



PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

July 4, 2022

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

Attention: Martina Chait, Clerk

Dear Ms. Chait

**Re: 4034 Centre Road – Zoning By-law Amendment and Site Plan
Approval, Part of Lot 10, Concession 9, Douro Ward, Township of
Douro-Dummer, Planning Peer Review – 3rd Submission
Township File No. R-17-21
D.M. Wills Project No. 22-88002**

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer to complete a Planning Review with respect to the above referenced property. The following information was received as part of the third submission:

- Comment Response Letter, prepared by Ron Davidson, dated June 8, 2022
- Revised Application to Amend Zoning By-law 10-1996
- Revised Site Plan, prepared by M.J. Davenport and Associates Limited, dated May 26, 2022
- Revised Erosion Control Plan, prepared by M.J. Davenport and Associates Limited, dated May 26, 2022
- Conceptual Landscape Site Plan (CL-1), prepared by Michael McGuire, dated June 13, 2022 and revised June 18, 2022

All items were reviewed, however the scope of the planning review was limited to the comment response letter, application, site plan and landscaping plan.

For clarification, the Landscaping Site Plan was reviewed for completeness and adherence to site plan guidelines. Chosen species for vegetation were not assessed for appropriateness.

Comments

Based on the information provided, all previous comments regarding the Application details, Source Water Protection, proposed Site Plan and Landscaping Plan have been addressed.



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Submission
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Please however note that based on recent communication with Township Staff, building/elevation drawings do not appear to be on file at the Township office, as indicated by the applicant. For ease, resubmission of those drawings would be appropriate, as the drawings may form part of the site plan agreement.

We have no additional comments at this time. We trust that this information is suitable for your purposes. Please contact our office if you have any questions or require clarification.

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Respectfully submitted,

A handwritten signature in black ink that reads 'A. Dougherty'.

Amanda Dougherty, B.A. (Hons.)
Senior Land Use Planner

AD/hd