



March 27, 2023

Council Members
Township of Douro-Dummer
894 South St.
Warsaw ON
K0L 3A0

Dear Mayor Watson and Members of Township Council:

**RE: County of Peterborough Douro Depot (Public Works Yard)
713 County Road 4
Site Plan Control Exemption Request**

On May 21, 2022, a derecho swept through parts of central and eastern Ontario creating mass destruction as it wreaked havoc on residents, landowners and visitors. It created power outages and road closures as well as producing damaging effects on buildings. This natural event impacted the social, cultural, economic and natural elements of our surroundings. One such impact saw the total destruction of one of the County's sand storage domes at its main Public Works Yard located at the intersection of County Road 4 and Highway 28. Since that time, the remains of the building have been removed and a temporary fabric salt shed constructed as an interim measure to assist us with winter control measures this past winter. We are now in the process of wanting to re-build a permanent structure to replace the storage dome that was demolished and have been in contact with the Township's Building Department in this regard.

The purpose of this letter is to request exemption from Site Plan Control (SPC). Under Section 4.8 of the Township's Site Plan Control By-law (#2022-58), Council has the authority to provide such relief. By requesting such relief, the County is not attempting to circumvent the necessity of undertaking studies, submitting pertinent information or asking for leniency. We feel that SPC, in this particular case, is a duplication of effort and that exemption would reduce the amount of staff time and energy involved in proceeding through SPC.

We are specifically requesting exemption based on the following:

- SPC may lengthen the process for obtaining a Building Permit as time is of the essence in trying to get a building constructed as quickly as possible

- This can be considered an emergency circumstance as the health and safety of road travellers may be impacted by our plow trucks not having proper access to required quantities of stored sand and salt
- The destruction of the sand dome was a premature, unplanned demolition caused by a natural disaster
- This is the replacement of a pre-existing structure although the size may be slightly enlarged
- The building is being sited in the same approximate location
- The County will be undertaking a number of studies/analyses as follows: geotechnical, traffic, hydrogeological, stormwater drainage
- The County will also need the approval of MTO and ORCA in addition to satisfying the Township's Building and Planning Departments
- There will be no impacts to neighbouring properties as this is an isolated parcel of land completely surrounded by roads.

As mentioned, the County is not seeking special consideration for the need to provide information on traffic, stormwater drainage, soil and groundwater information, etc. or to obtain approvals from other agencies and levels of government. We believe that the application of SPC does not serve any value to the approval process in this case but creates a situation where regulatory steps are applied unnecessarily.

The County does have a Pre-consultation meeting with Township staff near the end of April. Consideration by Council would be extremely appreciated by this time so we know how to approach this project.

Thank you for your time in considering this request.

I would be pleased to answer any questions that you may have in this regard.

Sincerely,

BWeir

Bryan Weir, RPP, MCIP
Sr. Director, Planning & Public Works

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c: Sheridan Graham, County CAO, Deputy Clerk, Deputy Treasurer
David Justynski, County Manager of Facilities
Bill Linnen, General Manager, County Public Works

Attach.: Concept/Location Plan