

Minutes of the Township of Douro-Dummer Planning Committee Meeting

January 13, 2023, 9:30 AM
Electronic Meeting Site

Member Present: **Chair – Harold Nelson**
 Member - Robert Lamarre
 Member - Rod Manley
 Member - Jim Patterson
 Member - Mark Porter

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

1. Call to Order by Chair:

The Chair called the meeting to order at 9:36 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 Meeting Minutes - October 20, 2022

Resolution Number 01-2023

Moved By: Rod Manley

Seconded By: Jim Patterson

That the Minutes from the Planning Committee Meeting, held on October 20, 2022, be received and approved, as circulated.

Carried

4. Severance Applications:

4.1 B-118-22 and B-119-22 (Shepstone), Planning Department-2023-03

Location - 586 County Road 40
 Part Lot 8, Concession 8
 Roll No. 1522-020-002-05800 (Dummer Ward)

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

Christina Coulter, Planner reviewed the planning report

In attendance:

Jason Shepstone, Owner – In favor

Resolution Number 02-2023

Moved By: Mark Porter

Seconded By: Robert Lamarre

That it be recommended to Council that Severance Applications B-118-22 and B-119-22 for Jason & Lori Shepstone be supported, and if approved by Peterborough County Land Division, the following Township conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot.

- 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 5.0 of the Natural Heritage Evaluation prepared by D.M. Wills Associates Limited, dated September, 2022.

- 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

4.2 B-128-22 and B-129-22 (Lynett and Maloney), Planning Department - 2023-04

Location - 936 Douro Third Line

Part Lots 11, 12 and 13, Concession 4

Roll No. 1522-010-002-18000 (Douro Ward)

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

Christina Coulter, Planner reviewed the planning report

In attendance: None

Resolution Number 03-2023

Moved By: Rod Manley

Seconded By: Jim Patterson

That it be recommended to Council that Severance Application B-128-22 and B-129-22 for Helen Lynett and Roger Maloney be supported, and if approved by Peterborough County Land Division, the following Township conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot.

- 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 7.0 of the Natural Heritage Evaluation prepared by Cambium, dated September 14, 2022.

- A 3 metre strip of frontage from the severed parcels be deeded to the Township for road widening purposes.

Carried

4.3 B-61-21 (Revised) and B-62-21 (Amended) (Kelly), Planning Department - 2023-05

Location - 2086 McCrackens Landing Road

Part Lot 37, Concession 3

Roll No. 1522-020-004-10800 (Dummer Ward)

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

Christina Coulter, Planner reviewed the planning report

In attendance:

Donna Kelly, Owner – In favor

Resolution Number 04-2023

Moved By: Robert Lamarre

Seconded By: Jim Patterson

That it be recommended to Council that Severance Applications B-61-21 and B-62-21 for Steve and Donna Kelly be supported, and if approved by Peterborough County Land Division, the following Township conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot.
- Rezoning of the severed parcels to the satisfaction of the Municipality.
- Rezoning of the retained parcel to the satisfaction of the Municipality.
- The fee for the rezoning application(s) be waived.
- A Mitigation Measures Agreement be entered into between the Owner and the Municipality and registered on title to recognize the recommendations of Section 5.0 of the EIS prepared by D.M. Wills, dated June 2021.
- A survey be prepared which demonstrates the severed parcels are located outside of the 30 m wetland buffer/VPZ as identified on Figure 4 of the EIS prepared by D.M. Wills, dated June 2021 and which constrains the building envelope of Lot A and the retained lot to the ELC Community (CUM) as identified on Figure 3 of the EIS prepared by D.M. Wills, dated June 2021.

- A 3 metre strip of frontage from the severed parcels be deeded to the Township for road widening purposes. Carried

5. Next Meeting Date: February 24th, 2023 (If required)

6. Adjournment

Resolution Number 05-2023

Moved By: Jim Patterson

Seconded By: Rod Manley

That this meeting adjourn at 10:03 a.m. Carried

Chair, Harold Nelson

Secretary, Martina Chait-Hartwig