

Amendment No. 70
to the
Official Plan of the
County of Peterborough

Gerry Clancy
Part of Lots 2 and 3, Concession 10
Township of Douro-Dummer, County of Peterborough

Official Plan Amendment No. _____

Part “A” - The Preamble does not constitute part of this Amendment.

Part “B” - The Amendment consisting of the following text and schedules constitutes Amendment No. 70 to the Official Plan for the County of Peterborough.

Also attached is **Part “C” - The Appendices** which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.

Part A - The Preamble

1.0 Purpose

The purpose of the Official Plan Amendment is to alter Schedule 'A4-1' and Schedule 'A4-4', of The Official Plan of The Township of Douro-Dummer. The amendments intend to redesignate the lands known legally as Part of Lots 2 and 3, Concession 10, in the Township of Douro-Dummer, County of Peterborough and municipally as 162 County Road 4.

The amendments intend to expand the Hamlet Area Boundary to accommodate the proposed residential development, redesignating a portion of the lands to Hamlet to permit the residential uses, while maintaining portions of rural lands and the environmental features on the lands.

2.0 Location

The lands affected by this Amendment are known as Part of Lots 2 and 3, Concession 10, in the Township of Douro-Dummer, County of Peterborough, and municipal as 162 County Road 4. The lands consist of an area of 28.61 hectares (70.69 acres), with 20.58 m of frontage on County Road 4.

3.0 Basis

The purpose of this Official Plan Amendment is to permit the proposed residential development, which includes the creation of 25 residential lots. All the lots are intended for single detached residential dwellings. In addition, 1 stormwater management block, 2 environmental blocks and 1 rural/agricultural block are

proposed. The proposal makes efficient use of the subject lands while maintaining and protecting the natural environmental features which run through the property.

The Official Plan Amendment applications will alter Schedule 'A4-1' and 'A4-4' to expand the Hamlet Area Boundary to accommodate the proposed residential development, redesignating a portion of the lands from Rural and Industrial to Hamlet. Further, the Amendment includes refinements to the mapping, including lands in the Rural and Environmental Constraint designations.

There are various policies in the applicable planning documents including the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Peterborough Official Plan and Township of Douro-Dummer Official Plan, which collectively offer support for the approval of this Official Plan Amendment.

These policy documents support residential development, which is directed towards Hamlets and meeting the objectives of creating a complete community, while protecting the natural features within the subject lands. Further, the Planning Justification Report and technical reports completed for the applications support the intended land use and include a conformity to the applicable policy documents.

The subject lands are currently zoned Rural (RU), Environmental Conservation (EC), and Special District 91 (S.D.91). A subsequent Zoning By-law Amendment (ZBA) is required to rezone the lands to Hamlet Residential (HR), Environmental Conservation (EC), and Special District 254 (S.D.254).

Part B - The Amendment

All of this Part of the document entitled Part B - The Amendment consisting of the following text and schedule constitutes Amendment No. “70” to the Official Plan of the County of Peterborough.

1.0 Details of the Amendment

The Official Plan of the Township of Douro-Dummer, as amended, is hereby amended as follows:

Schedules A4-1 and A4-4 to the County Official Plan are hereby amended by changing the land use designation located in Part Lots 2 and 3, Concession 10, Douro Ward, Township of Douro-Dummer from **Rural** and **Industrial**, to **Rural**, **Hamlet**, and **Environmental Constraint** as shown on Schedule “A” to this Amendment. The Amendment will also have the effect of adding lands as illustrated on Schedule “A” to the **Hamlet** of Donwood boundary.

1.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 Interpretation

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.

Part C - The Appendices

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

The following reports have been submitted alongside this Amendment and serve as the background information and planning considerations associated with this Amendment:

- Planning Justification Report, prepared by Innovative Planning Solutions, May 2021
- Stage 1-2 Archaeological Assessment, prepared by Irvin Heritage Inc., November 26, 2020
- Review and Entry into the Ontario Public Register of Archaeological Reports, issued by the Ministry of Heritage, Sport, Tourism and Culture Industries, dated February 28, 2022
- Environmental Impact Study, prepared by Cambium Inc., dated March 11, 2021
- Revised Hydrogeological Assessment, prepared by Wilson Associates Limited, dated September 21, 2020, Revised March 15, 2021 and January 14, 2022
- Preliminary Stormwater Management Report, prepared by WMI & Associates Limited, dated March 2022 (hydraulic model digital files included), revised October 2022.
- Flood Hazard Assessment Summary, prepared by WMI & Associates Limited, May 5, 2021
- Traffic Impact Study, prepared by JD Engineering, March 18, 2021, revised December 22, 2021
- ORCA Review of Environmental Impact Study, prepared by Cambium Inc., dated March 1, 2022
- Revision #2 to Hydrogeological Assessment, prepared by Wilson Associates Limited, dated September 21, 2020, Revised January 14, 2022
- Civil Engineering Drawing Package, prepared by WMI & Associates Limited, revised October 7, 2022