golden Horseshoe Area "Erosion and Sediment Control Guidelines for Urban Construction", December 2006. At a minimum, the erosion and sediment control plan shall incorporate:
 - i. A proactive, multi-barrier approach to erosion and sediment control, with an emphasis of preventing erosion on site during all phases of construction;
 - ii. A phased approach whereby the extent of grading and disturbed area is limited to only those areas necessary for immediate construction; and,

- iii. Detailed construction staging plans, including installation details, inspection, repair and maintenance requirements, a spill management and contingency plan for additional measures.
 - d) detailed analysis of site soil conditions, including grain size distribution profiles, in-situ infiltration capabilities, erosion potential, as well as bedrock and groundwater elevations;
 - e) site grading plans; and,
 - f) detailed means of maintaining a pre-development water balance and the natural hydrology of the site, including the use of Low Impact Development technology at minimum capacity of 30mm of rainfall.
37. A Subdivision Agreement shall be executed that contains the following provisions in wording acceptable to Otonabee Conservation and the City Engineer:
- a) That the Owner agrees to implement the works referred to in Condition No. 34. The approved reports should be referenced in the Subdivision Agreement.
 - b) That the Owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating and in good repair during the construction period. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment controls shall be conducted by a qualified environmental or engineering consultant.
 - c) That the Owner agrees to provide the Authority for review, all relevant inspection and testing reports related to the construction of the stormwater management infrastructure.
 - d) That the Owner notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.
- 38.
- a) Bell Canada shall confirm to the City of Peterborough in writing that satisfactory arrangements, financial and otherwise have been made with Bell Canada for the installation of Bell Canada facilities to serve this Draft Plan of Subdivision.
 - b) The City shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services.
 - c) If there are any conflicts with existing Bell Canada facilities or easements, the Owner shall be responsible for re-arrangements or relocation.
- 39.
- a) Cogeco Cable Solutions shall confirm that satisfactory arrangements,

financial and otherwise have been made with Cogeco Cable Solutions for any Cogeco Cable Solutions' facilities serving this Draft Plan of Subdivision which are required to be installed underground, a copy of such confirmation shall be forwarded to the City of Peterborough.

- b) The City shall agree in the Subdivision Agreement, in words satisfactory to Cogeco Cable Solutions, to grant to Cogeco Cable Solutions any easements that may be required for telecommunication services.
 - c) If there are any conflicts with existing Cogeco Cable Solutions' facilities or easements, the Owner shall be responsible for re-arrangements or relocation.
40. That the City agree in the Subdivision Agreement to make satisfactory arrangements with Canada Post for the provision of mail delivery services within the Trent Research and Innovation Park in a wording acceptable to Canada Post.
41. That the City make satisfactory arrangements with Enbridge Gas Distribution Inc. for the provision of gas service to the site and that the City agree in the Subdivision Agreement to the following provisions in wording acceptable to Enbridge Gas Distribution Inc. and the City Engineer:
- i) To grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines; and,
 - ii) To provide easements at no cost to Enbridge Gas Distribution Inc. in the event that it is not possible to install the natural gas distribution system within the proposed road allowances.
42. That prior to the Final Approval, the City shall agree to assess the need for upgrades to Douro Ninth Line and to negotiate with the Township of Douro Dummer for the implementation of upgrades to Douro Ninth Line prior to or concurrent with the connection of Street A to Douro Ninth Line.

Clearances

- 1. Prior to final approval, the Director of Planning & Development Services shall be advised by the Otonabee Region Conservation Authority that Conditions 30 to 37 inclusive have been carried out to their satisfaction. The letter from the Authority shall include a brief but complete statement detailing how each condition has been satisfied.
- 2. Prior to final approval, the Director of Planning & Development Services shall be advised by Bell Canada that Conditions 18, 20 and 38 have been carried out to their satisfaction. The letter from Bell shall include a brief but complete statement detailing how each condition has been satisfied.

3. Prior to final approval, the Director of Planning & Development Services shall be advised by Cogeco Cable Solutions that Conditions 18, 20, and 39 have been carried out to their satisfaction. The letter from Cogeco shall include a brief but complete statement detailing how each condition has been satisfied.
4. Prior to final approval, the Director of Planning & Development Services shall be advised by Canada Post that Condition 40 has been carried out to the their satisfaction. The letter from Canada Post shall include a brief but complete statement detailing how the condition has been satisfied.
5. Prior to final approval, the Director of Planning & Development Services shall be advised by the Enbridge Gas Distribution Inc. that Conditions 18, 20 and 41 have been carried out to the their satisfaction. The letter from the Enbridge shall include a brief but complete statement detailing how each condition has been satisfied.
6. Prior to final approval, the Director of Planning & Development Services shall be advised by Peterborough Utilities Services Inc. that Conditions 18, 20, 26 and, if applicable, 27 have been carried out to the their satisfaction. The letter from PUSI shall include a brief but complete statement detailing how each condition has been satisfied.
7. If applicable, prior to final approval, the Director of Planning & Development Services shall be advised by Hydro One Networks Inc. that Conditions 18, 20 and 27 have been carried out to the their satisfaction. The letter from Hydro One shall include a brief but complete statement detailing how each condition has been satisfied.
8. Prior to final approval, the Director of Planning & Development Services shall be advised by the Township of Douro Dummer that Condition 42 has been carried out to their satisfaction. The letter from the Township shall include a brief but complete statement detailing how the condition has been satisfied.
9. Prior to final approval, the Director of Planning & Development Services shall be advised by the Ministry of Natural Resources and Forestry that Condition 33 has been carried out to their satisfaction. The letter from the Ministry shall include a brief but complete statement detailing how the condition has been satisfied.
10. Prior to final approval, the Director of Planning & Development Services shall receive confirmation from the Ministry of Tourism, Culture and Sport that Condition 28 has carried out to their satisfaction.

Otonabee Conservation 250 Milroy Drive Peterborough ON K9H 7M9	Systems Planner Cogeco Cable Solutions P.O. Box 2290 1111 Goodfellow road Peterborough ON K9J 7A4
Manager, Access Network Bell Canada 183 Hunter St. W., Floor 2 Peterborough ON K9H 2L1	Delivery Planner Canada Post Corporation 1424 Caledon Place Box 25 Ottawa ON K1A OC1
Enbridge Gas Distribution Inc. Attention: Land Services P. O. Box 650 Scarborough, Ontario	Peterborough Utilities Services Inc. 1867 Ashburnham Drive PO Box 4125, Station Main Peterborough, ON K9J 6Z5
County of Peterborough Planning Director County Court House 470 Water Street Peterborough ON K9H 3M3	Hydro One Networks Inc. Facilities & Real Estate P.O. Box 4300 Markham, ON L3R 5Z5 Courier: 185 Clegg Road Markham, ON L6G 1B7

Notes to Draft Approval

1. It is the Owner's responsibility to fulfill the Conditions of Draft Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the City of Peterborough Planning Division quoting the City file numbers.
2. We suggest that you make yourself aware of Section 144 of the Land titles Act and subsection 78(10) of the *Registry Act*.

Subsection 144(1) of the *Land Titles Act* requires that a Plan of Subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).

Subsection 78 (10) of the *Registry Act* requires that a Plan of Subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the Owner of the land has been certified under the *Certification of Title Act*.

Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).

3. If the Owner wishes to request an extension to Draft Approval, a written explanation must be submitted for Council approval prior to the lapsing date. Please note that an updated review of the plan and revision to the Conditions of Approval may be necessary if an extension is to be granted.

4. The City of Peterborough and the Peterborough Utilities Commission have established a Development Control Monitoring Program for the purpose of managing sanitary and water services City-wide. Draft Approval does not assign a servicing allocation to the Plan of Subdivision. Services will be allocated on a “first-come” “first-served” basis in response to bona fide development pressure.
5. It is the Owner’s responsibility to advise the City of Peterborough Planning Division of any changes in Ownership, agent, address, and phone and fax number.

Decision History

- Draft Approval by Council, July 31, 2017, conditions effective September 6, 2017
- Extension of Draft Approval Granted September 1, 2020, Effective to September 6, 2025

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF MAY, 2018.

09 MAY 2018
PETERBOROUGH, ONTARIO

SHAWN M. O'CONNOR
Ontario Land Surveyor

LEGEND & NOTES
 ■ DENOTES SURVEY MONUMENT, FOUND
 □ DENOTES SURVEY MONUMENT, PLANTED, STAMPED 873
 WT DENOTES WITNESS
 712 DENOTES C.N. ELLIOTT O.L.S.
 P.M.P. DENOTES PETERBOROUGH & PETERBOROUGH INC.
 873 DENOTES BENNETT SURVEYING LTD.
 P.M.P. DENOTES PETERBOROUGH & PETERBOROUGH INC.
 T.M.L. DENOTES TRENTHAM & TRENTHAM INC.
 J.O.B. DENOTES J.O. BARNES LTD.
 M.N.R. DENOTES MINISTRY OF NATURAL RESOURCES
 PLAN DENOTES PLAN 45M-2211

OFFSET TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 09919940005 AND 09919940006, UTM ZONE 17, NAD83 (ORIGINAL).

TO CONVERT GRID BEARINGS TO LOCAL ASTROMOMIC BEARINGS ROTATE 157°00' CLOCKWISE

DISTANCES SHOWN ARE GROUND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 1.0001455

SPECIFIED CONTROL POINTS (SCP): UTM ZONE 17, NAD 83 (ORIGINAL), COORDINATES TO UTM GRID, ACCURACY PER SEC. 14.23 OF 0.002, 215/710

POINT ID	EASTING	NORTHING	DESCRIPTION
SCP 09919940005	716024.115	4914974.685	IRON BAR
SCP 09919940006	715869.799	4914859.294	IRON BAR

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

TYPICAL DAYLIGHT TRIANGLE DIMENSIONS

ALL TYPICAL INTERSECTIONS 5m x 5m
 STREET A TO PIONEER ROAD 8m x 12m
 STREET A TO NINTH LINE ROAD 8m x 5m

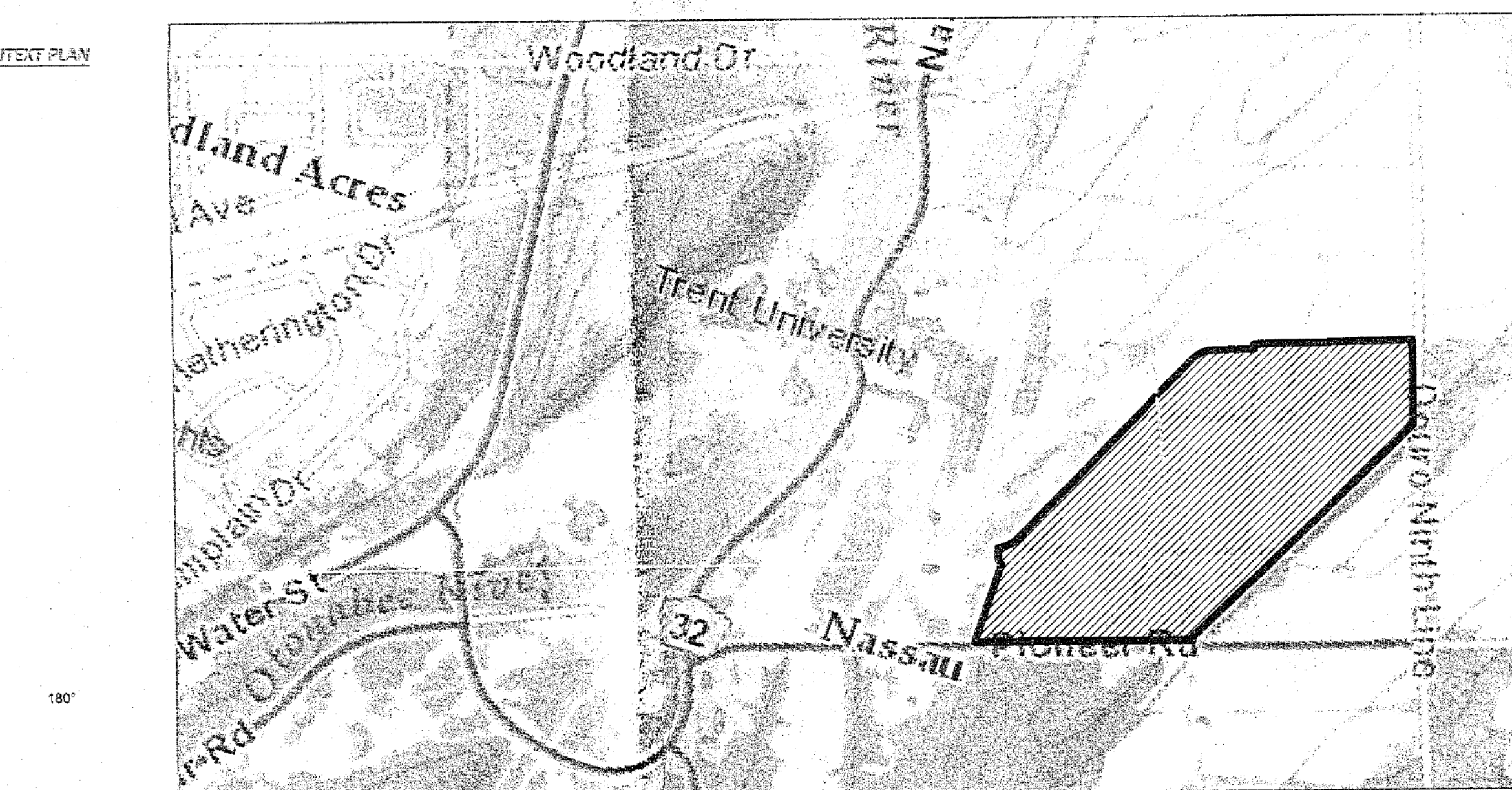
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

SOIL CONDITION - SILTY SAND TO SANDY SILT GLACIAL TILL
 SITE WILL USE PIPED MUNICIPAL WATER PER PIONEER RD.
 RECONSTRUCTION (T-07-17)
 MUNICIPAL SERVICES AVAILABLE PER PIONEER RD.
 RECONSTRUCTION (T-07-17)
 NO EXISTING EASEMENTS OR RESTRICTIVE COVENANTS.

LAND USE SCHEDULE	BLOCKS	AREA (HA)	% OF TOTAL AREA
University and College Enhanced District 1	1	8.94	28%
Easement B	1	0.40	Included Block 1
Easement C	1	1.25	Included Block 1
University and College Enhanced District 1	2	4.67	15%
University and College Enhanced District 1	3	9.22	29%
Easement D	3	0.21	Included Block 3
Easement E	3	1.21	Included Block 3
University and College Enhanced District 1	4	3.62	11%
Streets	As shown	5.65	18%
TOTAL (rounded)		32.09	100%

Easement A	0.29	OUTSIDE BOUNDARY (T-17)
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CONTEXT PLAN



PLAN AND FIELD NOTES
 OF SUBDIVISION OF
 PART OF LOT 6, CONCESSION 10
 GEOGRAPHIC TOWNSHIP OF DOURO
 CITY OF PETERBOROUGH
 COUNTY OF PETERBOROUGH

SCALE - 1 : 2000

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELLIOTT & PARR (PETERBOROUGH) LTD.

PLAN 45M -

I CERTIFY THAT THIS PLAN 45M - IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF PETERBOROUGH (No.45) AT O'CLOCK ON THE DAY OF , 2017 AND ENTERED IN THE PARCEL REGISTER FOR PIN REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. LAND REGISTRAR

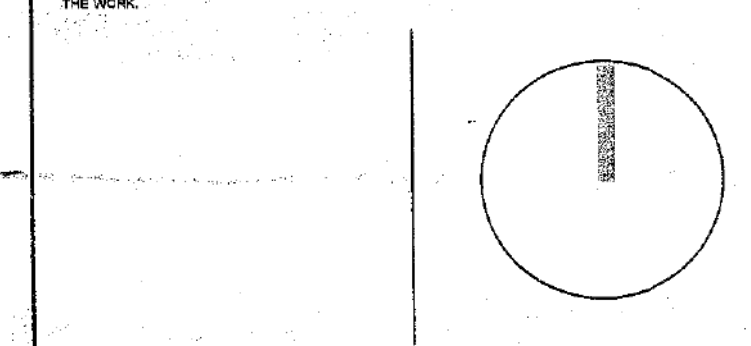
NOTE:
THIS PLAN COMPRISES OF PART OF PIN 28130-0059(LT)

Subject to the conditions, if any, set out in the notice of decision dated August 17, 2017, this draft plan is approved under subsection 51(31) of the Planning Act, this day of September, 2017.
 Director, Planning & Development Services

REVISIONS:

NO.	REVISIONS
1	04.36.17 TO CITY FOR DRAFT PLAN APPROVAL

ALL SURVEYING INSTRUMENTS AND RELATED DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND WILL BE RETURNED TO HIM/HER/IT/US/THEM UPON COMPLETION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF THE INSTRUMENTS AND DOCUMENTS.



