

Minutes of the Township of Douro-Dummer Planning Committee Meeting

**April 1, 2022, 9:00 AM
Electronic Meeting Site**

Present: **Chair, Deputy Mayor - Karl Moher**
 Member - Wendy Dunford
 Member - Jim Patterson
 Member - Jim Mollohan
 Member - Rod Manley

Staff Present **Acting Clerk - Martina Chait-Hartwig**
 Leisha Newton

1. Call to Order by Chair:

The Chair called the meeting to order at 9:03 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 Planning Committee Minutes - February 25, 2022

Moved By: Jim Mollohan

Seconded By: Deputy Mayor Moher

That the Minutes from the Planning Committee Meeting, held on February 25, 2022, be received and approved, as circulated. Carried

4. Severance Applications:

4.1 B-01-22 - Darling, Clerk/Planning-2022-18

Douglas Road and Fourth Line Road South Dummer
 Lot 13, Concession 3
 Dummer Ward, Roll No. 1522-020-003-32200

Purpose of the application – Creation of one new lot

Martina Chait Hartwig, Secretary reviewed the planning report for this application.

In attendance:

Tiffany Jacobs, Agent - In Support

Moved By: Rod Manley

Seconded By: Wendy Dunford

That it be recommended to Council that Severance Application B-01-22 for Judith & Karl Darling be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- That a 3-metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
- That a safe entrance be approved by the Manager of Public Works
- That a test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 7.0 of the Natural Heritage Evaluation prepared by Cambium Inc. dated November 8, 2021.
- That the wetland and the associated 30 metre buffer identified by Cambium on Figure 4 of the EIS, on the severed lot be zoned Environmental Constraint (EC) in the Township Zoning By-law. Carried

4.2 B-08-22 and B-09-22 - Mundell, Clerk/Planning-2022-19

1513 County Road 4
 Lot 16, Concession 2,
 Dummer Ward, Roll No. 1522-020-003-28700

Purpose of the application – Creation of two new lots

Martina Chait Hartwig, Secretary reviewed the planning report for this application. Application B-09-22 was not presented at this time.

In attendance:

No one attended for this application.

Moved By: Jim Patterson

Seconded By: Jim Mollohan

That it be recommended to Council that Severance Application B-08-22 be approved for Michael & Marcy Mundell, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality
- A Mitigation Measures Agreement is to be entered into between the Owner and the Municipality and registered on title at the owner's expense, which would recognize the recommendations included in Section 7.0 of the Natural Heritage Evaluation prepared by Cambium Inc. dated November 3, 2021.
- That the wetland and the associated 30 metre buffer identified by Cambium on Figure 4 of the EIS, on the severed lot B-08-22 be zoned Environmental Constraint (EC) in the Township Zoning By-law.
- That all development on the severed parcel must go through site plan control and that this be included as part of the rezoning process.

Carried

4.3 B-32-22 and B-33-22 - White, Clerk/Planning-2022-20

162 Douro Eighth Line Road

Lot 3, Concession 9

Douro Ward, Roll No. 1522-010-004-04810

Purpose of the application – Creation of two new lots

Martina Chait Hartwig, Secretary reviewed the planning report for this application.

In attendance:

Laura Stone - KMD Planning, Agent - In Support

Moved By: Jim Patterson

Seconded By: Rod Manley

That it be recommended to Council that Severance Application B-32-22 and B-33-22 for David and Michelle White be approved, and if approved by the Peterborough County Land Division Committee that the following conditions be imposed:

- \$1250.00 cash-in-lieu of parkland be paid to the municipality for each lot
 - That a 3 metre strip of frontage from the severed parcel be deeded to the Township for road widening purposes
 - That safe entrances be approved by the Manager of Public Works
 - That test holes for septic systems be inspected, there are fees to inspect test holes to ensure a septic system would be viable – current fees are \$150 per lot severed and applicant is responsible for the digging of the test holes.
- Carried

5. Next Meeting Date: April 29, 2022

Planning of Committee Meeting - April 29, 2022

6. Adjournment

Moved By: Wendy Dunford

Seconded By: Jim Patterson

That this meeting adjourn at 9:24 a.m.

Carried

Chair, Karl Moher

Secretary, Martina Chait-Hartwig