

Minutes of the Township of Douro-Dummer Committee of Adjustment Meeting

November 1, 2024, 9:30 AM
In person and Electronic Meeting Site

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

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 9:31 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 Committee of Adjustment Minutes April 12, 2024

Resolution Number 07-2024

Moved By: Harold Nelson

Seconded By: Rod Manley

That the Minutes from the Planning Committee Meeting, held on April 12, 2024, be received and approved, as circulated. Carried

4. Minor Variance Applications:

4.1 A-02-24 (Qadir) Report, Planning-2024-25

Township Planner, Christina Coulter reviewed the report.

In attendance: Owner Altaf Qadir and Agent Khyber Khattak

Comments Received: Bell Canada did not identify any concerns with the application.

The Engineering and Construction Division of Planning, Development and Public Works Department for Peterborough County had no objections, comments or concerns with respect to the application.

The Otonabee Region Conservation Authority ORCA indicated that the application is consistent with Section 3.1 of the Provincial Policy Statement referencing Natural Hazards.

The development does not appear to create new or aggravate existing hazards and the subject property is not located within an area that is subject to the policies contained in the Trent Source Water Protection Plan.

The Otonabee Region Conservation Authority ORCA noted that permits from their agency are not required since the property is not subject to Ontario Regulation 41/24, ORCA's "Prohibited Activities, Exemptions and Permits" regulation.

Verbal comments:

Prior to the meeting, the Owner of 420 Douro Seventh Line identified a few concerns with respect to the creation of the severed lots. The concerns can be summarized as follows:

- Potential impacts on water quantity;
- Possibility of increased traffic volumes and speed;
- Unsafe entrances for the new lots;
- Permitting lot creation on good farm land;

- Reducing the lot size for agricultural operations;
- Length of ownership of the property; and
- Minimum Distance Separation (MDS) from existing livestock facilities.

The Owner indicated that they did not submit a formal objection to the County of Peterborough through the severance application process, however, was aware that another neighbour had objected.

Senior Staff of the Township have not identified any concerns.

Resolution Number 08-2024

Moved By: Robert Lamarre

Seconded By: Mark Porter

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-02-24;

That the Committee approve Minor Variance Application A-02-24 as requested, to address a condition of the decisions for Peterborough County Land Division Files B-49-23 and B-55-23 and to bring the retained parcel into compliance with the Zoning By-law. This variance is deemed to be minor in nature and is appropriate for the development of this land. The application maintains the general intent and purpose of the Official Plan and Zoning By-law. Approval is recommended with no conditions.

Carried

5. Next Meeting Date: To be Announced

6. Adjournment

Resolution Number 09-2024

Moved By Mark Porter

Seconded By Rod Manley

That this meeting adjourn at 9:45 a.m.

Carried

Chair, Jim Patterson

Secretary-Treasurer, Martina Chait-Hartwig