PROJECT

DRAFT PLAN OF SUBDIVISION
 TRENT RESEARCH & INNOVATION PARK

CLIENT

CITY OF PETERBOROUGH
 500 GEORGE STREET NORTH
 PETERBOROUGH, ON K9H 3B9

BrookMcIlroy/

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING
 BROOK MCILROY INC.
 200-161 SPADINA AVE.
 TORONTO, ON M5V 2L5
 T. 416 504 5997 F. 416 504 7712

SHEET TITLE

DRAFT PLAN OF SUBDIVISION

PROJECT NO.

16-069

REVIEWED

JH

DRAWN

TP

DATE

April 20, 2017

SCALE

1:2000

SHEET NO.

DP-1

TRENT
 UNIVERSITY
 UC-1

CAMP KAWARTHA
 ENVIRONMENT
 CENTRE - OS-1

TRENT
 UNIVERSITY
 UC-1

APPROVED UNDER SECTION 51 OF THE PLANNING ACT
 THIS DAY OF , 2018

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
 JEFFREY HUMBLE

Ministry of Natural Resources

Development and Hazard Policy
Branch
Policy Division
300 Water Street
Peterborough, ON K9J 3C7

Ministère des Richesses naturelles

Direction de la politique d'exploitation des
ressources et des risques naturels.
Division de l'élaboration des politiques
300, rue Water
Peterborough (Ontario) K9J 3C7

May 27, 2025

Subject: Reintroduction of the *Geologic Carbon Storage Act*

Hello,

Over the past three years, the Ministry of Natural Resources has been taking a measured and phased approach to enabling and regulating geologic carbon storage in Ontario. Carbon storage is new to the province, and developing a comprehensive framework to regulate this activity would help ensure that it is done responsibly, with measures in place to safeguard people and the environment.

Geologic carbon storage (further referred to as carbon storage) involves injecting captured carbon dioxide (CO₂) into deep geological formations for permanent storage. This technology could provide industries in Ontario with a critical tool for managing their emissions and contributing to the achievement of Ontario's emissions reduction targets.

On November 25, 2024, the Resource Management and Safety Act, 2024 was introduced in the Ontario legislature. This Act included a proposed *Geologic Carbon Storage Act*. The legislature was dissolved on January 28, 2025, and all incomplete business was terminated.

We are writing to notify you that today, the Bill was reintroduced in the legislature. The suite of proposed changes remains the same as what was introduced in November 2024, aside from a small number of administrative updates made to provide clarity.

The original proposal can be accessed through the Environmental Registry/Regulatory Registry: <https://ero.ontario.ca/notice/019-9299>.

If you would like more information or have any questions, please contact Andrew Ogilvie, Manager of Resources Development Section, at 705-761-5815 or through email: Resources.Development@ontario.ca.

Sincerely,



Jennifer Keyes
Director, Development and Hazard Policy Branch

About

What is it?

CAMSafe is a CCTV and security video registry aimed at keeping our community safe and assisting police solve crime.

Think of it like Neighbourhood Watch 2.0.

The program is set up to be a registry of anyone who owns security cameras, CCTV systems or doorbell cams in the province of Ontario. Only police have access to the database of registrants. Camsafe only requests basic contact information and camera locations – nothing else. No account information or specifics required. And you can change or delete your information at any time.

All this program is aimed at doing is providing a starting point for police officers to find video footage to assist an investigation.

For example, if there was a break and enter to a home on a city street, the investigating officer can log onto Camsafe and much like Google Maps, geofence an area and see if there are anyone who has registered a camera in the area. From that point, the officer – using the contact information provided – would request the footage from the owner.

A wee little bit of history

Inspired by similar projects in Red Deer Alberta (reddeercapture.ca) and in the City of Brotherly Love, Philadelphia (safecam.phillypolice.com), CAMSafe sought to bring a registry to the next level through community partnerships and leveraging technology.

In 2020, [Alarm Systems](#) partnered with [Belleville Police Service](#) and a local web designer to develop a separate, innovative website to house the initiative.

In early 2021 as the project set to launch, partnerships were developed with government agencies and commercial businesses to ensure registered locations of cameras encompassed all regions and areas of the municipality.

In 2022 the program's expansion outside of the Belleville area picked up speed as word spread about the impact it was having on community safety and security.

Around that time the [Ontario Provincial Police](#) came aboard as a significant partner, with plans to roll out CAMSafe to OPP detachments across the province within the next year. The program is owned and operated by Belleville Police Service at this time.

In 2023, the OPP formally rolled out CAMSafe to all detachments across the province.

A number of other policing agencies and communities have come on board over the past several months, including [Peterborough](#), [Hanover](#), [Saugeen Shores](#) and [Kawartha Lakes](#) police services.

Partnerships aside, the success of CAMSafe is built on the participation of the residents across the province – so please, if you have security cameras in your home, consider registering your contact information.

For more information about CAMSafe or how you could partner with us, please [contact us](#).

If you are from a law enforcement agency and want to find out more about getting involved in the program, [click here](#).

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) *

Eric DeCou

Name of Organization:

N/A

Please Provide an Email Address:

Please provide a phone number:

Nature of delegation request: *

I would like to speak to the issue of ice storm and clean up efforts.

Please upload any additional information you wish to submit.

Please provide a signature *

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.

Recommendation:

That the report Planning-2025-08, dated May 20, 2025, regarding R-11-24 (Parkhill Storage) – Planning-2025-08 be received, that Council receives all comments related to File R-11-24; and that the By-law to enact the Zoning By-law Amendment be passed at the appropriate time in the meeting.

Overview:

EcoVue Consulting Services Inc., Agent on behalf of the Owner, 2832425 Ontario Inc c/o Tom Livisianos (Parkhill Storage) applied to amend the existing zoning on the property located at 192 County Road 4, being Roll No. 1522-010-004-105000, Part Lots 1 and 2, Concession 10 in the former Township of Douro (now the Douro Ward of the Township of Douro-Dummer), in the County of Peterborough.

The subject property is zoned the Special District 79 (S.D. 79) zone in the Township's Zoning By-law. As existing, the zone allows for site specific uses as well as contains site specific provisions for development as listed in Section 21.79.2.1 and as illustrated on Schedule B of the of the Zoning By-law. The S.D. 79 Zone and associated provisions were established in support of a previous development plan which was never constructed. As a result, any new development proposed on the subject property that deviates from the previous development plan will require an amendment.

The subject property is an existing lot of record that is approximately 2.25 ha in size with a frontage of approximately 145 m on County Road 4. The property is developed with a commercial storage building including 151 temperature-controlled private self-storage units, an office, and washroom. The balance of the lands contains 16 outdoor storage containers and 55 spaces for outside storage of vehicle, trailer, etc., as well as fenced solar panels in the south-west portion of the lot. The existing commercial building is non-complying with a front yard setback of 14.52 m. The proposed Amendment acknowledges this deficiency.

The purpose of the application is to allow for an expansion to the existing self-storage facility by constructing seven self-storage buildings, with buildings one and two being 12.19 m x 48.75 m (40' x 160') with a total area of 594.26 sq. m. (6,400 sq. ft.) and the remaining five buildings being 9.14 m x 48.77 m (30' x 160') with a total area of 445.75 sq. m. (4,800 sq. ft.) in addition to the existing storage rental facility.

The effect of the application is to amend the existing S.D. 79 Zone by deleting and replacing provisions 21.79.2.1.1 – 21.79.2.1.7 with site specific regulations in support of the proposed expansion and to remove Schedule B to allow for a new development layout. The site specific provisions will recognize the existing deficient front yard setback, establish a new interior side yard setback and allow for a reduction in the number of required parking spaces. The Amendment will also allow for "A retail commercial establishment for the sale of moving supplies" as a permitted use and will revise the existing "Self Storage Building" use to a "Self-Storage Business" use.

Regarding the parking requirements, as outlined in the S.D. 79 Zone, a minimum of one parking space for each 80 sq. m. of gross floor area shall be provided. Therefore, a total of 59 spaces is required in support of the uses.

The Amendment proposes to recognize the existing 16 parking spaces for customers and staff and the existing 6 rental spaces for trucks and trailers with no additional parking as the total available parking is sufficient to service the proposed development.

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.

The proposed development is subject to Site Plan Control and a separate application for Site Plan Approval has been applied for and will be reviewed for final detail design and development.

A Planning Justification Report (PJR) has been prepared by EcoVue Consulting dated June 4, 2024, which provides further details with respect to the rezoning. A copy of the PJR is attached to this Report.

In addition to the PJR, the following technical reports were submitted in support of the applications:

- Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering, dated February 18, 2025
- Concept Plan Review Report, prepared by Andrew Smith Building Design, dated November 19, 2024
- Transportation Impact Brief, prepared by Tatham Engineering, dated October 23, 2024
- Geotechnical Investigation, prepared by GHD Limited, dated November 26, 2021
- Floor Plans, prepared by Trachte Building Systems (TBS), dated April 1, 2022
- Record of Engagement & Stage 1 & 2 Archaeological Assessment Report, prepared by Irvin Heritage Inc., dated May 8, 2024.
- Market Analysis Correspondence, prepared by EcoVue Consulting Services Inc., dated July 8, 2024
- Topographic Sketch, prepared by Richmond Surveying Inc., dated December 9, 2023.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 120 metres of the subject property on August 14, 2024. A sign was posted on the subject property. Notice was also posted 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 subject property is located within a Rural Settlement Area for the purposes of the PPS.

The PPS provides the following policy direction as it relates to development within Settlement Areas.

Section 2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.

The proposed development is located within the rural settlement area of Donwood which allows for a variety of land uses to support residents and supports the provision of settlement areas being the focus of growth and development. The proposed development will expand on an existing permitted use servicing the local demand for storage and rental facilities in the area. The proposed development will also utilize existing infrastructure to service the expansion, i.e. continued site access from the existing driveway off County Road 4 and water and sanitary services will be provided via the existing private individual well and septic system.

Based on the Traffic Impact Brief submitted in support of the application, the existing access can accommodate the anticipated additional traffic, and no road improvements are required. The subject property is currently serviced by private individual well and septic system which will continue to service the expansion, and no new infrastructure is required. The application supports the provision of land use patterns that efficiently use land and resources and optimize existing infrastructure within Settlement Areas.

The subject property is located within a floodplain according to Otonabee Region Conservation Authority (ORCA) regulatory floodplain mapping. Section 5.2.3 (c) of the PPS prohibits development and site alteration in flooding hazards unless safe access has been demonstrated. The applicant submitted a Stormwater Management and Floodplain Cut and Fill Balance Report to address floodproofing the site to accommodate safe access as the existing entrance is located within the floodplain. In addition, the applicant prepared a revised site plan to illustrate the current delineated floodplain area as prepared by ORCA. All proposed development is located outside the floodline and the site entrance will be modified to ensure safe on-site operations and access.

The subject property is within 400 metres of the Peterborough Proposed Bypass, a Ministry of Transportation (MTO) planned corridor. Section 3.3.1 of the PPS and policies 3.3.3 through 3.3.5 require that planning authorities plan for and protect transportation corridors for the long term and shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose for which it was identified.

The MTO provided comment on March 28, 2023, and determined that the subject property does not fall within MTO's permit control area, therefore the MTO has no comments on the application.

As discussed, the subject property is currently serviced by a private individual well and septic system. Section 3.6.4 of the PPS allows for development on private services when municipal or communal water and sanitary services are not available. The proposed development will continue to be serviced with the same and therefore, no additional infrastructure is required in support of the development.

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

Conformity to Official Plan:

The subject property is designated Hamlet as illustrated on Schedule 'A4-4' to the Official Plan.

The Hamlet Designation refers to the existing settlement areas which function as residential and commercial service nodes. These areas may contain a mix of residential, commercial, small scale industrial, public and institutional facilities (S.6.2.3.1)

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community. (S.6.2.3.2).

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage. (S.6.2.3.3 (a)).

Commercial uses are permitted in the Hamlet Designation and the proposed development supports the policy direction of providing a mix of land uses within this designation. The proposed development will expand the local business and increase the capacity to serve new clients as new residential development occurs in the area. Regarding land use compatibility with residential uses, the amendment will recognize existing setback deficiencies which will not be further reduced as a result of the new development. These existing deficiencies are considered legal non-complying and will continue to apply. The proposed site layout of the new buildings will meet the zoning setback requirements of the S.D. 79 Zone and other on-site buffering opportunities such as landscaping will be addressed at Site Plan Approval.

Section 7.14 of the Official Plan outlines the criteria for assessing commercial development. Planning Staff have reviewed the EcoVue PJR and are satisfied that the applicable policies of this Section have been addressed in the PJR.

The technical reports have been peer reviewed by the applicable departments, agencies and the Township peer review consultant (D.M. Wills). On March 12, 2025, D.M. Wills provided a 'Comment Response Letter' that outlined all but two comments have been addressed and satisfied. The two outstanding comments regarding adequate servicing and fire safety will be considered and addressed at the time of Site Plan Approval. Therefore, D.M. Wills peer review process has been completed and sign-off has been granted.

Section 7.17 of the Official Plan designates the entire Township of Douro-Dummer as a Site Plan Control Area. In accordance with the Township Site Plan Control By-law No. 2022-58, an application for Site Plan Approval is required and has been submitted. At the request of the Applicant, peer-review of the technical studies inclusive of detailed design comments have been completed by D.M. Wills. Township Staff have noted that appropriate Zoning is required prior to the Site Plan agreement being drafted and reviewed.

Comments:

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

Comments were received from the following agencies:

- Otonabee Region Conservation Authority:
Based on ORCA's comments, Staff recommended that the By-law be revised to appropriately zone the floodplain area to prohibit future development and site alteration (i.e., filling) except as required in the Stormwater Management and Floodplain Cut and Fill Balance Report. The ZBA amendment has been updated to reflect these comments. ORCA has no further comment on the ZBA.

Copies of the agency comments are attached to this Report. The peer review comments of the technical works have also been attached to this Report, in addition to, the letter from D.M Wills outlining that all comments have been satisfied.

The application was circulated to Senior Staff on January 27, 2025, and the following comments were provided:

- Township Building and Fire staff:

With respect to water supply, the proposed development will need to meet the requirements of 3.10.4 of the Ontario Building Code (OBC). The fire calculations appear to comply with the OBC. Additional information on the internal building layout will be required at the building permit stage.

Conclusion:

The requested Zoning By-law Amendment proposes to revise the Special District 79 (S.D. 79) Zone on the subject property to recognize the site-specific requirements of the existing development and allow for new site-specific regulations for the proposed development. The rezoning will recognize the existing deficient setbacks, a reduced parking requirement, and the removal of the special provisions outline in Special District 79 to be replaced with applicable zoning regulations in support of a revised site development plan as outlined in the attached draft Zoning By-law Amendment.

As applied for, the proposed rezoning meets the intent of municipal and provincial policies. Upon receiving all comments related to ZBA (Parkhill Storage); and with no objections identified, it is recommended that Council supports proposed Zoning By-law Amendment File No. R-11-24 (Parkhill Storage).

