

Minutes of the Regular Meeting of Council of the Township of Douro-Dummer

**January 21, 2025, 5:00 PM
Council Chambers in the Municipal Building**

Member Present: **Mayor Heather Watson**
 Deputy Mayor Harold Nelson
 Councillor Thomas Watt
 Councillor Adam Vervoort
 Councillor Ray Johnston

Staff Present: **C.A.O. - Todd Davis**
 Clerk - Deputy C.A.O. - Martina Chait-Hartwig
 Treasurer - Paul Creamer
 Planner - Christina Coulter

1. Call to Order

With a quorum of Council being present, the Mayor called the meeting to order at 5:01 p.m.

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Moment of Silent Reflection

Council observed a moment of silent reflection.

4. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. Councillor Vervoort declared a pecuniary interest with items 8.1 and 13.4 as he is the applicant for Zoning By-law Amendment File R-15-24 (Vervoort and 245582 Ontario Inc.).

8.1 Public Metering - Zoning By-law Amendment File R-15-24 (Vervoort and 2405582 Ontario Inc.) Public Meeting Report, Planning-2025-32

13.4 By-law 2025-05 - Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" File: R-15-24 Roll No. 1522-020-001-10400

5. Adoption of Agenda: January 21, 2025

Resolution Number 008-2025

Moved by: Deputy Mayor Nelson
Seconded by: Councillor Johnston

That the agenda for the Regular Council Meeting, dated January 21, 2025, be adopted, as circulated. Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Regular Council Meeting Minutes - December 17, 2024

6.2 Special Council Meeting Minutes - January 7, 2025 and January 9, 2025

Resolution Number 009-2025

Moved by: Councillor Watt
Seconded by: Deputy Mayor Nelson

That the Regular Council Meeting Minutes from December 17, 2024, and Special Council Meeting Minutes from January 7, 2025, and January 9, 2025, both be received and approved. Carried

7. Consent Agenda (Reports voted upon by ONE motion) - No Debate
- 7.1 Peterborough County Council Minutes - December 6, 2024
- 7.2 Notice of Complete Application for Approval of Official Plan Amendment - File Number 15OP-24005 - 181 County Road 4, Douro Ward
- 7.3 City of Peterborough - Notice of Public Meeting - Central Area Community Improvement Plan Amendment - File Number O2403
- 7.4 City of Peterborough - Notice of Public Meeting - Official Plan Housekeeping Updates - File Number O2404
- 7.5 City of Peterborough - Notice of Public Meeting - Zoning By-law Amendment, Parking, Loading Driveways - File Number Z2411

Resolution Number 010-2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

The Consent Agenda for January 21, 2025, be received.

Carried

8. Delegations, Petitions, Presentations or Public Meetings:

- 8.1 Public Metering - Zoning By-law Amendment File R-15-24 (Vervoort and 2405582 Ontario Inc.) Public Meeting Report, Planning-2025-32

Councillor Vervoort declared a conflict on this item.

Councillor Vervoort left the meeting and took no part in the discussion or vote regarding Zoning By-law Amendment File R-15-24 (Vervoort and 2405582 Ontario Inc.).

Property Address -277 Sixth Line Road-S-Dummer Part Lot 4, Concession 6 (Dummer Ward) Parts 6, 7 and 8, Plan 45R-17754 Roll No.: 1522-020-001-10400

Resolution Number 011-2025

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law

Amendment file R-15-24 (Vervoort and 2405582 Ontario Inc.) be declared open. (5:05 p.m.)

Carried

In attendance and comments:

Murray Lobb – In favor

Cindy Mathew – asked clarifying question

Carrie O'Marra-Latimer - asked clarifying question

Comments received:

- Enbridge Gas Inc.: No objections to the application.
- Kawartha Pine Ridge District School Board (KPRDSB): No concerns or issues related to their mandate.
- Otonabee Region Conservation Authority:

Existing Otonabee Conservation mapping indicates that portions of the proposed retained lot fall within mapped unevaluated wetlands and watercourses. Otonabee Conservation staff note that the proposed severed lot is located outside of these features. Therefore, it is the opinion of Otonabee Conservation staff that the application is consistent with Chapter 5 of the Provincial Policy Statement referencing Natural Hazards.

