

**File No. :** 15T-90011  
**Applicant:** Timberline Custom Homes (Ray Northey)  
**Municipality:** Township of Douro-Dummer (Dummer Ward)  
**Location:** Part Lot 26, Concession 3  
**Draft Approved:** May 11, 1995  
**Last Revised:** May 13, 2024

The County's conditions and amendments to final plan approval for registration of this draft plan of subdivision, file no. 15T-90011, are as follows:

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**No. Conditions**

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- 1) That this approval applies to the draft plan of subdivision prepared Elliot and Parr, Ontario Land Surveyor, dated April 2, 1990, revised as drawing No. 6299-01 by the Greer Galloway Group Inc. Engineers and Planners on January 26, 1995, and last revised as drawing P1 by EcoVue Consulting Services Inc. on August 16, 2018 showing a total of:
  - Fifty-two single residential lots (Lots 1-52 inclusive)
  - Three blocks for stormwater management and/or wetlands (Block 53, 54, 55)
  - Four internal roads (Street 'A', 'B', 'C', 'D')
- 2) That the road allowances included in this draft plan shall be shown on the final plan and dedicated as public highways.
- 3) That the internal roads shall be named to the satisfaction of the Township of Douro-Dummer.
- 4) That the internal roads and entrances be constructed to the satisfaction of the Municipality.
- 5) That any dead ends and open sides of road allowance created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the Municipality.
- 6) That the owner is responsible for all costs and the installation of the required road signage and street signage to the satisfaction of the Municipality.
- 7) That the owner shall agree in writing to convey cash-in-lieu of parkland to the Township representing 5% of the value of the property as per Section 51.1 of the Planning Act.

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- 8) That prior to final approval by the County, we are to be advised by the Township of Douro-Dummer that the proposed subdivision conforms to the zoning by-law in effect.
- 9) A subdivision agreement between the Municipality and the Owner shall be executed. The owner shall agree in the subdivision agreement to satisfy all the requirements, financial and otherwise, of the municipality concerning the provision of roads, installation of services and drainage.
- 10) That the subdivision shall include (but not limited to) provisions to address the following:
  - a. That the subdivision agreement between the Owner and the Municipality contain a provision that Blocks 53, 54, and 55 be conveyed to the Township of Douro-Dummer.
  - b. That the ownership of Blocks 53, 54, and 55 are to be conveyed to the Township of Douro-Dummer upon registration of the plan of subdivision.
  - c. That the ownership of the stormwater management facilities, inclusive of construction and maintenance, will remain the property and responsibility of the Owner until they are assumed by the Township of Douro-Dummer.
  - d. That the Owner registers legal agreement over all drainage easements and Blocks 53, 54, and 55 to the Municipality for stormwater management system maintenance purposes.
- 11) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
- 12) To decrease the potential for cross contamination of wells, the wells should be drilled as deep as possible (minimum 12 metres), without encountering naturally poorer quality water. All wells are to be constructed in accordance with Ontario Regulation 903.
- 13) Wells must be separated a minimum distance of 15 metres from a septic system.

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- 14) Prior to the issuance of building permits, a hydrogeologist shall certify that each lot is capable of supplying water of acceptable quality and in sufficient quantity and to assess the need for storage and treatment.
- 15) Wetlands that have been identified for retention be zoned Environmental Constraint (EC) or a similar appropriate designation/zone in the Township of Douro-Dummer Zoning By-law. The wetlands are to remain in a natural state except where identified with the approval by the Otonabee Region Conservation Authority.
- 16) An updated Wetland Offsetting Plan, completed by an environmental consultant, is to be provided to and approved by the Otonabee Region Conservation Authority prior to construction.
- 17) Terrestrial passage details shall be provided to and approved by the Otonabee Region Conservation Authority.
- 18) A fence barrier shall be constructed along the rear/side of lots 1-6, 9, 10, 13, 14, 29, 36 and 46-51 that are adjacent to either Blocks 53, 54, 55 or the identified drainage easements. The fence should not be equipped with gates and should of a design and height to prevent encroachments and the dumping of yard waste.
- 19) A vegetation plan shall be provided to and approved by the Otonabee Region Conservation Authority for within the flat-bottomed stormwater control ditches. Vegetation plans shall have monitoring requirements for survivability.
- 20) The developer/owner shall ensure that the "Homeowner Natural Systems Stewardship Information" brochure is provided to all prospective and subsequent purchasers of all lots within the subdivision. This education brochure will be based on the template developed by the Otonabee Region Conservation Authority, the City of Peterborough and the County of Peterborough, and shall be customized to the development at the developer's expense.
- 21) The boundaries of the development envelope are to be clearly delineated on the ground prior to any site preparation or construction activities on lots with retained wetlands. A snow and heavy duty silt fence is to be installed and maintained along the development envelopes. All sediment and erosion control measure are to be in place before any site alteration. All disturbed areas of the site are to be stabilized and revegetated immediately.

