

## Minutes of the Township of Douro-Dummer Planning Committee Meeting

May 27, 2022, 9:00 AM

Township Douro-Dummer YouTube Channel

[https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A)

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

**Members Absent:** Member - Rod Manley

**Staff Present:** Acting Clerk - Martina Chait-Hartwig  
Building Administrator – Leisha Newton

1. Call to Order by Chair:

The Chair called the meeting to order at 9:00 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: April 29, 2022

**Resolution Number 13-2022**

Moved By: Jim Mollohan

Seconded By: Wendy Dunford

That the Minutes from the Planning Committee Meeting, held on April 29, 2022, be received and approved, as amended. Carried

4. Severance Applications:

4.1 B-15-22 - Smith, ClerkPlanning-2022-33

Lot 14, Concession 3,

Dummer Ward, Roll No. 1522-020-003-32401

New Lot will front on Rock Road South of Douglas Road

Creation of one residential lot

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

In attendance:

Marnie Saunders, Agent - Present

Peter and Wendy Smith, Owners – Present

**Resolution Number 14-2022**

Moved By: Jim Patterson

Seconded By: Wendy Dunford

That it be recommended to Council that Severance Application B-15-22 for Peter and Wendy Smith 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 the farm entrance be upgraded to residential standard with new culvert to the satisfaction of 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 5 of the Opinion Letter prepared by D.M. Wills and Associates. dated January 25, 2022.

Carried

4.2 B-23-22 - Webster, ClerkPlanning-2022-34

1797 County Road 6

Lot 25, Concession 3,

Dummer Ward, Roll No. 1522-020-004-09100

Purpose of the application - Creation of one new lot

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

In attendance:

Sherry Webster, Owner – Present

**Resolution Number 15-2022**

Moved By: Wendy Dunford

Seconded By: Jim Mollohan

That it be recommended to Council that Severance Application B-23-22 for Sherry Webster 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 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 Environmental Impact Study prepared by Cambium Inc. dated January 24, 2022.
- That the Vegetative Protective Zone 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

4.3 B-27-22 – Minshall-McGriskin, ClerkPlanning-2022-36

David Minshall and Valerie McGriskin

Pt Lot 12, Concession 1

Douro Ward, Roll No. 010-002-03001

921 Douro First Line Road

Purpose of the application - Creation of one new lot

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

In attendance:

David Minshall and Valerie McGriskin, Owners – Present

**Resolution Number 16-2022**

Moved By: Jim Mollohan

Seconded By: Jim Patterson

That it be recommended to Council that Severance Application B-27-22 for David Minshall and Valerie McGriskin 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 new entrance with new culvert be installed to the satisfaction of 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 5 and 7 of Natural Heritage Evaluation, completed by Cambium dated December 20, 2021.

Carried

5. Next Meeting Date: June 24, 2022

6. Adjournment

**Resolution Number 17-2022**

Moved By: Jim Patterson

Seconded By: Wendy Dunford

That this meeting adjourn at 9:31 a.m.

Carried

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Chair, Karl Moher

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Secretary, Martina Chait-Hartwig