Otonabee Conservation mapping indicates that the lands are partially subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. Permits from this agency may be required prior to any site alteration or construction in those areas regulated by Otonabee Conservation.

It was determined that the subject property is not located within a vulnerable area that is subject to Trent Source Protection Plan (SPP) policies. Significant drinking water threats are not possible, and Restricted Land Use Notice is not required.

Otonabee Conservation also reviewed the application through their mandated responsibility under Ontario Regulation 686/21. Staff recommended that the mapped unevaluated wetland and watercourses and their associated area of influence be rezoned Environmental Conservation Zone or equivalent.

While ORCA has recommended that these features and their associated area of influence be rezoned, these features are located on the retained lands and rezoning of the retained lands was not required as a condition of the Decision of Peterborough County.

ORCA's comments note that rezoning of the lands as a condition of consent for a lot of severance of an existing dwelling and the use of a hobby farm should not create new or aggravate existing hazards.

Based on these comments, Township Staff contacted ORCA to ensure their agency would have no concerns with rezoning the severed parcel. In e-mail correspondence dated January 14, 2025, ORCA indicated that since rezoning of the retained lot is not a condition of severance, their agency would have no objections to rezoning the severed lot only. Should the retained lands require a Planning Act application in the future, ORCA confirmed that a technical study would be recommended to determine the exact boundary of the hazardous features.

The application was circulated to Senior Staff on December 17, 2024, and there were no concerns identified.

Resolution Number 012-2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the Public Meeting regarding the proposed Zoning By-law Amendment file R-15-24 (Vervoort and 2405582 Ontario Inc.) be declared closed. (5:15 p.m.) Carried

Resolution Number 013-2025

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That Report, dated January 21, 2025, regarding File R-15-24 (Vervoort & 2405582 Ontario Inc.) be received; and

That Council receives all comments related to File R-15-24; and

That the By-law to enact the amendment be passed at the appropriate time in the meeting. Carried

- 13.4 By-law 2025-05 - Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" File: R-15-24 Roll No. 1522-020-001-10400

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the By-law 2025-05 - Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" File: R-15-24 Roll No.1522-020-001-10400 be passed, in open Council this 21st day of January 2025 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

Councillor Vervoort rejoined the Council meeting. (5:17 p.m.).

- 8.2 Delegation - Elaine Hilker, The Friends of the Drumlins of Dummer Inc. - Concerns regarding Proposed Subdivision on County Road 6

Motion

Moved by: Councillor Johnston

Seconded by: Councillor Watt

That a public meeting be held regarding the proposed subdivision on County Road 6. An update report will be presented to Council, and Peterborough County staff will be invited to provide an update on the subdivision on the County Road 6.

Councillor Vervoort called for the vote to be taken.

Councillor Johnston requested a recorded vote. The roll was called by the Clerk and the vote was as follows:

Councillor Vervoort – No

Councillor Johnston – Aye

Councillor Watt – Aye

Deputy Mayor Nelson – No

Mayor Watson – No

For the Motion – 2, Against the Motion – 3

Failed

Resolution Number 014-2025

Moved by: Councillor Johnston

Seconded by: Councillor Vervoort

That the delegation from Elaine Hilker, representing the Friends of the Drumlins of Dummer Inc., regarding concerns about the proposed subdivision on County Road 6, along with an additional supporting document be received.

Carried

9. Public Comment Period - No Debate or Decision

9.1 Registered Speakers List – Public Comment Period for January 21, 2025

The following person(s) provided a public comment on the following item(s):

- Kevin Duguay - Item 10.4 - Improvements to Unopened Road Allowance - Lobb - Second Report - Clerk's Office-2025-01

10. Staff Reports

10.1 Report and Capital Project Status - January 2025

Resolution Number 015-2025

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the Report and Capital Project Status document be received. Carried

10.2 County of Peterborough Official Plan Update, Planning-2025-01

Resolution Number 016-2025

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That the Report Planning-2025-01, dated January 21, 2025, regarding the County of Peterborough Official Plan update be received. Carried

10.3 Community Grant Requests - January 2025 - Treasurer-2025-01

Resolution Number 017-2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the Report Treasurer-2025-01, dated January 21, 2025, regarding Community Grant requests January 2025 be received with thanks.