Financial Impact:

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

**Township of Douro-Dummer
Strategic Plan 2023-2027**



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-11-24 (Parkhill Storage) - Planning-2025-08.docx
Attachments:	<ul style="list-style-type: none"> - R-11-24 - Draft By-law Revised.pdf - R-11-24 - ZBA Notice.pdf - 2025-04-01_20089-011 Wills.pdf - MTO-LD-2024-43S-000405 - ZBA _ Site Plan No Concerns (Sep 4, 2024).pdf - R-11-24 - Bell (August 14, 2024).pdf - R-11-24 - County EC Additional Comments (November 25, 2024).pdf - R-11-24 - Curve Lake (August 15, 2024).pdf - R-11-24 - Enbridge Comments (August 16, 2024).pdf - R-11-24 - ORCA PPLD-2315 (March 5 2025).pdf
Final Approval Date:	May 29, 2025

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

No Signature found

Don Helleman

Martina Chait-Hartwig

No Signature - Task assigned to Todd Davis was completed by workflow administrator Martina Chait-Hartwig

Todd Davis

The Corporation of the Township of Douro-Dummer
By-law Number 2024-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 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 B2 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 192 County Road 4 and more particularly described as Part Lots 1 and 2, Concession 10 (Douro Ward) being Parts 1 and 2, Plan 45R-7839 from the Special District 79 Zone (S.D. 79) to the Environmental Conservation Two Zone (EC-2) as shown on Schedule "1" attached hereto and forming part of this By-law.
- 2. Section 21 Special Districts is amended by deleting subsection "21.79 Special District 79 Zone (S.D. 79)" in its entirety and replacing it with the following:

21.79 Special District 79 Zone (S.D. 79) – Roll No. 1522-010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

- 21.79.1.1 a business or professional office, a self-storage business, a retail commercial establishment for the sale of moving supplies, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.

21.79.2 Regulations for Permitted Uses

- a) Minimum Lot Area 1.5 ha
- b) Minimum Lot Frontage 100 m
- c) Minimum Front Yard to the building existing at the time of the passing of this by-law 14.52 m
- d) Minimum Front Yard for all other structures 15 m
- e) Minimum Interior East Side Yard to the building existing at the time of the passing of this by-law 12.6 m
- f) Minimum Interior West Side Yard for all other structures 14 m

g) Minimum Rear Yard	15 m
h) Maximum Height	11 m
i) Maximum Lot Coverage	25%
j) Minimum Landscaped Open Space	10%
k) Minimum Distance Between Buildings	7.5 m
l) Minimum Parking Requirement	22 parking spaces

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 For the purposes of the Special District 79 Zone (S.D. 79), a "self-storage business" is defined as "premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area".

21.79.2.1.3 For the purposes of the Special District 79 Zone (S.D. 79), a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

21.79.2.1.4 For the purposes of the Special District 79 Zone (S.D. 79), an "outside vehicle storage use" shall be defined as lands used for the outdoor storage of vehicles such as, but not limited to, cars, vans, trailers, boats, recreational motor homes and trailers.

21.79.2.1.5 A planting strip shall be provided in accordance with the regulations of Section 3.32 of By-law No. 10-1996, as amended.

21.79.2.1.6 Any outside storage shall comply with the minimum yard requirements.

21.79.2.1.7 All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Special District 79 Zone (S.D. 79) shall apply and be complied with.

3. Section 19 Environmental Conservation Zone (EC) is amended by the addition of subsection 19.7 "Environmental Conservation Two Zone (EC-2)" immediately following subsection 19.6 "Environmental Conservation One Zone (EC-1)" which shall read as follows:

19.7 Environmental Conservation Two Zone (EC-2)

Development, including buildings and structures is prohibited within any Environmental Conservation Two Zone (EC-2).

The placing or removal of fill is prohibited within any Environmental Conservation Two Zone (EC-2) except as required in the Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering, dated November 15, 2024.

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

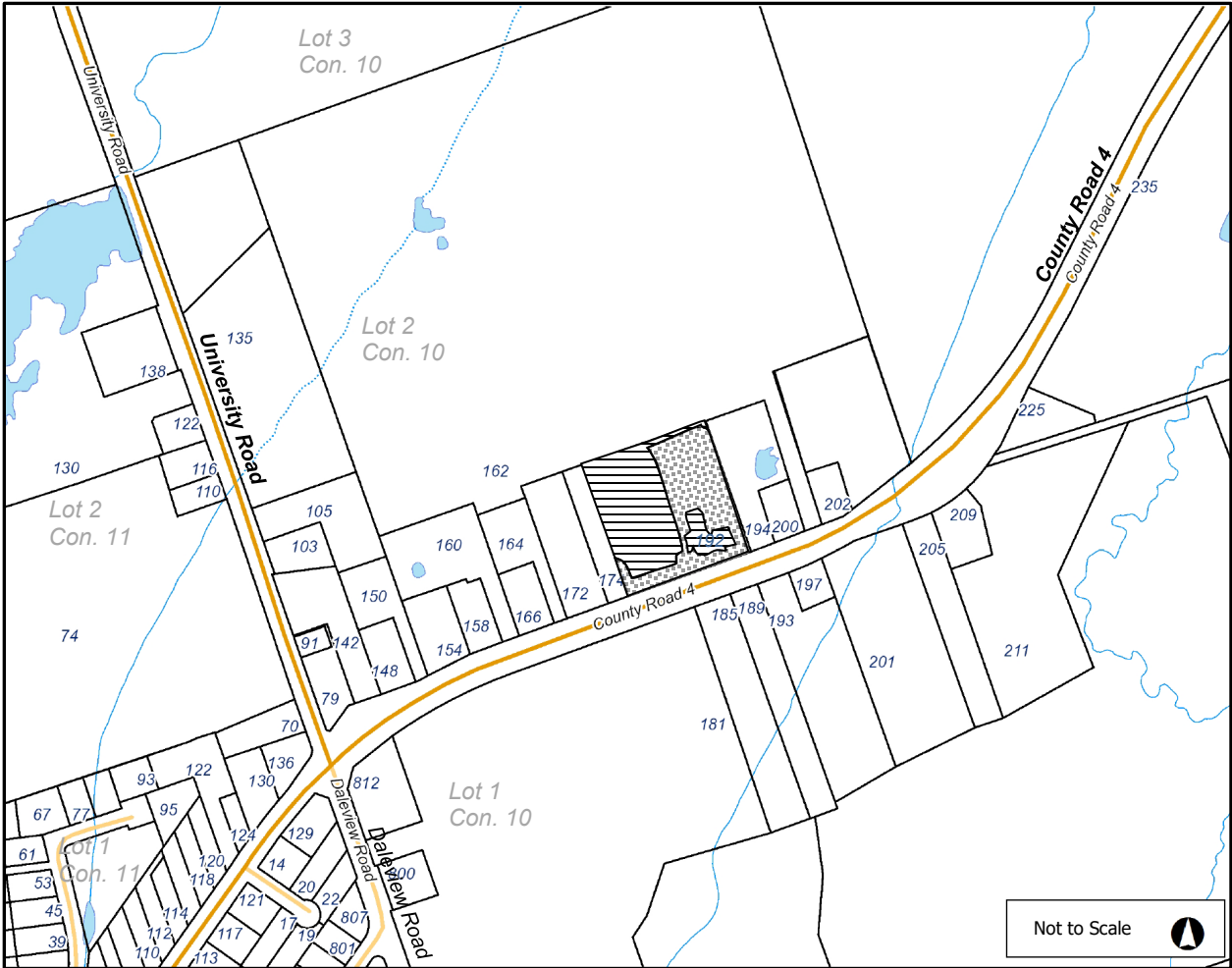
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this XX day of XXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2024-XX



Area to remain zoned the 'Special District 79 Zone (S.D. 79)'



Rezone from the 'Special District 79 Zone (S.D. 79)' to the 'Environmental Conservation Two Zone (EC-2)'

This is Schedule '1' to By-law
No. 2024-XX passed this
XX day of XXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig



Township of Douro-Dummer Notice of Complete Application and Public Meeting Concerning a proposed Zoning By-law Amendment Application R-11-24

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, September 3, 2024 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 martinac@dourodummer.on.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.

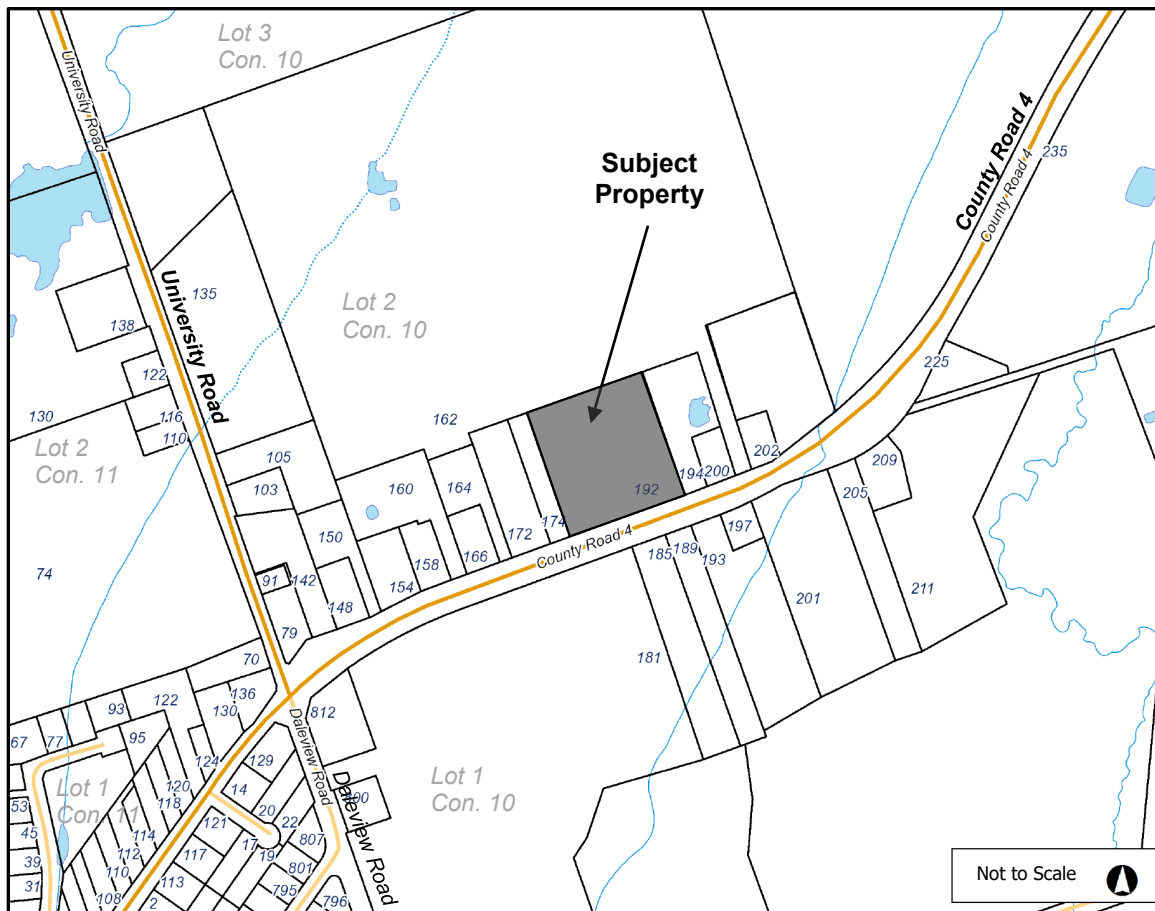
If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

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

Legal Description/ Address:	192 County Road 4 Part Lots 1 and 2, Concession 10 (Douro Ward) Parts 1 & 2, Plan 45R-7839 Roll No.: 1522-010-004-10500 A key map is provided on the next page
Owner/Applicant:	2780811 Ontario Inc. / EcoVue Consulting
File Name:	R-11-24

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>.

Key Map:



Purpose and Effect of Application:

On behalf of the Owner, EcoVue Consulting has applied to amend the existing zoning of their property known municipally as 192 County Road 4 and more particularly described as Parts 1 & 2, Plan 45R-7839, Part Lots 1 and 2, Concession 10 in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject property is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The Owner is seeking to expand the existing self storage facility on the subject property. A Zoning By-law Amendment is required in order to recognize the site-specific requirements of the proposed development. Additionally, the current zoning requires that the permitted uses on the site comply with a specific building layout as illustrated on a separate Schedule. Since the applicant is proposing a site layout that does not align with the approved Schedule, an amendment to the zoning is required.

A separate application for Site Plan Approval has been applied for given that the proposal will result in the expansion of an existing commercial use to an area greater than 100 square metres.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses. All other applicable provisions of By-law No. 10-1996, as amended will continue to apply.

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.

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.

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.

Dated this 14th day of August, 2024 at the Township of Douro-Dummer.

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

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



PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

April 1, 2025

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, ON
K0L 3A0

Via email: **dhelleman@dourodummer.ca**

Attention: **Don Helleman**

**Re: 192 County Road 4 Storage Units
 Detailed Peer Review
 Township of Douro Dummer, ZBA & SPA & Building Report Submission
 D.M. Wills Project No. 20089-011**

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer (Township) to provide Peer Review services in support of the proposed storage facility at 192 County Road 4 (Site).

Wills has reviewed the provided washroom facilities drawing. We now understand that the existing building has one washroom and the applicant is proposing installing a second washroom using existing plumbing rough-ins. This satisfies the lingering comment related to the Zoning By-law Amendment (ZBA) peer review. The second washroom will need to be installed at the building permit stage.

Respectfully submitted,

Eric St. Pierre, P.Eng.
Project Engineer
Land Development Engineering

ESP/





LAND DEVELOPMENT REVIEW CORRESPONDENCE

**Correspondence: MTO-LD-2024-43S-000405 - 192 County Road 4,
Peterborough - ZBA / Site Plan**

George Taylor (Regional Planner (CMP/SPM))

Wednesday September 4, 2024 12:37 p.m.

To: Christina Coulter <ccoulter@dourodummer.ca>

Thank you for circulating the Zoning By-law Amendment and Site Plan Application for the subject lands at 192 County Road 4, Peterborough, to the Ministry of Transportation (MTO) for review. Please accept this as a formal response from MTO. We have reviewed the application in accordance *with the Public Transportation and Highway Improvement Act* (PTHIA) and Highway Corridor Management Manual to offer the following comments:

The Ministry has determined that the subject lands are not within MTO's permit control area, therefore we have no comments to offer this application.

If you have any further questions, please do not hesitate to contact me.

Thank you,

George Taylor
Corridor Management Officer
Highway Corridor Management
Ministry of Transportation of Ontario

From: [CA - Circulations](#)
To: [Christina Coulter](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 14, 2024 11:09:23 AM
Attachments: [image001.png](#)
Importance: Low



Your E-mail was Received on: Wednesday, August 14, 2024

Thank you for your email on: R-11-24 (Parkhill Storage)

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Christina Coulter <ChristinaC@dourodummer.on.ca>

Sent: Wednesday, August 14, 2024 3:02:37 PM

Cc: Martina Chait <MartinaC@dourodummer.on.ca>

Subject: R-11-24 (Parkhill Storage)

Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). 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 Friday August 23, 2024.

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

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-LAEmHhHzdJzBITWfs4Hgs7pbKI

From: [Hynes, Pete](#)
To: [Christina Coulter](#); [Jessica Rae Reid](#); [Tom L](#)
Cc: [Marnie Guindon](#); [Don Allin](#); [Eric St. Pierre](#); [Chuck Pedersen](#); [Don Helleman](#)
Subject: RE: Resubmission: 20089-011 Comments (R-11-24 & SPA)(Parkhill Storage)
Date: November 25, 2024 7:07:20 AM
Attachments: [image002.png](#)

As was stated in a previous email,

“Most of the comments from the Engineering and Construction Division (E&C) will apply to the future SPA, but a high-level review of the supplied documents has identified one concern for E&C.

As part of the SPA, and to be in line for our entrance by-law (By-Law No. 2024-25), the easternmost entrance will need to be closed and removed. The analysis within the TIA was completed as if there was only one entrance, and “provides excellent operation assuming only 1 access point”.

Our by-law states:

“For High Volume Entrances, the number of entrances provided will be the minimum number necessary to accommodate the volumes of traffic to be generated by the development as determined by an approved Traffic Impact Assessment.”

Therefore our interpretation is the minimum number of entrances to accommodate the traffic volume is 1.”

To keep both entrances, (technical) justification must be provided within the Traffic Impact Assessment. Both entrances would need to meet all requirements of the entrance by-law, including, but not limited to, spacing and visibility.

Pete Hynes, P.Eng. (he/him)

Senior Project Coordinator, Transportation Planning
Engineering and Construction, Peterborough County
705-775-7076

www.ptbocounty.ca



From: Christina Coulter <ccoulter@douroddummer.ca>

Sent: Friday, November 22, 2024 11:50 AM

To: Jessica Rae Reid <jreid@ecovueconsulting.com>; Tom L <tomlivis@gmail.com>

Cc: Marnie Guindon <mguindon@otonabeeconservation.com>; Don Allin <dallin@otonabeeconservation.com>; Eric St. Pierre <estpierre@dmwills.com>; Hynes, Pete

<PHynes@ptbocounty.ca>; Chuck Pedersen <cpedersen@dourodummer.ca>; Don Helleman <dhelleman@dourodummer.ca>

Subject: RE: Resubmission: 20089-011 Comments (R-11-24 & SPA)(Parkhill Storage)

Hi Jess;

Thank you, I have downloaded the November 19 Resubmission documents from the dropbox link below. For the ZBA to proceed to Council for a decision, I will require confirmation from D.M. Wills and Senior Staff copied above that items 3.0 and 15.0 of the Comment Matrix prepared by Wills dated November 11, 2024 attached have been addressed.

Eric, please proceed with peer review of the documents according to Wills November 11 comments. The deposit account for these applications has fallen below \$2000. Therefore, please provide a cost estimate for review of the November 19 Resubmission so that I can request a top-up from the Applicant.

Tom, just so you are aware, there will be additional fees required for preparation, review and registration of the Site Plan Agreement, however, any top-up to ensure the deposit account sits at \$5000 will be applied towards the SPA as outlined in the Preliminary Development Agreement. I will provide you copies of all of the invoices that have been paid to date. I'm just waiting on the latest invoice to be processed by our Finance Department.

Chuck and Don (& Eric), please review the resubmission materials as it relates to your requirements. I note that the cover letter from Tatham Engineering, dated November 15, 2024 in the resubmission materials has determined that on-site water storage for firefighting purposes and onsite fire protection are not required.

Pete, I note that the Cover Letter from Tatham identifies that the Owner wishes to keep both entrances to the subject property. Please advise if the County has any comments.

Marnie and Don, please review the materials according to your comments dated October 30, 2024, attached.

I look forward to receiving your comments at your earliest convenience.

Thanks everyone!
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

From: Jessica Rae Reid <jreid@ecovueconsulting.com>

Sent: November 19, 2024 4:01 PM

To: Christina Coulter <ccoulter@dourodummer.ca>
Cc: Marnie Guindon <mguindon@otonabeeconservation.com>; Don Allin <dallin@otonabeeconservation.com>; Eric St. Pierre <estpierre@dmwills.com>; PHynes@ptbocounty.ca; Tom L <tomlivis@gmail.com>
Subject: Resubmission: 20089-011 Comments (R-11-24 & SPA)(Parkhill Storage)

Good afternoon Christina,

I hope you are having a great week. Thanks for sending these over; please see below, a link to the prepared responses from Tatham (including the .dwg file), and the response letter from Andrew Smith Building Design.

<https://www.dropbox.com/scl/fo/70x62wkzc9339j9xsd5ah/AHmtoBCPwZe3BqBgSzJciGU?rlkey=419t42qn5ar1sl9h0bxv9yari&st=zgk08vob&dl=0>

Please let me know if you require anything further to process the ZBA for the December meeting, or if additional items are required for the SPA.

Kind regards,
Jess

Jessica Rae Reid, BA (she/her)
Planner



EcoVue Consulting Services Inc.
416 Chambers Street
Peterborough, Ontario K9H 3V1
705.482.9812 mobile
705.742.8343 fax
877.652.1466 toll free
www.ecovueconsulting.com

From: Christina Coulter <ccoulter@dourodummer.ca>
Sent: November 13, 2024 10:17 AM
To: Jessica Rae Reid <jreid@ecovueconsulting.com>; Tom L <tomlivis@gmail.com>
Cc: Marnie Guindon <mguindon@otonabeeconservation.com>; Don Allin <dallin@otonabeeconservation.com>; Eric St. Pierre <estpierre@dmwills.com>; PHynes@ptbocounty.ca
Subject: FW: 20089-011 Comments (R-11-24 & SPA)(Parkhill Storage)

Hi Jess and Tom;

Please see attached peer review from D.M. Wills on behalf of the Township and Peterborough County E&C.

You will note that there remain a few items that must be addressed in terms of the Site Plan Application.

Only items 3.0 and 15.0 of the comment matrix chart require additional information as they relate to the ZBA. I've revised the draft By-law based on ORCA's comments of August 26, 2024 and the proposed floodline.dwg received from EcoVue on August 28, 2024 (both attached). However, I note that the floodline has changed as illustrated on DWG: CF-2, Proposed Condition Floodplain Cut/Fill Plan prepared by Tatham Engineering in the Final SWM and Cut Fill, dated October 24, 2024 (digital page 31) (this file was too large to attach).

Assuming the October 24, 2024 floodline is acceptable to ORCA, please provide the .dwg of this so that I can send it to the County GIS to create the shape file in order to revise the By-law. Please also review the attached draft By-law to ensure it captures ORCA's requirements with respect to their comments dated August 26, 2024.

Once I have the revised floodline shape file and the remaining items 3.0 and 15.0 of the comment matrix chart, I will prepare the report for Council's decision on the ZBA. The next Council meeting is December 3 and I will need everything prior to November 22 in order to have a report on that agenda.

Sincerely,
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

From: [Christina Coulter](#)
To: ["Consultation Email"](#)
Cc: [Consultation Lead; Paige Williams; "apadmin@curvelake.ca."](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 18, 2024 4:03:00 PM
Attachments: [P379-0674-2024_8May23_RE\(Stage1&2\).pdf](#)
[image004.png](#)
[P379-0674-2024_8May24_IE\(RecordofEngagement\).pdf](#)

Hi Derek,

Thank you for your response. I have attached the Stage 1 & 2 Archaeological Assessment Report and Record of Engagement completed in support of this application.

Please let me know if there is anything further you require.

Sincerely,
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

From: Archaeological Program Admin <APAdmin@curvelake.ca> **On Behalf Of** Consultation Email
Sent: August 15, 2024 10:28 PM
To: Christina Coulter <ChristinaC@dourodummer.on.ca>
Cc: Consultation Lead <ConsultationLead@curvelake.ca>; Paige Williams <PaigeW@curvelake.ca>
Subject: R-11-24 (Parkhill Storage)

Hello Christina,

Thank you very much for contacting Curve Lake First Nation regarding the expansion of Parkhill Storage. I am the Archaeology Program Administrator for Curve Lake First Nation. I was wondering if any archaeological assessments of the property were undertaken in the past or will be requested as part of the application? If reports have been produced, do you mind sending me a copy or copies to me email address at apadmin@curvelake.ca.

If there is anything I can do to further assist you with this file, please do not hesitate to reach out.

Thank you,

Derek

Derek Paauw
Archaeology Program Administrator
Curve Lake First Nation Government Services Building



22 Winookeeda Road, Curve Lake, ON K0L 1R0
P: 705.657.8045 ext. 237 C:705.957.9549 F: 705.657.8708
W: www.curvelakefirstnation.ca
E: APAdmin@curvelake.ca

From: Christina Coulter <ChristinaC@dourodummer.on.ca>

Sent: Wednesday, August 14, 2024 11:03 AM

Cc: Martina Chait <MartinaC@dourodummer.on.ca>

Subject: [EXTERNAL]R-11-24 (Parkhill Storage)

CAUTION/Wewena sa naa!: This is an external email from outside Curve Lake First Nation. Please take care when clicking links or opening attachments and check the senders e-mail address. When in doubt contact the sender by phone or reach out to the IT Department (aasnaa@curvelake.ca) | Ow waasmo-biijbii'gan gii-biwnjibaamgad n'goji maa goj'yi'ling Oshkiigamaag. Aangwaam'zin pii ewanaab'ndman aan'koobjig'nan maage'sh zheyaakonaman gegoon e-aan'koobdeg, naanaagdawaab'ndan ezhibii'igaadeg e-aawid aw gaa-waasmo-maajibii'ged. Giishpin gyakwendanzwan, Gdaa-gnoonaa aw gaa-maajibii'ged aabjitooyen biiwaabkoons-giig'dowin maage ggwejim aw ewezhtood waasmo-zhibiigew-aabjichganan (aasnaa@curvelake.ca).

Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). 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 Friday August 23, 2024.

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: [Municipal Planning](#)
To: [Christina Coulter](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 16, 2024 2:20:49 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 <ChristinaC@dourodummer.on.ca>
Sent: Wednesday, August 14, 2024 11:03 AM
Cc: Martina Chait <MartinaC@dourodummer.on.ca>
Subject: [External] R-11-24 (Parkhill Storage)

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Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). 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 Friday August 23, 2024.

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](#)



March 5, 2025

Christina Coulter
Planner
Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario, K0L 3A0

Dear Christina Coulter:

**RE: Site Plan Approval, Parkhill Storage 2832425 Ontario Inc., 192 County Road 4,
Concession 10, Lots 1 & 2, Part 1, Township of Douro-Dummer, County of
Peterborough; ORCA file: PPLD-2315**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the third submission for a Site Plan application for the above noted property on February 19, 2025. Otonabee Conservation has reviewed the application and the following supporting documentation in accordance with our mandate and policies:

- Response to Review Authority Engineering Comments – 192 County Road 4 (Tatham Engineering, February 18, 2025)
- Stormwater Management and Floodplain Cut and Fill Balance Report (Tatham Engineering, rev. February 18, 2025)
- DP-1 Existing Condition Drainage Plan (Tatham Engineering, rev. April 2024)
- DP-2 Proposed Condition Drainage Plan (Tatham Engineering, rev. April 2024)
- EXT-1 External Drainage Plan (Tatham Engineering, rev. April 2024)
- SC-1 Siltation and Erosion Control Plan (Tatham Engineering, rev. February 2025)
- SG-1 Site Grading Plan (Tatham Engineering, rev. February 2025)
- DET-1 Notes and Details (Tatham Engineering, rev. February 2025)

250 Milroy Drive, Peterborough ON K9H 7M9
P: 705-745-5791 F: 705-745-7488
otonabee@otonabeeconservation.com
otonabeeconservation.com

- DET-2 Details (Tatham Engineering, rev. February 2025)
- DET-3 Details (Tatham Engineering, rev. February 2025)
- DET-4 Details (Tatham Engineering, rev. February 2025)
- CF-1 Existing Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. February 2025)
- CF-2 Proposed Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. February 2025)
- Geotechnical Investigation – Proposed Storage Facility 192 County Road 4 (GHD, November 26, 2021)
- Topographic Sketch of 192 County Road 4 (Richmond Surveying Inc., December 9, 2023)

The purpose of the above noted application is to permit the expansion of the existing self storage business and related uses.

Otonabee Conservation's interest in this 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 planning statement or provincial plan issued under the Planning Act.*

As noted in the Conservation Authority's letter dated Augst 26, 2024 addressing ZBA R-11-24 at the subject property, the site is traversed by a flooding hazard associated with a tributary of Meade Creek. A cut and fill proposal to manage the flooding on the property and to remove certain areas outside of the flood risk has been submitted in order to accommodate the expansion of the storage facility. The revised floodplain, as per the approved technical drawings, removes the lands proposed for the expansion from the floodplain. As per R-11-24, the floodplain was to be zoned appropriately. **It is the opinion of Otonabee Conservation that the application is consistent with Chapter 5 of the Provincial Planning 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.*

The technical submission addressing stormwater management and the proposed cut and fill for the Meade Creek floodplain on the subject property, have been reviewed as per Otonabee Conservation's concerns/issues raised in our letter dated December 10, 2024.

Staff have found them to be satisfactory, therefore the above noted materials are to be used for redefining the flooding hazard on the subject property and informing the new developable envelope as well as the appropriate zoning. Provided the above approved technical drawings are used to complete the cut and fill on the subject property, **the development does not appear to create new or aggravate existing hazards.**

Staff note that these comments are based on the latest information received by Otonabee Conservation, and should additional information become apparent, or changes to the plans occur in the future, staff will review the revisions and may provide additional comments.

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Ontario Regulation 41/24 prohibits any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference unless a permit has been issued by Otonabee Conservation under Section 28 of the Conservation Authorities Act.*

Otonabee Conservation mapping indicates that the lands are fully subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. **Permits from this agency are required prior to any site alteration or construction, including any of the site grading for the cut and fill.**

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.

However, 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

If you have any questions, please do not hesitate to contact staff.
Best Regards,



Katie Jane Harris
Planning and Development Officer

Recommendation:

That the Planning-2024-21 report, dated September 3, 2024, regarding File R-11-24 (Parkhill Storage) be received and;

That Council receive all comments related to File R-11-24; and

That the By-law to enact the amendment be revised and brought back to a future meeting of Council once the peer review has been completed to the satisfaction of the Township and applicable agencies.

Overview:

EcoVue Consulting Services Inc., Agent on behalf of the Owner, 2780811 Ontario Inc. (Tom Livisianos/Parkhill Storage), has applied to amend the existing zoning on the property known municipally as 192 County Road 4 and more particularly described as Roll No. 1522-010-004-10500, Part Lots 1 and 2, Concession 10 in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject land is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended. The Owner is seeking to expand the existing self storage facility on the subject property. A Zoning By-law Amendment is required to recognize the site-specific requirements of the proposed development. Additionally, the current zoning requires that the permitted uses on the site comply with a specific building layout as illustrated on a separate Schedule. Since the applicant is proposing a site layout that does not align with the approved Schedule, an amendment to the zoning is required.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses.

A copy of the draft By-law which was provided with the Notice is attached to this Report.

A separate application for Site Plan Approval has been applied for given that the proposal will result in the expansion of an existing commercial use to an area greater than 100 square metres.

A Planning Justification Report (PJR) has been prepared by EcoVue Consulting dated June 4, 2024, which provides further details with respect to the rezoning and site plan approval applications. A Copy of the EcoVue Report is attached to this Report.

In addition to the PJR, the following technical reports were submitted in support of the applications:

- [Traffic Impact Study](#)
- Stormwater Management Report (large file size, available upon request).
- [Concept Plan Review Report](#)
- [Elevation Plans](#)

Notice of the public meeting was given on August 14, 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 August 14, 2024. A sign was posted on the subject property. Notice was also posted 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.

The technical reports are in the process of being peer reviewed by the applicable agencies and the Township peer review consultant (D.M. Wills). On July 4, 2024, D.M. Wills completed a "High Level Peer Review" outlining the scope of the review and requesting additional material. A copy of this correspondence is attached to this Report. As of the writing of this report, peer review is still in process and sign-off has not been received. Therefore, Staff recommend that the zoning by-law amendment be brought forward to Council for a decision at a later date.

During the circulation process, and at the request of the Township and D.M. Wills, the Concept Plan was updated (August 16, 2024) and a Geotechnical Investigation was provided by GHD Limited, dated November 26, 2021. A copy of the updated Concept Plan and the Geotechnical Investigation are attached to this Report.

During the review of the initial application submission, the Otonabee Region Conservation Authority (ORCA) identified a number of items requiring additional information as it relates to their review mandate. A copy of ORCA's engineering review comments dated July 26, 2024, are attached to this Report. In separate correspondence dated August 26, 2024, ORCA requested that the floodplain on the subject property be zoned appropriately. Copies of ORCA's comments are attached to this Report.

Based on ORCA's comments, Staff recommend that the By-law be revised to appropriately zone the floodplain to prohibit future development and site alteration (i.e. placement of fill) and that the revised By-law be brought forward to Council for a decision at a later date.

Conformity to Provincial Policy Statement (PPS) and A Place to Grow, Growth Plan for the Greater Golden Horseshoe (Growth Plan):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.2.2 of the Growth Plan requires that all decisions that affect a planning matter will conform with the Growth Plan.

The subject lands are located within a Settlement Area for the purposes of the PPS and Growth Plan.

A pre-consultation was held on March 16, 2023. The Pre-consultation identified a number of natural heritage and key hydrologic features and natural hazards that are present on or adjacent to the subject property (i.e. species at risk, key hydrologic features (a small inland lake, rivers and non-evaluated wetlands), floodplain and archaeological potential). Since the subject property is located within the Donwood rural settlement boundary, the Growth Plan policies relating to key hydrologic features, key hydrologic areas and key natural heritage features (Ss. 4.2.3 and 4.2.4) do not apply.

The pre-consultation flagged that the subject lands are within 400 metres of the Peterborough Proposed Bypass, a Ministry of Transportation (MTO) planned corridor. Section 3.2.5.1 (b) of the Growth Plan and Policies 1.6.8.1 through 1.6.8.3 of the PPS require that planning authorities plan for and protect transportation corridors for the long term and shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose for which it was identified.

As part of the pre-consultation process, MTO provided comment on March 28, 2023, stating that they “...have reviewed the application in accordance with *the Public Transportation and Highway Improvement Act* (PTHIA) and the Highway Corridor Management Manual to provide the following comment.

The Ministry has determined that the subject lands do not fall within MTO’s permit control area, therefore we have no comments to offer this application.”

MTO was circulated copies of the formal applications and no additional comments have been received as of the writing of this Report.

The pre-consultation identified additional studies and material required by Peterborough County E&D, ORCA and the Township in order to address PPS and Growth Plan policies (see pre-consultation notes included in the EcoVue PJR). The EcoVue PJR has addressed the applicable sections of the PPS and Growth Plan. As mentioned previously, the studies are in the process of being peer reviewed to ensure they have addressed the applicable Municipal, Provincial and agency requirements.

While the PJR prepared by EcoVue has identified and addressed the applicable sections of the PPS and Growth Plan, consistency and conformity to these policies cannot be confirmed until peer review sign-off is completed to the satisfaction of the Township and applicable agencies.

Conformity to Official Plan:

The subject property is designated Hamlet on Schedule 'A4-4' and within the Urban Fringe Control Area Boundary (Schedule 'A4-1').

The Hamlet Designation refers to existing settlement areas which function as residential and commercial service nodes. These areas may contain a mix of residential, commercial, small scale industrial, public and institutional facilities (S. 6.2.3.1).

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community. (S. 6.2.3.2).

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage. (S. 6.2.3.3 (a)).

Within the Urban Fringe Control Area Boundary, the Township is required to request comments from the City of Peterborough when assessing applications for highway commercial, rural industrial or rural residential development (S. 6.2.17.3 (c)). A copy of the proposal was provided to the City of Peterborough as part of the pre-consultation process. In correspondence dated March 15, 2023, the City indicated they do not have any comments on the application. A copy of the City's comments are attached to this Report.

Section 2.6 of the Official Plan outlines additional information the Township may request when considering development proposals or planning applications. Through the pre-consultation process, Township Staff requested a market analysis/justification study as part of the Planning Justification Report. While not included in the PJR, EcoVue provided the following additional information:

- The expansion of the use is being proposed in an area where new residential units are being constructed and new people are moving to the area who will utilize the units;
- The closest self storage facility, outside of Parkhill Storage, is a minimum of 5 kilometres (5+ minutes driving) away from the subject lands, and there is no other facility in Donwood;

- The property owner has been receiving many calls from individuals looking to purchase units; however, they are currently at capacity and are turning people away on a weekly basis; and
- As stated previously, the use occurring on the subject lands (i.e. storage unit business) has remained unchanged for several years. The submitted Zoning By-law Amendment is seeking to amend Schedule 'B' to a previously approved By-law, to allow the expansion of the existing and permitted use. In this specific circumstance, the previous Schedule 'B' severely limited the use of the entire property, with the entire development only taking up 25-35% of the lands. This ZBA is seeking to utilize a currently underutilized property and provide sufficient setbacks to storage units and parking spaces.

Section 7.14 of the Official Plan outlines the criteria for assessing commercial development. Planning Staff have reviewed the EcoVue PJR and are satisfied that the applicable policies of this Section have been addressed in the PJR.

Section 7.17 of the Official Plan designates the entire Township of Douro-Dummer as a Site Plan Control Area. In accordance with the Township Site Plan Control By-law No. 2022-58, an application for Site Plan Approval is required and has been submitted. At the request of the Applicant, peer-review of the technical studies will include detailed design comments related to site plan approval. Township Staff have noted that appropriate Zoning is required prior to the Site Plan agreement being drafted and reviewed.

Comments:

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

Comments were received from the following agencies:

- Enbridge Gas Inc.: No objections to the application.
- Bell Canada: Bell Canada does NOT generally comment on zoning by-law amendments. However, Bell Canada does generally comment on site plan approval, applications. Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.
- Curve Lake First Nation: Requested copies of any archaeological assessments of the property.
- Peterborough County Public Works Engineering and Design Division: No objections, comments or concerns provided that the County's comment from the March 16, 2023, Pre-Consultation Meeting are addressed as a part of Site Plan Approval.

- Otonabee Region Conservation Authority:

The site is traversed by flooding associated with a tributary of Meade Creek. A cut and fill has been proposed to manage flood storage on the property while removing certain areas of the site to outside of the flood risk to accommodate the expansion of the existing storage facility. Those areas of the property that are proposed to be kept for flood storage should be zoned to prohibit future development or site alteration (i.e. filling). Provided that the revised floodplain is zoned appropriately, it is the opinion of Otonabee Conservation that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS), referencing Natural Hazards.

An engineered, balanced cut and fill will be completed at the site to accommodate the existing flood storage on the property while allowing the proposed expansion to proceed. The effect of this grading will ensure that the new developments are not impacted by flooding and that flood storage capacity is available as to not negatively impact adjacent lands. Based on the information provided, the development does not appear to create new or aggravate existing hazards.

Otonabee Conservation mapping indicates that the lands are fully subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. Permits from this agency are required prior to any of the site grading for the cut and fill or new development taking place.

The subject property is not located within a vulnerable area that is subject to SPP policies. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

Copies of the agency comments are attached to this Report.

The application was circulated to Senior Staff on August 14, 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 the Special District 79 (S.D. 79) portion of the subject lands to recognize the site-specific requirements of the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses.

It is recommended that the rezoning also capture the boundaries of the floodplain and prohibit development and site alteration within this area. Therefore, the By-law to enact the amendment should be revised and brought back to a future meeting of Council once the peer review has been completed to the satisfaction of the Township and applicable agencies.

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-11-24 (Parkhill Storage) Public Meeting Report.docx
Attachments:	<ul style="list-style-type: none"> - R-11-24 - Draft By-law.pdf - 2024 06 04 FINAL CR 4 Storage Units ZBA PJR.pdf - R-11-24 - ZBA Notice.pdf - DM Wills 2024-07-04_20089-011 ZBA first submission High Level Review.pdf - 22-2465 Self Storage Expansion_REV08162024-CONCEPTPLAN_24X36.pdf - 12563534 - LTR - Geotechnical Letter Parkhill Storage.pdf - R-11-24 - ORCA PPLD-2315 (July 26 2024).pdf - R-11-24 PPLD 2316 192 CR4 -ORCA (August 26, 2024).pdf - MTO Pre-Con Comments (March 28, 2023).pdf - City of Peterborough Comments (March 15, 2023).pdf - R-11-24 - Enbridge Comments (August 16, 2024).pdf - R-11-24 - Bell (August 14, 2024).pdf - R-11-24 - Curve Lake (August 15, 2024).pdf - R-11-24 - County ED Comments (August 14, 2024).pdf
Final Approval Date:	Aug 27, 2024

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

Martina Chait-Hartwig

Mike Rutter

Recommendation:

That the report Building Department-2025-06, dated June 3, 2025, regarding Bill 17 be received and that Council provide direction to staff if there are comments they wish to submit the Environmental Registry of Ontario (ERO) on the proposed bill.

Overview:

On May 12, 2025, the Minister of Municipal Affairs and Housing (Minister) released Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025. Bill 17 proposes changes to several key pieces of municipal and land use planning legislation, including but not limited to, the *Building Code Act*, the *Development Charges Act*, and the *Planning Act*. Together, the proposed changes aim to accelerate new housing and infrastructure development throughout the province by streamlining the development approvals process. At the time of writing this report, the Second Reading of Bill 17 has been debated and the debate subsequently adjourned.

The Minister has also released several regulatory proposals for the implementation of Bill 17 through the Environmental Registry of Ontario (ERO).

Building Code Act

The *Building Code Act, 1992 (BCA)* is proposed to be amended to reduce duplication for evaluation of innovative construction materials and to clarify the ability of Municipalities to pass by-laws relating to the construction or demolition of buildings.

The Canadian Construction Materials Centre (CCMC) is a national body that assesses and tests products for compliance with the National Construction Codes (Building, Fire, Energy Efficiency for Buildings, Farm, and Plumbing). Currently, Ontario requires a secondary approval (i.e., Minister's Ruling) for innovative construction products that have already been evaluated by the CCMC before they can be used in Ontario. Bill 17 proposes to introduce provisions that would remove the requirement for a manufacturer seeking to introduce an innovative material, system or building design to Ontario from having to go through the Building Materials Evaluation Commissioner (BMEC) to obtain a ruling from the Ministry of Municipal Affairs and Housing (MMAH). This exclusion would apply where the CCMC has examined or has expressed an intention to examine that material, system or building design.

Some municipalities in Ontario, including those identified by the province as "large and fast-growing municipalities", have set green or sustainable building standards that developers must achieve in order to obtain planning approvals. Developers and other stakeholders in the development industry have challenged the authority of municipalities to adopt such measures. The proposed amendments would clarify that the broad authority powers under the *Municipal Act, 2001*, do not authorize

municipalities to pass by-laws respecting the construction or demolition of buildings. This provides greater clarity to section 35 of the *BCA*, which already states that the *BCA* and the Ontario Building Code (OBC) supersede all municipal by-laws for the same purpose.

The commenting period for the proposed Building Code Act changes closes on June 11, 2025. If passed, the legislative changes are proposed to come into effect on July 1, 2025.

Development Charges Act

Bill 17 proposes several changes to the *Development Charges Act, 1997* that aim to streamline development and reduce barriers. Key amendments include exempting long-term care homes from development charges (DC), expanding provincial authority to limit eligible capital costs through regulation, simplifying the DC by-law amendment process for reducing charges, deferring DC payments for residential development to occupancy, removing interest charges on instalments for rental and institutional developments, and allowing the province to define local services through regulation.

While these changes may have significant implications for large, fast-growing municipalities with substantial development activity, the impact on Douro-Dummer is anticipated to be relatively minor given our limited growth and minimal reliance on development charges for capital funding. However, it should be noted that some of the proposed changes, particularly the expanded Provincial authority to limit eligible capital costs through regulation, remain vague in their implementation details. Until more specific regulations are released and our Township's specific study and By-law are assessed against these changes, we will not know the full extent of the potential impacts.

The administrative changes may introduce some additional complexity in DC administration, particularly regarding payment deferrals and the potential redefinition of eligible capital costs. Based on this assessment, staff do not recommend providing formal comments on *the Development Charges Act* amendments within Bill 17, as the proposed changes have limited relevance to our current development context.

Watson and Associates, the firm which completed the Township's Development Charge Study, has issued a letter summarizing the proposed changes to the *Development Charges Act* in detail. This letter has been attached for further information.

Planning Act

As proposed, Bill 17 would limit the information and materials a municipality may request in support of Planning Act Applications to that which is expressly identified in the municipality's Official Plan unless written approval is obtained from the Minister. The regulations for complete applications propose to eliminate the topics of sun/shadow, wind, urban design, and lighting from consideration towards a complete application. Any amendments to a municipality's Official Plan which would serve to expand the requirements for complete applications require written approval by the Minister. Bill 17 further proposes to provide that reports and technical studies prepared by prescribed qualified professionals (e.g., professional engineer) would be deemed to meet the requirements of a complete application. The list of prescribed qualified professionals has not yet been released.

Bill 17 proposes expanded powers for the Minister with respect to Ministerial Zoning Orders (MZO's). As proposed, Bill 17 would allow the Minister to grant conditional MZO's, meaning that the permissions of the MZO would become valid once the Minister is satisfied that the conditions imposed have been or will be fulfilled. The Minister may require that an agreement be entered into and registered on the title of the land to render the conditions enforceable on present and future owners of the land.

Bill 17 also proposes to introduce as-of-right variations to setback requirements provided in municipal zoning by-laws. The required minimum setback distance would become a prescribed percentage of the setback distance otherwise required by the municipal zoning by-law. As proposed, the provincial regulations for as-of-right setback variations contemplate a 10% variation. For example, if the municipal zoning by-law requires a setback of 10 metres, a building could be constructed at a setback of 9 metres without requiring relief from the municipal zoning by-law. The proposed regulations limit the applicability of as-of-right setback variations to parcels of urban residential lands, which means lands designated for residential use within settlement areas on public services (i.e., water and sewage).

Additionally, Bill 17 would serve to exempt school portables from site plan approval whereas currently, only those existing as of January 1, 2007, are exempt from site plan approval.

The commenting period for the proposed *Planning Act* changes closes on June 11, 2025, the comment period for regulations for as-of-right variations from setback requirements and complete applications closes on June 26, 2025.

Additional Legislation

In addition to the proposed changes to the *Building Code Act*, *Planning Act* and *Development Charges Act*, changes are also being proposed that focus on public transportation (*Metrolinx Act*).

Bill 17 amends the *Metrolinx Act, 2006* to grant the Minister of Transportation (MTO) the authority to direct any municipality or its municipal agencies to produce information or data that may be required to support the development of a provincial transit project or a transit-oriented community project

If Bill 17 is passed as written, all Metrolinx transit projects will be characterized under a new definition, “provincial transit projects”, and will benefit from the provisions of the *Building Transit Faster Act, 2020*. Most notably, such projects are exempt from *Expropriations Act* provisions that permit expropriated landowners to request Hearings of Necessity and require special permits for development of any lands within 30 metres of a transit corridor.

Bill 17 also proposes to transfer responsibility for the powers granted by the *Transit-Oriented Communities Act, 2020* from the MTO to the Ministry of Infrastructure (MOI)


Conclusion:

Staff support the province’s goal of building more homes and protecting Ontario by Building Faster and Smarter. The proposed changes through Bill 17 appear to be focussed, and have a greater effect, on large and fast-growing communities or transit-oriented communities with urban development and public infrastructure such as water and sewer. It can be anticipated that a municipality with scattered settlement areas that are not on municipal services, and without public transportation, such as Douro-Dummer will experience some benefits and challenges with the proposed changes. Without the benefit of a comprehensive professional review and forecast of the effects on Douro-Dummer, staff feel it is prudent to refrain offering comments on the proposed Bill.

Financial Impact:


At this time, it does not appear that the proposed changes within Bill 17 would have a significant financial impact to the Township. However, staff will continue to monitor the status of the Bill as it moves through the legislature and the exact details are finalized and assess the impacts on our policy, processes and finances.

Township of Douro-Dummer Strategic Plan 2023-2027




Service Modernization and Innovation

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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:	Bill 17 - Council Update - Building Department-2025-06.docx
Attachments:	- Aird Berlis Bill 17 Summary.pdf - Watson and Assoc DCA summary.pdf
Final Approval Date:	May 29, 2025

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

Martina Chait-Hartwig

No Signature - Task assigned to Todd Davis was completed by workflow administrator Martina Chait-Hartwig

Todd Davis

Bill 17 and the Push to Build: How Ontario Plans to Speed Up Development

By: [Laura Dean](#), [Andrew Everton](#), [Jasmine C. M. Fraser](#), [Anna Lu](#), [Naomi Mares](#), [Tom Halinski](#), [Patrick Harrington](#), [Matthew Helfand](#) and [John George Pappas](#)

To listen to an audio recording of this article, [click here](#).

The Ontario legislature has a penchant for buzzwords in its legislative titles. Since the 1st Session of the 44th Parliament of Ontario began just a month ago, “Protect” has emerged as one of this legislature’s favourites. Ontario lawmakers have used or proposed to use “Protect” in at least five legislative titles. True to form, one of its newest bills (Bill 17), which reached first reading on May 12, 2025, is titled the [*Protect Ontario by Building Faster and Smarter Act, 2025*](#). The bill is in its second reading at the time of publication of this article.

Beyond “Protect,” the legislature has also revived two of its previous go-to terms in municipal and land use planning legislation – “Faster” and “Smarter.” While the effectiveness of Bill 17 in delivering “Smarter” planning remains to be seen, one thing is certain: speeding up development approvals is at the heart of this latest legislative push.

Speed, in its simplest definition, measures how quickly something moves over time. In this case, the provincial government is aiming to expedite infrastructure preparation and land use approvals to facilitate new housing developments of varying sizes and densities.

But speed is also influenced by resistance, and the province has made it clear that reducing obstacles to development has been a top priority in recent legislative rounds. Much like the *Get It Done Act, 2024* and the *More Homes Built Faster Act, 2022*, Bill 17

seeks to strip away regulatory hurdles that slow down projects on their way to approval and implementation.

This article offers a high-level narrative review of Bill 17, with a focus on how its proposed amendments seek to make Ontario's land use planning and development regime both "Faster" and "Smarter." While changes after first reading are always possible, we anticipate that key measures within the bill will remain and will effectively streamline approval timelines as well as reduce financial barriers, thereby speeding up Ontario's ability to implement new development.

Development Charges Act, 1997

New Exemption for Long-Term Care Homes

The *More Homes Built Faster Act, 2022* created certain development charge ("DC") exemptions for the creation of "affordable" and "attainable" residential units, non-profit housing developments and units created pursuant to inclusionary zoning requirements.

Bill 17 proposes to introduce a new section 4.4 to the *Development Charges Act, 1997* (the "**DCA**"), which will provide that the development of any part of a building or structure intended for use as a long-term care home will be exempt from development charges. This proposed exemption would not apply to a DC that was payable prior to Bill 17 coming into effect but would apply to any future DC payment or DC instalment(s) that is payable in accordance with section 26.1 of the DCA.

New Rules for Administrative Amendments to DC By-laws

Typically, any amendment to a DC by-law requires the passing of an amending by-law. Sections 9-18 of the current DCA impose a rigorous process for the passing of any DC by-law, including the requirement for a background study, statutory public meeting requirements, appeal rights, etc. These requirements have historically applied equally to amending by-laws.

In 2024, with the passing of the *Cutting Red Tape to Build More Homes Act, 2024*, the DCA was amended to make clear that sections 9-18 do not apply to an amendment to a DC by-law if the only effect of the amendment is to extend the expiry date of the DC by-

law. Bill 17 proposes to amend subsection 19(1.1) to similarly specify that sections 9-18 of the DCA will also not apply to an amendment to a DC by-law that:

- repeals a provision providing for the indexing of a DC or amends such a provision to provide for a DC not to be indexed; or
- decreases the amount of a DC that is payable for one or more types of development in the circumstances specified in the amendment.

These new rules will make it easier for municipalities to amend DC by-laws which have the effect of reversing planned DC increases or which decrease DCs for certain development.

DC Instalment Payments and Interest

Currently, section 26.1 of the DCA requires DCs for institutional and rental housing developments to be paid in six equal instalments, with municipalities empowered to charge interest on the instalments from the date the DC would otherwise have been payable.

Under Bill 17, DCs for institutional and rental housing development will continue to be paid in six annual instalments but may be pre-paid at any time without requiring an early payment agreement. Bill 17 proposes to further amend the rules for interest payments on DC instalments by potentially prohibiting a municipality from charging interest on instalments that come due after a yet-to-be-determined date.

Notwithstanding the foregoing, the DCA would continue to allow a municipality to charge interest on all DCs that are paid pursuant to rates that are frozen under section 26.2 of the DCA. This leaves a gap in the proposed legislation that may be amended as Bill 17 moves through subsequent readings in the legislature.

Section 26.1 is also proposed to be amended to provide that DCs for all residential development that is not rental housing shall be payable on occupancy of the building (or, where applicable, the issuance of an occupancy permit). These DCs may also be pre-paid at any time without requiring an early payment agreement. It is not immediately clear if changing the DC payment date from building permit to building occupancy will entice new projects to proceed where they might otherwise have not.

Cap for Frozen DCs

Currently under the DCA, section 26.1 creates a DC freeze, by providing that the total amount of a DC is the amount of the DC that would be determined under the DC by-law on the date that a complete zoning by-law amendment or site plan application is filed (whichever comes later). The municipality may charge interest on the frozen DC at a maximum rate that can currently be described as a “floating” prime plus one per cent.

In some situations, the amount of the frozen DC plus interest can exceed the amount that would otherwise be payable if the DCs were never frozen (e.g., where the DC rate decreases after a site plan application has been filed). Bill 17 proposes to amend section 26.2 to provide that the DC freeze does not apply to a DC if the total amount of all charges, including any interest, exceeds the total amount of all charges that would be payable if the freeze had not applied.

DC Credits

Ordinarily under section 41 of the DCA, a credit that relates to a service may be used only with respect to that part of a DC that relates to the service. This siloing of charges and credits can be limiting when a developer undertakes a larger infrastructure project. Section 41 is proposed to be amended to provide that, if two or more services are deemed to be one service (with the “merging” of service categories being determined through a forthcoming regulation), a credit that relates to any one of those services may be used against DCs charged under the larger service category. The result would be greater flexibility in the availability and use of DC credits.

Defining Local Service

Currently, section 59 of the DCA establishes that a municipality shall not impose a charge, as a condition of subdivision or consent approval, that pays for DC eligible work without giving the applicant a DC credit. An exception to this is where the work is considered “local service,” where no credit is provided. However, what is or is not a “local service” has not been statutorily defined, leaving the definition to be addressed through local service guidelines included in local DC background studies.

While the definition of a “local service” is often tied to whether the work benefits more than one development, this has not been applied consistently across municipalities and can often lead to challenges or appeals. Bill 17 proposes to add a new regulation-making authority to empower the province to create regulations specifying what constitutes a local service. Given the history of headaches in this area, a uniform definition is likely to be welcomed by both municipal staff and development applicants.

Planning Act and City of Toronto Act, 2006

Limiting Requirements for Complete Applications

In practice, complete application requirements have often led to disagreements between municipalities and applicants regarding what is properly required before an application will be deemed “complete.” This stage is important as it starts the clock on when a municipal decision must be made before a right to appeal for non-decision arises. Bill 17 introduces a series of proposed amendments that aim to limit the extent of the municipality’s powers in deeming an application complete.

The *Planning Act* currently requires that certain “prescribed information and material” be provided as part of planning approval applications, including applications for official plan amendment, zoning by-law amendment, site plan approval, draft plan of subdivision and consent. The *Planning Act* further empowers municipal councils to require additional information or materials it may need, over and above the prescribed requirements, so long as the relevant official plan contains provisions relating to those extra requirements. The *City of Toronto Act, 2006* contains the same provisions as it relates to site plan approval applications.

Disagreements often stem from municipalities asserting that the reports and drawings provided with a development application are deficient and therefore the application cannot be deemed complete. For their part, applicants often claim that such criticisms are unrelated to whether an application should be deemed complete for the purpose of circulation to municipal departments for comment. These disagreements can range from whether a study or report should be provided up front to whether a drawing has been stamped by a relevant professional – and everything in-between.

Deeming Materials Prepared by Prescribed Professionals Complete

Proposed subsections 22(6.0.1), 34(10.3.1), 41(3.5.1), 51(19.0.1) and 53(4.0.1) of the *Planning Act* and subsection 114(23) of the *City of Toronto Act, 2006* would definitively state that certain requisite information and materials provided as part of a development application are deemed to meet the applicable requirements if the information or material is prepared by a person authorized to practise a prescribed profession.

As an example, a transportation impact study prepared by a qualified engineer would be deemed to meet the requirement to submit such a study, notwithstanding any municipal concerns with the study's contents. Issues with the study's contents would go to the merits of the application, not the "completeness" of the application.

Ministerial Approval Required Before Changes to Municipality's Complete Application Requirements

Bill 17 would further restrict a municipality's powers in determining what is required for a "complete" development application. New subsection 17(21.1) (with an equivalent provision under the *City of Toronto Act, 2006*) would add an additional layer of ministerial approval by requiring written approval from the Minister of Municipal Affairs and Housing (the "**Minister**") before an official plan amendment could be undertaken to add to the local municipality's complete application requirements. To avoid a last-minute rush to add new local requirements, Bill 17 indicates that any official plan amendment adopted on or after May 12, 2025 (i.e., the date of Bill 17's first reading), that does not have ministerial written approval will be deemed not to have been adopted.

Limiting Certain Reports From Complete Application Requirements

The province is consulting on proposed regulations that would prescribe a list of subject matters and identify which reports and studies will be required as part of a complete planning application. As drafted, the changes would apply to official plan amendments, zoning by-law amendments, site plan applications and subdivision or consent applications. The proposed regulation would also identify specific types of certified professionals whose studies municipalities must accept. According to the relevant ministry posting, the following topics are currently being contemplated for exclusion from complete application requirements:

- **Sun/Shadow:** Information on the impact of shadows cast by a proposed development on the subject property and surrounding lands, including public streets.
- **Wind:** Information related to the potential effects of a proposed development on wind conditions in the surrounding area.
- **Urban Design:** Information concerning how a proposed development aligns with applicable urban design guidelines or policies.
- **Lighting:** Information about lighting levels on the site, including the location and type of exterior fixtures proposed for the building and surrounding property.

As-of-Right Setback Variations

Setback requirements are typically stipulated in municipal zoning by-laws, rather than the *Planning Act*. Bill 17 proposes to add new rules with respect to minimum “setback distance” to section 34 of the *Planning Act*. The proposed definition of “setback distance” would be “the distance that a building or structure must be setback from a boundary of the parcel on which the building or structure is located in accordance with a by-law passed under this section.”

New subsection 34(1.4) would provide that “a minimum setback distance is deemed to be the prescribed percentage of the setback distance.” If passed, this provision would deem a setback that deviates from the requirement of a zoning by-law up to a prescribed percentage to be permitted as-of-right without the need to formally vary the setback required by the relevant zoning by-law.

To implement the proposed addition of subsection 34(1.4), the province is consulting on a new regulation that contemplates a prescribed percentage (i.e., an as-of-right deviation) of up to 10 per cent. As an example, if a zoning by-law requires a five-metre setback from a property line, a setback of 4.5 metres would be permitted as-of-right without the need to seek a minor variance. This proposed change should have the effect of reducing the number of minor variance applications, thereby saving time and costs for applicants and municipalities.

Subsection 34(1.5) proposes to limit the application of this as-of-right variance to urban residential lands. Subsection (1.5) further provides that the new rule would not apply to

a building or structure located: (a) in the Greenbelt Area, (b) on land that is not a “parcel of urban residential land” (which is a defined term in the *Planning Act*), and (c) on land that is prescribed under subsection 41(1.2) of the *Planning Act*, which includes land that is within 300 metres of a railroad (with some exceptions) and land that is within 120 metres of conservation authority regulated lands.

Subsection 34(1.6) is a proposed transition and deeming provision in the circumstance where the prescribed percentage changes (either higher or lower) over time. It provides that the minimum setback is deemed to be the minimum setback (a) on the day a building permit is issued and where that permit has not been revoked, or (b) on the day the lawful use of the building or structure was established where no building permit was required.

The province is also seeking input on whether other zoning standards – such as building height or lot coverage – should be eligible for similar as-of-right performance standards variations.

Minister’s Power to Impose Conditions on MZOs

Section 47 of the *Planning Act* sets out, among other things, the Minister’s power to impose a ministerial zoning order (“**MZO**”). Bill 17 proposes to add new provisions that would grant the Minister additional power to impose conditions on MZOs – an authority that the Minister currently does not have. New subsection 47(1.0.1), if passed, would allow the Minister to impose conditions relating to the use of land or the erection, location or use of buildings or structures, if in the Minister’s opinion the conditions are reasonable. The proposed language “The Minister may ... impose such conditions ... as in the opinion of the Minister are reasonable” can be broadly interpreted. Curiously, similar language is found in subsection 51(25) of the *Planning Act* as it relates to conditions imposed on a plan of subdivision.

Proposed subsection 47(1.0.2) further provides that the Minister may require such conditions to be secured through an agreement that may be registered on title and that such agreement may be enforceable against the owner and subsequent owners of the land. Subsection (1.0.3) provides that if a condition has been imposed under subsection (1.0.1), the MZO is suspended until the Minister is satisfied that the condition has been or

will be fulfilled. Subsection (1.0.4) requires the Minister to notify the municipal clerk if the Minister is satisfied that the conditions have been or will be fulfilled. Finally, subsection (1.0.5) requires the municipal clerk to notify the public within 15 days after receiving notice from the Minister.

Elementary and Secondary Schools and Associated/Ancillary Facilities

Sections 16 and 35.1 of the *Planning Act* contain restrictions on what official plan policies and zoning by-laws can cover, including the use of certain residential units in houses and associated parking ratios and minimum unit sizes.

New subsections 16(3.2.1) and 35.1.1(1) propose additional restrictions that would prevent official plan policies and zoning by-laws from prohibiting the use of a parcel of urban residential land for an elementary school or secondary school of a school board or any ancillary uses to such schools, including the use of a child care centre located in the school.

Amendments to the site plan approval authorities under the *Planning Act* and the *City of Toronto Act, 2006* are also proposed to remove the existing specification that portables on school sites can only be exempt from site plan approval where such sites were in existence on January 1, 2007. The effect would be to encourage the placement of more portable classrooms on existing school sites throughout the province.

Building Code Act, 1992

Streamlining Innovative Building Techniques and Construction Materials

Bill 17 also proposes a series of changes to the *Building Code Act, 1992* (the “**BCA**”), aimed at simplifying approvals for innovative construction products.

First, the bill proposes to limit the authority of the Building Materials Evaluation Commission (the “**Commission**”), which plays a role in authorizing new and innovative building materials, systems and designs. At present, manufacturers of innovative construction products must apply to the Commission for an authorization before they can be used in Ontario. In addition, the Commission may, of its own initiative, research and examine construction materials, system and building designs. Bill 17 proposes to

remove the Commission's ability to exercise these powers where the Canadian Construction Materials Centre ("**CCMC**") of the National Research Council of Canada has examined or has expressed its intention to examine an innovative material, system or building design.

Second, and in a similar vein, the bill proposes to remove the Minister's authority to, by Minister's ruling, approve the use of innovative materials, systems or building designs that have been evaluated by an entity designated in the Ontario Building Code (the "**Building Code**"). At present, the only evaluation body designated in the Building Code is the CCMC. While the CCMC's approvals are valid for many other provinces, in Ontario at present, an approved product may not be used in construction without a Minister's ruling.

These changes would remove the need for manufacturers to obtain a secondary approval of new and innovative building materials, thereby saving time and money and enhancing the private sector's ability to introduce new and innovative construction techniques in Ontario. Regulatory changes to the Building Code itself are anticipated to follow to speed up this approval process, including removing application fees for Canadian manufacturers.

Clarifying Municipal Jurisdiction Over Construction and Demolition

At present, section 35 of the BCA sets out a "paramountcy" provision. It provides that the statute and the Building Code supersede all municipal by-laws respecting the construction or demolition of buildings, consistent with the intention that the BCA and Building Code establish a uniform provincial regime for the regulation of construction.

Bill 17 seeks to take this proposition a step further by clarifying that the broad authority and spheres of jurisdiction of municipalities under the *Municipal Act, 2001* and the *City of Toronto Act, 2006* do not authorize municipalities to pass by-laws respecting the construction or demolition of buildings. The effect of this amendment, if adopted, is that municipalities will no longer be able to rely on their general powers to regulate in respect of construction or demolition to create local requirements that differ from the BCA or the Building Code. This measure is aimed at enhancing consistency across the

province, reducing costs for builders and standardizing construction practices across municipalities.

How these changes will impact existing by-laws and municipal powers remains to be seen. For instance, section 97.1 of the *Municipal Act, 2001* authorizes a municipality to pass by-laws respecting environmental protection and conservation by requiring buildings be constructed in accordance with certain provisions of the Building Code, including the power to require green roofs. However, that power is described as an articulation of the broad authority and spheres of jurisdiction under sections 9, 10 and 11 of the *Municipal Act, 2001*, which, if Bill 17 is passed in its current form, will no longer authorize municipalities to pass by-laws in respect of construction and demolition.

Building Transit Faster Act, 2020

As readers may recall, the *Building Transit Faster Act, 2020* eliminates certain expropriation-related procedural steps relating to the construction of the Ontario Line, the Scarborough Subway Extension, the Yonge Subway Extension and the Eglinton Crosstown West Extension.

Bill 17 proposes to amend the *Building Transit Faster Act, 2020* to generally replace the concept of “priority transit project” with “provincial transit project.” The bill currently defines “provincial transit project” as “a transit project that Metrolinx has authority to carry out and includes a project that, immediately before the day subsection 1 (2) of Schedule 2 to the *Protect Ontario by Building Faster and Smarter Act, 2025* came into force, was a priority transit project).”

This change would have the practical effect of expanding the types of projects that may benefit from the procedural relief introduced by the *Building Transit Faster Act, 2020* to potentially include all projects that Metrolinx has authority to carry out.

Metrolinx Act, 2006

Bill 17’s proposed change to the *Metrolinx Act, 2006* stipulates that the Minister of Transportation may direct a municipality, including certain municipal agencies, to provide information that may be required to support the development of a provincial

transit project or transit-oriented community project. This could include data, contracts, reports, surveys, plans and other documents that the Minister of Transportation believes are necessary to support a provincial transit project or transit-oriented community project.

Transit-Oriented Communities Act, 2020

Through Bill 17, the Minister of Infrastructure replaces the Minister of Transportation in matters relating to the administration of the *Transit-Oriented Communities Act, 2020*. As well, the definition of “priority transit project” would be expanded to include provincial transit projects pursuant to the above-noted *Building Transit Faster Act, 2020* revisions.

Certain procedures would also be streamlined, as Bill 17 proposes to eliminate the necessity of approval from the Lieutenant Governor in Council for any dealings between the Minister of Infrastructure, or their delegate, and a municipality or First Nation.

Critically, the *Transit-Oriented Communities Act, 2020* would be revised to expand the list of entities that the Minister of Infrastructure may delegate certain powers to, including Metrolinx and the Ontario Infrastructure and Lands Corporation. These delegates would be permitted to enter into agreements with landowners that are required to support a transit-oriented community project. Bill 17 also proposes that such agreements may be registered on title and enforced by the Minister of Infrastructure or the municipality against the landowner and all subsequent owners.

The changes would also require the Minister of Infrastructure, or their delegate, to ensure that any funds invested in transit-oriented community projects are also invested in accordance with an approved investment policy.

Ministry of Infrastructure Act, 2011

Currently, the Minister of Infrastructure (pursuant to the *Ministry of Infrastructure Act, 2011*) and the Minister of Transportation (pursuant to the *Transit-Oriented Communities Act, 2020*) may, subject to approval of the Lieutenant Governor in Council, support or develop transit-oriented community projects related to priority transit projects.

As noted above, Bill 17's proposed amendments to the *Transit-Oriented Communities Act, 2020* would remove the Minister of Transportation's authority related to "provincial transit projects" and would place this authority with the Minister of Infrastructure and their delegates. Amendments to the *Ministry of Infrastructure Act, 2011* are proposed to reflect this change.

Bill 17 also proposes to add a new section to the *Ministry of Infrastructure Act, 2011* that would require municipalities and municipal agencies to comply with the Minister of Infrastructure's directives for the provision of information, similar to what is proposed for the *Metrolinx Act, 2006*, as summarized above.

Regulatory Proposals

Comments may be submitted through the Environmental Registry of Ontario posting, with respect to the proposals below:

- Proposed *Planning Act* and *City of Toronto Act, 2006* Changes (Schedules 3 and 7 of Bill 17 – *Protect Ontario by Building Faster and Smarter Act, 2025*) | [ERO Number 025-0461](#) (comment period closes June 11, 2025);
- Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025* – Amendment to the *Building Transit Faster Act, 2020* | [ERO Number 025-0450](#) (comment period closes June 11, 2025);
- Bill 17 – *Protect Ontario by Building Faster and Smarter Act, 2025* – Accelerating Delivery of Transit-Oriented Communities | [ERO Number 025-0504](#) (comment period closes June 12, 2025);
- Proposed Regulation – As-of-right Variations from Setback Requirements | [ERO Number 025-0463](#) (comment period closes June 26, 2025); and
- Proposed Regulations – Complete Application | [ERO Number 025-0462](#) (comment period closes June 26, 2025).

The [Municipal & Land Use Planning Group](#) at Aird & Berlis LLP is well-acquainted with the ever-evolving legislative regime governing and affecting development in Ontario. If you have questions or require assistance, please contact the authors or a member of the group.



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Disclaimer

This communication offers general comments on legal developments of concern to business organizations and individuals and is not intended to provide legal advice. Readers should seek professional legal advice on the particular issues that concern them.

May 15, 2025

To our Municipal Clients:

Re: Assessment of Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025)

In our continued efforts to keep our clients up to date on legislative changes that may impact them, we are writing to inform you that Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (herein referred to as Bill 17) was tabled in the Ontario Legislature on May 12, 2025. This letter provides a summary of the proposed changes to the *Development Charges Act, 1997* (D.C.A.) and commentary on the proposed changes to the growth management framework. As the Bill progresses through the legislative process, we will continue to advise of any amendments and associated impacts.

Note that the Province is seeking comments via the Environmental Registry of Ontario at the following link: <https://ero.ontario.ca/notice/025-0504>. We will be submitting our comments prior to the deadline of June 12, 2025.

1. Overview Commentary

The Province has stated that a goal of this Bill is to simplify and streamline development, while reducing barriers, including development fees. In this regard, the Bill proposes to amend various acts with the intent of building more homes faster in Ontario to address the current housing crisis. In addition to changes to the D.C.A., changes are proposed to the following Acts:

- *Building Code Act, 1992*;
- *Building Transit Faster Act, 2020*;
- *City of Toronto Act, 2006*;
- *Metrolinx Act, 2006*;
- *Ministry of Infrastructure Act, 2011*;
- *Planning Act*; and
- *Transit-oriented Communities Act, 2020*.

In addition to the legislative changes proposed, the Province has announced that they are exploring the use of a public utility model, which may include establishing municipal service corporations for water and wastewater systems. These changes could have significant impacts on the costs and delivery of water and wastewater services in Ontario. While this may serve to reduce the funding obligations from development charges (D.C.s), funding these costs from a broader pool of existing rate payers would likely result in higher water and wastewater rates.



2. Proposed Changes to the *Development Charges Act*

The following provides a summary of the proposed changes to the D.C.A., along with commentary on the potential impacts to municipalities.

1. Exemption for long-term care homes

- Currently, D.C.s imposed on long-term care homes are subject to annual instalments under section 26.1 of the D.C.A.
- The proposed change would exempt long-term care homes from the payment of D.C.s.
- This exemption would apply to any future D.C. instalments on long-term care home developments.
- The D.C.A. does not allow reductions in D.C.s to be funded by other types of development. As such, the exemption will have to be funded from other municipal revenue sources.

2. Definition of capital costs, subject to regulation

- The proposed change would add the words “subject to the regulations” to section 5 (3) of the D.C.A.
 - The proposed amendment expands the scope of the Province’s authority to limit eligible capital costs via regulation.
 - The D.C.A. currently provides this ability to limit the inclusion of land costs.
 - The Province intends to engage with municipalities and the development community to determine potential restrictions on what costs can be recovered through D.C.s.
- Commentary from organizations in the development community suggests these discussions may continue to focus on limiting the inclusion of land costs in the D.C. calculations. The proposed amendment, however, provides broad authority for limiting eligible capital costs (i.e., the scope of regulatory authority is not restricted to land).
- Reductions in D.C.-eligible capital costs will have to be funded from other municipal revenue sources. Changes to the definition of capital costs through regulation will require municipalities to adjust funding for capital projects swiftly without the legislative amendment process.

3. Simplified D.C. by-law process to reduce charges

- Proposed change to section 19 (1.1) of the D.C.A. to allow a simplified process to amend a D.C. by-law for the following reasons:
 - Repeal or change a D.C. by-law expiry date (consistent with current provisions);
 - Repeal a D.C. by-law provision for indexing or amend to provide for a D.C. not to be indexed; and



- Decrease the amount of a D.C. for one or more types of development.
- The simplified process includes passing of an amending by-law and providing notice of passing of the amending by-law. There will be no requirement to prepare a D.C. background study, undertake public consultation, and no ability to appeal to the Ontario Land Tribunal.
- Limiting the simplified D.C. by-law amendment process to situations where the amount of a D.C. for a type of development is being reduced would appear to allow municipalities to adjust the charges for changes in assumptions (e.g., reductions in capital cost estimates, application of grant funding to reduce the recoverable amount), adding exemptions for types of development, and phasing the imposition of a D.C.
- It is unclear if the simplified process would apply where exemptions are being provided for purposes other than development type, as specified in the amendment. For example, where a municipality is exempting a geographic area, such as an industrial park, downtown core, major transit station area, etc.
- While administratively expedient, eliminating the statutory public process for reductions in D.C.s will not provide the general public with an opportunity to delegate Council on the matter and will reduce transparency.

4. Deferral of D.C. payment to occupancy for residential development

- Proposed changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) would be payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.
- Only under circumstances prescribed in the regulations may the municipality require a financial security.
 - The Province has noted its intent to mitigate risk for municipalities. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.
- Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.
- It appears those municipalities that have elected to utilize subsection 26 (2) of the Act (i.e., water, wastewater, services related to a highway, and stormwater charges payable at the time of subdivision agreement) may no longer be able to utilize this section for residential subdivisions or consents.
- Deferring the timing of payment for all residential development to occupancy will have cashflow implications for municipalities. The impacts may include additional financing costs for capital projects, increased



administrative costs associated with administering securities and occupancies, and potential delays in capital project timing.

5. Removal of interest for legislated instalments

- Proposed changes to section 26.1 of the Act would remove the ability to charge interest on instalments for rental housing and institutional development.
- This would also apply to future instalments for existing deferrals once Bill 17 receives Royal Assent.
- The repeal of subsection 26.1 (9) of the D.C.A. removes the municipality's ability to require immediate payment of all outstanding instalments when a development use changes from rental housing or institutional to another use.
- This proposed amendment has the same cashflow impacts for municipalities as noted in item 4 above, although it is more limited in scope.

6. Ability for residential and institutional development to pay a D.C. earlier than a by-law requires

- Currently, if a person wishes to waive the requirement to pay their D.C. in instalments as per section 26.1, an agreement under section 27 of the D.C.A. (early payment agreement) is required.
- The proposed changes state that, "For greater certainty, a person required to pay a development charge under this section may pay the charge before the day it is payable even in the absence of an agreement under section 27."
- This wording achieves its intent to allow a person to waive the requirement to pay in instalments. It also appears, however, to allow residential and institutional D.C.s to be paid earlier than required in a D.C. by-law, absent municipal agreement.
- This is problematic for municipalities, as the development community may elect to pay D.C.s before indexing or before municipalities pass a new D.C. by-law where a publicly available D.C. background study may be indicating a potential increase in the charges.

7. Lower charge for rate freeze

- Section 26.2 of the D.C.A. requires that, for developments proceeding through a site plan or zoning by-law amendment application, the D.C. be determined based on the rates that were in effect when the planning application was submitted to the municipality.
- In some instances, the D.C. that would be imposed at the time of building permit issuance may be lower than that in place at the time of planning application.



- Where rates have been frozen as per section 26.2 of the D.C.A., the proposed amendments would require municipalities to apply either the “frozen” or the current rate, whichever is lower, in such instances.
 - Note, interest charges for the D.C. determined at planning application may still be imposed.
- These proposed changes are positive as developers would not be charged in excess of current rates (where lower) and developers who proceed in a timely manner are not penalized with additional interest costs.

8. Grouping of services for the purposes of using credits

- Section 38 of the D.C.A. allows a person to construct growth-related works on a municipality’s behalf, subject to an agreement. The person receives a credit against future D.C.s payable for the service(s) to which the growth-related works relate.
- A municipality can agree to allow the credits to be applied to other services in the D.C. by-law.
- The proposed amendments would allow the Province to, through regulation, deem two or more services to be one service for the purpose of applying credits.
- This proposed change appears to remove the municipality’s discretion to combine services by agreement in certain instances.
- Combining services for the purposes of credits would have cashflow implications for municipalities, where funds held in a reserve fund for a service not included under the section 38 agreement would be reduced. This could delay the timing of capital projects for these impacted services and/or increase financing costs.

9. Defining local services in the regulations

- Section 59 of the D.C.A. delineates between charges for local services and, by extension, those that would be considered in a D.C. by-law.
- Municipalities typically establish a local service policy when preparing a D.C. background study to establish which capital works will be funded by the developer as a condition of approval under section 51 or section 53 of the *Planning Act* (i.e., local service) and which will be funded by the D.C. by-law.
- The proposed amendments would allow the Province to make regulations to determine what constitutes a local service.
 - Although the Province has noted that this will be defined through consultations, there may be unintended impacts. For example, if the definition of a local service is too broad, it may lower the D.C. but increase the direct funding requirements on one particular developer. If the definition is too narrow, the opposite would result,



whereby local services would be broadly included in D.C. funding, thereby increasing D.C. rates.

- Additionally, what is deemed a local service in one municipality may vary from what is deemed a local service in another, depending on the size, density, and types of development.

Most of the changes above would come into effect upon Royal Assent of Bill 17. The changes with respect to deferral of payment to occupancy for residential development would come into effect upon the date proclaimed by the Lieutenant Governor in Council.

3. Noted Areas for Future Changes to Development Charges

In the Province's announcement, they indicated additional changes that are anticipated to follow proposed regulatory changes and/or ongoing consultations.

The Province has indicated the intent to add the Statistics Canada Non-Residential Building Construction Price Index for London to the prescribed indexes in the regulations. This would allow municipalities west of London and those that are closer to London than Toronto, to utilize the London series for indexing purposes.

The Province also indicated the intent to consult on a potential standardization of the approaches to benefit to existing deductions. Currently there are best practices to follow, however, there is no standardized approach across all municipalities. Providing a standardized approach may be problematic, as capital projects in different municipalities may be unique in scope and capital cost requirements.

Lastly, the announcement included commentary on expanding the Annual Treasurer's Statement reporting requirements. Currently for services related to a highway, water, and wastewater services, municipalities must allocate 60% of monies in their D.C. reserve funds to projects. The Province may consider expanding this requirement to more services.

4. Proposed Changes to the Growth Management Framework

The Ministry of Municipal Affairs and Housing (MMAH) has been reviewing the Official Plans of Ontario's 50 largest and fastest-growing municipalities against the Ministry of Finance's (M.O.F.) updated population forecasts released in October 2024. Where the Ministry finds that current Official Plan forecasts are lower than updated provincial or upper-tier projections, the MMAH will undertake targeted outreach to affected municipalities. In these cases, municipalities will be required to update their Official Plans to reflect the higher of the M.O.F. projection or the applicable upper-tier forecast.

These updates will be guided by a forthcoming revision to the Projection Methodology Guideline – the first since 1995 – to ensure consistency in how growth is planned across the Province. It is the MMAH's goal that these updated projections and methods



will help municipalities more accurately align land needs, servicing strategies, and capital planning with long-term provincial growth priorities. To support this, the Province is also exploring improvements to planning data systems and digital tools, including standardizing how municipalities track and report land use planning and permitting activity. Enhanced access to consistent, digitized data will help inform future forecasting, monitor implementation, and increase transparency across jurisdictions.

For municipalities directed by the Province to update their Official Plans, this requirement carries several implications. As a starting point, it is important to note that the M.O.F. forecasts are only available at the Census Division level, which typically represents upper-tier municipalities, including separated municipalities and large urban single-tier municipalities. This poses potential complexities for lower-tier municipalities to directly apply, allocate, and coordinate the M.O.F. population projections as part of their respective Official Plan Review. Furthermore, the M.O.F. population projections are released annually and are subject to considerable fluctuation. On the other hand, the municipal Official Plan Review process, which includes a comprehensive assessment of long-term population growth and urban land needs, is required to be carried out at a minimum every 10 years for new Official Plans and five years regarding Official Plan updates. Accordingly, it will be important for municipalities to monitor their respective Official Plans within the context of changing long-term M.O.F. projections. It is currently unclear to what extent Ontario municipalities will be required to update their respective Official Plans and associated background studies, such as needs assessments, servicing plans, and financial strategies, to ensure alignment with the updated M.O.F. projections. It is clear, however, that Ontario municipalities will require improved processes and tools to monitor their Official Plans in a manner that allows decision makers more flexibility to address and respond to anticipated change.