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- 22) Notwithstanding conditions 27 and 28, minor grading, site alteration, clearing of vegetation; site preparation; land clearing; and initiation activity works within areas of habitat are permitted, subject to agreement and approval (written clearance) by the appropriate authority/authorities (e.g. MECP, ORCA), and provided that works are not in contravention of the Endangered Species Act (ESA).”
- 23) The developer/owner shall undertake any avoidance or mitigation measure as required by the Ministry of Environment, Conservation and Parks (MECP) or appropriate authority under the Endangered Species Act, 2007 (ESA).
- 24) Prior to final registration of the plan of subdivision and any on-site grading and construction, the Otonabee Region Conservation Authority must have reviewed and approved detailed reports describing:
  - a. The intended means of controlling stormwater runoff in terms of quantity, frequency and duration for all events up to and including the 1:100 years storm;
  - b. The intended means of conveying stormwater flow from the site, including use of stormwater management water quality measures, both temporary and permanent, which are appropriate and in accordance with the Ministry of Environment, Conservation and Parks (MECP) “Stormwater Management Planning and Design Manual”, March 2003 and the Credit Valley Conservation (CVC) and Toronto and Region Conservation Authority (TRCA) “Low Impact Development Stormwater Management Planning and Design Guide,” 2010;
  - c. The means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction. These means should be in accordance with the Greater Golden Horseshoe Area (GGHA) “Erosion and Sediment Control Guidelines for Urban Construction,” December 2006. At a minimum, the erosion and sediment control plan shall incorporate the following:
    - i. A proactive, multi-barrier approach to erosion and sediment control, with an emphasis of preventing erosion on site during all phases of construction.
    - ii. A phased approach whereby the extent of grading and disturbed area is limited to only those areas necessary for immediate construction.

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- d) Detailed construction staging plans, including installation details, inspection, repair and maintenance requirements, a spill management plan and contingency for additional measures.
  - e) Site grading plans;
  - f) Detailed means of maintaining a pre-development water balance on the site.
  - g) Notwithstanding 24) e), minor grading, site alteration, clearing of vegetation; site preparation; land clearing; and initiation activity works within areas of habitat are permitted, subject to agreement and approval (written clearance) by the appropriate authority/authorities (e.g. MECP, ORCA) and provided that works are not in contravention of the Endangered Species Act (ESA).
- 25) The Subdivision Agreement between the owner and municipality shall contain the following provisions in wording acceptable to the Otonabee Region Conservation Authority:
- a. That the owner agrees to implement the works referred to in condition 24. The approved report(s) should be referenced in the subdivision agreement.
  - b. That the owner agrees to maintain all stormwater management, erosion and sedimentation control structures operating in good repair during the construction period. During construction and on an ongoing basis, inspection and monitoring of the installation, maintenance and performance of all erosion and sediment control measures shall be conducted by a qualified environmental or engineering consultant.
  - c. That the Owner agrees to provide the Otonabee Region Conservation Authority for review, all relevant inspection and testing reports related to the construction of the stormwater management infrastructure.

In order to expedite the clearance of the conditions, a copy of the signed subdivision agreement should be sent to the Otonabee Region Conservation Authority.

- 26) That the Owner agrees to notify the Otonabee Region Conservation Authority at least 48 hours prior to the initiation of any on-site development.

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- 27) No land clearing/construction should occur between April 15th through to and including August 15th, in order to protect nesting migratory birds and peak bird breeding season, unless a qualified professional can review the areas to be cleared to determine if clearing/construction can take place on or after April 15th, through to and including and August 15th, subject to written clearance by the Ministry of Environment, Conservation and Parks (MECP). Clearances related to Species at Risk Ontario (SARO) will be required from the Ministry of Environment, Conservation and Parks (MECP).
- 28) Prior to site preparation and clearing it is required that the developer/owner undertake a further diligence exercise to ascertain if any SAR are present onsite or on abutting lands to ensure that activities conducted will not contravene the Endangered Species Act, 2007 (ESA).
- 29) The developer/owner will obtain authorization(s) required under the ESA. These authorizations may be either in the form of registrations under Ontario Regulation 242/08 or in the form of a permit under Section 17(2)(c) of the ESA, whichever is appropriate under the circumstances. Authorization(s) will be obtained prior to initiation of activities that would otherwise contravene the ESA.
- 30) That the subdivision agreement between the owner and the Municipality contain a provision wherein granular sand fill will be imported and placed on lots 12 and 29 to the satisfaction of the Peterborough Public Health.
- 31) That the subdivision agreement between the owner and the Municipality be registered against the lands to which it applies once the plan of subdivision has been registered.
- 32) That a 0.3 metre reserve adjacent to, but outside of the widened limit of County Road 6, shall be conveyed to the County of Peterborough.
- 33) That the detailed stormwater management report be reviewed and approved by the County of Peterborough Public Works Department.
- 34) That the Owner shall design and construct the site entrance to the satisfaction of the County of Peterborough Public Works Department, including an illumination warrant.
- 35) The Owner shall secure the necessary Entrance and Road Cut/Occupancy Permits from the County of Peterborough Public Works Department for the construction of the site entrance and for any works undertaken within the

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County of Peterborough Right-of-Way. The proposed intersection onto County Road 6 shall be constructed as per OPSD 300.010.

- 36) That an Archaeological Assessment be undertaken. Prior to final approval the owner shall provide a written clearance from the Ministry of Tourism, Culture and Sport that the Stage 1 and/or 2 studies are satisfactory.
- 37) That prior to final approval by the County, we are to be advised in writing by the Township of Douro-Dummer, how conditions 2-15 have been satisfied.
- 38) That prior to final approval by the County, we are to be advised in writing by the Otonabee Region Conservation Authority, how conditions 16-26 have been satisfied.
- 39) That prior to final approval by the County, we are to be advised in writing by the Peterborough Public Health, how condition 30 has been satisfied.
- 40) That prior to final approval by the County, we are to be advised in writing by Peterborough County Public Works Department, how conditions 32-35 have been satisfied.
- 41) That prior to final approval by the County, we are to be advised in writing by the Ministry of Environment, Conservation and Parks, how conditions 27-29 have been satisfied.
- 42) This draft plan approval shall lapse on September 14, 2025 under Section 51(33) of the Planning Act, RSO 1990, as amended.

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### **NOTES TO DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Peterborough County Planning Department, quoting the County file number.

2. Clearances are required from the following agencies:

CAO  
Township of Douro-Dummer  
894 South Street  
P.O. Box 92  
Warsaw, ON  
K0L 3A0

Mr. Donald Allin  
Otonabee Region Conservation Authority  
250 Milroy Drive  
Peterborough, ON  
K9H 7M9

Ms. Kathleen Shepherd  
Peterborough Public Health  
185 King Street  
Peterborough, ON  
K9J 2R8

Mr. Doug Saccoccia  
County of Peterborough Public Works Department  
310 Armour Road  
Peterborough, ON  
K9H 1Y6

Ministry of Environment, Conservation and Parks  
District Planner  
Peterborough District  
300 Water Street  
Peterborough, ON  
K9J 3C7



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3. We suggest that you make yourself aware of the requirements subsection 144(1) of the Land Titles Act which requires all new plans to be registered in a Land Titles System if the land is situated in a land titles division.
4. The final plan approved by the County must be registered within 30 days or the County may withdraw its approval under subsection 51(32) of the Planning Act, R.S.O. 1990, as amended.