Carried

10.4 Improvements to Unopened Road Allowance - Lobb - Second Report - Clerk's Office-2025-01

Resolution Number 018-2025

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That the Report Clerk's Office-2025-01 , dated January 21, 2025, regarding a request to make improvements to the Seventh Line South Dummer Road allowance be received and that Council approve the request from Mr. Lobb to improve and use the road allowance provided that the following conditions are met:

That permits are obtained from the Otonabee Region Conservation Authority; and

That all requirements outlined in Township Policy No. 18 are complied with; and

Finally, that a constructed roadway agreement be entered into with the Township and registered on title.

Carried

11. Committee Minutes and Other Reports:

11.1 Committee of Adjustment Meeting Minutes - November 29, 2024

Resolution Number 019-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the Committee of Adjustment Meeting Minutes November 29, 2024,
be received. Carried

12. Correspondence – Action Items:

12.1 City of Toronto - Requested for Support - MM23.1 - Declaring Toronto a Paid-Plasma-Free Zone

Resolution Number 020-2025

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the letter from the City of Toronto requested support for Resolution MM23.1 declaring Toronto a Paid-Plasma-Free Zone be received and supported. Carried

12.2 Ministry of Municipal Affairs and Housing - Minister's Letter - Municipal Codes of Conduct

Resolution Number 021-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That the letter from the Ministry of Municipal Affairs and Housing dated December 12, 2024, concerning possible change to Municipal Codes of Conduct be received. Carried

12.3 County of Northumberland - Resolution regarding 'Protection of Agricultural Lands and Sustainable Development'

Resolution Number 022-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the letter from the County of Northumberland dated January 7, 2025, regarding 'Protection of Agricultural Lands and Sustainable Development' be received. Carried

13. By-laws:

13.1 By-law 2025-02 - Being a By-law to assume certain parcels into the Township Road System. Severance Files: B-61-21 & B-62-21, Parent Roll: 020-004-10800 and Severance File B-22-24, Parent Roll: 010-002-03100

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the By-law 2025-02 - Being a By-law to assume certain parcels into the Township Road System Severance Files: B-61-21 & B-62-21, Parent Roll: 020-004-10800 and Severance File B-22-24, Parent Roll: 010-002-03100 be passed, in open Council this 21st day of January 2025 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

13.2 By-law 2025-03 - Being a By-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the By-law 2025-03 - Being a By-law to authorize borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2025, be passed, in open Council this 21st day of January 2025 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

13.3 By-law 2025-04 - Being a By-law to provide for an Interim Tax Levy and the Payment of Interim Taxes for the Year 2025

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the By-law 2025-04 - Being a By-law to provide for an Interim Tax Levy and the Payment of Interim Taxes for the Year 2025 be passed, in open Council this 21st day of January 2025 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto.

Carried

13.4 By-law 2025-05 - Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning Bylaw" File: R-15-24 Roll No. 1522-020-001-10400

By-law 2025-05 is approved earlier at meeting.

14. Reports derived from previous Notice of Motions: None

15. Notices of Motion - No Debate: None

16. Announcements: None

17. Close Session

Resolution Number 023-2025

Moved by: Councillor Johnston

Seconded by: Councillor Watt

Reason for Closed Session: Section 239 (2) of the Municipal Act, 2001, S.O. 2001, c. 25

(b) personal matters about an identifiable individual, including municipal or local board employees (personnel);

(d) labour relations or employee negotiations;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (6:09 p.m.).

Carried

17.1 Approval Closed Session Minutes

Closed Session Minutes - September 24, 2024

Closed Session Minutes - October 15, 2024

Closed Session Minutes - December 3, 2024

17.2 Staffing Report - C.A.O.-2025-01

18. Rise from Closed Session with or without a Report

Resolution Number 024-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That Council rise from Closed Session without a report (6:36 p.m.). Carried

19. Matters Arising from Closed Session: None

20. Confirming By-law 2025-06

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That By-law Number 2025-06, being a By-law to confirm the proceedings of the Regular Meeting of Council, held on the 21 day of January, 2025, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

21. Next Meetings

Budget Working Session Meeting - January 23, 2025

Committee of Adjustment - January 24, 2025

Regular Council Meeting - February 4, 2025

22. Adjournment

Resolution Number 026-2025

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That this meeting adjourn at 6:37 p.m. Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig