

Minutes of the Township of Douro-Dummer Planning Committee Meeting

June 22, 2020, 10:00 AM

Douro-Dummer YouTube Channel

https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Present: **Chair, Deputy Mayor - Karl Moher**
 Member - Ed Reid
 Member - Wendy Dunford
 Member - Ken Jackman
 Member - Jim Patterson

Staff Present: **Clerk/Planning Coordinator - Crystal McMillan**
 Anu Mundahar, Administrative Assistant

1. Call to Order by Chair:

The Chair called the meeting to order at 10:04 a.m.

2. Disclosure of Pecuniary Interest:

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

3. Approval of Minutes:

3.1 Minutes - March 2, 2020

Resolution

Moved By Ken Jackman

Seconded By Jim Patterson

That the Minutes from the Planning Committee Meeting, held on March 2, 2020, be received and approved, as circulated.

Carried

4. Severance Proposals:

4.1 Preliminary Review - Moloney, Clerk/Planning-2020-30

Randy Moloney

Lot 11, Concession 7,

Centre Line Road, Douro 7th Line

Douro Ward, Roll No: 1522-010-003-12601

In attendance:

Randy Moloney, applicant

Recommendation

Moved By Ken Jackman

Seconded By Jim Patterson

That the Committee recommend that Council support in principle the severance proposals (proposed Lot B and D) for Randy Moloney and when formal applications are submitted to the Peterborough Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- When the applicant files a formal consent application, there will be a fee(s) to inspect the test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and \$150 for retained if vacant and applicant is responsible for the digging of the test holes.

This support is based on the information provided at this time and the applications will be further reviewed upon receipt of the formal applications.

Carried

4.2 Preliminary Review - Coughlin, Clerk/Planning-2020-31

John Joseph Gerald Coughlin (Estate)

Agent: John Coughlin

Lot 8, Concession 8

635 Douro Eighth Line, Douro Ward, Roll No: 1522-010-004-03100

In attendance:

John Coughlin, applicant/agent

Recommendation

Moved By Jim Patterson

Seconded By Wendy Dunford

That the Committee recommend that Council support in principle the severance proposal for the Estate of John Joseph Gerald Coughlin and when a formal application is submitted to the Peterborough Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
- That the severed lots be increased in size to ensure that the lot is a minimum of 0.4 ha (1 acre) in size (which does not include the 3 metre strip of frontage deeded to the municipality) with a minimum of 45 metres in frontage
- That a 3 metre strip of frontage from each severed parcel be deeded to the Township for road widening purposes
- That safe entrances be approved by the Manager of Public Works
- When the applicant files a formal consent application, there will be a fee(s) to inspect the test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and \$150 for retained if vacant and applicant is responsible for the digging of the test holes.

This support is based on the information provided at this time and the application will be further reviewed upon receipt of the formal application.

Carried

5. Severance Applications:

5.1 Severance File B-72-19 - Moore - Clerk/Planning-2020-26

Kenneth & Loraine Moore

Agent: Beverly Saunders, EcoVue Consulting

Location: Lot 9, Concession 3

**668 Fourth Line Road Dummer South,
Dummer Ward, Roll No: 1522-020-001-03900**

In attendance:

Kenneth Moore, applicant

Beverly Saunders, agent

After the motion was moved and seconded, Karl Moher turned the chair over to Jim Patterson to speak to the motion. Jim Patterson took the Chair.

Recommendation

Moved By Ed Reid

Seconded By Jim Patterson

That it be recommended to Council that Severance Application B-72-19 for Kenneth & Loraine Moore be approved and, if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a safe entrance be approved by the Manager of Public Works
- That a mitigation measures agreement be entered into with the Township to implement the recommendations (Section 7.0) of the Environmental Impact Study, prepared by Niblett Environmental Associates Inc., dated October 2019.
- That no development be permitted within 30 metres of the Provincially Significant wetland or a rezoning be obtained on the severed lot to the satisfaction of the Township to ensure no development is permitted in this area.

Carried

At this time, Karl Moher took back the Chair.

5.2 Severance File B-27-20 - Clifford, Clerk/Planning-2020-27

Fred Clifford

Agent: Bob Clark, Clark Consulting Services

Lot 11, Concession 1

County Road 38, Dummer Ward, Roll No: 1522-020-003-03000

In attendance:

Fred Clifford, applicant

Jacqueline Mann, agent

Recommendation

Moved By Jim Patterson

Seconded By Ken Jackman

That it be recommended to Council that Severance Application B-27-2020 for Fred Clifford be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a rezoning of the severed lot be obtained to the satisfaction of the municipality
- That a rezoning of the retained lot be obtained to the satisfaction of the municipality
- That a water well be constructed and tested on the severed lot to demonstrate that the quantity and quality of water is sufficient for residential use. The work should be supervised and documented by a qualified hydrogeologist and to ensure no impacts to neighboring well. The results of the work should be documented in a report.
- If the Sodium levels exceed the Medical Officer of Health criterion, which may be a concern for people on a sodium-restricted diet, that an Agreement be entered into and registered on title to inform potential purchasers of the elevated sodium levels

Carried

5.3 Severance File B-31-20, Jordan, Clerk/Planning-2020-29

James and Joan Jordan

Agent: Adam Baker

Lot 29, Concession 3

1550 Birchview Road, Dummer Ward, Roll No. 1522-020-004-12220

In attendance:

James Jordan, applicant

Recommendation

Moved By Ken Jackman

Seconded By Jim Patterson

That it be recommended to Council that Severance Application B-31-20 for James and Jordan be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- That a merger Agreement be entered into between the Transferor, Transferee and municipality, pursuant to Section 51(26) and Section 53(12) of the Planning Act R.S.O. 1990, and registered on title to merge the severed parcel with the abutting land identified by property Roll No. 1522-020-004-12800, such that these 2 parcels shall be considered as one lot and shall not be dealt with separately or the solicitor for the applicant is to provide an undertaking, whereby he informs the Land Division Committee, in writing, that the lands are being conveyed to an abutting property and a merger of title shall take place and that the \$100 fee be paid.
- A \$100 Merger Agreement Fee be paid to the Township
- An up-to-date site plan survey be completed on the and severed (after the lot is merged with the adjacent property) lot to assist with the rezoning process
- That a rezoning of the severed/newly merged lot be obtained to the satisfaction of the municipality
- That the applicants provide proof that the lots along the waterfront of the severed lot have legal Right-of-ways to provide access to these lots.

Carried

6. Next Meeting Date: July 14, 2020 at 10:00 a.m. (if required)

eScribe Training: Discussion took place regarding training for Committee Members on the eScribe agenda management platform.

Severance Application Locations: Discussion took place regarding various methods that could be used to assist Members in finding the locations of the proposed severances (i.e. Notices on properties, maps, delineate boundaries, etc.).

7. Adjournment

Resolution

Moved By Wendy Dunford

Seconded By Ken Jackman

That this meeting adjourn at 11:32 a.m.

Carried

Chair, Karl Moher

Secretary, Crystal McMillan