

Minutes of the Township of Douro-Dummer Planning Committee Meeting

September 23, 2022, 9:00 AM

Township Douro-Dummer YouTube Channel

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

Member Present: **Chair, Deputy Mayor - Karl Moher**
 Member - Wendy Dunford
 Member - Jim Patterson
 Member - Jim Mollohan
 Member - Rod Manley

Staff Present: **Acting Clerk - Martina Chait-Hartwig**
 Planner - Christina Coulter

1. Call to Order by Chair:

The Chair called the meeting to order at 9:01 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 Planning Committee Minutes - August 19, 2022

Resolution Number 27-2022

Moved By: Jim Patterson

Seconded By: Jim Mollohan

That the Minutes from the Planning Committee Meeting, held on August 19, 2022, be received and approved, as circulated.

Carried

4. Severance Applications:

4.1 B-71-22, Irwin Inn of Stony Lake Inc., Planning Department-2022-09

Location - 1390 Irwin Road

Part Lot 31 and Lot 32, Concession 9 (Dummer)

Roll No. 1522-020-005-42700

Purpose of the application - Addition to a lot together with a right-of-way

Christina Coulter, Planner reviewed the planning report for the application.

In attendance: None

Resolution Number 28-2022

Moved By: Rod Manley

Seconded By: Jim Patterson

That it be recommended to Council that Severance Application B-71-22 for Irwin Inn on Stony Lake Inc. be supported, and if approved by the Peterborough County Land Division Committee that the following Township 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. 1522-020-005-41901, 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 they inform the Land Division Committee, in writing, that the lands are being conveyed to an abutting property.
- That a \$250 Merger Agreement Fee be paid to the Township.

Carried

4.2 B-96-22, Cain/Ross, Planning Department-2022-10

Location - 639 County Road 4

Part Lot 5, Concession 7 (Douro)

Roll No. 1522-010-003-11000

Purpose of the application – Addition to a lot (moving/adjusting lot line)

Christina Coulter, Planner reviewed the planning report for the application.

In attendance: Rob Cain, Agent – In Support

Resolution Number 29-2022

Moved By: Jim Mollohan

Seconded By: Jim Patterson

That it be recommended to Council that Severance Application B-96-22 for Bernard Cain & Joseph Ross be supported, and if approved by the Peterborough County Land Division Committee that the following Township 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. 1522-010-003-11001, 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 they inform the Land Division Committee, in writing, that the lands are being conveyed to an abutting property.
- That a \$250 Merger Agreement Fee be paid to the Township.

Carried

4.3 B-21-22 and B-22-22, Bolton, Planning Department-2022-11

Location: 4131 County Road 32

Part Lot 12, Concession 8, (Douro Ward)

Roll No. 1522-010-003-14620

Purpose of the applications – Creation of two new residential lots.

Christina Coulter, Planner reviewed the planning report for the application.

In attendance: Gary Bolton, Owner – In Support

Resolution Number 30-2022

Moved By: Jim Mollohan

Seconded By: Jim Patterson

That it be recommended to Council that Severance Applications B-21-22 and B-22-22 for Gary Bolton be supported, 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 for each lot.
- That a survey be prepared which demonstrates there is a sufficient building envelope to accommodate a residential dwelling and private well and septic services on each of the severed parcels.
- That a rezoning of the severed parcels be obtained to the satisfaction of the Municipality, to recognize a lack of lot frontage and, if necessary, to accommodate a sufficient building envelope on each lot.
- That a rezoning of the retained lot be obtained to the satisfaction of the Municipality which would address the deficient lot area and the lack of frontage within the portion of the retained parcel that is zoned (RU).
- That a Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 11.0 of the Natural Heritage Evaluation prepared by Oak Ridge Environmental Ltd., dated December, 2021 and the additional recommendations contained in the June 24, 2022 ORE Response to Concerns ORCA

Comments, including updating the reference from NHE Figure 7 to NHE Figure 7r.

- That an easement be granted by the County of Peterborough to allow access to the severed parcels over the Lakefield Trail from County Road 32.

- That test holes for the septic systems be inspected. There is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot and the applicant is responsible for the digging of the test holes. Carried

5. Next Meeting Date: October 20, 2022

6. Adjournment

Resolution Number 31-2022

Moved By: Wendy Dunford

Seconded By: Jim Mollohan

That this meeting adjourn at 9:26 a.m.

Carried

Chair, Karl Moher

Secretary, Martina Chait-Hartwig