In parallel, the Province is also proposing changes to inclusionary zoning policies, which could influence housing delivery outcomes within protected major transit station areas. Specifically, the Act proposes capping the affordable housing set-aside rate at 5% and limiting the affordability period to 25 years. While these measures may enhance project feasibility and encourage more market-based residential development near transit, they may also constrain the long-term supply and stability of affordable units delivered through inclusionary zoning policies. Municipalities will need to consider how these changes affect their broader housing strategies, particularly in areas where protected major transit station areas are a central tool for delivering mixed-income communities.

5. Concluding Remarks

Based on the proposed changes, municipalities may experience a reduction in overall D.C. revenue. The impacts of some of the potentially more significant changes (i.e., changes to the definition of capital cost, grouping of credits, defining local services, and methodology for benefit to existing will not be known until the release of the draft regulations for consultation. By moving legislative guidance to the regulations, as



opposed to the Act itself, the Province will have the ability to change the rules set out therein without the requirement of passing a Bill through the legislative process. This reduces transparency and the required consultation should the Province wish to change these rules in the future.

We will continue to monitor the proposed changes and will inform you of potential impacts to municipalities. As noted, we will be submitting further comments to the Province via the Environmental Registry of Ontario. Should you have any questions, please contact the undersigned or send an email to info@watsonecon.ca.

Yours very truly,

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Dear Councilors, Mayor and Deputy Mayor:

We are looking to comment on concerns raised by local taxpayers regarding Alternative Voting Methods for the 2026 Election.

The Municipal Elections Act, 1996, S.O. 1996, c.32, Sched., was written to follow a strict procedure based solely on **paper ballots**. These include designated [Scrutineers](#) on election day (Municipal Act 46), strict guidelines regarding in-person Voting Procedures ([Municipal Act 46.](#)), including the physical, in-person [Counting of Votes](#) (Municipal Act 54), and physical, in-person [Recounts](#) (Municipal Act 56) -if required - among other clauses subject to hard-copy Paper ballots. It wasn't until the 2018 election that our municipality began to implement the loophole in Section 42(1b) of the Act.

We do not have 100% confidence that any prior or future election using Digital, Telephone voting or tabulator machines are accurate, nor are we convinced that these methods are without potential for fraud or error. It is impossible to provide the public with certainty that their vote is being counted, in good faith, with any of these options; once implemented, there is no clear way to enact the procedures set out by the Municipal Election Act that ensure transparency and accuracy, as well as a physical chain-of-custody for each ballot. This [recent report](#) speaks to the serious concerns regarding the use of alternative methods for elections from Western University, but to summarize:

Online voting is increasingly prevalent in Ontario's municipalities, despite a lack of regulated technological and procedural safeguards. Individual municipalities, lacking deep knowledge of online voting technologies, are responsible for procuring technology from private vendors which make security and privacy claims that are difficult to verify. These reasons, among others, have contributed to an anomalous environment where election technology, security, and procedures diverge greatly from other robust democracies that use electronic voting...

The entire system must be reliable and verifiable in a way that is convincing to the voting public. As members of the voting public, we want to put it on record that many are not convinced in municipal election reliability; in fact, trust in elections and institutions has never been lower. With alternative voting methods there is no guarantee that each ballot is being safeguarded, counted accurately, designated properly or can ultimately be verified after the election has been determined. There is a concern that the outcome of the election is already decided behind the scenes before any vote is cast.

From the public viewpoint, what occurred during the 2022 Election night created ample suspicion about the use of alternative methods of voting. A pre-designed PowerPoint with the "winning" candidates was flashed onscreen to the audience at Council chambers well before the vote was even officially confirmed and announced. This was promptly removed by the Clerk. Later, the official results were not announced by municipal staff until well after they were posted publicly by the media. How did the clerk have time to prepare a presentation with the winning candidates before the results were confirmed? And how far in advance did staff know who was going to win? And why did they not produce the Presentation that was already accidentally revealed on-time when

the election was officially called? In spite of the clear discrepancies, there was no recourse for any candidate to object to the results as there was no ballots to count or deliberate on, as required by the Act: (3) A scrutineer or certified candidate may object to a ballot, or to the counting of some or all votes in a ballot, on the ground that the ballot or votes do not comply with the prescribed rules. 1996, c. 32, Sched., s. 54 (3).

Election's Canada website states this succinctly: "The ballot is at the heart of the electoral process and of the elector's right to vote". Each ballot fulfills a written intention by a registered and legitimately identified voter with a signature that can be tracked, traced and followed through a chain-of-command from 10am on election day to the final scrutineered vote after polls close at 8PM - by real people in the community; this is irreplaceable with telephone and digital voting. Let's not pretend to confuse technological progress with increased accountability. They do not correlate.

(Note: Tabulators were not used for the recent Federal election; ballots were hand counted. Why are tabulators even being put forward as an option for hard-copy ballots for our small municipality? This is not transparent and an unnecessary use of our tax dollars.)

We also take objection to the presumption that the method of voting needs to take into account leisure or convenience: the data from the 2006 - 2014 elections, well before the introduction of online options, do not show that constituents were more willing to vote because of ease of access by digital or telephone options – there was almost the same number of voter turnouts with paper ballots, even higher in 2006, but a negligible difference across the board in comparison to the years with digital options. Effort is a requirement of a healthy Democracy, and it is disingenuous to suggest that the taxpaying people of this community are not willing to assert even a small amount of effort (like traveling to a designated election facility to physically vote on election day) to elect their future leaders. The data says otherwise.

Digital elections may have served a purpose during Emergency orders. We are no longer in an Emergency, we no longer want the community to be segregated and disjointed that they cannot come together, in person, to elect their next Council. We stand on tradition over convenience, the physical gathering of community over the disjointed use of technology and a clean chain of custody of our intentional vote for the 2026 municipal election - and the procedures in the Municipal Elections Act to be enacted, as was originally intended, with paper ballots counted by human hands. No Alternative methods required.

Thank you for your time,

Douro-Dummer Local Taxpayers

Please see Section 47 of the Municipal Elections Act and confirm with Staff how Alternative Voting Methods can comply to these procedures:

Municipal Elections Act, Section 47

Rights of candidates and scrutineers

(5) The persons described in clauses (1) (b), (c), (d) and (e) are each entitled,

- (a) to be present when materials and documents related to the election are delivered to the clerk under subclause 43 (5) (b) (ii) and clause 55 (1) (d);
- (b) to enter the voting place 15 minutes before it opens and to inspect the ballot boxes and the ballots and all other papers, forms and documents relating to the vote (but not so as to delay the timely opening of the voting place);
- (c) to place his or her own seal on the ballot box, immediately before the opening of the voting place, so that ballots can be deposited in the box and cannot be withdrawn without breaking the seal;
- (d) to place his or her own seal on the ballot box immediately after the close of voting on each day of an advance vote under section 43, so that ballots cannot be deposited or withdrawn without breaking the seal;
- (e) to examine each ballot as the votes are being counted by the deputy returning officer under section 54 (but not to touch the ballot);
- (f) to object to a ballot or to the counting of votes in a ballot under subsection 54 (3);
- (g) to sign the statement of the results of the election prepared by the deputy returning officer under clause 55 (1) (a); and
- (h) to place his or her own seal on the ballot box after the counting of the votes, when the deputy returning officer seals the box under clause 55 (1) (c), so that ballots cannot be deposited or withdrawn without breaking the seal. 1996, c. 32, Sched., s. 47 (5).

The Corporation of the Township of Douro-Dummer
By-law Number 2025-22

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 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 B2 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 192 County Road 4 and more particularly described as Part Lots 1 and 2, Concession 10 (Douro Ward) being Parts 1 and 2, Plan 45R-7839 from the Special District 79 Zone (S.D. 79) to the Environmental Conservation Two Zone (EC-2) as shown on Schedule "1" attached hereto and forming part of this By-law.
- 2. Section 21 Special Districts is amended by deleting subsection "21.79 Special District 79 Zone (S.D. 79)" in its entirety and replacing it with the following:

21.79 Special District 79 Zone (S.D. 79) – Roll No. 1522-010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

- 21.79.1.1 a business or professional office, a self-storage business, a retail commercial establishment for the sale of moving supplies, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.

21.79.2 Regulations for Permitted Uses

- a) Minimum Lot Area 1.5 ha
- b) Minimum Lot Frontage 100 m
- c) Minimum Front Yard to the building existing at the time of the passing of this by-law 14.52 m
- d) Minimum Front Yard for all other structures 15 m
- e) Minimum Interior East Side Yard to the building existing at the time of the passing of this by-law 12.6 m
- f) Minimum Interior West Side Yard for all other structures 14 m

g) Minimum Rear Yard	15 m
h) Maximum Height	11 m
i) Maximum Lot Coverage	25%
j) Minimum Landscaped Open Space	10%
k) Minimum Distance Between Buildings	7.5 m
l) Minimum Parking Requirement	22 parking spaces

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 For the purposes of the Special District 79 Zone (S.D. 79), a "self-storage business" is defined as "premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area".

21.79.2.1.3 For the purposes of the Special District 79 Zone (S.D. 79), a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

21.79.2.1.4 For the purposes of the Special District 79 Zone (S.D. 79), an "outside vehicle storage use" shall be defined as lands used for the outdoor storage of vehicles such as, but not limited to, cars, vans, trailers, boats, recreational motor homes and trailers.

21.79.2.1.5 A planting strip shall be provided in accordance with the regulations of Section 3.32 of By-law No. 10-1996, as amended.

21.79.2.1.6 Any outside storage shall comply with the minimum yard requirements.

21.79.2.1.7 All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Special District 79 Zone (S.D. 79) shall apply and be complied with.

3. Section 19 Environmental Conservation Zone (EC) is amended by the addition of subsection 19.7 "Environmental Conservation Two Zone (EC-2)" immediately following subsection 19.6 "Environmental Conservation One Zone (EC-1)" which shall read as follows:

19.7 Environmental Conservation Two Zone (EC-2)

Development, including buildings and structures is prohibited within any Environmental Conservation Two Zone (EC-2).

The placing or removal of fill is prohibited within any Environmental Conservation Two Zone (EC-2) except as required in the Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering, dated November 15, 2024.

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

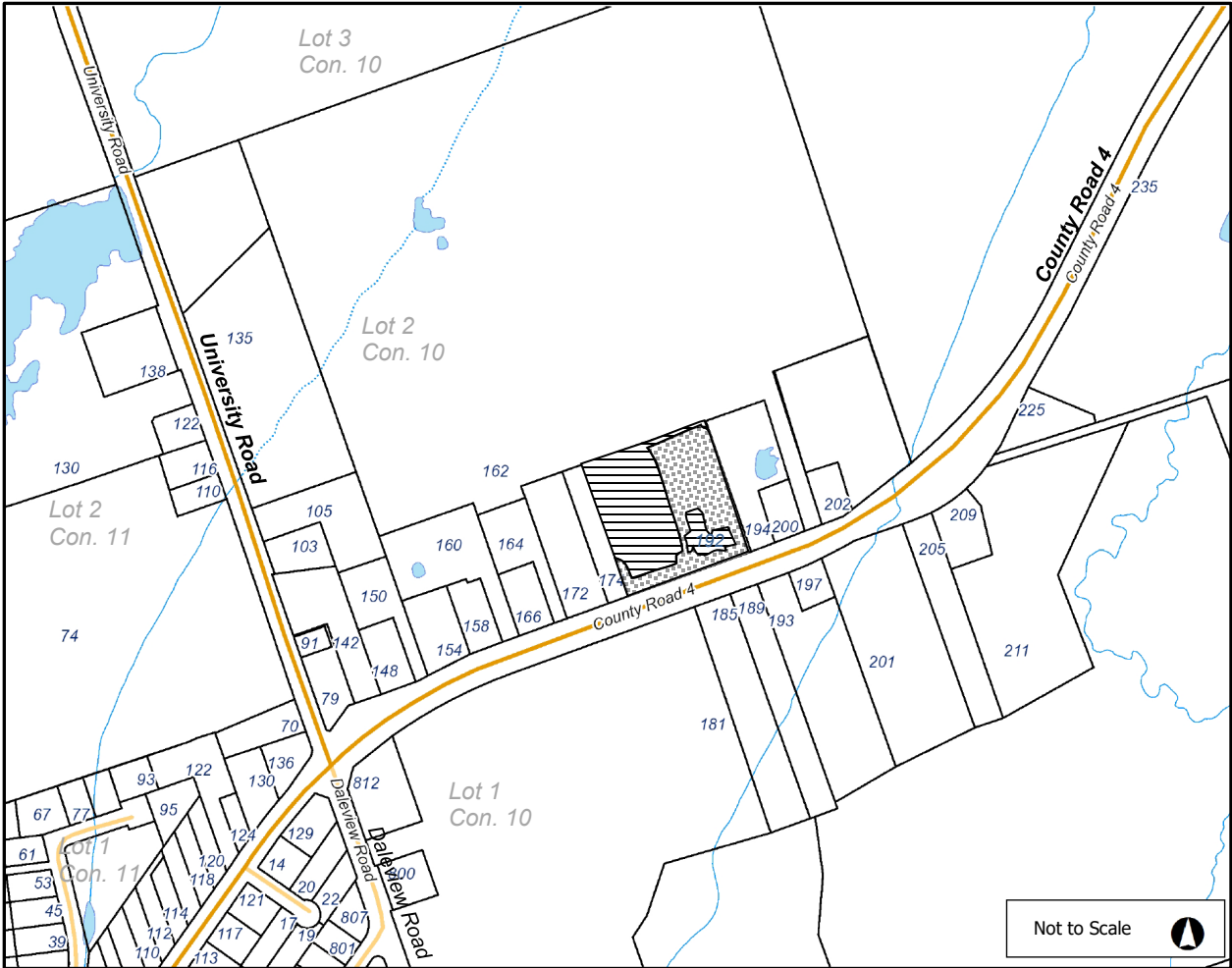
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 3rd day of June, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Schedule "1" to By-law 2025-22



Area to remain zoned the 'Special District 79 Zone (S.D. 79)'



Rezone from the 'Special District 79 Zone (S.D. 79)' to the 'Environmental Conservation Two Zone (EC-2)'

This is Schedule '1' to By-law
No. 2025-22 passed this 3rd
day of June, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Corporation of the Township of Douro-Dummer

By-law Number 2025-23

Being a By-law to authorize the use of voting and vote-counting equipment, the use of alternative voting methods and to authorize advance voting

Whereas Section 42 (1)(a) of the Municipal Elections Act, 1996, R.S.O., 1996, c.32, as amended (the Act), provides that the council of a municipality may, by by-law, authorize the use of voting and vote-counting equipment such as voting machines, voting recorders or optical scanning vote tabulators;

And Whereas Section 42 (1)(b) of the Act provides that the council of a municipality may, by by-law, authorize electors to use an alternative voting method, such as voting by mail or by telephone, that does not require electors to attend at a voting place in order to vote;

And Whereas Section 42 (2) of the Act provides that a by-law passed related to vote and vote-counting equipment and alternative voting methods applies to a regular election if the by-law is passed on or before May 1 in the year of the election;

And Whereas Section 42 (5) provides that when a by-law authorizing the use of an alternative voting method is in effect, sections 43 (advance votes) and 44 (voting proxies) apply only if the by-law so specifies;

And Whereas through Resolution No. 154-2025 Council authorized the use of voting and vote-counting equipment and alternative voting methods for the 2026 municipal election;

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

1. That the use of voting and vote-counting equipment shall be authorized for the 2026 municipal election, including an advance vote.
2. That the use of alternative voting methods shall be authorized for the 2026 municipal election, including an advance vote.
3. That the use of internet voting, telephone voting and paper ballot tabulation shall be authorized for the 2026 municipal election, including an advance vote.
4. As this By-law authorizes the use of an alternative voting method, sections 43 (advanced votes) and 44 (voting proxies) of the Act do not apply.
5. That this By-law shall come into full force and effect on the day it is passed.

Passed in open Council this 3rd day of June, 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2025-24

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 3rd day of June 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 3rd June 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 3rd day of June 2025.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig