



## **Township of Douro-Dummer Agenda for a Committee of Adjustment Meeting**

**Friday, March 24, 2023, 9:00 a.m.**

**Township Douro-Dummer YouTube Channel**

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

### **Electronic Meetings**

Until further notice, Township meetings are being held electronically. Meetings will be recorded and live-streamed on the Township YouTube channel.

Please contact the Acting Clerk if you require an alternative method to virtually attend the meeting. [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) or 705-652-8392 x210

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	<b>Pages</b>
<b>1. Call to Order by Chair:</b>	
<b>2. Disclosure of Pecuniary Interest:</b>	
<b>3. Approval of Minutes: January 13, 2023</b>	
<b>3.1 Committee of Adjustment Meeting Minutes - January 13, 2023</b>	<b>1</b>
<b>4. Minor Variance Applications:</b>	
<b>4.1 A-01-23 - Webster, Planning Department -2023-11, Planning-2023-11</b>	<b>4</b>
Location - Part Lot 25, Con. 3 1797 County Road 6 Roll No: 1522-020-004-09100 Dummer Ward Purpose of Application: Minor Variance is to decrease the minimum setback requirements	
<b>4.2 A-02-23 - Bart, Planning Department-2023-10, Planning-2023-10</b>	<b>104</b>
Location - Part Lot 25, Con. 3 1056 Stony Lake-Dodworth Island Part 2, Plan 45R-16247 Plan 6, Part Lots 17 and 18 Roll No: 1522-020-005-71601 Dummer Ward Purpose of Application: Minor Variance is to increase the maximum lot coverage requirement for the primary structure	

**4.3     A-03-23 - Belanger, Planning Department-2023-12, Planning-2023-12** 132

Location - Part Lots 1 & 2, Con. 10

148 County Road 4

Part 2, Plan 45R-13600

Roll No: 1522-010-004-11000 Douro Ward

Purpose of the Application: Minor Variance is to reduce the minimum western interior side yard setback

**5.     Other Business:**

**5.1     Committee Member Training - Spring 2023** 162

**6.     Next Meeting Date: April 21st, 2023 (If Required)**

**7.     Adjournment**

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

**January 13, 2023, 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 – Harold Nelson**  
**Member - Rod Manley**  
**Member - Jim Patterson**  
**Member - Robert Lamarre**  
**Member - Mark Porter**

**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 9:11 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. Introduction of Committee Members and Township Staff

Members of the Committee and staff members introduced themselves.

4. Approval of Minutes:

4.1 Committee of Adjustment Minutes - February 25, 2022

**Resolution Number 01-2023**

Moved By: Jim Patterson

Seconded By: Rod Manley

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

5. Minor Variance Applications:

5.1 A-02-2022 - Durzi, Planning Department -2023-02

Location - Part Lot 21, Con. 6  
 Lot 1, Plan 41  
 1081 Moodie Drive  
 Roll No: 1522-010-001-38300 Douro Ward

**Purpose of Application:** Minor Variance is to decrease the minimum setback requirement for an accessory structure.

Christina Coulter, Planner reviewed the Minor Variance report for the application.

**In attendance:**

Ken Currie, Agent

**Comments:**

Curve Lake First Nation – In support

Otonabee Region Conservation Authority (ORCA) – No concerns

**Resolution Number 02-2023**

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-02-22;

That the Committee approve Minor Variance Application A-02-22 as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a detached accessory garage (proposed garage as staked) as shown on the Surveyor's Real Property Report prepared by Elliott and Parr (Peterborough), Ontario Land Surveyors, dated October 19, 2022 attached to the Decision as Schedule 'A' and to bring the proposed structure 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 conditional on the following:

- i. Obtaining any necessary permits from ORCA, Douro-Dummer Building Department and any other required ministry/agency;



- ii. That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structure is framed to confirm that all applicable setback requirements have been met and to ensure compliance with any relief granted by this decision of the Committee; and
- iii. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

Carried

6. Next Meeting Date: February 24th, 2023 (If Required)

Committee of Adjustment Meeting - February 24th, 2023

7. Adjournment

**Resolution Number 03-2023**

Moved By: Jim Patterson

Seconded By: Rod Manley

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

Carried

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Chair, Harold Nelson

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Secretary-Treasurer, Martina Chait-Hartwig

## **Minor Variance Report**

**Application No.:** A-01-23  
**Applicant:** Sherry Webster  
**Property Description:** Part Lot 25, Con. 3 (Dummer)  
1797 County Road 6  
1522-020-004-09100

### **Purpose of Application:**

The property is subject to Peterborough County Land Division File B-23-22 for the creation of a new residential lot which was given provisional consent on July 7, 2022. A minor variance is required as a condition of the decision for B-23-22 in order to permit the lot to be created with a minimum lot area of 0.38 hectares.

The purpose of the minor variance is to reduce the minimum lot area requirement for the proposed severed parcel from 0.40 hectares to 0.38 hectares. A site sketch has been prepared by Chris Musclow, Ontario Land Surveyor, dated November 30, 2022 which illustrates the proposed lot area based on the environmental (natural heritage) constraints identified on Figure 4 of the Environmental Impact Study prepared by Cambium Inc., dated January 24, 2022.

Notice of the public meeting was given on March 7, 2023 by ordinary mail and/or e-mail to all prescribed persons and public bodies and to every person and public body that has provided a written request for Notice.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 60 metres of the subject property on March 7, 2023. A sign was posted on the subject property and the Notice was posted on the Township Website.

The giving of Notice complies with the applicable Regulation of the Planning Act.

### **Agency Comments:**

The Otonabee Region Conservation Authority has indicated that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS) referencing Natural Hazards. The application is consistent with PPS Sections 2.1 and 2.2 referencing Natural Heritage and Water and in conformity with Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe referencing Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features and Lands Adjacent to these features.

The subject property is not located within an area that is subject to the policies contained in the Source Water Protection Plan.

Permits from ORCA will be required prior to any site alteration, construction or demolition on the severed parcel. ORCA Staff noted that a lot grading and drainage plan may be requested at the permit stage to ensure the site hydrology will be maintained and directed appropriately.

A copy of ORCA's comments dated March 14, 2023 are attached to this Report.

As of the writing of this Report, there have been no other written or verbal comments received from the prescribed persons or public bodies.

**Public Comments:**

As of the writing of this report, there have been no written or verbal comments received from members of the public.

**Staff Comments:**

The application was circulated to Senior Staff on March 7, 2023. There were no concerns identified by Senior Staff.

**Planning Review:**

Section 45 of the Planning Act provides the tests that must be satisfied to support a minor variance application. The tests are as follows:

1. Does the minor variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Rural as illustrated on Schedule 'A4-2' to the Official Plan (OP). Low density residential development is permitted within the Rural designation (S. 6.2.2.2). The severed parcel complies with the applicable policies for residential lot creation in the Rural designation (S. 6.2.2).

The proposed variance meets the general intent and purpose of the Official Plan.

2. Does the minor variance maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Rural Zone (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended. A single detached dwelling is a permitted use in the (RU) Zone and must comply with Section 9.2.4 of By-law 10-1996, as amended. In particular, a minimum lot area of 0.4 hectares is required (S. 9.2.4(a)).

An Environmental Impact Study (EIS) was prepared by Cambium Inc., dated January 24, 2022 in support of the severance application. The EIS identified a number of natural heritage features and constraints as outlined on Figure 4. Given these environmental constraints, the maximum lot area of the severed parcel is limited to 3899.8 square metres (0.38 ha).

The site sketch prepared by Chris Musclow, Ontario Land Surveyor, dated November 30, 2022 has identified a 316.9 square metre building envelope on the subject property which respects the applicable setback regulations of the (RU) Zone for a single detached dwelling (S. 9.2.4 & 3.36.2). The building envelope is capable of supporting a dwelling with a minimum first storey area of 60 square metres (S. 9.2.4 (i)). In all other respects, the proposed lot complies with the Zoning By-law.

The application meets the general intent and purpose of the Zoning By-law.

3. Is the proposed use desirable for the appropriate development or use of the land?

While irregular in shape, the air photo attached to this Report illustrates the severed lot is similar in size to existing residential development in the area.

The Temporary Chief Building Official (CBO) has indicated that, based on the severance test hole inspection, a fully raised septic bed should be planned for. The Zoning By-law prohibits a septic from being located within the 15 metre setback from the front property line. The Ontario Building Code (OBC) regulates all other setbacks. In the case of a fully raised system, the setbacks would be 6 metres from a property line and 8 metres from the structure. The CBO noted that he does not see any reason that a septic cannot fit on this property.

The severed lot has been located in accordance with Figure 4 of the EIS and preserves and protects the environmental features on the subject property.

The proposed use is desirable and appropriate to the development of the subject land.

4. Is the variance minor?

The proposed variance is minor in nature.

The minimum lot area requirement for a residential lot in the (RU) Zone is 0.40 hectares (4,000 square metres). The lot area of the severed parcel is 0.38 ha (3,899.8 square metres). The lot area variance represents a difference of only 0.02 hectares or approximately 100.2 square metres.

**Conformity to PPS and A Place to Grow:**

This application appears to be consistent with the Provincial Policy Statement (PPS) and to conform to A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

**Application of Four Tests:**

The Committee should state in the decision how the application meets/or does not meet the four tests:

- 1) The application is (or is not) minor in nature.
- 2) The application is (or is not) desirable and appropriate to the development of this land.
- 3) The application meets (or does not meet) the general intent of the Official Plan.
- 4) The application meets (or does not meet) the general intent of the Zoning By-law.

**Summary:**

The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning By-law.

After hearing public comment and considering all written submissions, the Committee has the following options:

1. approve the minor variance with no conditions;
2. approve the minor variance with conditions;
3. defer the minor variance for further consideration at a later date; or
4. reject the minor variance.

**Recommendation:**

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-01-23;

That the Committee approve Minor Variance Application A-01-23 as requested, to address a condition of the decision for Peterborough County Land Division File B-23-22 and to bring the proposed lot 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.

## Report Approval Details

Document Title:	A-01-23 (Webster) Report.docx
Attachments:	<ul style="list-style-type: none"><li>- A-01-23 MV Application_Redacted.pdf</li><li>- A-01-23 Notice - Virtual Meeting.pdf</li><li>- A-01-23 Site Sketch 8639_NOV_30.pdf</li><li>- A-01-23 (Webster) Air Photo.pdf</li><li>- A-01-23 EIS (B-23-22).pdf</li><li>- A-01-23 Webster ORCA File PPLD-2265 (March 14, 2023).pdf</li></ul>
Final Approval Date:	Mar 17, 2023

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs



**Office Use Only**

File No. A- 01-23  
 Variance from By-law No. 1996-10  
 Date Submitted Feb 2, 2023  
 Date Fee Received Feb 2, 2023  
 Date Application Deemed Complete  
 Roll No. 1522-020-004-09100

**Township of Douro-Dummer Application for**

☒ **Minor Variance s. 45 (1)** ☐ **Permission s. 45 (2)**  
**(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)**

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

**1.0 Applicant Information**

Registered Owner(s): Sherry Webster

(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: \_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (work) \_\_\_\_\_

Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (work) \_\_\_\_\_

Fax: \_\_\_\_\_

**3.0 Legal Description/Location of the Subject Land**

County <b>Peterborough</b>		Township <b>Douro-Dummer</b>	Ward (Former Township) <b>Dummer</b>
Concession Number(s) <b>3</b>	Lot Number(s) <b>PT Lot 25</b>	Legal Description:	
Registered Plan No:	Lot(s)/ Block No.	Civic/911 Address: <b>1797 County Rd 6</b>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current			

**4.0 Land Use, Zoning and Official Plan Designation**

Criteria:	Subject Property
Official Plan Designation <sup>1</sup> (e.g. Rural, Hamlet, Commercial)	Rural
Zoning Classification <sup>1</sup> (e.g. Rural (RU), Hamlet (HR))	RU
Existing Use (e.g. seasonal residential, commercial, open space)	Vacant
Length of Time Existing Uses have continued	11 + years
Proposed Use (e.g. permanent residential, home-based business)	Residential
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes <sup>2</sup> or no)	No

<sup>1</sup> Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification<sup>2</sup> If yes, a clearance notice from the Risk Management Official is required to be submitted with your application**5.0 Relief Requested from Zoning By-law**

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
9.24 H A	.04 HA	0.38 HA	0.02HA



**6.0 Purpose/Reason of the Application**

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township's Zoning By-law. (If additional space is required, please attach a separate sheet)

Condition of severance application B-23-22 reduced lot area necessary to avoid lot creation within natural heritage features

**7.0 Property Characteristics, Access and Servicing Information**

<b>Lot Area</b>	19.8 HA	(acres, hectares, ft <sup>2</sup> , m <sup>2</sup> )
<b>Lot Depth</b>	Irregular	(feet/metres)
<b>Lot Frontage</b>	500 M +/-	(feet/metres)

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> Existing	or	<input type="checkbox"/>
<input type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input checked="" type="checkbox"/> County Road		<input type="checkbox"/> Right-of-way		
<input type="checkbox"/> Provincial Highway		<input type="checkbox"/> Water		
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street:		County Rd 6		
<b>If access to the land is by water only:</b>				
Where are parking and docking facilities:		N/A		
Approximate distance from subject land:				
Approximate distance from nearest public road:				

**7.0 Property Characteristics, Access and Servicing Information (Continued)**

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot. Please provide photographs of the property.

See Enviromental Impact Study prepared by Cambium, Dated January 24, 2022.

**Water Supply:**

- ☒ Existing  
☒ Proposed

Please identify the type of water supply serving the subject property:

- ☒ Privately-owned/operated individual well  
☐ Privately-owned/operated communal well  
☐ Publicly-owned/operated piped water system  
☐ Lake or other water body  
☐ Other (specify): \_\_\_\_\_

**Storm Drainage:**

- ☒ Existing  
☒ Proposed

Please identify the type of storm drainage serving the subject property:

- ☐ Sewers    ☒ Ditches    ☒ Swales  
☐ Other (specify): \_\_\_\_\_

**Sewage Disposal:**

- ☒ Existing  
☒ Proposed

Please identify the type of sewage disposal serving the subject property:

- ☒ Privately-owned/operated individual septic system  
☐ Privately-owned/operated communal septic system  
☐ Publicly-owned/operated sanitary sewage system  
☐ Privy  
☐ Other (specify): \_\_\_\_\_

If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? ☐ Yes    or    ☒ No

Permit Number: \_\_\_\_\_

**8.0 Existing and Proposed Structures: Dimensions**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey completed by an Ontario Land Surveyor is required.

**Existing Structures** (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Vacant							

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Lot Coverage** (in metric and percentage)

	Existing	Proposed
Principle Use (i.e. Dwelling)	0	15%
Accessory Structures	0	5%
Total	0	20%

**Proposed Structures** (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
None Proposed						

**Will the proposal add any of the following?**

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	Size	None	None
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	None	None
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	Number	None	None
New Plumbing Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	None	None

**9.0 Existing and Proposed Structures: Setbacks**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey by an Ontario Land Surveyor is required.

**Existing Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
None						

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Proposed Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
None						

**Note:** Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

**10.0 Other Planning Applications**

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input type="checkbox"/>	<input type="checkbox"/>		
Consent (Severance) (Section 53)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B-23-22	Approved with conditons
Minor Variance (Section 45)	<input type="checkbox"/>	<input type="checkbox"/>		
Other:	<input type="checkbox"/>	<input type="checkbox"/>		

**11.0 Other Information:**

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary, including and required studies.

**12.0 Authorization by Owner:**

I/We \_\_\_\_\_, being the owner(s) of the subject land, hereby, authorize \_\_\_\_\_ to be the applicant in the submission of this application.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**13.0 Freedom of Information:**

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

Feb 2, 2023  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We Sherry Webster, hereby, authorize the members of the Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject to the Application(s) located at [insert address] 1797 County Rd 6.

✓  
C

Feb 2, 2023  
Date



File Name/No. \_\_\_\_\_

Roll No. \_\_\_\_\_

## Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the  
Township of Douro-Dummer,

I/We, \_\_\_\_\_, make oath and say that:  
[Print Owner/Applicant/Agent name]

1. I am: [Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]

- ☐ the applicant or one of the applicants in the Application(s).
- ☐ the authorized agent acting in this matter for the applicant or applicants.
- ☐ an officer of the corporate applicant named in the Application(s).

2. On or before the [Insert date] \_\_\_\_\_,  
I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Secretary-Treasurer of the Committee of Adjustment of the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).

**Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Secretary-Treasurer of the Committee of Adjustment for replacement copies of the notice(s).**

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough

this 2nd day of February, 2023.

**To be signed in the presence  
of a Commissioner for taking affidavits**

\_\_\_\_\_

\_\_\_\_\_  
Signature of Commissioner, etc.

Carol Anne Nelson  
Deputy Treasurer/Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

\_\_\_\_\_  
Owner/Applicant Agent Signature

**Note:** Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.

**15.0 Declaration of Applicant:**

I/We Sherry Webster of the Township of Douro-Dummer in the  
(name of owner(s)/agent(s)) (city in which you reside)  
County of Peterborough Ontario solemnly  
(County/Upper-tier municipality, if applicable) (Province/Territory)  
declare that:

All the statements contained in this application and provided by me are true and I  
make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough  
this 2 day of February, 2023.

**To be signed in the presence  
of a Commissioner for taking affidavits**

Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

CAROL ANNE NELSON  
Deputy Treasurer/Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

This application must be accompanied by a fee of \$1445.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.





## Township of Douro-Dummer

### Planning Application Costs Acknowledgement Form

I/We, Sherry Webster  
[Print Owner/Applicant/Agent name]

**do** hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with any Appeal to the Local Planning Appeal Tribunal with respect to this application.

Dated this 2nd day of July, 2022 3:20

17

Owner/Applicant/Agent Signature

**\*\*** written consent from the applicant will be obtained prior to any such additional costs being incurred.







# Township of Douro-Dummer Committee of Adjustment

## Notice of Public Meeting Minor Variance Application A-01-23

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### The meeting will be held through electronic means

**Take Notice** that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Friday, March 24, 2023 at 9:00 a.m.

**Location:** Electronic Meeting Site

**Public Hearing:** To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email, no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to “attend” a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca).

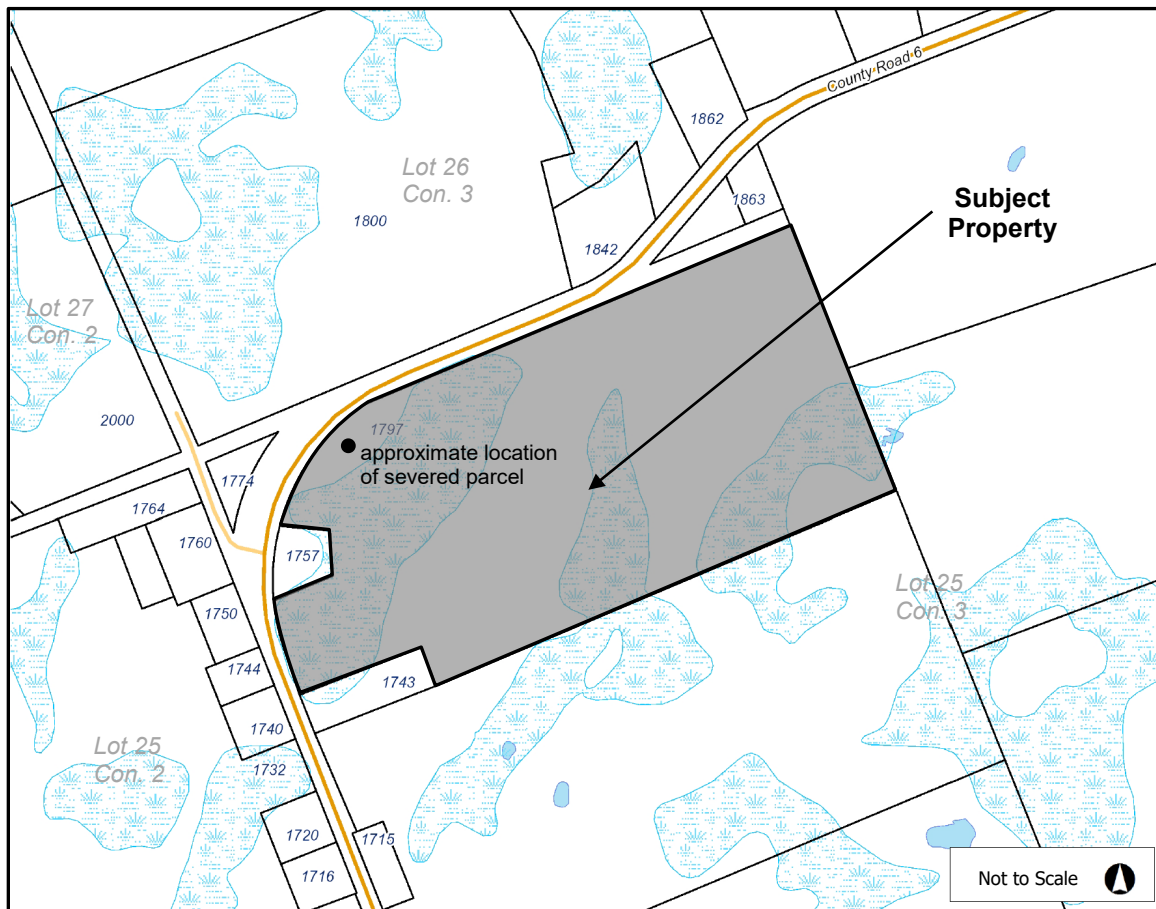
If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Townships YouTube Channel at: [https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A?app=desktop](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

**Location of Subject Lands:** Part Lot 25, Con. 3 (Dummer)  
1797 County Road 6

**Property Roll Number:** 1522-020-004-09100

The lands subject to the minor variance application are shown on the following Key Map.

## Key Map:



### Purpose of Application:

The subject property is zoned Rural Zone (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended. The property is subject to Peterborough County Land Division File B-23-22 for the creation of a new residential lot. File B-23-22 was given provisional consent on July 7, 2022. A minor variance is required as a condition of the decision for B-23-22 in order to permit the lot to be created with a minimum lot area of 0.38 hectares.

A single detached dwelling is a permitted use in the (RU) Zone and must comply with Section 9.2.4 of By-law 10-1996, as amended. In particular, a minimum lot area of 0.4 hectares is required (S. 9.2.4(a)). Given the environmental constraints on the property, the severed parcel will be deficient with a minimum lot area of only 0.38 hectares.

The purpose of the minor variance is to reduce the minimum lot area requirement for the proposed severed parcel from 0.40 hectares to 0.38 hectares. A site sketch has been prepared by Chris Musclow, Ontario Land Surveyor, dated November 30, 2022 which illustrates the proposed lot based on the environmental (natural heritage) constraints identified on Figure 4 of the Environmental Impact Study prepared by Cambium Inc., dated January 24, 2022.

**The Right to Appeal:**

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. To make arrangements to attend the virtual meeting please contact the Acting Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing.

If you wish to make written comments on this application, your comments must be forwarded to the Acting Clerk by e-mail to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

**Related Applications:** Peterborough County Land Division File B-23-22.

**Additional Information** relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

**A Copy of the Notice of Decision** of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Clerk a written request for notice of the decision.

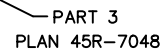
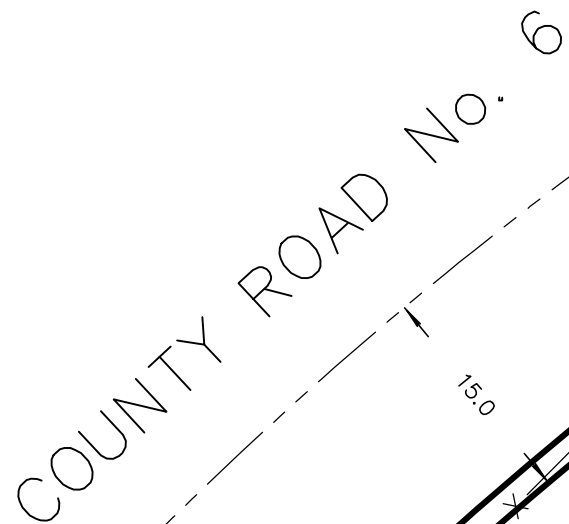
**Accessibility:** If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

**Privacy Disclosure:** All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 7th day of March, 2023 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Acting Clerk  
Secretary/Treasurer, Committee of Adjustment  
705-652-8392 Ext. 210  
[martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca)

Christina Coulter  
Planner  
705-652-8392 Ext. 226  
[christinac@dourodummer.on.ca](mailto:christinac@dourodummer.on.ca)



PLAN 45R-7048

DEVELOPABLE

AREA

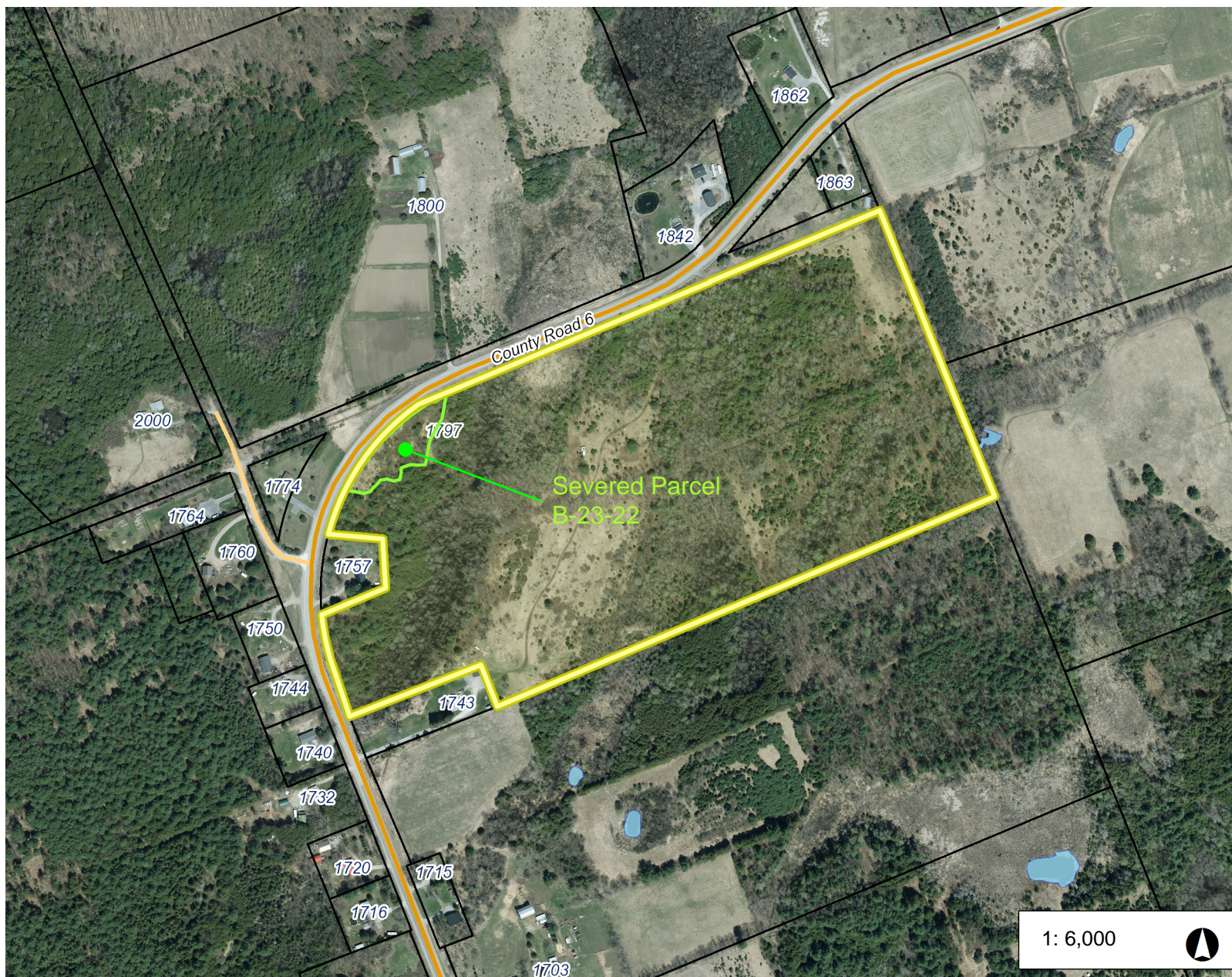
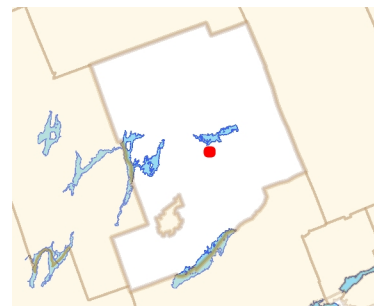
Page 23 of 163

JOB 8639  
NOV 30 2022





## A-01-23 (1797 County Road 6)



### Legend

#### Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

#### Outside Roads < 50,000

- Major Roads
- Local Roads

#### First Nations

Civic Address

#### Parcel Fabric

Rivers

Intermittent

Permanent

#### Lakes - Local Scale

Municipal Boundary - Upper Ti

<all other values>

COUNTY OF PETERBOROUGH

1: 6,000



304.8 0 152.40 304.8 Meters

### Notes

2018 air photo





# **Environmental Impact Study - 1797 County Road 6, Township of Douro-Dummer, County of Peterborough, Ontario**

January 24, 2022

Prepared for:  
Sherry Webster

Cambium Reference: 12929-001

**CAMBIUM INC.**

**866.217.7900**

**[cambium-inc.com](http://cambium-inc.com)**

**Peterborough | Barrie | Oshawa | Kingston | Calgary**



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- Figure 2 Local Natural Heritage Features
- Figure 3 Site Natural Heritage Features and Survey Locations
- Figure 4 Proposed Development Constraints

## **List of Appendices**

- Appendix A Correspondence
- Appendix B Vegetation Species List
- Appendix C Species Of Conservation Concern Screening



Cambium Inc. (Cambium) was retained by Sherry Webster to conduct an Environmental Impact Study - 1797 County Road 6, Township of Douro-Dummer, County of Peterborough, Ontario (Figure 1). The proposed development includes a single residential lot severance on the northwest corner of the property and potential development of a dwelling and garage on the retained property. Based on the proposed development, the proposed severance and within 120 m of the proposed development will be considered the Site for this report.

The Environmental Impact Study (EIS; the Study) is required to address potential negative impacts to natural heritage features identified during the preliminary development review process, as required by the Provincial Policy Statement, 2020 (PPS) and the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH). The Site contains or is adjacent to (within 120 m) the following natural heritage and/or hydrologic features: unevaluated wetlands and potential significant wildlife habitat. The Site is within Ecoregion 6E of Ontario (Crins, Gray, Uhlig, & Wester, 2009). The property is located outside of any Settlement Area.

The Site is within the jurisdiction of the Otonabee Region Conservation Authority (ORCA) and their regulated area does overlap the Site due to the presence of mapped unevaluated wetlands on-Site. As the Site contains wetlands, the Study will consider regulations on development as imposed by the local Conservation Authority's Regulation under the *Conservation Authorities Act, 1990*.

The *Endangered Species Act, 2007* (ESA) protects endangered or threatened species and their habitats from harm or destruction. Habitat of endangered and threatened species is protected under provincial natural heritage policy; however, it is also the landowner's responsibility to ensure that no harm to these species occurs on their property. This Study includes a habitat-based screening for species of conservation concern to determine if the Site has suitable habitat for any provincial or federal species at risk (SAR).

In order to address the requirements of the approval authorities, Cambium has conducted this Study to provide an evaluation of reasonably anticipated ecological impacts, positive or negative, that may arise as a result of this proposed development to guide the decision making process.



## **1.1 Terms of Reference**

The Terms of Reference (ToR) for this Study were circulated to ORCA and an email response with comments with respect to the ToR was received from Matt Wilkinson, Planner, on June 30, 2021. Relevant correspondence and documentation are provided in Appendix A.

## **1.2 Proposed Development**

The Site is an irregular shape, is approximately 20 ha in size, and fronts County Road 6, Township of Douro-Dummer along the north and west property lines. Currently, the lot is vacant. Adjacent land uses include residential and agricultural.

The proposed development involves a single residential lot severance to front on County Road 6, at the northwest edge of the Site. In addition, the development of a single dwelling and garage is proposed within the central portion of the retained lot; this development would be accessed using an existing laneway entrance from County Road 6.

Site Plans have not yet been prepared, as the Client is awaiting the information provided herein to establish appropriate development limits.



## **2.0 Applicable Natural Heritage Policy and Regulation**

### **2.1 Provincial Policy Statement, 2020**

Section 2.1 of the Provincial Policy Statement (PPS) (Ministry of Municipal Affairs and Housing, 2020) protects the form and function of natural heritage features as defined by the PPS. Natural heritage features included in the PPS are provincially significant wetlands (PSW), significant coastal wetlands, significant woodlands, significant valleylands, significant wildlife habitat (SWH), significant areas of natural and scientific interest (ANSI), fish habitat, and the habitat of endangered and threatened species. Given their significance, development is prohibited within PSWs in Ecoregions 5E, 6E, and 7E and within significant coastal wetlands. Development in fish habitat and the habitat of endangered and threatened species shall only be permitted in accordance with provincial and federal requirements. Development within other natural heritage features and on lands adjacent to all natural heritage features are permitted only if demonstrated that there will be no negative impacts on the feature or their ecological function. Development includes the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*.

Section 2.2 of the PPS protects the quality and quantity of water, including the form and hydrologic function of sensitive surface water features and sensitive ground water features. Focus is given to maintaining hydrologic linkages and functions at the watershed scale to minimize potential negative impacts, including cross-jurisdictional and cross-watershed impacts of development. Mitigative measures and/or alternative development approaches should be considered for development near water features.

### **2.2 Growth Plan for the Greater Golden Horseshoe, 2020**

The Greater Golden Horseshoe is one of the most dynamic and fast-growing regions in North America. To address the challenges of increased development within the area, the Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH) builds on the PPS *“to establish a unique land use planning framework for the Greater Golden Horseshoe that supports achievement of complete communities, a thriving economy, a clean and healthy environment,*

*and social equity*" (Ministry of Municipal Affairs and Housing, 2020). In general, the GPGGH seeks to preserve agricultural lands, water resources, and natural areas by directing growth to settlement areas as defined in municipal Official Plans. The GPGGH contains policies regarding a provincial Natural Heritage System (NHS), key hydrologic features (KHF), key hydrologic areas (KHAs), and key natural heritage features (KNHFs) (Table 1). Policies that reference the provincial NHS apply once the municipal Official Plan has incorporated the provincial NHS into their schedules; until that time, the policies that reference the NHS will apply outside settlement areas to the natural heritage systems identified in Official Plans that were approved and in effect as of July 1, 2017. Section 4.2.3 of the GPGGH states that, outside of settlement areas, development or site alteration is generally not permitted in KNHFs that are part of the NHS or in KHFs. Section 4.2.4 states that, outside of settlement areas, a proposal for new development or site alteration within 120 metres of a KNHF within the NHS or a KHF will require a natural heritage evaluation or hydrologic evaluation that identifies a suitable vegetation protection zone (i.e., a development setback). For KHFs, fish habitat, and significant woodlands the vegetation protection zone can be no less than 30 m measured from the outside boundary of the feature.

**Table 1 Protected Features of the GPGGH**

Key Hydrologic Features		Key Natural Heritage Features
Permanent Streams	Habitat of Endangered and Threatened Species	Significant Wildlife Habitat
Intermittent Streams	Fish Habitat	Sand Barrens
Inland Lakes and their Littoral Zones	Wetlands	Savannahs
Seepage Areas and Springs	Life Science Areas of Natural and Scientific Interest (ANSI)	Tallgrass Prairies
Wetlands	Significant Valleylands	Alvars
	Significant Woodlands	



## **2.3 Official Plan and Zoning By-Law**

### ***Peterborough County Official Plan, 1994***

According to the Peterborough County Official Plan, the land designation of the Site is 'Rural'. The adjacent properties are also designated as 'Rural'. The Peterborough County Official Plan also functions as the Official Plan for the Township of Douro-Dummer.

### ***Township of Douro-Dummer Comprehensive Zoning By-law, 2010***

According to the Township of Douro-Dummer, the zoning of the Site is 'Rural' (RU). The adjacent properties are designated as 'Rural' (RU), 'Special District' (SD), and 'Residential' (R). Per policy 9.2.4 of the Zoning By-law, the minimum lot size for a single residential use in the RU zone is 0.4 ha, with 45 m of road frontage.

## **2.4 Conservation Authority Regulation**

"Conservation Authorities are local watershed management agencies that deliver services and programs to protect and manage impacts on water and other natural resources in partnership with all levels of government, landowners and many other organizations" (Conservation Ontario, 2021). Conservation Authorities each have their own Ontario Regulation under the *Conservation Authorities Act, 1990*. In general, they regulate development within and adjacent to river or stream valleys, Great Lakes and inland lakes shorelines, watercourses, hazardous lands (flood, erosion, unstable soils) and wetlands.

Otonabee Region Conservation Authority regulates these features under Ontario Regulation 167/06: *Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*.

## **2.5 Endangered Species Act, 2007**

Species listed as endangered or threatened on the Species at Risk in Ontario (SARO) list are protected under the provincial *Endangered Species Act, 2007* (ESA) (Government of Ontario, 2007). Section 9(1) of the ESA prohibits a person from killing, harming, harassing, capturing or taking a member of a species listed as endangered, threatened, or extirpated. Section 10(1) of the ESA prohibits the damage or destruction of habitat of species listed as endangered or



threatened. Protection of special concern species is provided through designation of their habitat as significant wildlife habitat, a provincially protected natural heritage feature.



### 3.0 Technical Approach and Data Collection Methods

#### 3.1 Background Information Review

Existing background information pertaining to the Site and surrounding landscape was compiled and reviewed, as part of a comprehensive desktop exercise, to better understand local biophysical conditions. In southern Ontario, readily available data includes orthoimagery, topographic base mapping, and geological records. Natural environment and land use schedules prepared in support of Official Plans and Zoning By-Laws were reviewed to acquire municipal data. Natural area records and species occurrences were obtained from digital resources and reference materials. The comprehensive desktop review for this Site included the following resources:

- Natural Heritage Areas: Make-a-map (Ministry of Natural Resources and Forestry, 2018);
- Ontario Reptile and Amphibian Atlas (ORAA) (Ontario Nature, 2018);
- Ontario Breeding Birds Atlas (OBBA) (2001-2005) (Bird Studies Canada, 2005);
- Peterborough County Official Plan, 1994
- Township of Douro-Dummer Comprehensive Zoning By-law, 2010

Figure 2 shows the mapped natural heritage features present in the general area of the Site.

##### 3.1.1 Ministry Consultation

Depending on the natural feature of the Site, ministry consultation may include the Ministry of Northern Development, Mines, Natural Resources, and Forestry (NDMNRF) and/or the Ministry of Environment, Conservation, and Parks (MECP), as applicable.

In early 2019, the Government of Ontario made changes to the regulating authority on matters related to SAR in the province. The MECP is now responsible for administering the ESA and providing direction on potential compliance issues. MECP has prepared a guidance document titled *Client's Guide to Preliminary Screening for Species at Risk* (Ministry of the Environment,



Conservation and Parks, 2019). This document aims to “help clients better understand their obligation to gather information and complete a preliminary screening for SAR before contacting the Ministry”. This document was used to guide the SAR habitat-based screening for the Study.

## **3.2 Field Investigations**

Information gathered through the background information review was used to guide the development of the fieldwork program. The purpose of the site visit(s) was to verify information acquired through existing documentation and to gather additional site-specific information. The following sections provide the methods that were used to gather site-specific information.

### **3.2.1 Ecological Land Classification and Vegetation Inventory**

The Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998) was used to classify vegetation communities on the Site. Definitions of vegetation types are derived from the ELC for Southern Ontario First Approximation Field Guide (Lee, et al., 1998) and the revised 2008 tables. ELC units were initially delineated and classified by orthoimagery interpretation. Field investigations served to confirm the type and extent of communities on the Site through vegetation inventory and soil assessment with a hand auger. Where vegetation communities extend off the Site, classification is done through observation from property boundaries and publicly accessible lands.

### **3.2.2 Wetland Boundary Delineation**

Wetland boundaries were initially delineated and classified by orthoimagery interpretation. The presence/absence of wetlands on the Site was confirmed through field investigations during the growing season (late May through October). Wetland boundaries were determined using the 50% wetland vegetation rule. Where vegetation-based delineation was inconclusive, soil assessment with a hand auger was used to confirm wetland boundaries. Wetland boundaries on the Site were marked with a hand-held GPS unit. Where wetland communities extend off the Site, classification was done through observation from property boundaries and publicly accessible lands.



### **3.2.3 Habitat-Based Wildlife Surveys**

Given the scale of the proposed development, a habitat-based approach was used to assess potential impacts to wildlife, consistent with standard practice. General habitat information gathered through the field investigations was used to assess the connectivity of the Site with the surrounding landscape and evaluate the ecological significance of the local area. Cambium staff actively searched for features that may provide specialized habitat for wildlife. These searches included inspecting tree cavities, overturning logs, rocks and debris, and scanning for scat, browse, sheds, fur, etc. Any evidence of breeding, forage, shelter, or nesting was noted. Species and habitat observations were documented and photographed.

## 4.0 Characterization of Natural Features and Functions

Background information and field investigation data is provided in the following sections.

Based on the background and field data, an assessment of significance has been completed to identify protected natural heritage features on and/or adjacent to the Site.

The following field investigations were carried out on the Site and are summarized in Table 2.

Soil auger locations are shown on Figure 3.

**Table 2 Summary of Field Investigations**

Date	Time On Site	Weather	Observer	Activities
2021-07-22	0930-1430	24°C, sun and cloud Wind: 1 Noise: 1	T. Jamieson	Ecological Land Classification Wetland Boundary Delineation Habitat-Based Wildlife Survey

**Notes:**

Wind speed is reported as a Beaufort Wind Scale value (0 = 0-2 kph, 1 = 3-5 kph, 2 = 6-11 kph, 3 = 12-19 kph, 4 = 20-30 kph, 5 = 31-39 kph, 6 = 40-50 kph)

Noise is reported based on background noise levels: Index 0 – no appreciable effect, 1 – slightly affecting sampling, 2 – moderately affecting sampling, 3 – seriously affecting sampling, 4 – profoundly affecting sampling.

### 4.1 Landscape Position and Topography

The Site is within the Mixedwood Plains Ecozone: Lake Simcoe Rideau Ecoregion 6E, which extends southward from a line connecting Lake Huron in the west to the Ottawa River in the east, including Ottawa, Kingston, Peterborough, Barrie, Tobermory, Kitchener, and Toronto. This ecoregion is characterized by a mixed geology that includes both shallow soil areas such as alvar and bedrock plains, as well as deep soil areas such as the Oak Ridges Moraine. It falls within the Great-Lakes St. Lawrence Forest Region, including deciduous and mixed forests; however, over 50% of the landscape in this Ecoregion is currently in use as agricultural land (Lee, et al., 1998).

The Site is relatively flat, consisting of gentle rolling hills with minor elevation decreases where wetland areas exist, as detailed in Section 4.3.

## 4.2 Vegetation Communities

Utilizing aerial imagery dating back to 1985, it appears that no major changes to vegetation cover have occurred at the Site. Currently, the Site contains an existing driveway, forested areas to the east and west of the driveway, and open areas near the centre of the Site. The surrounding area is mainly residential or forested areas and have been this way since 1985.

The vegetation communities on the Site are summarized in Table 3 and are mapped on Figure 3. A list of identified species and representative photos for each community are provided in Appendix B.

**Table 3 Vegetation Communities**

No.	ELC Code	Community Description	Community Type	S -Rank
1	CUT1	Mineral Cultural Thicket	Terrestrial	SNA
2	FOC4-1	Fresh – Moist White Cedar Coniferous Forest	Terrestrial	S5
3	SWD2-2	Red/Green Ash Mineral Deciduous Swamp	Wetland	S5
4	MAS2-1	Cattail Mineral Shallow Marsh	Wetland	S5
5	FOM7-2	Fresh – Moist White Cedar – Hardwood Forest	Terrestrial	S5
6	FOD2-4	Dry – Fresh Oak – Hardwood Deciduous Forest	Terrestrial	S5
7	FOD3-2	Dry – Fresh White Birch Deciduous Forest	Terrestrial	S5
8	CUT1	Mineral Cultural Thicket	Terrestrial	SNA
9	FOD3-1	Dry – Fresh Poplar Deciduous Forest	Terrestrial	S5
10	SWT2-5	Red-osier Mineral Thicket Swamp	Wetland	S5
11	SWD3-2	Silver Maple Mineral Deciduous Swamp	Wetland	S5
12	SWD2-2	Red/Green Ash Mineral Deciduous Swamp	Wetland	S5



A search for butternut (*Juglans cinerea*; provincially endangered) was completed as part of the vegetation survey; no butternut were identified.

#### 4.2.1 Significant Woodlands

Significant woodlands are natural heritage features that are afforded protection under provincial policy. The PPS defines woodlands as: treed areas, woodlots or forested areas, and states that woodlands may be delineated according to the Forestry Act definition or the Province's ELC system definition for "forest". According to the provincial ELC system, Vegetation Communities 2, 5, 6, 7, and 9 meet the woodland definition. Although not considered a woodland, swamps are treed areas and may also be considered part of significant woodlands. Vegetation Communities 3, 10, 11, and 12 are swamps and may be considered part of the significant woodlands.

Currently, according to their respective Official Plan Schedules, the planning authority has not explicitly defined or designated significant woodlands within their jurisdiction. In the absence of local criteria for evaluating woodlands, the NHRM provides guidance on evaluating woodlands (Ministry of Natural Resources, 2010). In addition, the Greenbelt Plan provides evaluation criteria: *Technical definitions and criteria for key natural heritage features in the Natural Heritage System of the Protected Countryside Area* (Ministry of Natural Resources, 2012). While the Site is outside the Greenbelt Plan area, the North Area of the Greenbelt Plan (i.e., north of the Oak Ridges Moraine) is representative of the geographic and planning context for this Site, and these technical definitions can be used to guide evaluations in the absence of local criteria.

The Greenbelt Plan defines a woodland as significant if any of the following conditions are met:

- Size: woodland is larger than 10 ha
- Natural composition: area of the woodland composed of naturally occurring species is greater than 4 ha
- Age of trees: equal 10 or more trees per ha that are either 100 years old or 50 cm in diameter



- Woodlands of 4 ha or more that are within 30 m of a significant wetland, significant habitat, or significant woodland
- Any woodlands 0.5 ha or greater containing provincially rare treed vegetation with a S1, S2, or S3 ranking.

Woodlands on the Site can be divided into two main areas; west of the existing laneway (referred to as the west woodland), and east of the existing laneway (referred to as the east woodland). Please note that the distinction of the two woodlands is for discussion purposes only. As the woodland features are not disconnected by an area of 20 m or more, the woodlands are considered connected and thus are evaluated as one woodland.

The west woodland is approximately 3.6 ha in area, does not contain any interior habitat, and is bounded by a roadway (County Road 6) to the north and west, a historically cleared area on the Site toward the east, and developed areas to the south of the Site.

The east woodland is contiguous with woodlands to the south and is larger than 10 ha (approximately 20 ha). The east woodland also contains interior habitat as well as wetlands within the Site and adjacent lands.

Based on this review, the woodlands on the Site are considered candidate significant woodland in accordance with the Greenbelt Plan.

### **4.3 Wetland Delineation**

There is mapped unevaluated wetland on and adjacent to the Site. The field investigations confirmed that wetlands are present on the Site, however, field verification identified discrepancies with the mapped features. A total of five wetland communities are present on-site, as detailed in Table 3 and shown on Figure 3.

Wetland Communities 3 and 4 are located along slightly lower topography within the west woodland area, are connected, and exist directly adjacent the proposed severed area. A culvert was observed north of Community 4 under County Road 6 providing a connection to wetlands across the road north (Figure 3).





Communities 11 and 12 are connected and exist east of the proposed development area. These wetlands almost span the property boundaries, near the centre of the property. Community 10 covers a small area along the southern property boundary, south of the proposed development.

Wetland boundaries were determined in accordance with the OWES, as outlined in Section 3.2.2. Soil moisture regime, as determined through soil assessment using a hand auger, was used to confirm the plant-based evaluation. Wetlands observed on-Site and their connectivity were not completely consistent with mapped unevaluated wetlands. The boundaries were marked by GPS and are presented in Figure 3.

#### **4.4 Species of Conservation Concern**

A list of species of conservation concern, including SAR, with potential to occur in the general vicinity of the Site has been compiled based on known species' ranges, habitat requirements, and review of background information sources (as listed in Section 3.1). In addition, the list has been augmented with direct field observations from the current study, as detailed in the previous sections. Cambium has employed a habitat-based screening, supplemented with targeted field surveys when necessary, in order to identify suitable habitat for species located on or adjacent to the Site. A detailed habitat suitability analysis is provided in Appendix C and a discussion of the results is provided below.

##### **4.4.1 Endangered and Threatened Species**

During the background review, the Natural Heritage Areas: Make-a-map (Ministry of Natural Resources and Forestry, 2018) tool was used to determine if any known SAR have been previously identified on or adjacent to the Site. The Natural Heritage Information Centre (NHIC) report noted that Bobolink have been identified within the 1 km grid square of the Site. Bobolink require grassland or meadow habitat types. As no grassland or meadow communities exist on the Site, their habitat also does not exist and will not be discussed further herein.

Cavity trees / roosting trees that provide habitat for endangered bat species such as the Tri-coloured Bat, Eastern Small-footed Myotis, Little Brown Myotis, and Northern Myotis may





exist in some of the forested / treed swamp habitats on the Site; however, no cavity trees were observed in the proposed development areas or forest edges during the field visit. As such, no impacts to bats anticipated, and bats are not discussed further in this report.

The Western Chorus Frog is listed as threatened federally, but currently not listed provincially. Due to the wetlands and adjacent forested areas, potential habitat for Western Chorus Frog exists on the Site. No Western Chorus Frog were observed during the field visit. Given that this species is not provincially regulated and wetland habitats will be protected as detailed in Section 5.1, this species is not discussed further in this report.

#### **4.4.2 Special Concern Species**

The Canada Warbler is most abundant in moist, mixed forests, with a dense shrub layer, consistent with vegetation characteristics in Communities 2 and 5. No Canada Warbler were observed during the field visit.

The Eastern Wood-pewee lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests with little understorey vegetation, as available in woodlands throughout the Site. No Eastern Wood-pewee were observed during the field visit.

Golden-winged Warbler prefer forest edges and shrub cover to use for perching, singing, and searching for food. Forest edge exist throughout the Site and adjacent lands. The proposed development areas are comprised partly of thicket habitats (Communities 1 and 8), which provide shrub cover that may be utilized by this species. No Golden-winged Warbler were observed during the field visits.

Wood Thrush uses deciduous and mixed forests with moist stands of trees, moderate understories, shade, and abundant leaf litter, as can be found in the entire east woodland. No Wood Thrush were observed during the site visit.

Eastern Milksnake prefer open areas such as fields and forest edges, as what is presented in Community 5 and 8. Eastern Milksnake are a listed species federally but are not protected provincially. No Eastern Milksnake were observed during the site visit. Given that this species is not provincially regulated and forest edges will generally be protected as they fall within



wetland boundaries as detailed in Section 5.1, this species is not discussed further in this report.

Eastern Ribbonsnakes are typically found adjacent to wetlands and shallow water to find their main source of prey such as frogs and small fish. All wetlands on the Site represent potential habitat features that Eastern Ribbonsnake may use to find prey. No Eastern Ribbonsnakes were observed during the site visit.

The Monarch Butterfly uses a variety of habitats with wildflowers, including habitats such as Community 8, but requires milkweed plants as a food source for their caterpillars. Common Milkweed was observed on the Site in Community 8; however, Monarch Butterflies were not observed during site visits. Recommendations to reduce the potential for impact to this species are included in Section 5.3.

The Yellow-banded Bumble Bee is a habitat generalist but are a pollinator species and therefore require wildflower and pollen generating species and therefore could use Community 1, 4, and 8. Yellow-banded Bumble Bees were not observed during site visits.



## 5.0 Impact Assessment and Mitigation Measures

The proposed development involves a single residential lot severance to front on County Road 6, at the northwest edge of the Site. In addition, the development of a single dwelling and garage is proposed within the central portion of the retained lot; this development would be accessed using an existing laneway entrance from County Road 6.

The following sections address potential impacts to protected features identified on and adjacent to the Site that may result from the proposed development and site alteration:

- Wetlands
- Significant Woodlands
- Potential Significant Wildlife Habitat for Special Concern Species

No other natural heritage features protected by provincial policy were confirmed on or adjacent to the Site.

Mitigation measures and best management practices have been recommended to ensure that the integrity of the current existing natural features are protected and/or enhanced and furthermore that their functions are not negatively impacted during or following construction.

### 5.1 Wetlands

As detailed in Section 4.3, wetlands were confirmed on the Site. Wetland boundaries were delineated as shown on Figure 3. No direct impacts to wetlands are expected as all development, including lot line placement, is recommended to occur outside of the wetlands. The following mitigation measures are provided to ensure there are no indirect impacts to wetlands.

A 30 m setback/Vegetation Protection Zone (VPZ) is recommended for all wetlands, as shown on Figure 4, in accordance with the natural heritage policies of the GPGGH. The 30 m VPZ is considered sufficient to protect the existing form and function of local wetland features provided that the area be maintained as the existing natural cover and be allowed to naturally self-sustain (i.e., a buffer area where no vegetation removals or grading is allowed).



Prior to any construction activities taking place, it is essential that perimeter sediment fencing be installed around construction areas. Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced  $\leq 2$  m apart. This key control measure will help prevent sediment from entering surface water features (i.e., wetlands) in the surrounding landscape. All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated. Any observed overland drainage channels originating from Site, that may or may not have arisen as a result of erosion, should be directed to a check dam structure, prior to discharging to off-site areas.

Runoff from the Site is expected to increase with the introduction of impermeable surfaces (i.e., building roofs, roadways, and walkways) and compacted surfaces with reduced infiltration capacity. Measures to increase infiltration of run-off from these surfaces should be encouraged and, where possible, included in the Site Plan for the development. Eavestrough downspouts should be directed to vegetated areas (such as lawn, or gardens) and not onto hardened surfaces, to encourage infiltration.

Provided these recommendations are adhered to, no indirect impacts to the wetland are anticipated.

## 5.2 Significant Woodlands

As detailed in Section 4.2.1, candidate significant woodlands were identified based on provincial criteria within the Site and are illustrated on Figure 4. It is the responsibility of the Planning Authority to designate significant woodlands within their jurisdiction; therefore, these woodlands will be presumed candidate significant woodlands for the purpose of this Study.

The proposed severance lot lines may pass through the areas identified as candidate significant woodland. As lot lines are administrative in nature, direct and indirect impacts are not expected. Additionally, the proposed severance is at the western edge of the woodland and adjacent to a roadway. As the proposed severance would not impact an area considered interior habitat and minimal tree clearing is expected, the form and function of the woodland would not be impacted.



The western edge of the candidate significant woodland, adjacent to the developable area as shown on Figure 4, is fairly consistent with the 30 m wetland VPZ; as such the wetland VPZ will provide some protection to the candidate significant woodland edge. The proposed development within the retained lot will require some tree/vegetation removal within the candidate significant woodland (Community 5) in order to upgrade the existing laneway access to the retained lands from County Road 6. Vegetation removals represent a direct impact to the woodland and should be limited to the amount required for construction. Existing cleared areas should be used to the greatest extent possible. The tree removal will be located along an existing edge and interior habitat does not exist within this portion of the woodland. The upgrade to the laneway is not expected to significantly alter canopy cover from existing conditions. Compensation plantings have been recommended to offset the loss of vegetation that may be required during the upgrade to the laneway and is discussed in Section 5.5. Provided these recommendations are adhered to, these impacts are not anticipated to affect the overall form and function of the candidate significant woodland. Further, indirect impacts will be appropriately mitigated following the ESC recommendations as provided in Section 5.1.

### **5.3 Potential Significant Wildlife Habitat for Special Concern Species**

As detailed in Section 4.4.2, the Site provides suitable habitat for seven species of special concern. These species are addressed under the appropriate measures below. Provided the recommendations herein are adhered to, no impacts to Significant Wildlife Habitat (SWH) for Special Concern species is anticipated in relation to the proposed developments on the Site.

#### **Vegetation Clearing**

Various woodland and thicket habitats on the Site have potential to support special concern bird SAR. In addition to SAR, other nesting birds are protected under the *Migratory Birds Convention Act, 1994*. To protect migratory birds during the development process, vegetation removals should be limited to the amount required for construction; existing cleared areas should be used to the extent possible. Furthermore, vegetation clearing on the Site should occur outside the breeding bird season, which extends from April 15 to August 15 in the local area (as per Environment and Climate Change Canada Guidelines).



If vegetation clearing is to occur between April 15 and August 15, the vegetation should be investigated by a qualified biologist to confirm if any nests are present. Vegetation clearing can proceed provided there are no active nests. If active nests are confirmed, the nests should be left undisturbed until young have fledged or the nest is determined to be inactive.

In the event that construction is planned to proceed during the breeding season, the area should be investigated for the presence of breeding birds and nests containing eggs and/or young, prior to Site alteration. Nests discovered should be left undisturbed until young have fledged or the nest is determined to be inactive.

### **Wildlife Exclusion**

Small wildlife including snakes, amphibians, and small mammals are particularly vulnerable to construction-related impacts on sites adjacent to wetlands and woodlands. The ESC fencing detailed in Section 5.1 can also function as wildlife exclusion fencing. Fencing should be installed around the entire perimeter of the construction area prior to the earlier of May 1 or the commencement of Site preparation, in order to keep turtles and snakes from entering the construction area. This fencing should be made of light-duty silt fence, staked at regular intervals, trenched-in at least 10-20 cm below ground, with an above ground height of at least 60 cm.

The fencing should be inspected regularly to ensure that it remains in good condition: and any downed areas, rips, or holes should be repaired or replaced immediately. The area of construction should also be actively inspected for turtles and snakes each day prior to the start of work, throughout the duration of construction.

If any wildlife are encountered, they should be photographed and allowed time to move out of harm's way. If any SAR are discovered on the property, they should be left undisturbed as dictated by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. SAR observations should be reported to the Natural Heritage Information Centre (NHIC).





## **Native Pollinator Plants**

As the Site may provide habitat for pollinator species such as Monarch Butterfly and Yellow-banded Bumble Bee Vegetation, vegetation removal should be limited to the amount required for construction. If feasible, vegetation clearing should occur after August 31, to protect the Monarch Butterfly during the last hatch of the season.

Including native flowering herbaceous plants in the future landscaping plans will aid in maintaining habitat for these pollinator species. Cambium recommends applying suitable native plant seed mixtures that include Common Milkweed, the Monarch Butterfly's host plant, where possible. The Ontario Seed Company (OSC) based out of Waterloo, Ontario carries a variety of seed mixtures. Specialized mixtures such as an 'erosion control mixture' and the 'early successional dry prairie meadow mix' contain wildflowers and grass species, which provide rapid vegetation cover and a diversity of habitat for pollinators. These mixtures provide an excellent method of rehabilitating areas with a diverse composition of plant species suitable for the conditions documented.

## **5.4 Best Management Practices**

### **5.4.1 Invasive Species**

Invasive species are becoming problematic throughout Ontario and can adversely impact our natural landscapes, including wetlands and woodlands. No vegetation dumping or yard waste disposal should occur within the wetlands or forested areas of the Site to maintain the natural state and avoid the introduction or spread of non-native or invasive species. Landscape Plans should focus on native or non-invasive species. Additional best management practices to reduce the spread of invasive species include:

- Revegetate with species native to the local area.
- Request fill and compost from reputable sources that are conscious of the potential for the spread of invasive species via these media.
- Get to know the most common invasive species in the area.



- Brush off or clean any shoes, boots and equipment that have encountered invasive species before returning to the property.
- Immediately eradicate invasive species if they are observed on the property.
- Do not compost invasive species; put them in plastic bags and dispose of them in the garbage.
- Do not dispose of lawn or garden clippings in the forest or wetlands to avoid species introductions.

#### **5.4.2 Noise and Artificial Lighting**

Noise is not expected to increase significantly because of the proposed residential development as it is consistent with the land use on the surrounding properties. Maintaining the wooded areas surrounding the wetland will serve to buffer wildlife within the natural areas from any noise-related impacts.

Artificial lighting can have an impact on nocturnal movement of wildlife within natural areas. To minimize impacts to wildlife, it is recommended that outdoor lights be operated on timers, rather than by motion detection. Outdoor lighting associated with the development should be directed at the ground, rather than into the adjacent natural areas. Bulb wattage should be as low as practical while meeting the safety intent of the lighting.

#### **5.5 Opportunities for Enhancement**

Physical development of the Site should be limited to cleared areas and remain as close to the building footprint as possible, to reduce disturbance to the natural areas of the Site. Vegetation clearing for upgrades to the existing laneway should be minimized.

As site alteration is anticipated within areas in which forest bird SAR habitat may exist, Cambium recommends planting 10 each of the following species, within the vicinity of the new dwelling: Eastern White Cedar (*Thuja occidentalis*), Nannyberry (*Viburnum lentago*), Ninebark (*Physocarpus opulifolius*), and Red Elderberry (*Sambucus racemosa*). These plantings can be used to supplement the existing forest edge, or to create habitat patches within 10 m of the



forest edge. If planted greater than 10 m from the existing forest edge, the plantings should be installed in random groupings of at least 3 individuals to better replicate natural species associations. The selected species provide a diverse habitat and food source for local birds and wildlife, as well as added visual appeal. Furthermore, it is recommended that any future landscaping surrounding the proposed developments should be comprised of native tree and shrub species consistent with the composition of the surrounding woodlands (see botanical species list within the ELC data contained in Appendix B).



## 6.0 Policy Compliance

Based on the key natural heritage and/or hydrologic features identified on or adjacent to the Site and the findings of the field investigations detailed herein, the proposed development of the Site is in compliance with the PPS and GPGGH. Compliance with applicable natural heritage policy is summarized Table 4.

**Table 4 Policy Compliance Summary**

Key Natural Heritage / Hydrologic Feature	On Site	On Adjacent Lands	Meets Associated Policy
Wetland	Yes	Yes	Yes; GPGGH: 4.2.3.1 & 4.2.4.1-3
	Explanation: No impacts to wetlands are expected. Development is not proposed within wetlands or associated 30 m setbacks (Figure 4).		
Significant Wildlife Habitat (including habitat of special concern species)	Potentially	Potentially	Yes; PPS: 2.1.5 & 2.1.8
	Explanation: Potential SWH for special concern species exists on the Site and adjacent lands. Direct and indirect impacts can be appropriately avoided or mitigated through the recommendations provided herein.		
Significant Woodland	Yes	Yes	Yes; PPS: 2.1.5 & 2.1.8
	Explanation: No negative impacts to the significant woodland are anticipated related to the proposed residential severance. Limited vegetation removals within the significant woodland may be required in order to upgrade the existing laneway access from County Road 6 to the identified Developable Area on the retained lot. Due to the proposed limited clearing required and absence of interior habitat in that area, the form and function of the significant woodland is not expected to be impacted. Recommendations for supplemental plantings made herein will enhance the existing woodland, and compensate for any small-scale effects to the existing habitat.		



## 7.0 Summary of Mitigation, Compensation, and Best Practices

The following measures are recommended for the proposed development:

1. Site Plans developed for the proposed development, including severances and building envelopes, should show the location of all confirmed natural features and setbacks (Figure 4).
2. In order to preserve the candidate significant woodland, tree and vegetation clearing should be limited to the area necessary for construction.
3. ESC fencing should be installed around development areas to contain potential impacts from construction. ESC fencing can also function as exclusion fencing. ESC fencing should then be installed around the perimeter of construction areas prior to May 1 (or commencement of Site preparation) in order to isolate the area from wildlife. All ESC fencing should be removed once the development is complete and the soils are stabilized.
4. In order to limit the spread of invasive species, vegetation or yard waste dumping should not occur within the wetlands or forested areas of the Site.
5. With proposed future development in the retained lot, runoff from the Site is expected to increase with the introduction of impermeable surfaces. Measures to increase infiltration of run-off from these surfaces should be encouraged and, where possible, included in the Site Plan for the development.
6. Outdoor lights should be operated on timers, rather than by motion detection, directed at the ground and bulb wattage should be as low as practical.
7. Cambium recommends planting 10 each of the following species, within the vicinity of the new dwelling. Eastern White Cedar (*Thuja occidentalis*), Nannyberry (*Viburnum lentago*), Ninebark (*Physocarpus opulifolius*), and Red Elderberry (*Sambucus racemosa*) would provide a diverse habitat and food source for local birds and wildlife, as well as added visual appeal. Plantings should be installed within 10 m of the existing forest edge, or if greater than 10 m from an edge should be planted in groups of 3 individuals to replicate natural species associations.



8. Nesting birds are protected under the Migratory Birds Convention Act, 1994. In the event that construction is planned to proceed during the breeding season (April 1 to August 31), the construction area should be investigated regularly for the presence of breeding birds and nests containing eggs and/or young (some birds nest on man-made structures/machinery or in recently cleared areas). Nests discovered should be left undisturbed until young have fledged or the nest is determined to be inactive by a certified biologist.
9. To protect Monarch Butterfly during vulnerable life stages, it is recommended that herbaceous vegetation clearing be completed after August 30, and that Common Milkweed be included in native seed mixes for revegetating disturbed areas.
10. During the construction phase, the work area should be actively checked for the presence of wildlife. Reptiles are particularly vulnerable to construction-related impacts on sites adjacent to wetlands, watercourses, and waterbodies.
11. Any SAR discovered on the property should be left undisturbed as dictated by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. SAR observations should be reported to the Natural Heritage Information Centre.





## 8.0 Closing

In closing, potential negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 7.0 are adhered to. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Site. Furthermore, the proposed development complies with applicable provincial policy.

Respectfully submitted,

**Cambium Inc.**

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## 10.0 Glossary of Terms

ANSI: Area of Natural and Scientific Interest	GIS: Geographic Information System
ARA: Aquatic Resources Area	GLSL: Great Lakes – St. Lawrence
ARA: Aggregate Resources Act	GPGGH: Growth Plan for the Greater Golden Horseshoe
AS: Agricultural System	GPS: Global Positioning System
ATK: Aboriginal Traditional Knowledge	HSA: Habitat Suitability Analysis
BMA: Bear Management Area	HIS: Habitat Suitability Index
BMP: Best Management Practice	KHA: Key Hydrologic Areas
CA: Conservation Authority	KHF: Key Hydrologic Features
CEAA: Canadian Environmental Assessment Act/Agency	KNHF: Key Natural Heritage Features
CFA: Canadian Forestry Association	LCFSP: Licence to Collect Fish for Scientific Purposes
CFIP: Community Fisheries Involvement Program	LIO: Land Information Ontario
CFS: Canadian Forestry Service	LRIA: Lake and Rivers Improvement Act
CHU: Critical Habitat Unit	LUP: Land Use Permit or Plan
CH: Cultural Heritage	MA: Management Area
CLI: Canada Land Inventory	MAFA: Moose Aquatic Feeding Area
CLU: Crown Land Use	MCEA: Municipal Class Environmental Assessment
COSSARO: Committee on the Status of Species at Risk in Ontario	MECP: Ontario Ministry of Environment, Conservation and Parks
CR: Conservation Reserve	MNDMRF: Ontario Ministry of Natural Resources and Forestry
CWIP: Community Wildlife Involvement Program	NER: Natural Environment Report
CWS: Canadian Wildlife Service	NHIC: Natural Heritage Information Centre
DFO: Fisheries and Oceans Canada	NHIS: Natural Heritage Information System
EA: Environmental Assessment	NHS: Natural Heritage System
EAA: Environmental Assessment Act	OBM: Ontario Base Map
EAB: Emerald Ash Borer	OFIS: Ontario Fisheries Information System
EBR: Environmental Bill of Rights	OLI: Ontario Land Inventory
EIA: Environmental Impact Assessment	OMAFRA: Ontario Ministry of Agriculture, Food and Rural Affairs
EIS: Environmental Impact Study/Statement	OWES: Ontario Wetland Evaluation System
ELC: Ecological Land Classification System	PPS: Provincial Policy Statement (2014)
ELUP: Ecological Land Use Plan	PSW: Provincially Significant Wetland
END: Endangered species	RLUP: Regional Land Use Plan
EPA: Environmental Protection Act	RMP: Regional Management Plan
ER: Environmental Registry	R.P.F.: Registered Professional Forester
ESA: Endangered Species Act (2007)	SAR: Species at Risk
ESA: Environmentally Sensitive Area	SARO: Species at Risk in Ontario
ESC: Erosion and Sediment Control	SC: Special Concern species



F&W: Fish and Wildlife  
FA: Fisheries Act (Federal)  
FEC: Forest Ecosystem Classification  
FMP: Forest Management Plan  
FRI: Forest Resources Inventory  
FWCA: Fish and Wildlife Conservation Act  
GGH: Greater Golden Horseshoe  
GHP: General Habitat Protection

SWH: Significant Wildlife Habitat  
SWM: Stormwater Management  
THR: Threatened species  
TOR: Terms of Reference  
TPP: Tree Preservation Plan  
WIA: Woodlands Improvement Act  
WMU: Wildlife Management Unit



## 11.0 Standard Limitations

### Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

### Reliance on Materials and Information

The findings and results presented in reports prepared by Cambium are based on the materials and information provided by the client to Cambium and on the facts, conditions and circumstances encountered by Cambium during the performance of the work requested by the client. In formulating its findings and results into a report, Cambium assumes that the information and materials provided by the client or obtained by Cambium from the client or otherwise are factual, accurate and represent a true depiction of the circumstances that exist. Cambium relies on its client to inform Cambium if there are changes to any such information and materials. Cambium does not review, analyze or attempt to verify the accuracy or completeness of the information or materials provided, or circumstances encountered, other than in accordance with applicable accepted industry practice. Cambium will not be responsible for matters arising from incomplete, incorrect or misleading information or from facts or circumstances that are not fully disclosed to or that are concealed from Cambium during the provision of services, work or reports.

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When preparing reports, Cambium considers applicable legislation, regulations, governmental guidelines and policies to the extent they are within its knowledge, but Cambium is not qualified to advise with respect to legal matters. The presentation of information regarding applicable legislation, regulations, governmental guidelines and policies is for information only and is not intended to and should not be interpreted as constituting a legal opinion concerning the work completed or conditions outlined in a report. All legal matters should be reviewed and considered by an appropriately qualified legal practitioner.

### Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

Only conditions at the site and locations chosen for study by the client are evaluated; no adjacent or other properties are evaluated unless specifically requested by the client. Any physical or other aspects of the site chosen for study by the client, or any other matter not specifically addressed in a report prepared by Cambium, are beyond the scope of the work performed by Cambium and such matters have not been investigated or addressed.

### Reliance

Cambium's services, work and reports may be relied on by the client and its corporate directors and officers, employees, and professional advisors. Cambium is not responsible for the use of its work or reports by any other party, or for the reliance on, or for any decision which is made by any party using the services or work performed by or a report prepared by Cambium without Cambium's express written consent. Any party that relies on services or work performed by Cambium or a report prepared by Cambium without Cambium's express written consent, does so at its own risk. No report of Cambium may be disclosed or referred to in any public document without Cambium's express prior written consent. Cambium specifically disclaims any liability or responsibility to any such party for any loss, damage, expense, fine, penalty or other such thing which may arise or result from the use of any information, recommendation or other matter arising from the services, work or reports provided by Cambium.

### Limitation of Liability

Potential liability to the client arising out of the report is limited to the amount of Cambium's professional liability insurance coverage. Cambium shall only be liable for direct damages to the extent caused by Cambium's negligence and/or breach of contract. Cambium shall not be liable for consequential damages.

### Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

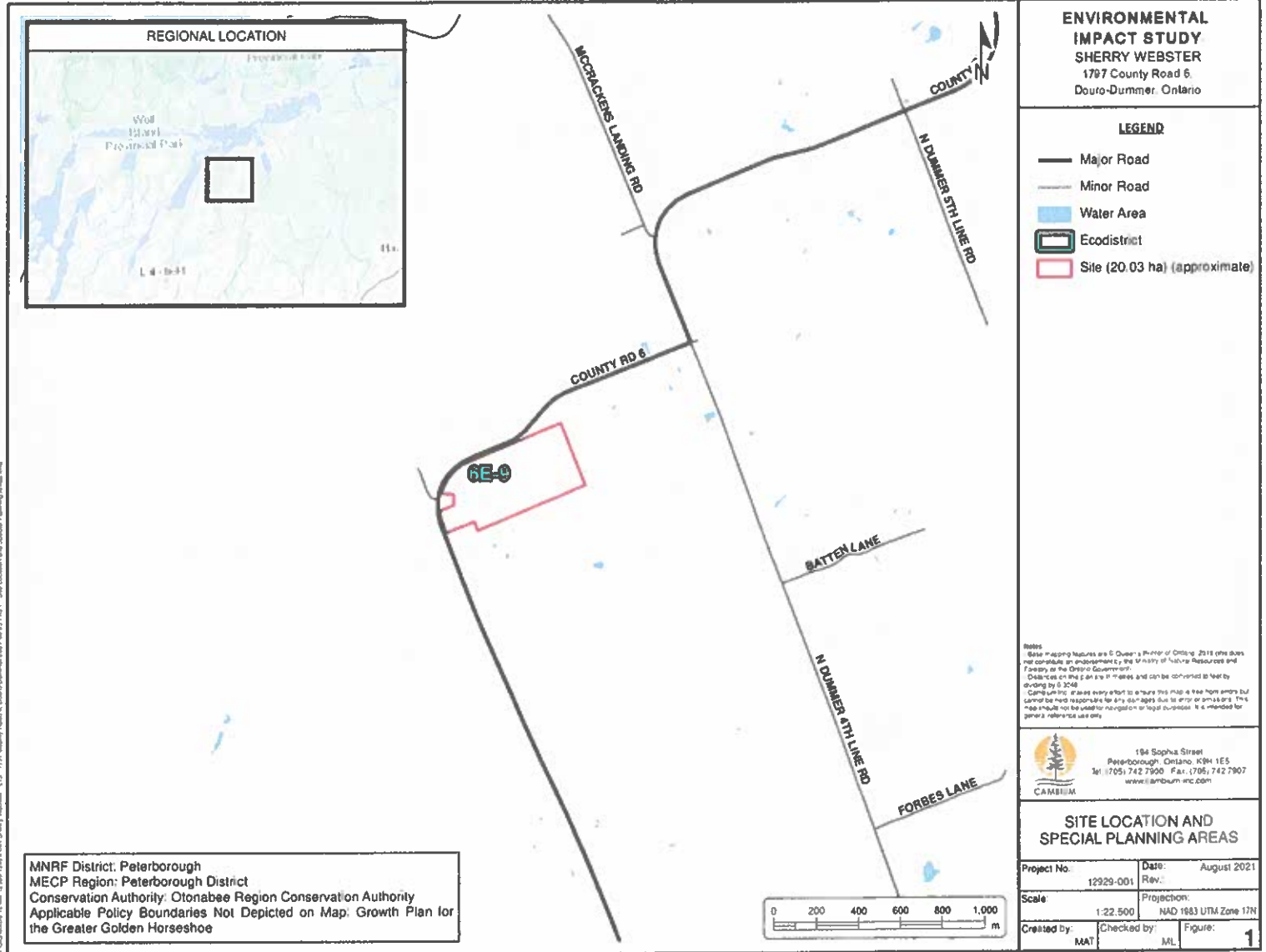


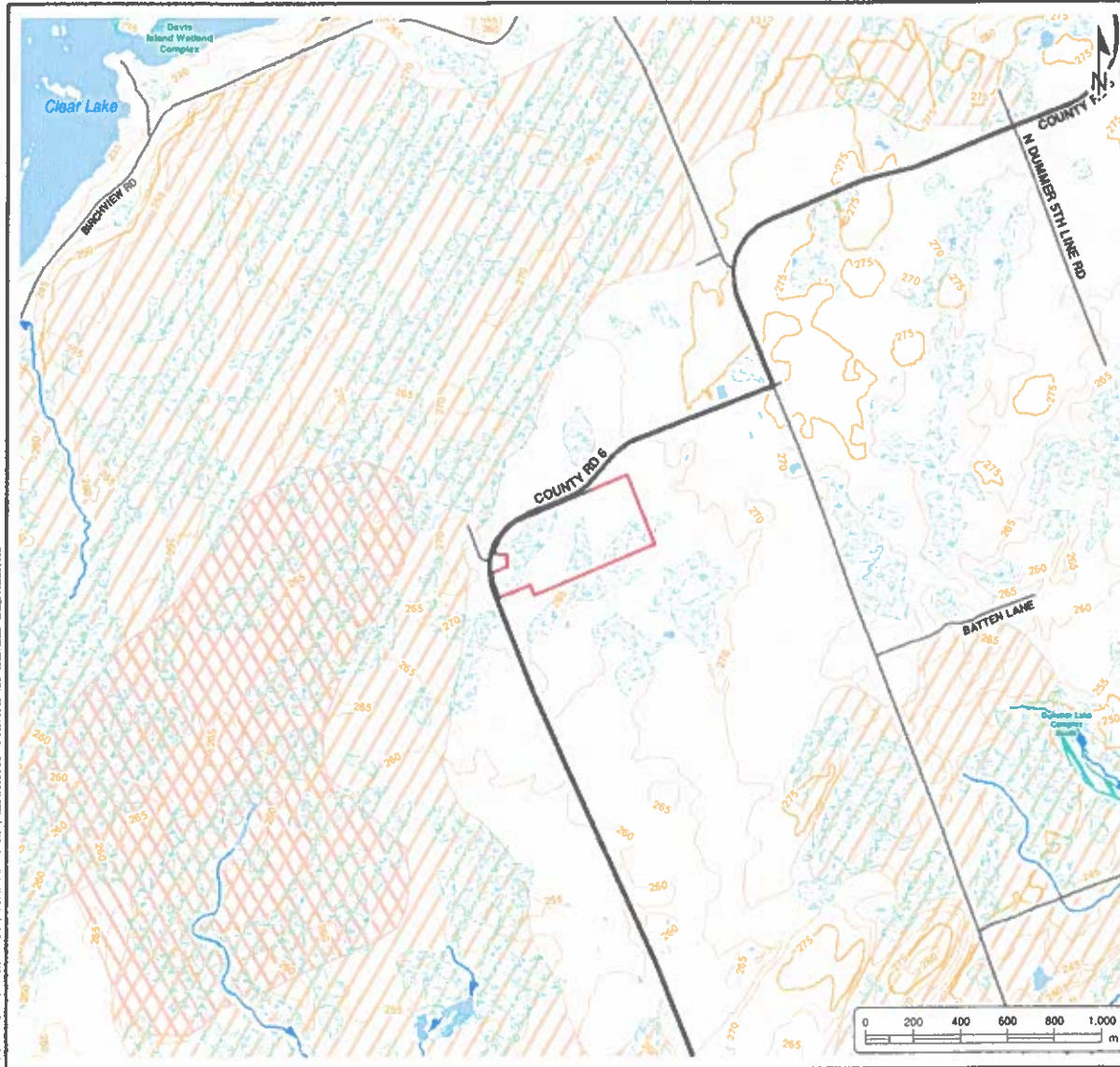


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## Appended Figures

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**ENVIRONMENTAL  
IMPACT STUDY**  
SHERRY WEBSTER  
1797 County Road 6  
Douro-Dummer, Ontario

**LEGEND**

- Major Road
- Minor Road
- Watercourse, Permanent
- Contour 5m Interval (Major)
- Contour 5m Interval (Minor)
- Unevaluated Wetlands
- Locally Significant Wetlands
- Water Area
- Deer Wintering Area (Stratum 1)
- Deer Wintering Area (Stratum 2)
- Site (20.03 ha) (approximate)

Note:  
- Base mapping features are © Crown's Right of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources and Forestry or the Ontario Government).  
- Distances on this plan are in metres and can be converted to feet by multiplying by 3.28.  
- CAMBRUM shares every effort to ensure its mapping is free from errors but cannot be held responsible for any claim against its error or omission. This map should not be used for navigation or legal purposes. It is intended for general reference use only.

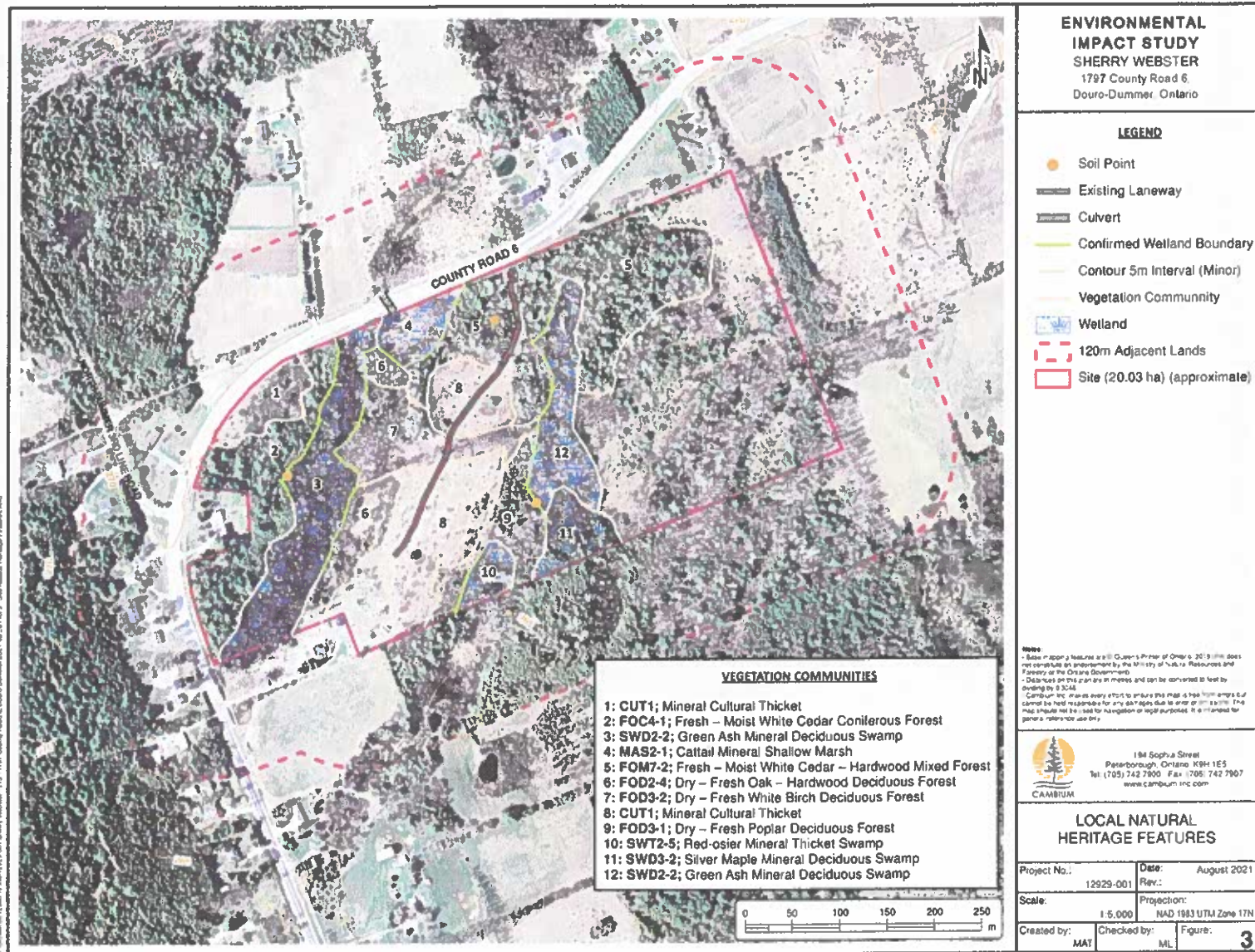


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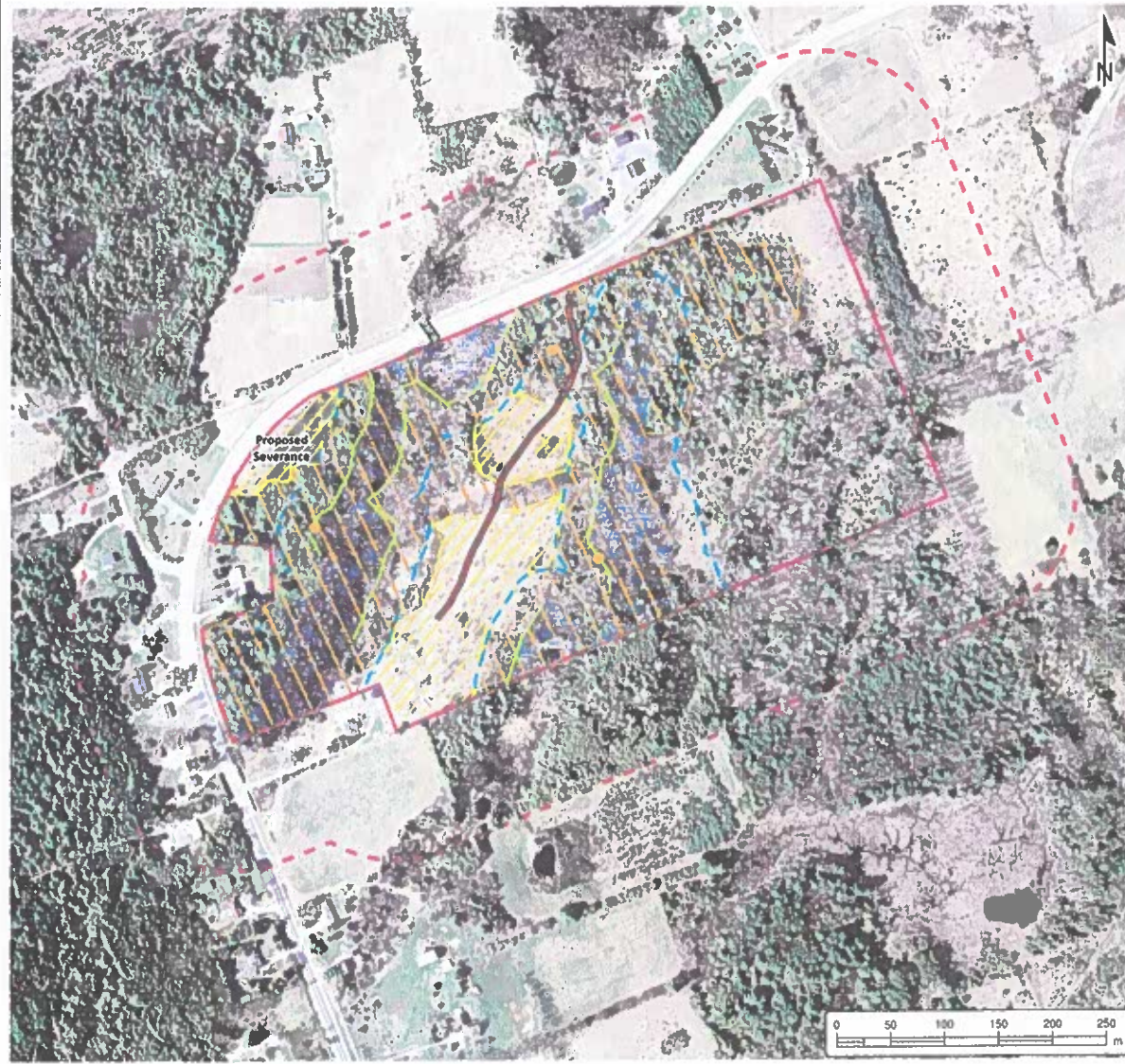
**SITE LOCATION AND  
SPECIAL PLANNING AREAS**

Project No.	12929-001	Date	August 2021
Scale:	1:22,500	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ML
		Figure:	<b>2</b>









**ENVIRONMENTAL  
IMPACT STUDY  
SHERRY WEBSTER**  
1797 County Road 6,  
Douro-Dummer, Ontario

**LEGEND**

- 120m Adjacent Lands
- Site (20.03 ha) (approximate)
- Soil Point
- 30m Wetland Setback
- Existing Laneway
- Culvert
- Candidate Significant Woodland
- Confirmed Wetland Boundary
- Wetland
- Developable Area

Notes:  
Scale: All map features are to Queen's Printer of Ontario, 2011, 1:50,000 scale.  
Not certified as an endorsement by the Ministry of Natural Resources and  
Forestry or the Ontario Government.  
Distances on this plan are in metres and can be converted to feet by  
dividing by 1.366.  
CAMBION INC. makes every effort to ensure this map is free from errors but  
cannot be held responsible for any errors that do occur or may occur. This  
map should not be used for navigation or legal purposes. It is intended for  
general reference use only.



194 Sopha Street  
Peterborough, Ontario, K9A 1E5  
Tel: (705) 742 7900 Fax: (705) 742 7907  
www.cambioninc.com

**NATURAL HERITAGE  
CONSTRAINTS**

Project No.: 12929-001	Date: August 2021
Scale: 1:5,000	Rev.: January 2022
Created by: MAT	Checked by: ML
	Figure: 4



---

## **Appendix A**

## **Correspondence**

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## Myles Latter

---

**From:** Matt Wilkinson <mwilkinson@otonabeeconservation.com>  
**Sent:** July 2, 2021 6:04 AM  
**To:** Myles Latter  
**Cc:** Cambium File; Jasmine Gibson  
**Subject:** RE: 2021-06-30 ToR 1797 County Road 6, Douro-Dummer (12929-P)

Hi Myles,

I've been out to this property.

We would recommend a phased approach. Maybe start with a constraint map that could be updated.

I would recommend discussing this with the county and get a PSR completed.

The proposed severed lot looks quite close to the wetlands, considering it will require a 30 metre setback.

Based on the imagery it appears the wetlands may be more extensive than mapped – The field work needs to be a two-fold approach, spring for wetland mapping to ensure cedar swamps are appropriately designated, including soil sampling, in support of the Otonabee Conservation permit, AND secondly field work should be considerate of 'habitat-use' by regulated ESA species through presence/not detected on site review.

Best,  
Matt



**Matt Wilkinson**  
Planner  
705-745-5791 x213  
[mwilkinson@otonabeeconservation.com](mailto:mwilkinson@otonabeeconservation.com)

**ARE YOU PLANNING AN UPCOMING CONSTRUCTION PROJECT ON YOUR PROPERTY?** Submit a [Property Inquiry Form](#) so we can help you understand how natural hazards may affect your property.

This e-mail is confidential. If you are not an addressee named above, please immediately delete and notify the sender. Thank you.

**From:** Myles Latter <Myles.Latter@cambium-inc.com>  
**Sent:** June 30, 2021 2:05 PM  
**To:** Matt Wilkinson <mwilkinson@otonabeeconservation.com>  
**Cc:** Cambium File <file@cambium-inc.com>  
**Subject:** 2021-06-30 ToR 1797 County Road 6, Douro-Dummer (12929-P)

Good afternoon Matt,

Can I please confirm the Terms of Reference with you for this project? No PSR has been conducted from my knowledge. The only natural heritage features that are mapped are unevaluated wetlands. I have attached some images from the client regarding their proposed severance and building area on the retained lands.

The following scope has been provided:

One Site visit in summer 2021 to document natural features on the property that were not identified in Task 1, if any, including:

- Delineate the boundaries of the wetland based on the Ontario Wetland Evaluation System (OWES) for Southern Ontario (Ministry of Natural Resources, 2013). The Site visit will capture appropriate wetland delineation characteristics, including vegetation species and wetted limits.
- Classify existing vegetation communities on the Site, according to the Ecological Land Classification (ELC) System for Southern Ontario (Lee, et al., 1998), and evaluate them for sensitivity, rarity, and botanical quality.
- Document drainage connectivity and/or watercourse characteristics including riparian vegetation, erosion prone areas, and special habitat features.
- Record observations of wildlife occurrences and assess wildlife habitat function on the Site. Any evidence of breeding, forage, shelter or nesting sites, and/or travel corridors will be noted. A habitat-based screening for SAR will be completed for the Site.

Please let me know if there is anything that I have missed.

Thanks and take care,



**Myles Latter, B.A. Hons., Dipl.**  
Project Coordinator

**Cambium Inc. - Peterborough**

Environmental | Building Sciences | Geotechnical | Construction Monitoring

p: 705.742.7900 x 252 | c: 705.957.5571 | toll: 866.217.7900 | w: [cambium-inc.com](http://cambium-inc.com)

Under modified work conditions in response to the current pandemic and government directives, Cambium continues to provide the professional services you have come to expect to guide good decisions. The well-being and safety of our teams, clients, and communities are a top priority. We ask for your patience and look forward to working together as we evolve into the "new normal". Stay safe. Better days are ahead.

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Check out our [video](#) - an inside look at Cambium's culture & career opportunities.



---

## **Appendix B**

### **Vegetation Species List**

---



VEGETATION  
COMMUNITY

CLASSIFICATION: CUT1

COMMUNITY #: 1

LOCATION: 1797 County Road 6, DD

COORDINATES: 44.5109922, -78.1468951

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Black Cherry	<i>Prunus serotina</i> var. <i>serotina</i>	Rosaceae	3	3			S5
Black-eyed Susan	<i>Rudbeckia hirta</i> var. <i>pulcherrima</i>	Asteraceae	3	0			S5
Canada Goldenrod	<i>Solidago canadensis</i> var. <i>canadensis</i>	Asteraceae	3	1			S5
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Rosaceae	3	2			S5
Climbing Bittersweet	<i>Celastrus scandens</i>	Celastraceae	3	3			S5
Common Apple	<i>Malus pumila</i>	Rosaceae	5				SNA
Common Juniper	<i>Juniperus communis</i> var. <i>communis</i>	Cupressaceae	3				SNA
Common Lilac	<i>Syringa vulgaris</i>	Oleaceae	5				SNA
Common Self-heal	<i>Prunella vulgaris</i> ssp. <i>vulgaris</i>	Lamiaceae	0				SNA
Common St. John's-wort	<i>Hypericum perforatum</i> ssp. <i>perforatum</i>	Clusiaceae	5				SNA
Common Timothy	<i>Phleum pratense</i> ssp. <i>pratense</i>	Poaceae	3				SNA
Eastern Red Cedar	<i>Juniperus virginiana</i>	Cupressaceae	3	4			S5
Eastern White Cedar	<i>Thuja occidentalis</i>	Cupressaceae	-3	4			S5
Eastern White Pine	<i>Pinus strobus</i>	Pinaceae	3	4			S5
Garden Bird's-foot Trefoil	<i>Lotus corniculatus</i>	Fabaceae	3				SNA
Grass-leaved Goldenrod	<i>Euthamia graminifolia</i>	Asteraceae	0	2			S5
Grey-stemmed Goldenrod	<i>Solidago nemoralis</i> ssp. <i>nemoralis</i>	Asteraceae	5	2			S5
New England Aster	<i>Symphoricarpos novae-angliae</i>	Asteraceae	-3	2			S5
Orchard Grass	<i>Dactylis glomerata</i>	Poaceae	3				SNA
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Asteraceae	5				SNA
Poison Ivy	<i>Toxicodendron radicans</i>	Anacardiaceae	0	2			S5
Poverty Oatgrass	<i>Danthonia spicata</i>	Poaceae	5	5			S5
Red Raspberry	<i>Rubus idaeus</i>	Rosaceae	3	2			S5
Redtop	<i>Agrostis gigantea</i>	Poaceae	-3				SNA



VEGETATION  
COMMUNITY

CLASSIFICATION: CUT1

COMMUNITY #: 1

LOCATION: 1797 County  
Road 6, DD

COORDINATES: 44.5109922,  
-78.1468951

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Riverbank Grape	<i>Vitis riparia</i>	Vitaceae	0	0			S5
Rough-stemmed Goldenrod	<i>Solidago rugosa</i>	Asleraceae	0	4			S5
Scots Pine	<i>Pinus sylvestris</i> var. <i>sylvestris</i>	Pinaceae	3				SNA
Smooth Brome	<i>Bromus inermis</i>	Poaceae	5				SNA
Staghorn Sumac	<i>Rhus typhina</i>	Anacardiaceae	3	1			S5
Sugar Maple	<i>Acer saccharum</i>	Aceraceae	3	4			S5
Tufted Vetch	<i>Vicia cracca</i>	Fabaceae	5				SNA
White Ash	<i>Fraxinus americana</i>	Oleaceae	3	4			S4
White Heath Aster	<i>Symphotrichum ericoides</i> var. <i>ericoides</i>	Asleraceae	3	4			S5
White Sweet-clover	<i>Melilotus albus</i>	Fabaceae	3				SNA
Wild Basil	<i>Clinopodium vulgare</i> ssp. <i>vulgare</i>	Lamiaceae	5	4			S5
Wild Carrot	<i>Daucus carota</i>	Apiaceae	5				SNA

NOTES: Cultural Thicket



VEGETATION  
COMMUNITY

CLASSIFICATION: CUT1

COMMUNITY #: 1

LOCATION: 1797 County  
Road 6, DD

COORDINATES: 44.5109922,  
-78.1468951

PROJECT NUMBER: 12929-001

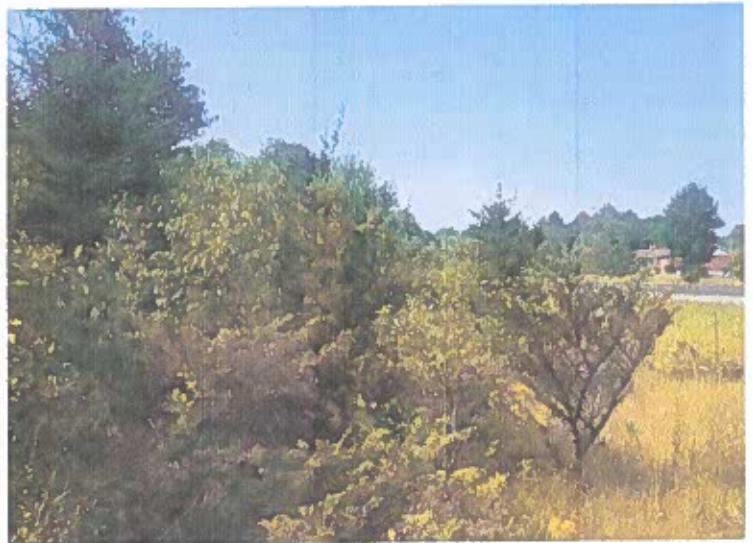
DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:







VEGETATION  
COMMUNITY

CLASSIFICATION: FOC4-1

COMMUNITY #: 2

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Black Cherry	<i>Prunus serotina</i> var. <i>serotina</i>	<i>Rosaceae</i>	3	3			S5
Broad-leaved Helleborine	<i>Epipactis helleborine</i>	<i>Orchidaceae</i>	3				SNA
Eastern White Cedar	<i>Thuja occidentalis</i>	<i>Cupressaceae</i>	-3	4			S5
Eastern White Pine	<i>Pinus strobus</i>	<i>Pinaceae</i>	3	4			S5
European Buckthorn	<i>Rhamnus cathartica</i>	<i>Rhamnaceae</i>	0				SNA
Pinesap	<i>Hypopitys monotropa</i>	<i>Monotropaceae</i>	5	6			S4
Riverbank Grape	<i>Vitis riparia</i>	<i>Vitaceae</i>	0	0			S5
Sugar Maple	<i>Acer saccharum</i>	<i>Aceraceae</i>	3	4			S5
Trembling Aspen	<i>Populus tremuloides</i>	<i>Salicaceae</i>	0	2			S5
White Elm	<i>Ulmus americana</i>	<i>Ulmaceae</i>	-3	3			S5

NOTES: Coniferous Forest, cedar dominates.



VEGETATION  
COMMUNITY

CLASSIFICATION: FOC4-1

COMMUNITY #: 2

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: SWD2-2

COMMUNITY #: 3

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.510186,  
-78.1466259

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Alder-leaved Buckthorn	<i>Endotropis alnifolia</i>	Rhamnaceae	-5	7			S5
American Water-horehound	<i>Lycopus americanus</i>	Lamiaceae	-5	4			S5
Balsam Poplar	<i>Populus balsamifera</i>	Salicaceae	-3	4			S5
Bittersweet Nightshade	<i>Solanum dulcamara</i>	Solanaceae	0				SNA
Bur Oak	<i>Quercus macrocarpa</i>	Fagaceae	3	5			S5
Canada Wood Nettle	<i>Laportea canadensis</i>	Urticaceae	-3	6			S5
Red Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	-3	3			S4
Sedge Species	<i>Carex spp.</i>	Cyperaceae	-				-
Sensitive Fern	<i>Onoclea sensibilis</i>	Dryopteridaceae	-3	4			S5
Spinulose Wood Fern	<i>Dryopteris carthusiana</i>	Dryopteridaceae	-3	5			S5
Spotted Jewelweed	<i>Impatiens capensis</i>	Balsaminaceae	-3	4			S5
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	Vitaceae	3	6			S4?
White Elm	<i>Ulmus americana</i>	Ulmaceae	-3	3			S5
Yellow Avens	<i>Geum aleppicum</i>	Rosaceae	0	2			S5

NOTES: Deciduous swamp. Red (green) ash dominates.



VEGETATION  
COMMUNITY

CLASSIFICATION: SWD2-2

COMMUNITY #: 3

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.510186,  
-78.1466259

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: MAS2-1

COMMUNITY #: 4

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5129201,  
-78.1430284

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Narrow-leaved Cattail	<i>Typha angustifolia</i>	<i>Typhaceae</i>	-5				SNA
Purple Loosestrife	<i>Lythrum salicaria</i>	<i>Lythraceae</i>	-5				SNA
Red Maple	<i>Acer rubrum</i>	<i>Aceraceae</i>	0	4			S5
Riverbank Grape	<i>Vitis riparia</i>	<i>Vitaceae</i>	0	0			S5
White Elm	<i>Ulmus americana</i>	<i>Ulmaceae</i>	-3	3			S5

NOTES: Cattails dominate

VEGETATION COMMUNITY PHOTOS:







VEGETATION  
COMMUNITY

CLASSIFICATION: FOM7-2

COMMUNITY #: 5

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5115603,  
-78.1440166

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Broad-leaved Helleborine	<i>Epipactis helleborine</i>	Orchidaceae	3				SNA
Eastern White Cedar	<i>Thuja occidentalis</i>	Cupressaceae	-3	4			S5
Eastern White Pine	<i>Pinus strobus</i>	Pinaceae	3	4			S5
Garden Stonecrop	<i>Hylotelephium telephium</i>	Crassulaceae	5				SNA
Indian-pipe	<i>Monotropa uniflora</i>	Monotropaceae	3	6			S5
Paper Birch	<i>Betula papyrifera</i>	Betulaceae	3	2			S5
Poison Ivy	<i>Toxicodendron radicans</i>	Anacardiaceae	0	2			S5
Red Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	-3	3			S4
Red Maple	<i>Acer rubrum</i>	Aceraceae	0	4			S5
Riverbank Grape	<i>Vitis riparia</i>	Vitaceae	0	0			S5
Trembling Aspen	<i>Populus tremuloides</i>	Salicaceae	0	2			S5
White Elm	<i>Ulmus americana</i>	Ulmaceae	-3	3			S5

NOTES: Mixed forest. Cedar and poplar dominate.





VEGETATION  
COMMUNITY

CLASSIFICATION: FOM7-2

COMMUNITY #: 5

LOCATION: 1797 County Rd  
6, DO

COORDINATES: 44.5115603,  
-78.1440166

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: FOD2-4

COMMUNITY #: 6

LOCATION: 1797 County Rd 6

COORDINATES: 44.5111288,  
-78.1451789

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Balsam Poplar	<i>Populus balsamifera</i>	Salicaceae	-3	4			S5
Bur Oak	<i>Quercus macrocarpa</i>	Fagaceae	3	5			S5
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Rosaceae	3	2			S5
Common Self-heal	<i>Prunella vulgaris</i> ssp. <i>vulgaris</i>	Lamiaceae	0				SNA
Dwarf Raspberry	<i>Rubus pubescens</i>	Rosaceae	-3	4			S5
European Buckhorn	<i>Rhamnus cathartica</i>	Rhamnaceae	0				SNA
Field Horsetail	<i>Equisetum arvense</i>	Equisetaceae	0	0			S5
Northern Red Oak	<i>Quercus rubra</i>	Fagaceae	3	6			S5
Red Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	-3	3			S4
Rough-stemmed Goldenrod	<i>Solidago rugosa</i>	Asteraceae	0	4			S5
Small Enchanter's Nightshade	<i>Circaea alpina</i> ssp. <i>alpina</i>	Onagraceae	-3	6			S5
Trembling Aspen	<i>Populus tremuloides</i>	Salicaceae	0	2			S5
Virginia Creeper	<i>Parthenocissus</i> <i>quinquefolia</i>	Vitaceae	3	6			S4?
White Elm	<i>Ulmus americana</i>	Ulmaceae	-3	3			S5
Yellow Avens	<i>Geum aleppicum</i>	Rosaceae	0	2			S5

NOTES: Small area of oak/poplar forest.



VEGETATION  
COMMUNITY

CLASSIFICATION: FOD2-4

COMMUNITY #: 6

LOCATION: 1797 County Rd 6

COORDINATES: 44.5111288,  
-78.1451789

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: FOD3-2

COMMUNITY #: 7

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5102574,  
-78.1455899

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Basswood	<i>Tilia americana</i>	Tiliaceae	3	4			S5
Black Cherry	<i>Prunus serotina</i> var. <i>serotina</i>	Rosaceae	3	3			S5
Broad-leaved Helleborine	<i>Epipactis helleborine</i>	Orchidaceae	3				SNA
Canada Enchanter's Nigshade	<i>Circaea canadensis</i> ssp. <i>canadensis</i>	Onagraceae	3	2			S5
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Rosaceae	3	2			S5
Common Self-heal	<i>Prunella vulgaris</i> ssp. <i>vulgaris</i>	Lamiaceae	0				SNA
Creeping Wood-sorrel	<i>Oxalis corniculata</i>	Oxalidaceae	3				SNA
European Buckthorn	<i>Rhamnus cathartica</i>	Rhamnaceae	0				SNA
Garden Stonecrop	<i>Hylotelephium telephium</i>	Crassulaceae	5				SNA
Northern Red Oak	<i>Quercus rubra</i>	Fagaceae	3	6			S5
Paper Birch	<i>Betula papyrifera</i>	Betulaceae	3	2			S5
Poison Ivy	<i>Toxicodendron radicans</i>	Anacardiaceae	0	2			S5
Red Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	-3	3			S4
Riverbank Grape	<i>Vitis riparia</i>	Vitaceae	0	0			S5
Sugar Maple	<i>Acer saccharum</i>	Aceraceae	3	4			S5
Trembling Aspen	<i>Populus tremuloides</i>	Salicaceae	0	2			S5
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	Vitaceae	3	6			S4?
Yellow Avens	<i>Geum aleppicum</i>	Rosaceae	0	2			S5

NOTES: Paper birch dominates



VEGETATION  
COMMUNITY

CLASSIFICATION: FOD3-2

COMMUNITY #: 7

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5102574,  
-78.1455899

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:







VEGETATION  
COMMUNITY

CLASSIFICATION: CUT1

COMMUNITY #: 8

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Black-eyed Susan	<i>Rudbeckia hirta</i> var. <i>pulcherrima</i>	Asteraceae	3	0			S5
Canada Bluegrass	<i>Poa compressa</i>	Poaceae	3				SNA
Canada Goldenrod	<i>Solidago canadensis</i> var. <i>canadensis</i>	Asteraceae	3	1			S5
Canada Thistle	<i>Cirsium arvense</i>	Asteraceae	3				SNA
Chokecherry	<i>Prunus virginiana</i> var. <i>virginiana</i>	Rosaceae	3	2			S5
Common Apple	<i>Malus pumila</i>	Rosaceae	5				SNA
Common Evening-primrose	<i>Oenothera biennis</i>	Onagraceae	3	0			S5
Common Juniper	<i>Juniperus communis</i> var. <i>communis</i>	Cupressaceae	3				SNA
Common Milkweed	<i>Asclepias syriaca</i>	Apocynaceae	5	0			S5
Common St. John's-wort	<i>Hypericum perforatum</i> ssp. <i>perforatum</i>	Clusiaceae	5				SNA
Common Timothy	<i>Phleum pratense</i> ssp. <i>pratense</i>	Poaceae	3				SNA
Eastern White Pine	<i>Pinus strobus</i>	Pinaceae	3	4			S5
Grass-leaved Goldenrod	<i>Euthamia graminifolia</i>	Asteraceae	0	2			S5
Low Hop Clover	<i>Trifolium campestre</i>	Fabaceae	5				SNA
New England Aster	<i>Symphoricarpos novae- angliae</i>	Asteraceae	-3	2			S5
Orange Hawkweed	<i>Pilosella aurantiaca</i>	Asteraceae	5				SNA
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Asteraceae	5				SNA
Red Ash	<i>Fraxinus pennsylvanica</i>	Oleaceae	-3	3			S4
Red-osier Dogwood	<i>Cornus sericea</i>	Comaceae	-3	2			S5
Redtop	<i>Agrostis gigantea</i>	Poaceae	-3				SNA
Trembling Aspen	<i>Populus tremuloides</i>	Salicaceae	0	2			S5
Tufted Vetch	<i>Vicia cracca</i>	Fabaceae	5				SNA
White Meadowsweet	<i>Spiraea alba</i> var. <i>alba</i>	Rosaceae	-3	3			S5
Wild Basil	<i>Clinopodium vulgare</i> ssp. <i>vulgare</i>	Lamiaceae	5	4			S5
Wild Strawberry	<i>Fragaria virginiana</i> ssp. <i>virginiana</i>	Rosaceae	3	2			S5





VEGETATION  
COMMUNITY

CLASSIFICATION: CUT1

COMMUNITY #: 8

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

NOTES: Shrub cover varies throughout community (>25% cover total)

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: FOD3-1

COMMUNITY #: 9

LOCATION: 1797 County Rd 6

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Balsam Fir	<i>Abies balsamea</i>	<i>Pinaceae</i>	-3	5			S5
Basswood	<i>Tilia americana</i>	<i>Tiliaceae</i>	3	4			S5
Canada Enchanter's Nightshade	<i>Circaea canadensis ssp.</i> <i>canadensis</i>	<i>Onagraceae</i>	3	2			S5
Indian-pipe	<i>Monotropa uniflora</i>	<i>Monotropaceae</i>	3	6			S5
Northern Red Oak	<i>Quercus rubra</i>	<i>Fagaceae</i>	3	6			S5
Poison Ivy	<i>Toxicodendron radicans</i>	<i>Anacardiaceae</i>	0	2			S5
Red Ash	<i>Fraxinus pennsylvanica</i>	<i>Oleaceae</i>	-3	3			S4
Red Raspberry	<i>Rubus idaeus</i>	<i>Rosaceae</i>	3	2			S5
Riverbank Grape	<i>Vitis riparia</i>	<i>Vitaceae</i>	0	0			S5
Sensitive Fern	<i>Onoclea sensibilis</i>	<i>Dryopteridaceae</i>	-3	4			S5
Spinulose Wood Fern	<i>Dryopteris carthusiana</i>	<i>Dryopteridaceae</i>	-3	5			S5
Sugar Maple	<i>Acer saccharum</i>	<i>Aceraceae</i>	3	4			S5
Trembling Aspen	<i>Populus tremuloides</i>	<i>Salicaceae</i>	0	2			S5
Virginia Creeper	<i>Parthenocissus</i> <i>quinquefolia</i>	<i>Vitaceae</i>	3	6			S4?

NOTES: Poplar with Ash. Red Oak and Sugar Maple.



VEGETATION  
COMMUNITY

CLASSIFICATION: FOD3-1

COMMUNITY #: 9

LOCATION: 1797 County rd 6

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: SWT2-5

COMMUNITY #: 10

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5091307,  
-78.1443896

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Bebb's Willow	<i>Salix bebbiana</i>	Salicaceae	-3	4			S5
Red-osier Dogwood	<i>Cornus sericea</i>	Comaceae	-3	2			S5
Rough-stemmed Goldenrod	<i>Solidago rugosa</i>	Asteraceae	0	4			S5
Sensitive Fern	<i>Onoclea sensibilis</i>	Dryopteridaceae	-3	4			S5
Spotted Jewelweed	<i>Impatiens capensis</i>	Balsaminaceae	-3	4			S5
White Elm	<i>Ulmus americana</i>	Ulmaceae	-3	3			S5
White Meadowsweet	<i>Spiraea alba</i> var. <i>alba</i>	Rosaceae	-3	3			S5

NOTES: Rod and willow dominant





VEGETATION  
COMMUNITY

CLASSIFICATION: SWT2-5

COMMUNITY #: 10

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5091307,  
-78.1443896

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: SWD3-2

COMMUNITY #: 11

LOCATION: 1797 County Rd 6

COORDINATES: 44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-002

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Red Ash	<i>Fraxinus pennsylvanica</i>	<i>Oleaceae</i>	-3	3			S4
Red-osier Dogwood	<i>Cornus sericea</i>	<i>Cornaceae</i>	-3	2			S5
Riverbank Grape	<i>Vitis riparia</i>	<i>Vitaceae</i>	0	0			S5
Sedge Species	<i>Carex spp.</i>	<i>Cyperaceae</i>	-	-			-
Sensitive Fern	<i>Onoclea sensibilis</i>	<i>Dryopteridaceae</i>	-3	4			S5
Silver Maple	<i>Acer saccharinum</i>	<i>Aceraceae</i>	-3	5			S5
White Elm	<i>Ulmus americana</i>	<i>Ulmaceae</i>	-3	3			S5

NOTES: Silver Maple and Ash.





VEGETATION  
COMMUNITY

CLASSIFICATION:

SWD3-2

COMMUNITY #:

11

LOCATION: 1797 County Rd 6

COORDINATES:

44.5089365,  
-78.1427769

PROJECT NUMBER: 12929-002

DATE: July 22, 2021

PROJECT

MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

VEGETATION COMMUNITY PHOTOS:





VEGETATION  
COMMUNITY

CLASSIFICATION: SWD2-2

COMMUNITY #: 12

LOCATION: 1797 County Rd  
6, DD

COORDINATES: 44.5105436,  
-78.143304

PROJECT NUMBER: 12929-001

DATE: July 22, 2021

PROJECT  
MANAGER: Myles Latter

FIELD STAFF: Tyler Jamieson

FIELD SHEET – Vegetation Species List

Common Name	Scientific Name	Family	CoW	CoC	SARA	SARO	S-Rank
Black Ash	<i>Fraxinus nigra</i>	<i>Oleaceae</i>	-3	7			S3
European Buckthorn	<i>Rhamnus cathartica</i>	<i>Rhamnaceae</i>	0				SNA
Red Ash	<i>Fraxinus pennsylvanica</i>	<i>Oleaceae</i>	-3	3			S4
Rough-stemmed Goldenrod	<i>Solidago rugosa</i>	<i>Asteraceae</i>	0	4			S5
Sedge Species	<i>Carex spp.</i>	<i>Cyperaceae</i>	-	-			-
White Elm	<i>Ulmus americana</i>	<i>Ulmaceae</i>	-3	3			S5

NOTES: Green and Black Ash.

VEGETATION COMMUNITY PHOTOS:





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## **Appendix C**

### **Species Of Conservation Concern Screening**

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**APPENDIX: Species of Conservation Concern - County of Peterborough**

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
<b>Birds</b>								
Bald Eagle	<i>Haliaeetus leucocephalus</i>	No Status	SC	S2N,S4B	The Bald Eagle is a bird of prey with a white head, neck and tail, a massive bright yellow beak, powerful legs, and a wingspan of over 2 m. It nests in a variety of habitats and forest types, almost always near a major lake or river where they do most of their hunting. These nests are usually on islands in freshwater lakes or in large trees such as the pine and poplar. During the winter, they may also be found near open bodies of water that do not freeze (1).	No	Known to occur in the general area	No further consideration required
Bank Swallow	<i>Riparia riparia</i>	THR	THR	S4B	The Bank Swallow is a small songbird of around 12 cm long with a distinctive dark breast band, that flies with quick and erratic wingbeats (1). It nests in burrows in natural and human-made settings where there are vertical faces in silt and sand deposits. This can include banks of rivers and lakes, bluffs, active sand and gravel pits, road cuts and stockpiles of soils. However, they prefer sand-silt substrates for excavating their nest burrows. They often use large wetlands as communal nocturnal roosts post-breeding or during wintering periods (2).	No	Known to occur in the general area	No further consideration required
Barn Swallow	<i>Hirundo rustica</i>	THR	THR	S4B	The Barn Swallow is a mid-sized songbird with steel-blue backs and wings, glossy in males, and a line of white spots across its upper tail. It lives in a variety of open habitats for foraging, such as grassy fields, pastures, certain agricultural crops, shorelines, cottage areas, wetlands, or subarctic tundra (2). They prefer to nest within human made structures such as barns, bridges, and culverts. Barn Swallow nests are cup-shaped and made of mud, typically attached to horizontal beams or vertical walls underneath an overhang (1).	No	Known to occur in the general area	No further consideration required
Black Tern	<i>Chlidonias niger</i>	No Status	SC	S3B	The Black Tern is a small waterbird with a forked tail, straight pointed bill, slender shape, and black head during breeding season. It builds floating nests in loose colonies in shallow marshes, with a preference for cattails. They breed primarily in the marshes along the edges of the Great Lakes, but may also use wetlands further north if suitable (1).	No	Known to occur in the general area	No further consideration required
Bobolink	<i>Dolichonyx oryzivorus</i>	THR	THR	S4B	The Bobolink is a mid-sized songbird of tan colour with black stripes, except for males during summer breeding season who are black with a white back and yellow collar. It prefers tall, grassy meadows, hayfields and some croplands, and feeds (largely on insects) on the ground in dense grasses (1). It tends to nest in forage crops: hayfields and pastures dominated by species including clover, bluegrass, and broadleaf plants (2).	No	Known to occur in the general area	No further consideration required
Canada Warbler	<i>Cardellina canadensis</i>	THR	SC	S4B	The Canada Warbler is a small songbird with bright yellow underparts and bluish-grey back and tail (1). It can be found in a variety of forest types, but is most abundant in moist, mixed forests with a well-developed, dense shrub layer. Nests are usually located on or near the ground on mossy logs, and along stream banks (3).	Yes: on-site	Known to occur in the general area	Potential significant wildlife habitat on-site
Cerulean Warbler	<i>Setophaga cerulea</i>	END	THR	S3B	The Cerulean Warbler, a small songbird, is blue-green with white eyebrows and two prominent white wing bars (1). It requires relatively large tracts of mature deciduous forest (>100 ha), and nests in older, second-growth deciduous forests. During breeding season, it is found in relatively large tracts of mature deciduous forests that feature large, tall trees and an open understory (4).	No	Known to occur in the general area	No further consideration required
Chimney Swift	<i>Chaetura pelagica</i>	THR	THR	S4B,S4N	The Chimney Swift is a small bird, between 12 and 14 cm, with a brown, cigar-shaped body, slender wings, and an erratic flight pattern. Prior to settlement, the Chimney Swift would mainly nest in cave walls and hollow trees. Now, it is found mostly near urban and suburban areas where the presence of chimneys or other manmade structures provide nesting and roosting habitat. They also tend to stay in habitat close to the water (1).	No	Known to occur in the general area	No further consideration required





# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Common Nighthawk	<i>Chordeiles minor</i>	THR	SC	S4B	The Common Nighthawk is a medium-sized bird with long, pointed wings, a long tail with a notch, and large eyes. Its plumage of dark brown with black and white specks blends with its roost site. It is typically found in open areas such as gravel beaches, rock outcrops and burned woodlands, that have little to no ground vegetation. This species can also be found in highly disturbed locations such as clear cuts, mine tailing areas, cultivated fields, urban parks, gravel roads, and orchards (1).	No	Known to occur in the general area	No further consideration required
Eastern Meadowlark	<i>Sturnella magna</i>	THR	THR	S4B	The Eastern Meadowlark is a medium-sized migratory songbird with a bright yellow throat and belly, a black V shape on its chest, and a pointed bill. It prefers pastures and hayfields, but is also found to breed in orchards, shrubby fields, human-use areas such as airports and roadsides, or other open areas. The Eastern Meadowlark can nest from early May to mid-August, in nests that are built on the ground and well-camouflaged with a roof woven from grasses (1).	No	Known to occur in the general area	No further consideration required
Eastern Whip-poor-will	<i>Antrostomus vociferus</i>	THR	THR	S4B	The Eastern Whip-poor-will is a medium-sized bird with mottled brown and grey feathers to blend in with its surroundings, a large flattened head, and small bill. They are usually found in areas with a mix of open and forested areas such as patchy forests with clearings, forests that are regenerating after major disturbances, savannahs, open woodlands or openings in more mature forests. Breeding habitat is dependent on forest structure rather than composition, although common tree associations are pine and oak, and it nests directly on the forest floor (2). The species prefers to nest in semi-open or patchy forests with clearings as it forages in open areas and uses forested areas for roosting (1).	No	Known to occur in the general area	No further consideration required
Eastern Wood-Pewee	<i>Contopus virens</i>	SC	SC	S4B	The Eastern Wood-pewee is a species of 'flycatcher', a bird that eats flying insects. It grows to approximately 15 cm, has greyish-olive upper parts and pale bars on its wings. This species lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It prefers intermediate-age forest stands with little understory vegetation (1). It typically creates nests on tree branches 2-12 m in height (2).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on-site
Evening Grosbeak	<i>Coccothraustes vespertinus</i>	No Status	SC	S4B	The Evening Grosbeak is a large songbird with a thick greenish bill. It is a social bird that is often found in flocks, particularly during the winter months. Their preferred habitat is thick coniferous forest. During their breeding season, they are generally found in open, mature mixed forests dominated by Firs, White Spruce, or Trembling Aspen (1).	No	Known to occur in the general area	No further consideration required
Golden Winged Warbler	<i>Vermivora chrysoptera</i>	THR	SC	S4B	The Golden-winged Warbler is a small songbird with distinctive yellow wing patches and patches behind their eyes. It inhabits early successional habitat of old fields and favour areas where trees are spread out or forest edges to use for perching, singing, and searching for food. They seem to prefer regeneration zones with young shrub growth, surrounded by mature forest, locations that have recently been disturbed, such as field edges, hydro or utility right-of-ways, or logged areas for their breeding sites; often frequenting clusters of herbaceous plants and low bushes (1).	Yes: on-site	Known to occur in the general area	Potential significant wildlife habitat on-site
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	SC	SC	S4B	The Grasshopper Sparrow is a small songbird with a streaked back, a white stripe down the center of its crown, a flattish head, and a conical beak. It inhabits open grasslands and prairies with well-drained soil, preferring areas that are sparsely vegetated. It will also nest in hayfields and pastures, as well as always and occasionally grain crops such as barley (1).	No	Known to occur in the general area	No further consideration required



# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Least Bittern	<i>Ixobrychus exilis</i>	THR	THR	S4B	The Least Bittern is a small member of the heron family, reaching around 30 cm in length. It has brown and beige plumage with chestnut patches on its wings (1). The species nests in marshes (> 5 - 10 ha) and swamps dominated by emergent vegetation, preferably cattails, interspersed with patches of woody vegetation and open water. They require dense vegetation and open water with stable levels within 10 m for nesting, and access to clear, open water for foraging (4).	No	Known to occur in the general area	No further consideration required
Loggerhead Shrike	<i>Lanius ludovicianus</i>	END	END	S2B	The Loggerhead Shrike is a small bird with a black, hooked bill, grey crown, and white throat and chest. This species has specific habitat requirements that are dependent on active livestock grazing, or grassland areas that have naturally short grass cover (i.e. alvar communities). They also require spiny, multi-branched shrubs, or barbed fencing, to catch prey. They prefer grassland habitats that have sporadic occurrences of low trees and shrubs; particularly hawthorn species, which are used as part of their feeding behaviour (1).	No	Known to occur in the general area	No further consideration required
Olive-sided Flycatcher	<i>Contopus cooperi</i>	THR	SC	S4B	The Olive-sided Flycatcher is a medium-sized songbird with olive colouring, often seen perching on top of tall trees waiting to catch their prey. It prefers open areas along natural mature forest edges, forest edges near natural openings such as rivers or swamps, human-made openings, or burned forest openings with numbers of dead trees. Breeding habitat usually consists of coniferous or mixed forests adjacent to rivers or wetlands, in Ontario often nesting in White and Black Spruce, Jack Pine, and Balsam Fir (1).	No	Known to occur in the general area	No further consideration required
Red-headed Woodpecker	<i>Melanerpes erythrocephalus</i>	THR	SC	S4B	The Red-headed Woodpecker is a mid-sized bird, at around 20 cm long, with a vivid red head, neck and breast as well as a strong bill. The species can be found in open woodland and woodland edges, often near man-made landscapes such as parks, golf courses and cemeteries. These areas must contain a large number of dead trees for perching and nesting (1).	No	Known to occur in the general area	No further consideration required
Short-eared owl	<i>Asio flammeus</i>	SC	SC	S2N,S4B	The Short-eared Owl has a large round head with small tufts of feathers, long wings, a short tail, and cryptic colouring of brown streaks. This species is found in scattered pockets across the province where suitable open habitat, including grasslands, tundra, peat bogs and marsh, can be found in sufficient quantities. Adults build nests on the ground in grassy areas and occasionally agricultural fields (1). The main factor influencing their choice in habitat is believed to be an abundance of their food source, primarily rodents and other small mammals (2).	No	Known to occur in the general area	No further consideration required
Wood Thrush	<i>Hylocichla ustelina</i>	THR	SC	S4B	The Wood Thrush is a medium-sized songbird of around 20 cm with rusty brown coloured upper parts and white underparts with large dark spots. It breeds in deciduous and mixed forests with moderate understories, shade and abundant leaf litter where it forages for food, including larval and adult insects as well as plant material. They prefer moist stands of trees with well-developed undergrowth and tall trees for perches (1).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on-site
<b>Fish</b>								
American Eel	<i>Anguilla rostrata</i>	No Status	END	S1?	The American Eel is a long, slender bodied fish, with one long fin extending down the back and around the tail, and two small pectoral fins. It has thick lips, and a protruding lower jaw that extends out above the upper jaw. At the juvenile stage, they swim up the St. Lawrence River to reach Lake Ontario and connected tributaries where they will remain for 8 to 23 years before migrating back to their spawning grounds. In Ontario, the American eel prefers mud, sand or gravel substrates during the juvenile stage when they reside primarily in the benthic zone of waterbodies. More mature eels are able to thrive in most environments provided there is available cover during daylight hours, and the habitat is accessible (2).	No	Known to occur in the general area	No further consideration required





# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Lake Sturgeon	<i>Acipenser fulvescens</i>	No Status	END	S2	The Lake Sturgeon, a large freshwater fish, has an extended snout with four whisker-like organs hanging near the mouth and is dark to light brown or grey on its back and sides with a lighter belly. In Ontario, this fish is found in the rivers of the Hudson Bay Basin, the Great Lakes basin, and their connecting waterways. Lake Sturgeon's live almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel and are usually found at depths of 5 to 20 m. They spawn in relatively shallow, fast-flowing water or if available deeper water habitat as well (1).	No	Known to occur in the general area	No further consideration required
<b>Herpetiles</b>								
Blanding's Turtle	<i>Emydoidea blandingii</i>	THR	THR	S3	Blanding's Turtles are identifiable by their bright yellow throat and chin and domed shell. They spend the majority of their life cycle in the aquatic environment, usually in large wetlands or shallow lakes with high densities of water plants (1). These turtles prefer shallow, nutrient rich water with organic sediment and dense vegetation. They use terrestrial sites for travel between habitat patches and to lay clutches of eggs, often going hundreds of meters from their nearest water body. Blanding's Turtles nest in dry coniferous and mixed forest habitats, as well as fields and roadsides (2). From late October until the end of April, they hibernate in the mud at the bottom of permanent water bodies (1).	No	Known to occur in the general area	No further consideration required
Eastern Musk Turtle	<i>Sternotherus odoratus</i>	SC	SC	S3	The Eastern Musk Turtle is small with a narrow carapace, a dark brown body and two light stripes on each side of their head (5). It is a small freshwater turtle found primarily in slow moving water bodies with abundant emergent vegetation and mucky bottoms along the southern edge of the Canadian Shield within which they burrow into overwinter. Nesting sites vary, but must be close to the water and exposed to direct sunlight (1).	No	Known to occur in the general area	No further consideration required
Midland Painted Turtle	<i>Chrysemys picta marginata</i>	SC	-	S4	The Midland Painted Turtle has a olive to black carapace with red or dark orange markings on the marginal scutes, as well as red and yellow stripes on the head and neck. The species uses a variety of waterbodies including, ponds, marshes, lakes and slow-moving creeks with a soft bottom and an abundance of basking sites and aquatic vegetation. This species usually hibernates on the bottom of waterbodies (5).	No	Known to occur in the general area	No further consideration required
Northern Map Turtle	<i>Graptemys geographica</i>	SC	SC	S3	The Northern Map Turtle is a medium sized turtle identified by its carapace's map contour-like patterning. It lives in larger lakes and rivers, requiring high water quality to support their primary prey species: molluscs. This species can often be seen in large groups basking together on rocks and logs. In the winter, the Northern Map Turtle can be found hibernating on the bottom of slow-moving rivers (1).	No	Known to occur in the general area	No further consideration required
Snapping Turtle	<i>Chelydra serpentina</i>	SC	SC	S3	The Snapping Turtle, with its large serrated carapace, small plastron, and spiked tail, is Canada's largest freshwater turtle (5). It spends the majority of its life in water, preferring shallow water with soft mud and leaf litter, and will travel upland to gravel or sandy embankments, roadsides, along railway lines or beaches to lay their eggs (1).	No	Known to occur in the general area	No further consideration required
Spotted Turtle	<i>Clemmys guttata</i>	END	END	S2	The Spotted Turtle is named after the distinct yellow spots on its carapace. The species is semi-aquatic and prefers ponds, marshes, bogs and even ditches with slow-moving, unpolluted water and an abundant supply of aquatic vegetation. This species usually hibernates in wetlands or seasonally wet areas with structures such as overhanging banks, hummocks, tree roots, or aquatic animal burrows (3).	No	Known to occur in the general area	No further consideration required



# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Wood Turtle	<i>Glyptemys insculpta</i>	THR	END	S2	The Wood Turtle has orange coloured front legs, neck and chin and a sculpted carapace with raised, pyramidal scutes (5). They prefer clear rivers and streams that have moderate current, and sandy or gravelly substrates. This species spends more time on land than other turtle species including in meadows, swamps and fields. Wooded areas are an essential habitat component, and the species uses aquatic habitats for hibernation and mating. Nesting occurs in areas with sandy soil and abundant light (1).	No	Known to occur in the general area	No further consideration required
Eastern Hog-nosed Snake	<i>Heterodon platirhinos</i>	THR	THR	S3	The Eastern Hog-nosed Snake can be a variety of colours and patterns so is most easily identified by its flattened, upturned nose. They prefer sandy well-drained habitats such as beaches and dry forests because they lay their eggs, hibernate and burrow in these areas. The main diet of this snake is toads and frogs, so they usually stay close to water including marshes and swamps, where they have an increased chance of finding their preferred prey (1).	No	Known to occur in the general area	No further consideration required
Eastern Milksnake	<i>Lampropeltis triangulum</i>	SC	NAR	S4	The Eastern Milksnake's colouration is grey or tan with reddish alternating blotches outlined in black along its back and sides (5). It has recently been delisted from being a species at risk in Ontario (1). This species tends to use open habitats such as rocky outcrops, fields and forest edges. The preferred prey of milksnakes are mice, small rodents, and ground nesting birds which are amply found in and surrounding agricultural outbuildings. The milksnake is secretive and is not likely to be encountered during the day or at night while hunting (5).	Yes: on-site and adjacent lands	Known to occur in the general area	No further consideration required
Eastern Ribbonsnake	<i>Thamnophis sauritus</i>	SC	SC	S4	The Eastern Ribbonsnake is slender with three bright yellow stripes running down its back and sides and a white crescent in front of each eye. This snake is usually found close to water as they are strong swimmers, often fleeing predators by diving into shallow water. It prefers wetland habitats where its prey species, frogs and small fish, are abundant. Over winter, they congregate in underground burrows or rock crevices to hibernate (1).	Yes: on-site and adjacent lands	Known to occur in the general area	Potential significant wildlife habitat on-site
Common Five-lined Skink (Southern Shield Population)	<i>Plestiodon fasciatus</i>	SC	SC	S3	The Common Five-lined Skink is Ontario's only lizard species. Its Southern Shield population can be found underneath rocks on open bedrock in forests and like to bask on sunny rocks and logs. They hibernate in crevices among rocks or buried in the soil (1). They hibernate in groups under rocks and tree stumps or in rotting wood (5).	No	Known to occur in the general area	No further consideration required
Western Chorus Frog	<i>Pseudacris triseriata</i>	THR	-	S3	The Western Chorus Frog is small with a dark stripe running through its eye and a light stripe underneath (5). It is primarily a lowland terrestrial species that requires access to terrestrial and aquatic habitats in close proximity to one another. Relying on marshes and wooded wetlands adjacent to forested habitats, this species also requires isolated, predator free pools for breeding. Temporary pools, such as vernal pools in wooded areas, are preferred. This species hibernates terrestrially in a variety of environments, including leaf litter, wood debris, and vacant animal burrows (2).	Yes: on-site	Known to occur in the general area	No further consideration required
<b>Invertebrates</b>								
Monarch Butterfly	<i>Danaus plexippus</i>	SC	SC	S2N, S4B	The Monarch is an orange and black butterfly with small white spots and a wingspan of around 10 cm. It relies on milkweed plants as a food source for growing caterpillars, but the adult butterflies forage in diverse habitats for nectar from wildflowers (1).	Yes: on-site	Known to occur in the general area	Potential significant wildlife habitat on-site



# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Mottled Duskywing	<i>Erynnis mortalis</i>	No Status	END	S2	The mottled duskywing is a medium-sized butterfly in the skipper family with a wingspan of 25-42 mm. It is dark grey with yellow-brown spots on its hind wings that give the species its mottled appearance and its name. The wings of freshly emerged adults have a purplish iridescence that fades with age. The mottled duskywing tends to live in dry habitats with sparse vegetation. These include open barrens, sandy patches among woodlands, and alvars. In Ontario, the mottled duskywing will only deposit their eggs on two closely-related plants: New Jersey tea and prairie redroot (1).	No	Known to occur in the general area	No further consideration required
West Virginia White	<i>Pieris virginienis</i>	No Status	SC	S3	The West Virginia White is a small, dingy white butterfly. This species is found in moist deciduous woods, and requires a supply of toothwort, a small, spring blooming plant, which provides the only source of food for its larvae. The West Virginia White is found mostly in the central and southern parts of Ontario, but its range extends north to Manitoulin and St. Joseph islands (1).	No	Known to occur in the general area	No further consideration required
Yellow-banded Bumble Bee	<i>Bombus terricola</i>	SC	SC	S3S5	The Yellow-banded Bumble Bee is a medium-sized bumble bee with a distinct yellow and black abdominal band pattern found on its queens, males, and workers. This species is a forage and habitat generalist, able to use a variety of nectaring plants and environmental conditions. It can be found in mixed woodlands, particularly for nesting and overwintering, as well as a variety of open habitat such as native grasslands, farmlands and urban areas. The Yellow-banded Bumble Bee ranges from the Mixedwood Plains of southern Ontario to the Hudson Bay Lowlands in the north (3).	Yes: on-site	Known to occur in the general area	Potential significant wildlife habitat on-site
<b>Mammals</b>								
Tri-colored Bat	<i>Perimyotis subflavus</i>	END	END	S3?	The Tri-colored Bat is small, with pale brown with orange-red forearms, muzzle, and ears. It is named for the black, yellow, and brown hairs on its back. It is considered rare in this region of Ontario which is at the northernmost limit of the natural range. These bats prefer to nest in foliage, tree cavities and woodpecker holes, but are occasionally found in buildings; though this is not their preferred habitat. Winter hibernation takes place in caves, mines and deep crevices. Tri-colored Bats prefer an open forest habitat type in proximity to water (6).	No	Known to occur in the general area	No further consideration required
Eastern Small-footed Myotis	<i>Myotis leibii</i>	No Status	END	S2S3	The Eastern Small-footed Myotis has fur with black roots and shiny brown tips as well as very small feet. In the spring and summer, the Eastern Small-footed Myotis will roost in a variety of habitats, including in or under rocks, in rock outcrops, in buildings, under bridges, or in caves, mines, or hollow trees. They change their roosting locations daily and hunt at night for insects. They hibernate in winter, often in caves and abandoned mines choosing colder and drier sites than other similar bats (1).	No	Known to occur in the general area	No further consideration required
Little Brown Myotis	<i>Myotis lucifugus</i>	END	END	S4	The Little Brown Myotis has glossy brown fur and a fleshy projection covering the entrance to its ears. This species roosts in trees and buildings, often selecting attics, abandoned buildings and barns for summer colonies where they can raise their young. Little Brown Bats hibernate from October/November to March/April, most often in caves or abandoned mines that are humid and remain above freezing (1).	No	Known to occur in the general area	No further consideration required
Northern Myotis	<i>Myotis septentrionalis</i>	END	END	S3	The Northern Myotis has dull yellow-brown fur with pale bellies and long, rounded ears. This species is found in boreal forests, roosting under loose bark and in the cavities of trees. These bats hibernate from October/November to March/April, most often in caves or abandoned mines (1).	No	Known to occur in the general area	No further consideration required



# APPENDIX: Species of Conservation Concern - County of Peterborough

COMMON NAME	SCIENTIFIC NAME	Federal SARA	Provincial SARO	S-RANK	SPECIES DESCRIPTION AND HABITAT REQUIREMENTS	SUITABLE HABITAT	SPECIES OBSERVATIONS	ASSESSMENT
Algonquin Wolf	<i>Canis lycaon</i>	SC	THR	S4	Formerly called the Eastern Wolf, this canine was recently renamed the Algonquin Wolf. In the southern portion of the province, this species prefers deciduous and mixed forest landscapes while their northern range include mixed and coniferous forests. It is most prevalent in areas with abundant prey species which include Beaver, White-tailed Deer and Moose. Den sites are usually found in coniferous forests with easily excavated soil types like sand and close to a permanent water source (1).	No	Known to occur in the general area	No further consideration required
<b>Trees, plants, fungi and lichens</b>								
American Ginseng	<i>Panax quinquefolius</i>	END	END	S2	American Ginseng is a perennial plant which grows up to 60 centimetres in height. The leaves typically have five leaflets arranged in a whorl at the end of the leaf stem. The root looks like a gnarly parsnip. The flowers are an inconspicuous green-white in colour, but the berries are bright red and arranged in a cluster. In Ontario, the American Ginseng typically grows in rich, moist, and mature deciduous wood dominated by Sugar Maple, White Ash, and American Basswood. It typically grows in deep, nutrient rich soil over limestone or marble bedrock (1).	No	Confirmed absent through targeted surveys	No further consideration required
Butternut	<i>Juglans cinerea</i>	END	END	S2?	The Butternut is a medium sized tree reaching 30 m in height. It has large compound leaves with 11 to 17 leaflets. The fruit is oval, fuzzy and sticky. In Ontario, the Butternut prefers moist, well-drained soil, often along streams, or occasionally well-drained gravel sites. It grows alone or in small groups in deciduous forests (1).	No	Confirmed absent through targeted surveys	No further consideration required
Pale-bellied Frost Lichen	<i>Physconia subpallida</i>	END	END	S3	The Pale-bellied Frost Lichen resembles a light dusting of frost on a dark tree trunk. This species is found throughout eastern North America, growing in wooded areas rich in hardwood species, such as White Ash, Hop Hornbeam (Ironwood), Black Walnut, and American Elm. It is also common to find this species growing on fenceposts or boulders within or near these wooded areas. In Ontario, this species has been found in the following counties: Frontenac, Haliburton, Hastings, Peterborough, Lanark and Renfrew (1).	No	Confirmed absent through targeted surveys	No further consideration required

## References

1. Ministry of Environment, Conservation and Parks. (2019). Species at risk in Ontario. Retrieved from <https://www.ontario.ca/page/species-risk-ontario>
2. Government of Canada. (2019). Species at risk public registry. Retrieved from <https://species-registry.canada.ca/index-en.html#/species?ranges=5&sortBy=commonNameSort&sortDirection=asc&pageSize=10>
3. Committee on the Status of Endangered Wildlife in Canada. (2008).
4. Environment Canada. (2018).
5. Ontario Nature. (2020). Reptiles and amphibians. Retrieved from <https://ontariounature.org/programs/citizen-science/reptile-amphibian-atlas/species/>
6. University of Michigan Museum of Zoology. (2004).



March 14, 2023

Christina Coulter, Planner  
Township of Dour-Dummer  
PO Box 92 894 South Street  
Warsaw, Ontario, K0L 3A0

Dear Christina Coulter,

**Re: A-01-23, 1797 County Road 6, Sherry Webster, Part Lot 25, Concession 3 Dummer Ward, Township of Douro Dummer, Roll# 152202000409100, ORCA File: PPLD-2265**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the above noted circulation regarding the proposed minor variance. Otonabee Conservation staff have reviewed the available information in accordance with our mandate and policies and offer the following comments.

The subject property is zoned Rural Zone (RU) as illustrated on Schedule A2 to By-law No. 10-1996, as amended. The property is subject to Peterborough County Land Division File B-23-22 for the creation of a new residential lot. File B-23-22 was given provisional consent on July 7, 2022.

A minor variance is required as a condition of the decision for B-23-22 in order to permit the lot to be created with a minimum lot area of 0.38 ha, whereas the minimum lot area in a RU Zone is 0.4 ha. The reduced lot area for the newly created parcel is to respect the environmental constraints on the property.

The purpose of the minor variance is to reduce the minimum lot area requirement for the proposed severed parcel from 0.40 to 0.38 ha. A site sketch has been prepared by Chris Musclow, Ontario Land Surveyor, dated November 30, 2022 which illustrates the proposed lot based on the environmental constraints identified on Figure 4 of the Environmental Impact study prepared by Cambium Inc., dated January 24, 2022.

## ORCA Application Review

Otonabee Conservation's role in this application is to review for consistency with Provincial Policy Statement (PPS) Sections 3.1, 2.1 and 2.2, in accordance with our existing MOUs with our watershed member municipalities, and for compliance with ORCA Regulation 167/06. These roles are highlighted below in accordance with our mandate and policies. As of January 1, 2023, the Authority is no longer able to provide review or comment on new proposals or new applications under the *Planning Act* with respect to conformance to natural heritage policy. As this file was ongoing prior to January 1, 2023, the Authority will continue working with the approval authorities and the proponent by way of an "orderly and appropriate" transition plan with respect to natural heritage review and comment.

1. *Otonabee Conservation has reviewed this application through our mandated authority under Ontario Regulation 686/21, pursuant to the Conservation Authorities Act, to ensure consistency to natural hazards policies in any policy statement or provincial plan issued under the Planning Act.*

The proposed new development is located outside of any known natural hazards. **It is the opinion of Otonabee Conservation staff that the application is consistent with section 3.1 of the PPS.**

2. *The Authority has reviewed the application as a service provider to the Township of Douro Dummer, in that we provide technical advice on natural heritage matters and the technical aspects of environment resource management including stormwater management through a Partnership Agreement.*

**As Authority staff previously stated in our letter dated April 25, 2022, the application is consistent with PPS Sections 2.1 and 2.2 and in conformity with Sections 4.2.3 and 4.2.4 of the Growth Plan for the Greater Golden Horseshoe provided development/construction approvals adhere to the EIS recommendations outlined in Section 7.0 including; avoiding natural features, applying timing windows, and installing exclusionary fences (ESCs).**

Technical staff continue to recommend extending the 'no tree clearing timing windows' (Recommendation #8) to October 31 to protect potential endangered bats that may use treed wetlands and adjacent lands as habitat. Please note that Landowners continue to be responsible to demonstrate compliance with the Endangered Species Act (ESA) prior to commencement of any on-site development regardless of previous planning approvals.



3. *Otonabee Conservation has reviewed the application through a regulatory lens. Under Ontario Regulation 167/06, this Authority's 'Development, Interference with Wetlands and Alterations to Shorelines and Watercourses' regulation under Section 28 of the Conservation Authorities Act, any development, interference with or alteration within a flooding hazard, erosion hazard, watercourse, wetland, and their adjacent lands/areas of interference requires a permit from the Authority. When an application circulated under the Planning Act will also require an Otonabee Conservation permit, it is the practice of the Authority to establish the policy requirements of both processes during the planning stage.*

Both the retained and severed parcels are subject to Ontario Regulation 167/06. **Permits from this Agency will be required prior to any site alteration, construction, or demolition on the proposed parcel. Otonabee Conservation staff note that a lot grading and drainage plan may be requested to ensure the site hydrology will be maintained and directed appropriately. Any proposed building on the retained lands may require an update to the Environmental Impact Study.**

4. *Otonabee Conservation has reviewed the application for conformance with the provisions of the Revised Trent Source Water Protection Plan (SPP), prepared under the Clean Water Act. The SPP, intended to protect Ontario's drinking water at its source, came into effect on January 1, 2014 and contains policies to protect sources of municipal drinking water supplies from existing and future land use activities.*

**Upon review it was determined that the subject property is not located within an area that is subject to the policies contained in the SPP.**

Please contact me if you have any questions or concerns.  
Best Regards,



Katie Jane Harris  
Planning and Development Officer

## **Minor Variance Report**

**Application No.:** A-02-23  
**Applicant:** David and Rebecca Bart  
**Agent:** Scott Wootton, Kawartha Lakes Construction  
**Property Description:** Part Lot 25, Con. 3 (Dummer)  
1056 Stony Lake-Dodworth Island  
Part 2, Plan 45R-16247  
Plan 6, Part Lots 17 and 18  
1522-020-005-71601

### **Purpose of Application:**

The Owners wish to construct a 14.68 square metre addition (Proposed Addition #1), a 15.62 square metre deck (Proposed Deck) and an 8.73 square metre addition (Proposed Addition #2) to the rear of the existing 1 storey frame cottage.

The purpose of the minor variance is to increase the maximum lot coverage requirement for the primary structure from 5% to 6% and decrease the existing eastern interior side yard setback from 6.9 metres to 5.5 metres to permit the proposed additions and deck. A site plan has been prepared by Kawartha Lakes Construction, based on the sketch prepared by Elliott and Parr (Peterborough) Ltd., dated March 17, 2023 which illustrates the proposed additions.

Notice of the public meeting was given on March 7, 2023 by ordinary mail and/or e-mail to all prescribed persons and public bodies and to every person and public body that has provided a written request for Notice.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 60 metres of the subject property on March 7, 2023. A sign was posted on the subject property and the Notice was posted on the Township Website.

The giving of Notice complies with the applicable Regulation of the Planning Act.

### **Agency Comments:**

In preparation for the pre-consultation meeting held January 19, 2023 regarding this application, comments were obtained from Curve Lake First Nation. A copy of their comments have been attached to this Report.

As of the writing of this Report, there have been no additional written or verbal comments received from the prescribed persons or public bodies.

### **Public Comments:**

The owners of 1060 Stony Lake-Dodworth Island, which is located immediately east of the subject property, provided e-mail correspondence that they have no comment or concern about the

application. However, they did wish to note that the existing cottage on the subject property is described as 1-storey on the site plan when in fact, the section closest to their property is 2-storey.

Staff note that the application correctly identifies the cottage as a 2-storey with a height of 6.25 metres. The maximum height permitted by the By-law is 9 metres (S. 8.2.1 (i)).

Staff requested an updated site plan which was received on March 17, 2023 and is attached to this Report.

There were no additional written or verbal comments received from members of the public.

**Staff Comments:**

The application was circulated to Senior Staff on March 7, 2023. There were no concerns identified by Senior Staff.

**Planning Review:**

Section 45 of the Planning Act provides the tests that must be satisfied to support a minor variance application. The tests are as follows:

1. Does the minor variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Seasonal Residential and Environmental Constraint as illustrated on Schedule 'A4-3' to the Official Plan (OP). The existing dwelling and proposed construction are located within the Seasonal Residential designation. Seasonal cottages are permitted within the Seasonal Residential designation (S. 6.2.5.2).

In accordance with Section 6.2.5.3 (h) of the Official Plan, the proposed construction will not further reduce the minimum water setback.

The proposed variance meets the general intent and purpose of the Official Plan.

2. Does the minor variance maintain the general intent and purpose of the Zoning By-law?

The subject property was zoned Special District 216 (S.D. 216) through By-law No. 2017-23. A copy of By-law No. 2017-23 is attached to this Report. A single detached recreation dwelling is a permitted use in the (S.D. 216) Zone and must comply with Section 21.216.2 of By-law 10-1996, as amended. In particular, all provisions and regulations of the Island Residential Zone (IR) apply to any further development of the subject property, not shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017. The proposed construction will exceed the maximum lot coverage requirement of 5% and Proposed Addition #2 will reduce the existing eastern interior side yard setback of 6.9 metres.

In all other respects, the proposal complies with the Zoning By-law.

The application meets the general intent and purpose of the Zoning By-law.

3. Is the proposed use desirable for the appropriate development or use of the land?

As illustrated on the attached site plan, the existing cottage is located 2.87 metres from the easterly interior lot line at its closest point. Proposed addition #2 will be located 5.5 metres from the easterly interior lot line and will encroach approximately 1.4 metres from the existing setback.

The additions and deck will be located to the rear of the existing cottage. The air photo attached to this Report illustrates the location of the proposed construction will not impact the view of the lake from adjacent properties.

The maximum total lot coverage for all buildings and structures is 10% (5% for accessory structures and 5% for the primary structure including attached decks). The lot coverage of the existing accessory buildings is 0.86% and the existing lot coverage of the primary structure is 4.9% for a total lot coverage of 5.76%.

The proposed additions will increase the lot coverage of the primary structure to 6% which represents a total lot coverage of 6.86% for all buildings and structures.

The proposed use is desirable and appropriate to the development of the subject land.

4. Is the variance minor?

The proposed variance is minor in nature.

Proposed addition #2 will be located 5.5 metres from the easterly interior lot line and will encroach approximately 1.4 metres from the existing setback. The proposed addition will not be located any closer to the interior side lot line than the already established 2.87 metre setback from the closest point of the existing cottage.

The proposed additions will increase the permitted maximum lot coverage of the primary structure from 5% to 6%, a difference of 1%.

**Conformity to PPS and A Place to Grow:**

This application appears to be consistent with the Provincial Policy Statement (PPS) and to conform to A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

**Application of Four Tests:**

The Committee should state in the decision how the application meets/or does not meet the four tests:

- 1) The application is (or is not) minor in nature.
- 2) The application is (or is not) desirable and appropriate to the development of this land.
- 3) The application meets (or does not meet) the general intent of the Official Plan.
- 4) The application meets (or does not meet) the general intent of the Zoning By-law.

**Summary:**

The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning By-law.

After hearing public comment and considering all written submissions, the Committee has the following options:

1. approve the minor variance with no conditions;
2. approve the minor variance with conditions;
3. defer the minor variance for further consideration at a later date; or
4. reject the minor variance.

**Recommendation:**

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-02-23;

That the Committee approve Minor Variance Application A-02-23 as requested, for the life of the structure, to facilitate the issuance of a building permit for the construction of a 14.68 square metre addition (Proposed Addition #1), a 15.62 square metre deck (Proposed Deck) and an 8.73 square metre addition (Proposed Addition #2) as shown on the site plan prepared by Kawartha Lakes Construction dated March 17, 2023 attached to the Decision as Schedule 'A' and to bring the proposed lot 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 conditional on the following:

- i. Obtaining any necessary permits from ORCA, Douro-Dummer Building Department and any other required ministry/agency;
- ii. That verification from an Ontario Land Surveyor be provided to the Township's Chief Building Official after the structures are framed to confirm that all applicable setback requirements have been met and to ensure compliance with any relief granted by this decision of the Committee; and
- iii. That if any archaeological artifacts are found during construction, that all development shall be halted immediately and the proper agency be contacted.

## Report Approval Details

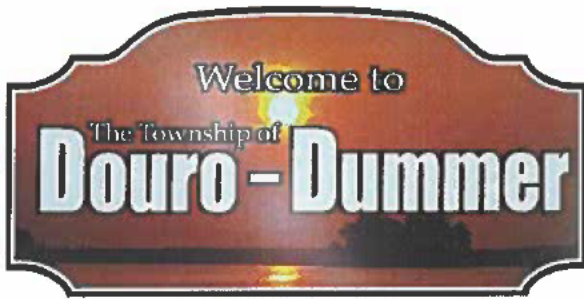
Document Title:	A-02-23 (Bart) Report.docx
Attachments:	<ul style="list-style-type: none"><li>- A-02-23 Bart application_Redacted.pdf</li><li>- A-02-23 Notice - Virtual Meeting.pdf</li><li>- A-02-23 - REVISED SITE PLAN (MARCH 17 2023).pdf</li><li>- A-02-23 Response from Curve Lake (email Jan 4 2023).pdf</li><li>- A-02-23 (Bart) Air Photo.pdf</li><li>- 2017-23 - ZBA R-04-17.pdf</li></ul>
Final Approval Date:	Mar 17, 2023

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs





### Office Use Only

File No. A- 02-23  
Variance from By-law No. \_\_\_\_\_  
Date Submitted Feb 10/23  
Date Fee Received Feb 10/23  
Date Application Deemed Complete \_\_\_\_\_  
Roll No. 1522-020-005-71601

## Township of Douro-Dummer Application for

\_\_\_\_\_ Minor Variance s. 45 (1) \_\_\_\_\_ Permission s. 45 (2)  
(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

### 1.0 Applicant Information

Registered Owner(s): Dave & Beckie Bart

(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: [REDACTED]

[REDACTED]

\_\_\_\_\_

\_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (cell) [REDACTED]

Email: [REDACTED]

Phone: (work) \_\_\_\_\_

Fax: \_\_\_\_\_

### 2.0 Agent Information

Authorized Agent (if any): Scott Wootton, Kawartha Lakes Construction.com

Address: 3359 Lakefield Road

Lakefield, ON., K0L 2H0

\_\_\_\_\_

\_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (cell) 705-750-5684

Email: \_\_\_\_\_

Phone: (work) 705-652-5241

Fax: 705-651-5096

**3.0 Legal Description/Location of the Subject Land**

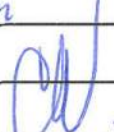
County <b>Peterborough</b>		Township <b>Douro Dummer</b>	Ward (Former Township) <b>Dummer</b>
Concession Number(s)	Lot Number(s) Part of lots 17 & 18	Legal Description:	
Registered Plan No: <b>6</b>	Lot(s)/ Block No.	Civic/911 Address: <b>1056 Dodworth Island, Stony Lake</b>	
Reference Plan No:	Part Number(s):	Are there any easements or restrictive covenants affecting the property?	
Date subject land was purchased by current		2009	

**4.0 Land Use, Zoning and Official Plan Designation**

Criteria:	Subject Property
Official Plan Designation <sup>1</sup> (e.g. Rural, Hamlet, Commercial)	Seasonal Residential
Zoning Classification <sup>1</sup> (e.g. Rural (RU), Hamlet (HR))	Island Residential (IR)
Existing Use (e.g. seasonal residential, commercial, open space)	seasonal residential
Length of Time Existing Uses have continued	73 Years
Proposed Use (e.g. permanent residential, home-based business)	seasonal residential
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes <sup>2</sup> or no)	No

<sup>1</sup> Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification<sup>2</sup> If yes, a clearance notice from the Risk Management Official is required to be submitted with your application**5.0 Relief Requested from Zoning By-law**

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
8.2.1 (h)	5% Max. Lot Coverage	6%	1%
21.2.16.2 + 8.2.1(c)	6.9m east interior side yard setback (Proposed Addition #2)	5.4m	1.5m
			



**6.0 Purpose/Reason of the Application**

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township's Zoning By-law. (If additional space is required, please attach a separate sheet)

Additional space is required to provide safe access to second storey and to provide an additional bathroom that cannot be accommodated for within the existing footprint. Septic will be upgraded to support the additions, as required

To permit the proposed additions and deck, the purpose of the minor Variance is to increase the maximum lot coverage requirement for the primary structure from 5% to 6% and decrease the existing interior side yard setback from 6.9m to 5.4m.

**7.0 Property Characteristics, Access and Servicing Information**

<b>Lot Area</b>	5421 m <sup>2</sup>	(acres, hectares, ft <sup>2</sup> , m <sup>2</sup> )
<b>Lot Depth</b>	119.18	(feet/metres)
<b>Lot Frontage</b>	42.21	(feet/metres)

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> <b>Existing</b>	or	<input type="checkbox"/> <b>Proposed</b>
<input type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input type="checkbox"/> County Road		<input type="checkbox"/> Right-of-way		
<input type="checkbox"/> Provincial Highway		<input checked="" type="checkbox"/> Water		
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street:				
<b>If access to the land is by water only:</b>				
Where are parking and docking facilities:		Little's Landing		
Approximate distance from subject land:		2 km		
Approximate distance from nearest public road:		500m		

**7.0 Property Characteristics, Access and Servicing Information (Continued)**

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot. Please provide photographs of the property.

*Island property; rocky; flat near lakeside*

**Water Supply:**

☒ Existing  
☐ Proposed

Please identify the type of water supply serving the subject property:

- ☐ Privately-owned/operated individual well  
☐ Privately-owned/operated communal well  
☐ Publicly-owned/operated piped water system  
☒ Lake or other water body  
☐ Other (specify): \_\_\_\_\_

**Storm Drainage:**

☒ Existing  
☐ Proposed

Please identify the type of storm drainage serving the subject property:

- ☐ Sewers    ☐ Ditches    ☐ Swales  
☒ Other (specify): Natural Grade

**Sewage Disposal:**

☒ Existing  
☐ Proposed

Please identify the type of sewage disposal serving the subject property:

- ☒ Privately-owned/operated individual septic system  
☐ Privately-owned/operated communal septic system  
☐ Publicly-owned/operated sanitary sewage system  
☐ Privy  
☐ Other (specify): \_\_\_\_\_

If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? ☐ Yes    or    ☐ No

Permit Number: \_\_\_\_\_

**8.0 Existing and Proposed Structures: Dimensions**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey completed by an Ontario Land Surveyor is required.

**Existing Structures** (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Cottage	255.11	252.32	2	27.71	17.58	6.25	1950
Bunkie	46.45	46.45	1	8.93	6.55	4.47	Jan. 2019

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Lot Coverage** (in metric and percentage)

	Existing	Proposed
Principle Use (i.e. Dwelling)	4.9%	5.6%
Accessory Structures	0.86%	0.86%
Total	5.76%	6.46%

**Proposed Structures** (in metric)

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Addition 1	14.68	21.92	2	5.35	2.74	4.87
Addition 2	8.73	8.73	1	3.05	3.05	3.66
Deck	15.62	15.6	1	6.56	2.74	0.5

**Will the proposal add any of the following?**

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input type="checkbox"/>	<input type="checkbox"/>	Size	255.11	286
Bedrooms	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Number	5	0
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	2	1
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	8	4

**9.0 Existing and Proposed Structures: Setbacks**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey by an Ontario Land Surveyor is required.

**Existing Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Cottage	N/A	85.3	18.56	2.87	6.8	
Bunkie	N/A	66.5	6.6	33.9	41.7	

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Proposed Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Cottage	N/A	85.3	18.56	2.87	6.8	

**Note:** Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

**10.0 Other Planning Applications**

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**11.0 Other Information:**

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary, including and required studies.



**12.0 Authorization by Owner:**

I/We \_\_\_\_\_, being the owner(s) of the subject land,  
hereby, authorize \_\_\_\_\_ to be the applicant in the submission of this  
application. *SEE Attached*

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**13.0 Freedom of Information:**

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

  
Owner/Applicant/Agent Signature

*Feb 10/23*  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We *Christine Watts*, hereby, authorize the members of the  
Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject  
to the Application(s) located at [insert address] *1056 Redworth Island,*

  
Owner/Applicant/Agent Signature

*Feb 10/23*  
Date

**15.0 Declaration of Applicant:**

I/We Christine Watts of the Selwyn in the  
(name of owner(s)/agent(s) (city in which you reside)  
County of Peterborough in Ontario solemnly  
(County/Upper-tier municipality, if applicable) (Province/Territory)  
declare that:

All the statements contained in this application and provided by me are true and I  
make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough  
this 10 day of Feb, 2023.



Signature of Commissioner, etc.

**Martina Chait-Hartwig**  
Deputy Clerk  
Commissioner of Oath  
Township of Douro-Dummer

**To be signed in the presence  
of  for taking affidavits**

  
Owner/Applicant Agent Signature

  
Owner/Applicant Agent Signature

This application must be accompanied by a fee of \$1445.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

File Name/No. \_\_\_\_\_

Roll No. \_\_\_\_\_

## Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the  
Township of Douro-Dummer,

I/We, Christine Watts, make oath and say that:  
[Print Owner/Applicant/Agent name]

1. I am: [Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]
  - ☐ the applicant or one of the applicants in the Application(s).
  - ☐ the authorized agent acting in this matter for the applicant or applicants.
  - ☐ an officer of the corporate applicant named in the Application(s).
2. On or before the [Insert date] TBD,  
I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Secretary-Treasurer of the Committee of Adjustment of the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).  
**Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Secretary-Treasurer of the Committee of Adjustment for replacement copies of the notice(s).**

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough

this 10 day of Feb, 2023.

[Redacted Signature]

Signature of Commissioner, etc.

Martina Chait-Hartwig  
Deputy Clerk  
Commissioner of Oath  
Township of Douro-Dummer

To be signed in the presence  
of a [Redacted] making affidavits

[Redacted Signature]  
Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

**Note:** Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.



## Township of Douro-Dummer

### Planning Application Costs Acknowledgement Form

I/We, Christine Watts  
[Print Owner/Applicant/Agent name]

**do** hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with any Appeal to the Local Planning Appeal Tribunal with respect to this application.

Dated this 10 day of Feb, 2023

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

**\*\*** written consent from the applicant will be obtained prior to any such additional costs being incurred.

December 6

## LETTER OF AUTHORIZATION

To Whom It May Concern:

This letter is to signify that Kawartha Lakes Construction, 3359 Lakefield Road, RR #3 Lakefield ON, K0L 2H0 has been granted permission to apply for all permits on our behalf for our property at:

1056 Dodsworth Island.  
Stony Lake,  
Douro-Dummer Township

If you have any questions, please feel free to contact Kawartha Lakes Construction at 705-652-5241 or fax to 705-651-5096.

Sincerely,

A black rectangular box redacting the signature of the sender.

Bart, Dave & Rebecca



# Township of Douro-Dummer Committee of Adjustment

## Notice of Public Meeting Minor Variance Application A-02-23

---

### The meeting will be held through electronic means

**Take Notice** that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Friday, March 24, 2023 at 9:00 a.m.

**Location:** Electronic Meeting Site

**Public Hearing:** To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email, no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca).

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Townships YouTube Channel at: [https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A?app=desktop](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

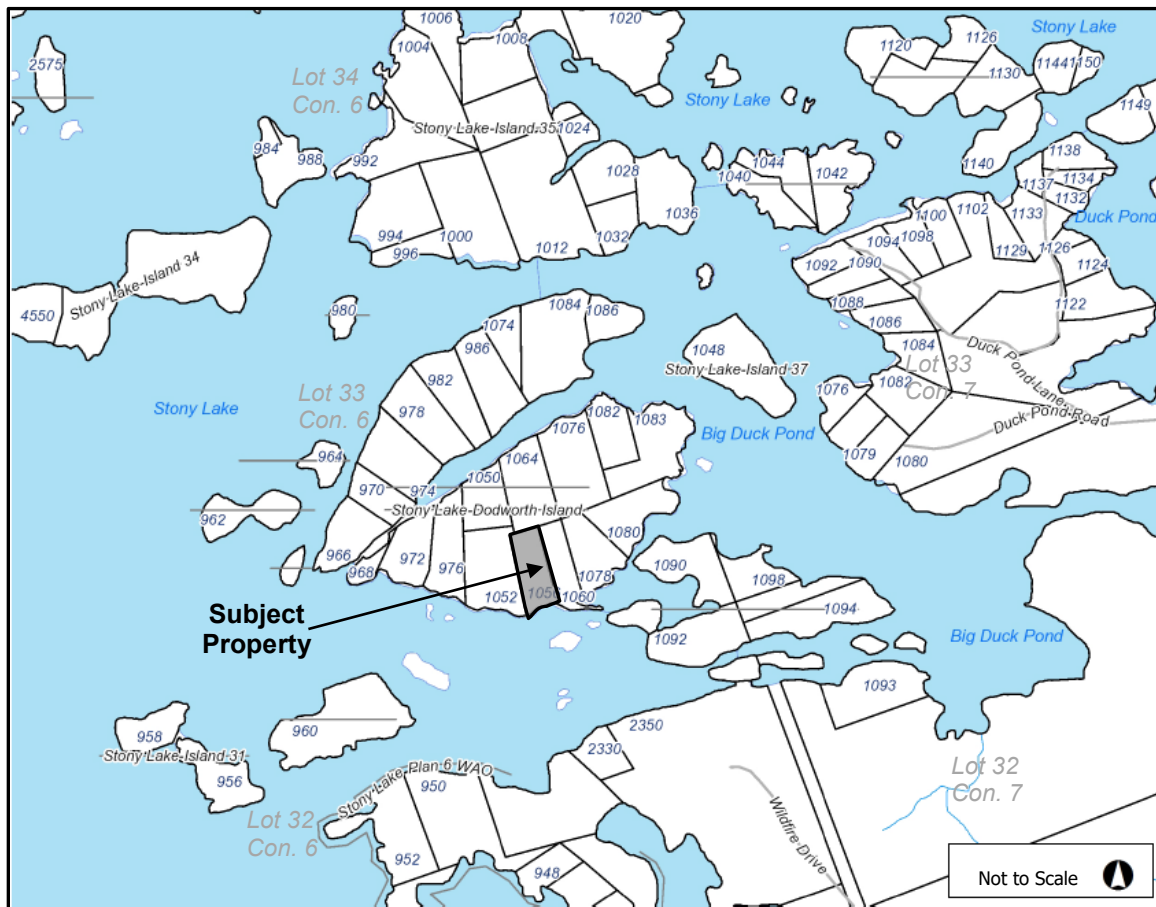
**Location of Subject Lands:** Part Lot 25, Con. 3 (Dummer)  
1056 Stony Lake-Dodworth Island  
Part 2, Plan 45R-16247  
Plan 6, Part Lots 17 and 18

**Property Roll Number:** 1522-020-005-71601

The lands subject to the minor variance application are shown on the following Key Map.



## Key Map:



### Purpose of Application:

The subject property is zoned Special District 216 (S.D. 216) as illustrated on Schedule B7 to By-law No. 10-1996, as amended.

The Owners wish to construct a 14.68 m<sup>2</sup> addition (Proposed Addition #1), a 15.62 m<sup>2</sup> deck (Proposed Deck) and an 8.73 m<sup>2</sup> addition (Proposed Addition #2) to the rear of the existing 1 storey frame cottage. A single detached recreation dwelling is a permitted use in the (S.D. 216) Zone and must comply with Section 21.216.2 of By-law 10-1996, as amended. In particular, all provisions and regulations of the Island Residential Zone (IR) apply to any further development of the subject property, not shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017. The proposed construction will exceed the maximum lot coverage requirement of 5% and Proposed Addition #2 will reduce the existing interior side yard setback of 6.9 metres.

The purpose of the minor variance is to increase the maximum lot coverage requirement for the primary structure from 5% to 6% and decrease the existing interior side yard setback from 6.9 metres to 5.4 metres to permit the proposed additions and deck. A site plan has been prepared by Kawartha Lakes Construction, based on the sketch prepared by Elliott and Parr (Peterborough) Ltd., dated October 27, 2022 which illustrates the proposed additions.

**The Right to Appeal:**

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. To make arrangements to attend the virtual meeting please contact the Acting Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing.

If you wish to make written comments on this application, your comments must be forwarded to the Acting Clerk by e-mail to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

**Related Applications:** There are no related applications.

**Additional Information** relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

**A Copy of the Notice of Decision** of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Clerk a written request for notice of the decision.

**Accessibility:** If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

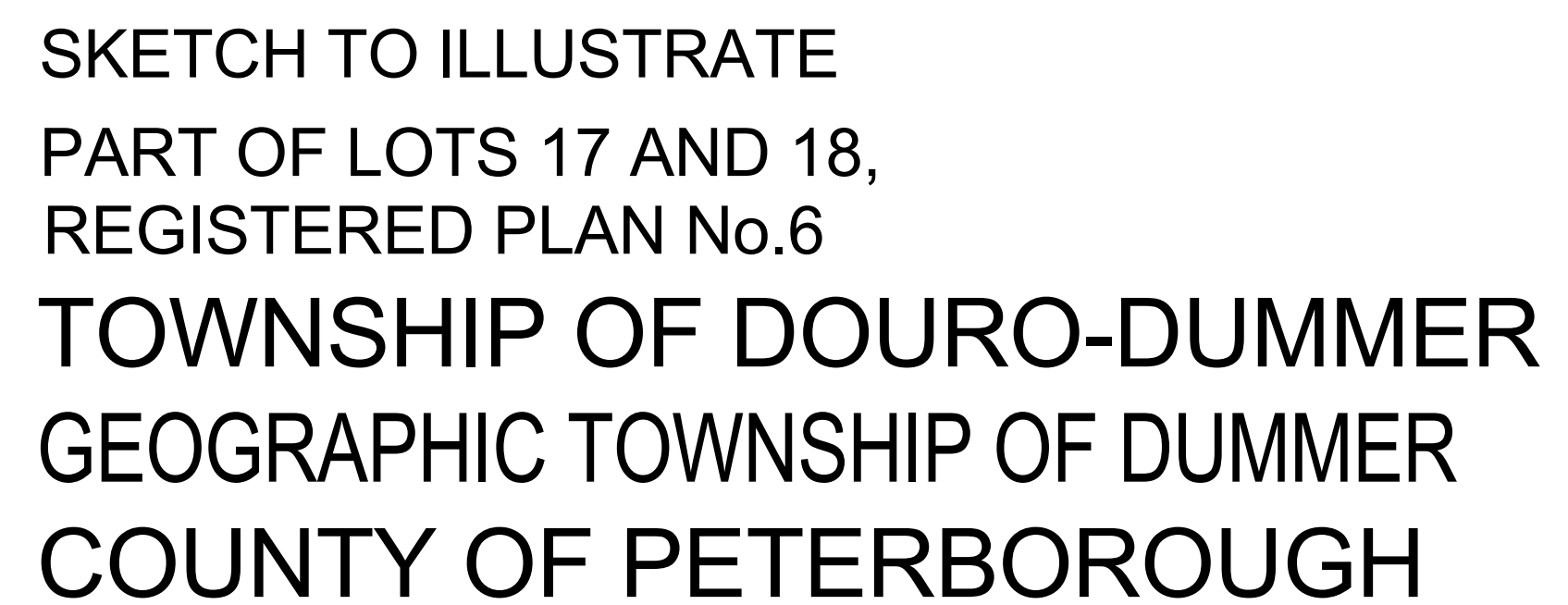
**Privacy Disclosure:** All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 7th day of March, 2023 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Acting Clerk  
Secretary/Treasurer, Committee of Adjustment  
705-652-8392 Ext. 210  
[martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca)

Christina Coulter  
Planner  
705-652-8392 Ext. 226  
[christinac@dourodummer.on.ca](mailto:christinac@dourodummer.on.ca)

DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048 .



20      10      0      20      40 metres

SCALE: 1:750

© ELLIOTT AND PARR (PETERBOROUGH) LTD.

REVISÉ: 1 MARCH, 2017

LOT COVERAGE:

EXISTING LOT AREA: 5421 m<sup>2</sup>

EXISTING COTTAGE GROUND FLOOR AREA: 265.53 m<sup>2</sup>  
EXISTING PRINCIPLE DWELLING LOT COVERAGE: 4.9%

PROPOSED COTTAGE GROUND FLOOR AREA: 304.55 m<sup>2</sup>  
 ADDITION #1 = 14.68 m<sup>2</sup>  
 ADDITION #2 = 8.73 m<sup>2</sup>  
PROPOSED DECK = 15.6 m<sup>2</sup>  
 TOTAL = 39.02 m<sup>2</sup>

PROPOSED PRINCIPLE DWELLING LOT COVERAGE = 5.62%



\*COMMITMENT\*  
\*INNOVATION\*  
\*CRAFTSMANSHIP\*

3359 Lakefield Road  
Lakefield, ON., K0L 2H0  
705.652.5241 1.800.951.8062  
Fax: 705.651.5096  
[www.kawarthalakesconstruction.com](http://www.kawarthalakesconstruction.com)

[illegible]

COTTAGE RENO 2022

BART, DAVE &amp; BECKIE

1056 DODSWORTH ISLAND  
STONY LAKE

## PROPOSED SITE PLAN

PROJECT STATUS	
DATE	MARCH 17, 2023
DRAWN BY	JF
CHECKED BY	CHRISTINE WATTS
BCIN	22290
FIRM BCIN	44899
01	
SCALE	1/32" = 1'-0"



## Christine Watts

---

**From:** Tiffany McLellan <TiffanyM@curvelake.ca>  
**Sent:** Wednesday, January 04, 2023 8:55 AM  
**To:** Christine Watts  
**Subject:** RE: Bart - 1056 Dodworth Island, Stony Lake

Hi Christine,

I'm not sure what correspondence has gone on before me but judging from the photos and how you are describing things, if there is no soil disturbance, there shouldn't be a need for any archaeology. There is always the chance that heavy machinery and construction of any kind could impact unknown archaeological and cultural resources (artifacts or sites) but if anything is encountered, please contact our office right away. My contact information is listed below, and we can have someone out quickly to assess things if something is found. It's important to know that quite a lot of activity went on in the Stony Lake area, and very prominent archaeological sites are located nearby.

I wish you all the best in your renovations and have a happy new year!



**Tiffany McLellan**  
**Archaeological Program Administrator**  
**Curve Lake First Nation Government Services Building**  
**22 Winookeeda Road, Curve Lake, ON K0L 1R0**  
**P: 705.657.8045 ext. 237 C: 705.957.9549 F: 705.657.8708**  
**W: [www.curvelakefirstnation.ca](http://www.curvelakefirstnation.ca)**  
**E: [TiffanyM@curvelake.ca](mailto:TiffanyM@curvelake.ca)**

---

**From:** Christine Watts <cwatts@kawarthalakesconstruction.com>  
**Sent:** January 4, 2023 8:29 AM  
**To:** Tiffany McLellan <TiffanyM@curvelake.ca>  
**Cc:** Scott Wootton <swootton@kawarthalakesconstruction.com>; Mike Forth <mforth@kawarthalakesconstruction.com>  
**Subject:** FW: Bart - 1056 Dodworth Island, Stony Lake

Hi Tiffany,

I just checked my spam folder and there was an email response from Julie saying she wouldn't have email access and suggested I send this to you. Would you be able to comment on this?

Thanks Tiffany,

Kind Regards,  
**Christine Watts**  
Designer Manager/Senior Designer  
Kawartha Lakes Construction Company Ltd.  
Phone: 705-652-5241 Fax: 705-651-5096  
[cwatts@kawarthalakesconstruction.com](mailto:cwatts@kawarthalakesconstruction.com)  
[www.kawarthalakesconstruction.com](http://www.kawarthalakesconstruction.com)

---

**From:** Christine Watts  
**Sent:** Thursday, December 22, 2022 4:36 PM  
**To:** 'juliek@curvelake.ca' <[juliek@curvelake.ca](mailto:juliek@curvelake.ca)>  
**Cc:** Scott Wootton <[swootton@kawarthalakesconstruction.com](mailto:swootton@kawarthalakesconstruction.com)>; Mike Forth <[mforth@kawarthalakesconstruction.com](mailto:mforth@kawarthalakesconstruction.com)>  
**Subject:** Bart - 1056 Dodworth Island, Stony Lake

Hi Julie,

I hope you're having a great week and are looking forward to the holidays.

We have a project located at 1056 Dodworth Island on Stony Lake. We are currently making a planning application for zoning relief for a few small additions to an existing cottage. It's currently built on piers that are pinned to bedrock with little disturbance to the lot. I have included some photos of the lot and plans of what is being proposed. The new foundations will also be on piers, foundation plan is included in the drawings.

Would you please review and forward any comments or questions you may have.

Thanks Julie,

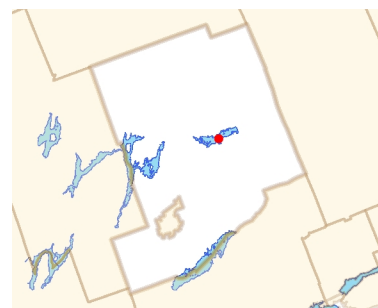
Happy Holidays!

Christine Watts  
Designer Manager/Senior Designer  
Kawartha Lakes Construction Company Ltd.  
Phone: 705-652-5241 Fax: 705-651-5096  
[cwatts@kawarthalakesconstruction.com](mailto:cwatts@kawarthalakesconstruction.com)  
[www.kawarthalakesconstruction.com](http://www.kawarthalakesconstruction.com)



County of  
Peterborough

## A-02-23 (1056 Stony Lake-Dodworth Island)



### Legend

#### Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

#### Outside Roads < 50,000

- Major Roads
- Local Roads

- First Nations
- Civic Address
- Parcel Fabric
- Rivers

- Intermittent
- Permanent

1: 1,250



63.5 0 31.75 63.5 Meters

North\_American\_1983\_CSRS\_UTM\_Zone\_17N  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

2018 air photo



**The Corporation of the Township of Douro-Dummer**

**By-law Number 2017-23**

**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"**

**Whereas** By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

**And Whereas** Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

**And Whereas** the Council of the Township of Douro-Dummer deems it advisable to amend By-law No. 10-1996 as amended;

**Now Therefore** the Council of the Township of Douro-Dummer hereby enacts as follows:

1. The area affected by this By-law consists of two parcels of land in Part of Lots 17 and 18, Registered Plan No. 6 in the former Township of Dummer, (now the Dummer Ward of the Township of Douro-Dummer) in the County of Peterborough, more particularly described as:

**Retained Lot:** Part Lot 17, Plan 6, Part 1 Excluding Part 2 on Plan 45R-16247, 1052 Dodworth Island, Roll No. 020-005-71800

**Merged Lot:** Part Lot 18 Plan 6, Blk. No. 158783, including Part 2 on Plan 45R-16247, 1056 Dodworth Island, Roll No. 020-005-71601  
as indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 - Special Districts is amended by the addition of two new subsections "21.215, Special District 215 (S.D. 215) Zone" and "21.216, Special District 216 (S.D. 216) Zone" immediately following Section 21.214, "Special District 214 (S.D. 214) Zone" respectively as follows:

a) 21.215 Special District 215 (S.D. 215) Zone

**Roll No. 020-005-71800 – Retained Lot**

No person shall within any Special District 215 (S.D. 215) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.215.1 Permitted Uses

21.215.1.1 all uses permitted in the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

The Minimum Lot Area shall be 9621m<sup>2</sup>.

21.215.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Sketch, on the subject property.

b) 21.216 Special District 216 (S.D. 216) Zone  
**Roll No. 020-005-71601 – Merged Lot**

No person shall within any Special District 216 (S.D. 216) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.216.1 Permitted Uses

21.216.1.1 all uses permitted in the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

The Minimum Lot Area shall be 5421 m<sup>2</sup>.

21.216.2 Special Provisions

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, Revised March 1, 2017, and attached to this by-law as Schedule 'B'.

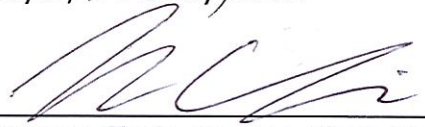
All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Sketch, on the subject property.

3. The area shown on Schedule "A" of this By-law, identified as X shall henceforth be zoned "Special District 215 (S.D. 215) Zone" and shall cease to be zoned "Island Residential (IR) Zone".
4. The area shown on Schedule "A" of this By-law, identified as Y shall henceforth be zoned "Special District 216 (S.D. 216) Zone" and shall cease to be zoned "Island Residential (IR) Zone".
5. Schedule 'B7' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.
6. All other relevant provisions of By-law 10-1996, as amended, shall apply.



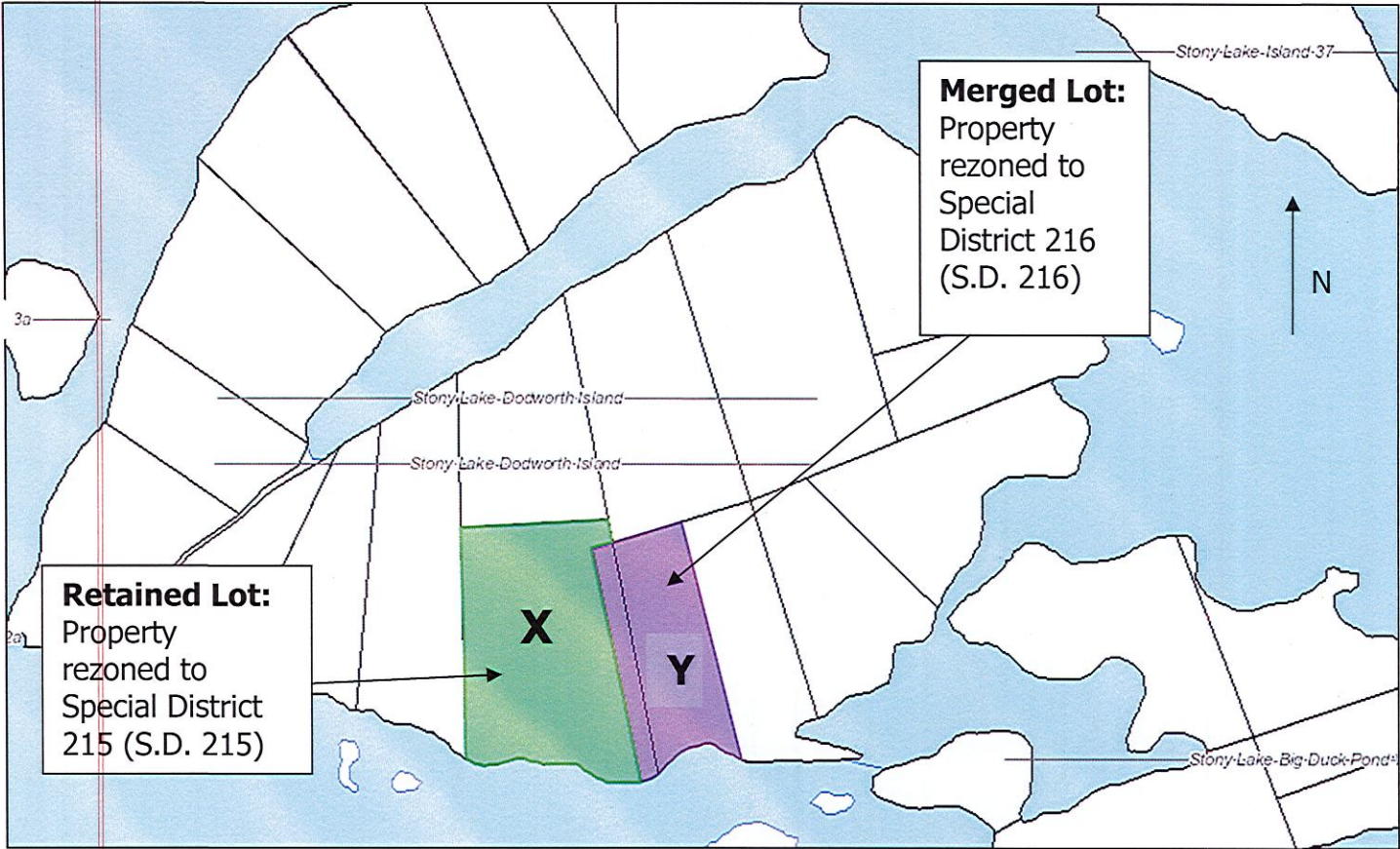
If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in open council this 18th day of April, 2017.

  
\_\_\_\_\_  
Mayor, J. Murray Jones  
\_\_\_\_\_  
Deputy Clerk, Martina Chait-Hartwig

Roll No.: 020-005-71601/71800


Schedule "A" to By-law 2017-23




Property **X**  
to be rezoned to Special District 215 (S.D. 215) Zone.

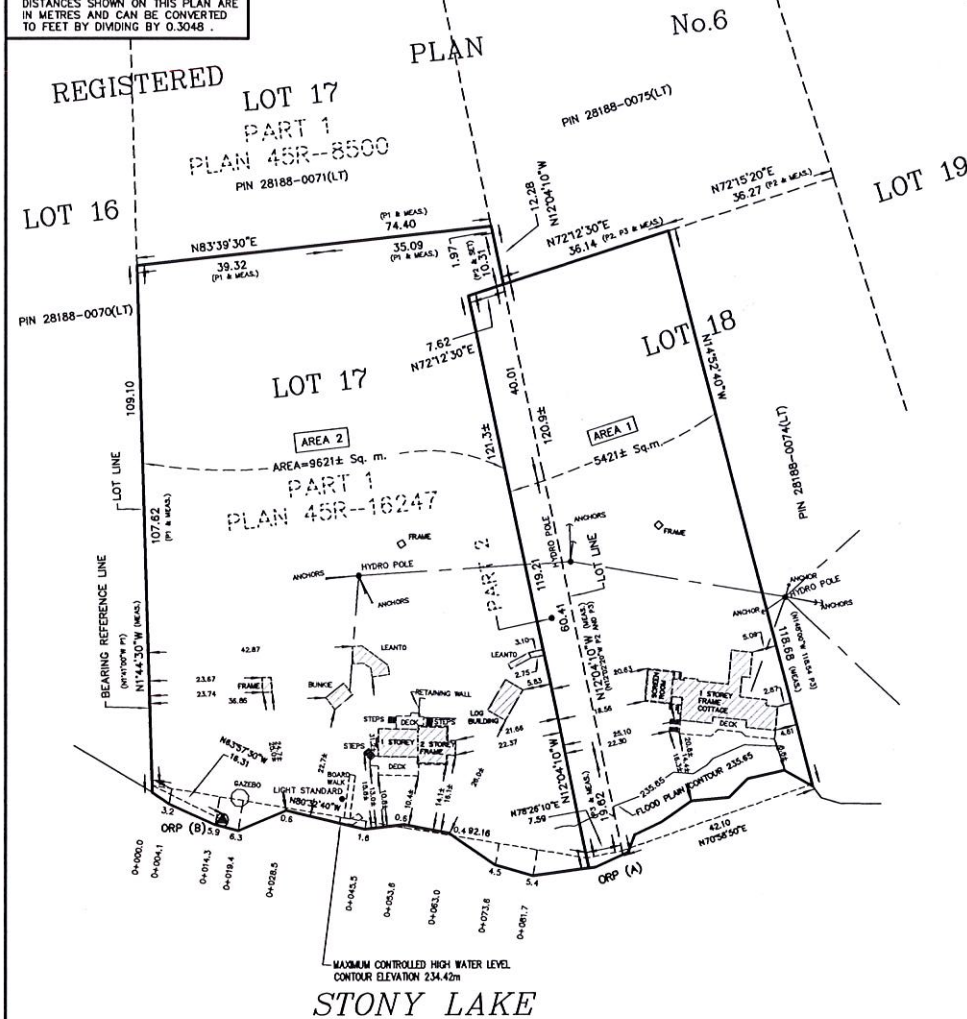
Property **Y**  
to be rezoned to Special District 216 (S.D. 216) Zone.

This is Schedule 'A' to By-law  
No. 2017-22 passed this  
18th day of April, 2017.

  
\_\_\_\_\_  
Mayor, J. Murray Jones

  
\_\_\_\_\_  
Deputy Clerk, Martina Chait-Hartwig

**NOTE:**  
DISTANCES SHOWN ON THIS PLAN ARE  
IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048.



SKETCH TO ILLUSTRATE  
PART OF LOTS 17 AND 18,  
REGISTERED PLAN No. 6  
TOWNSHIP OF DOURO-DUMMER  
GEOGRAPHIC TOWNSHIP OF DUMMER  
COUNTY OF PETERBOROUGH



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REVISED: 1 MARCH, 2014

**AREA 1**  
COTTAGE, SCREEN ROOM AND DECK AREA = 263.4 Sq. m.  
LOT COVERAGE = 5%

**AREA 2**  
COTTAGE AREA = 97.3 Sq. m.  
DECKS AND STEPS AREA = 60.4 Sq. m.  
ACCESSORY STRUCTURES = 94.2  
LOT COVERAGE = 2.6%

**WATER NOTE:**  
STONY LAKE IS ARTIFICIALLY CONTROLLED BY THE TRENT CANAL AUTHORITY BY A DAM AT THE OUTLET OF CLEAR LAKE IN LOT 37, CONCESSION 12 TOWNSHIP OF SMITH.  
MAXIMUM CONTROLLED LEVEL IS ELEVATION 234.42m  
MINIMUM CONTROLLED LEVEL IS ELEVATION 234.12m  
ELEVATIONS ARE GEODETIC, DERIVED FROM TRENT CANAL BENCH MARK CONSISTING OF A BRASS ONTARIO HYDRO SURVEY MONUMENT SET ON TOP OF CONCRETE RETAINING WALL ON NORTH END OF DAM.  
ELEVATION 235.96m



**ELLIOTT AND PARR  
(PETERBOROUGH) LTD.**  
ONTARIO LAND SURVEYORS  
P.O. BOX 1116 211 SHERBROOKE ST.  
PETERBOROUGH, ONTARIO  
K9J 7H4 (705) 745-8444

DRAWN BY: RW FILE: DU'R 6-33 JOB: 31801



## **Minor Variance Report**

**Application No.:** A-03-23  
**Applicant:** Eric Fredrick Pallett Belanger  
**Property Description:** Part Lots 1 & 2, Con. 10 (Douro)  
148 County Road 4  
Part 2, Plan 45R-13600  
1522-010-004-11000

### **Purpose of Application:**

The Owner obtained a building permit (Permit DD-2022-1211) for the construction of a 64.66 square metre addition and an 8.73 square metre deck to the rear of their existing dwelling. During construction the Building Department became aware that the addition was deficient in the required interior side yard setback and found to encroach into the western interior side yard by 0.04 metres.

The purpose of the minor variance is to reduce the minimum western interior side yard setback from 6 metres to 5.9 metres to permit the addition and deck. A Surveyor's Real Property Report has been prepared by Elliott and Parr (Peterborough) Ltd., dated February 28, 2023 which illustrates the existing structures and proposed addition and deck.

Notice of the public meeting was given on March 8, 2023 by ordinary mail and/or e-mail to all prescribed persons and public bodies and to every person and public body that has provided a written request for Notice.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 60 metres of the subject property on March 8, 2023. A sign was posted on the subject property and the Notice was posted on the Township Website.

The giving of Notice complies with the applicable Regulation of the Planning Act.

### **Agency Comments:**

As of the writing of this Report, there have been no written or verbal comments received from the prescribed persons or public bodies.

### **Public Comments:**

Written comments were received from the Owner of 150 County Road 4 indicating they are in full support for granting the minor variance.

Written comments were received from the Owner of 154 County Road 4 indicating they support the renovation and the 4 cm difference.

Written comments were received from the Owner of 162 County Road 4 indicating support of the application.

A copy of the public comments are attached to this Report.

As of the writing of this report, there have been no further written or verbal comments received from members of the public.

**Staff Comments:**

The application was circulated to Senior Staff on March 8, 2023. There were no concerns identified by Senior Staff.

**Planning Review:**

Section 45 of the Planning Act provides the tests that must be satisfied to support a minor variance application. The tests are as follows:

1. Does the minor variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Hamlet as illustrated on Schedule 'A4-4' to the Official Plan (OP). The Hamlet designation refers to existing settlement areas which function as residential and commercial service nodes (S. 6.2.3.1). Single detached dwellings are permitted within the Hamlet designation (S. 6.2.3.2). The Official Plan requires that provision shall be made for adequate setbacks from property lines (S. 6.2.3.3 (a)).

While the addition encroaches into the western interior side yard abutting the property line shared with 142 County Road 4, the attached air photo and survey illustrate the encroachment will be minimal.

The proposed variance meets the general intent and purpose of the Official Plan.

2. Does the minor variance maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Rural (RU) as illustrated on Schedule B2 to By-law No. 10-1996, as amended. A single detached dwelling is a permitted use in the (RU) Zone and must comply with Section 9.2.4 of By-law 10-1996, as amended. Specifically, Section 9.2.4 (d) requires a minimum interior side yard of 6 metres.

At its closest point, the addition is located 5.96 metres from the western interior side yard. While the southwest corner of the addition meets and exceeds the minimum interior side yard requirement, the existing dwelling is not parallel to the side lot lines and therefore, the rear of the addition is closer to the side lot line and encroaches by 0.04 metres. In all other respects, the proposal complies with the Zoning By-law.

The application meets the general intent and purpose of the Zoning By-law.

3. Is the proposed use desirable for the appropriate development or use of the land?

As illustrated on the attached survey, the addition is located 5.96 metres from the western interior lot line at its closest point and will encroach approximately 0.04 metres.

The addition is located to the rear of the existing dwelling. The photos provided by the Owner and attached to this Report, illustrate the addition is barely visible from the road frontage. The survey and air photo attached to this Report illustrate the location of the addition is adjacent to a treed fencerow and will not impact the view or privacy of adjacent residential properties.

The proposed use is desirable and appropriate to the development of the subject land.

4. Is the variance minor?

The proposed variance is minor in nature.

The addition is located 5.96 metres from the westerly interior lot line and will encroach approximately 0.04 metres. A pre-consultation held February 16, 2023 with respect to the reduced interior side yard did not raise any additional concerns from Township Staff, MTO, ORCA or the County of Peterborough.

**Conformity to PPS and A Place to Grow:**

This application appears to be consistent with the Provincial Policy Statement (PPS) and to conform to A Place to Grow, Growth Plan for the Greater Golden Horseshoe.

**Application of Four Tests:**

The Committee should state in the decision how the application meets/or does not meet the four tests:

- 1) The application is (or is not) minor in nature.
- 2) The application is (or is not) desirable and appropriate to the development of this land.
- 3) The application meets (or does not meet) the general intent of the Official Plan.
- 4) The application meets (or does not meet) the general intent of the Zoning By-law.

**Summary:**

The Committee will need to decide if the request is considered minor, that it is desirable and appropriate development of this parcel, and that the use intended meets the general intent of the Official Plan and Zoning By-law.

After hearing public comment and considering all written submissions, the Committee has the following options:

1. approve the minor variance with no conditions;
2. approve the minor variance with conditions;
3. defer the minor variance for further consideration at a later date; or
4. reject the minor variance.

**Recommendation:**

That the Committee review and consider all verbal and written comments received regarding Minor Variance Application File A-03-23;

That the Committee approve Minor Variance Application A-03-23 as requested, for the life of the structure, to facilitate the construction of the 64.66 square metre addition and 8.73 square metre deck as applied for in Building Permit DD-2022-1211 and shown on the Surveyor's Real Property Report prepared by Elliott and Parr (Peterborough) Ltd., dated February 28, 2023 attached to the Decision as Schedule 'A' and to bring the structure 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.

## Report Approval Details

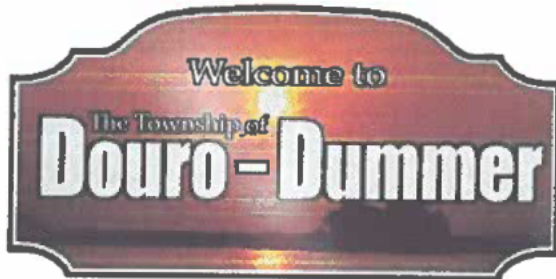
Document Title:	A-03-23 (Belanger) Report.docx
Attachments:	<ul style="list-style-type: none"><li>- A-03-23 Belanger Application_Redacted.pdf</li><li>- A-03-23 Notice - Virtual Meeting.pdf</li><li>- A-03-23 148 County Road 4 Survey.pdf</li><li>- A-03-23 Belanger pictures.pdf</li><li>- A-03-23 Paul Voskamp Comments (150 County Road 4) (IMarch 16, 2023).pdf</li><li>- A-03-23 Kory Shaughnessy Comments (154 County Road 4) (March 16, 2023).pdf</li><li>- A-03-23 Gerry Clancy Comments (162 County Road 4) (IMarch 16, 2023).pdf</li></ul>
Final Approval Date:	Mar 17, 2023

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Elana Arthurs





**Office Use Only**

File No. A- 03-23  
Variance from By-law No. \_\_\_\_\_  
Date Submitted Feb 28, 2023  
Date Fee Received Feb 28, 2023  
Date Application Deemed Complete \_\_\_\_\_  
Roll No. 1522-010-004-11000

**Township of Douro-Dummer Application for**

Yes **Minor Variance s. 45 (1)**        **Permission s. 45 (2)**  
**(Section 45 (1) & (2) of the Planning Act, R.S.O. 1990, c. P.13, as amended)**

The undersigned hereby applies to the Committee of Adjustment for the Township of Douro-Dummer under section 45 of the Planning Act for relief, as described in this application, from By-law No.10-1996, as amended.

**1.0 Applicant Information**

Registered Owner(s): Eric Fredrick Pallett Belanger  
(Please Indicate Name(s) *Exactly* as Shown on the Transfer/Deed of Land)

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (work) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Fax: \_\_\_\_\_

**2.0 Agent Information**

Authorized Agent (if any): \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Phone: (home) \_\_\_\_\_

Phone: (work) \_\_\_\_\_

Phone: (cell) \_\_\_\_\_

Fax: \_\_\_\_\_

**3.0 Legal Description/Location of the Subject Land**

County <b>Peterborough</b>		Township <b>Douro-Dummer</b>	Ward (Former Township) <b>Douro</b>
Concession Number(s) <b>CON 10</b>	Lot Number(s) <small>PT LOTS 1 AND 2 RP 4SR13600 PART 2</small>	Legal Description: <b>Residential</b>	
Registered Plan No: <b>DD-2022-1211</b>	Lot(s)/ Block No.	Civic/911 Address: <b>148 County Road 4</b>	
Reference Plan No: <b>1522010004110000000</b>	Part Number(s):	Are there any easements or restrictive covenants affecting the property? <b>No</b>	
Date subject land was purchased by current		<b>May 4th, 2018</b>	

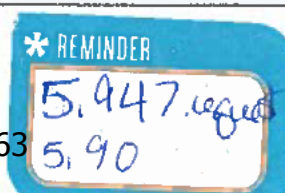
**4.0 Land Use, Zoning and Official Plan Designation**

Criteria: Residential	Subject Property
Official Plan Designation <sup>1</sup> (e.g. Rural, Hamlet, Commercial)	Rural
Zoning Classification <sup>1</sup> (e.g. Rural (RU), Hamlet (HR))	Rural
Existing Use (e.g. seasonal residential, commercial, open space)	residential
Length of Time Existing Uses have continued	70 years
Proposed Use (e.g. permanent residential, home-based business)	permanent residential
Is your property within a vulnerable area as defined by the Source Water Protection Plan? (yes <sup>2</sup> or no)	No

<sup>1</sup> Please consult with the Municipal Office to identify Official Plan Designation and Zoning Classification<sup>2</sup> If yes, a clearance notice from the Risk Management Official is required to be submitted with your application**5.0 Relief Requested from Zoning By-law**

Please identify the relevant zone provision/standard and relief required to support the proposal:

Section of Zoning By-law 2010-55	Zone Provision/Standard	Proposed Standard	Relief Required
[Example] Section 3.1.6	9 m Side Yard Setback	7 m Side Yard Setback	2 metres
Section 4.2.1	6m Interior Side Yard Setback	5.96m + siding	0.053 metres



**6.0 Purpose/Reason of the Application**

Please describe the proposal and explain why it is not possible to comply with the zone provisions/standard set out in the Township's Zoning By-law. (If additional space is required, please attach a separate sheet)

We have added an addition onto the existing house. The closest tie from the recently constructed addition to the westerly boundary (or left side of the road) is 5.96 metres + siding as determined by an OLS. As the zoning provision is a 6m interior side yard set back requirement, we request consideration for a 0.053 metres setback.

**7.0 Property Characteristics, Access and Servicing Information**

<b>Lot Area</b>	315.86 m <sup>2</sup>	(acres, hectares, ft <sup>2</sup> , m <sup>2</sup> )
<b>Lot Depth</b>	76.2m	(feet/metres)
<b>Lot Frontage</b>	41.45m	(feet/metres)

<b>Access to Subject Property –</b>		<input checked="" type="checkbox"/> <b>Existing</b>	or	<input type="checkbox"/> <b>Proposed</b>
<input type="checkbox"/> Municipal Road – maintained year round		<input type="checkbox"/> Private Road		
<input checked="" type="checkbox"/> County Road 4		<input type="checkbox"/> Right-of-way		
<input type="checkbox"/> Provincial Highway		<input type="checkbox"/> Water		
<input type="checkbox"/> Other public road (Specify):				
Name of Road/Street:		County Road 4		
<b>If access to the land is by water only: NA</b>				
Where are parking and docking facilities:		NA		
Approximate distance from subject land:		NA		
Approximate distance from nearest public road:		NA		

**7.0 Property Characteristics, Access and Servicing Information** (Continued)

Please provide a brief description of the property taking into account factors such as: soil type and depth, lot configuration, steep slopes or low-lying areas, natural features and any other item that may impact the proposed development. Also, please include a description of the use of lands surrounding the lot. Please provide photographs of the property.

The only characteristic that is part of the development is a tree hedge, as can be seen from the attached side yard photo. The lands surrounding our lot are all residential.

**Water Supply:**

☒ Existing  
☐ Proposed

Please identify the type of water supply serving the subject property:

- ☒ Privately-owned/operated individual well  
☐ Privately-owned/operated communal well  
☐ Publicly-owned/operated piped water system  
☐ Lake or other water body  
☐ Other (specify): \_\_\_\_\_

**Storm Drainage:**

☒ Existing  
☐ Proposed

Please identify the type of storm drainage serving the subject property:

- ☐ Sewers    ☒ Ditches    ☐ Swales  
☐ Other (specify): \_\_\_\_\_

**Sewage Disposal:**

☐ Existing  
☒ Proposed

Please identify the type of sewage disposal serving the subject property:

- ☒ Privately-owned/operated individual septic system  
☐ Privately-owned/operated communal septic system  
☐ Publicly-owned/operated sanitary sewage system  
☐ Privy  
☐ Other (specify): \_\_\_\_\_

If the sewage disposal system is proposed, have you obtained a permit from the Peterborough County/City Health Unit? ☒ Yes    or    ☐ No

Permit Number: DD-2022-1087

**8.0 Existing and Proposed Structures: Dimensions**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey completed by an Ontario Land Surveyor is required.

**Existing Structures (in metric)**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height	Date Constructed
Dwelling	102.84 m <sup>2</sup>	146.04m <sup>2</sup>	1.5	10.12m	10.16m	2.37m	1953
**Dwelling/ Kitchen	26.29m <sup>2</sup>		1	5.21m	5.06m	2.65m	2006
Garage	61.238m <sup>2</sup>		1	9.14m	6.70m	2.65m	2006

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Lot Coverage (in metric and percentage)**

	Existing	Proposed
Principle Use (i.e. Dwelling)	76.55m <sup>2</sup> (3.26%)	64.19m <sup>2</sup> (2.03%)
Accessory Structures	8.92m <sup>2</sup> (0.28%)	11.43m <sup>2</sup> (0.36%) Deck
Total	85.47 m <sup>2</sup> (3.54%)	75.62m <sup>2</sup> (2.39%)

**Proposed Structures (in metric)**

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Length	Width	Height
Addition	64.19m <sup>2</sup>	64.19m <sup>2</sup>	1	10.16m	7.24m	2.65m

**Will the proposal add any of the following?**

	Yes	No	If yes, please provide:	Existing	Proposed
Total Living Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	76.55m <sup>2</sup>	140.74m <sup>2</sup>
Bedrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	4	3
Bathrooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number	1.5	2.5
New Plumbing Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Fixtures	7	11



**9.0 Existing and Proposed Structures: Setbacks**

In the tables below, please provide information regarding all existing and proposed structures (this information must also be included on the site plan provided with the application). **Please note** that an up-to-date location survey by an Ontario Land Surveyor is required.

**Existing Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)

Please place an asterisk (\*) beside any existing structure that will be demolished.

**Proposed Structures** (in metric)

Type of Structure	Front Lot Line	Rear Lot Line	Side Lot Line	Side Lot Line	Water yard	Other (specify)
Addition			5.96m			

**Note:** Information regarding the definitions of the requested dimensions and setbacks can be obtained from the Township's Zoning By-law 2010-55.

**10.0 Other Planning Applications**

Please indicate if the subject land is or has been the subject of an application under the Planning Act.

Type of Planning Application	Yes	No	File Number	Status
Approval of Plan of Subdivision (under Section 51)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Consent (Severance) (Section 53)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Minor Variance (Section 45)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

**11.0 Other Information:**

Please provide any additional information that you feel may be relevant in the review of this application on additional pages as necessary, including and required studies.

**12.0 Authorization by Owner:**

I/We \_\_\_\_\_, being the owner(s) of the subject land, hereby, authorize \_\_\_\_\_ to be the applicant in the submission of this application.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**13.0 Freedom of Information:**

For the purposes of the Freedom of Information and Protection of Privacy Act, I/We authorize and consent to the use by or the disclosure to any person or public body or publishing on the Municipal website any information that is collected under the authority of the Planning Act for the purposes of processing this application.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

February 28, 2023  
Date

\_\_\_\_\_  
Owner/Applicant/Agent Signature

\_\_\_\_\_  
Date

**14.0 Access to Property:**

I/We Eric Fredrick Pallett Belanger, hereby, authorize the members of the Committee of Adjustment or their agent(s)/representative(s) to attend at the property subject to the Application(s) located at [insert address] 148 County Road 4, Douro-Dummer.

\_\_\_\_\_  
Owner/Applicant/Agent Signature

Feb. 28, 2023  
Date

**15.0 Declaration of Applicant:**

I/We Eric Belanger of the Douro-Dummer in the  
(name of owner(s)/agent(s) (city in which you reside)  
County of Peterborough in Ontario solemnly  
(County/Upper-tier municipality, if applicable) (Province/Territory)  
declare that:

All the statements contained in this application and provided by me are true and I  
make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough  
this 28 day of February, 2023.

[Redacted Signature]

Signature of Commissioner, etc.

Carol Anne Nelson  
Deputy Treasurer/Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

**To be signed in the presence  
of a Commissioner for taking affidavits**

[Redacted Signature]

Owner/Applicant Agent Signature

Owner/Applicant Agent Signature

This application must be accompanied by a fee of \$1445.00 plus the ORCA Fee to be paid in cash, Interac or cheque made payable to the Treasurer of the Township of Douro-Dummer.

Personal information contained on this form, collected pursuant to the Planning Act, will be used for the purpose of responding to the initial application. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.

File Name/No. \_\_\_\_\_

Roll No. \_\_\_\_\_

## Affidavit

In the Matter of a **Minor Variance** application to the Committee of Adjustment of the  
Township of Douro-Dummer,

I/We, Eric Belanger, make oath and say that:  
[Print Owner/Applicant/Agent name]

1. I am: [Place a clear mark within the square opposite one of the following paragraphs that describes capacity of deponents.]

☒ the applicant or one of the applicants in the Application(s).

☐ the authorized agent acting in this matter for the applicant or applicants.

☐ an officer of the corporate applicant named in the Application(s).

2. On or before the [Insert date] \_\_\_\_\_,  
I will ensure that the notice or notices of the Application(s) provided to me (or the Applicant, as the case may be) by the Secretary-Treasurer of the Committee of Adjustment of the Township of Douro-Dummer have been posted so as to be clearly visible and legible from a public highway, or other place to which the public has access, at every separately assessed property in the area that constitutes the subject land of the Application(s) or, where posting on the property was impractical, at a nearby location so as to adequately indicate to the public what property is the subject of the Application(s).

**Should the notice(s) be removed, by any means from the posting area(s), I will immediately contact the Secretary-Treasurer of the Committee of Adjustment for replacement copies of the notice(s).**

Declared before me at the Township of  
Douro-Dummer in the County of Peterborough

this 28 day of February, 2023.

\_\_\_\_\_  
[Redacted Signature]

Signature of Commissioner, etc.

Carol Anne Nelson  
Deputy Treasurer/Tax Clerk  
Commissioner of Oath  
Township of Douro-Dummer

**To be signed in the presence  
of a Commissioner for taking affidavits**

\_\_\_\_\_  
[Redacted Signature]

Owner/Applicant Agent Signature

\_\_\_\_\_  
Owner/Applicant Agent Signature

**Note:** Failure to post the notices, as required by this Affidavit, may result in additional costs and/or delays with your application.



## Township of Douro-Dummer

### Planning Application Costs Acknowledgement Form

I/We, Eric Belanger  
[Print Owner/Applicant/Agent name]

**do** hereby acknowledge and agree that the payment of the fee that is submitted with this application for a Minor Variance, as being an application fee only, will be used to defray the costs of processing this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with the processing of this application that exceed the amount of the application fee, including, but not restricted to, Professional Planning Fees, Engineering Fees and Legal Fees, in addition to the municipal costs associated with this application, and;

**do** also hereby acknowledge and agree to assume all costs\*\* incurred by the Township of Douro-Dummer associated with any Appeal to the Local Planning Appeal Tribunal with respect to this application.

Dated this 28 day of February, 2023.

[Redacted Signature]

Owner/Applicant/Agent Signature

**\*\*** written consent from the applicant will be obtained prior to any such additional costs being incurred.





# Township of Douro-Dummer Committee of Adjustment

## Notice of Public Meeting Minor Variance Application A-03-23

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### The meeting will be held through electronic means

**Take Notice** that the Council of the Township of Douro-Dummer will hold a public meeting of the Committee of Adjustment to consider a proposed minor variance under Section 45 of the Planning Act, R.S.O. 1990, as amended.

**Date and Time:** Friday, March 24, 2023 at 9:00 a.m.

**Location:** Electronic Meeting Site

**Public Hearing:** To participate in this electronic meeting in real time, please contact the Secretary/Treasurer by email, no later than 4:00 p.m. on the day prior to the scheduled meeting and you will be provided with an invitation to join the meeting using your computer or telephone. Although it is possible for members of the public to "attend" a meeting electronically, and provide verbal submissions, we encourage you to communicate with the Committee by forwarding written comments in support or in opposition to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca).

If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the Townships YouTube Channel at: [https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R\\_A?app=desktop](https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A?app=desktop). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

**Location of Subject Lands:** Part Lots 1 & 2, Con. 10 (Douro)  
148 County Road 4  
Part 2, Plan 45R-13600

**Property Roll Number:** 1522-010-004-11000

The lands subject to the minor variance application are shown on the following Key Map.

## Key Map:



### Purpose of Application:

The subject property is zoned Rural (RU) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The Owners obtained a building permit (Permit DD-2022-1211) for the construction of a 64.66 m<sup>2</sup> addition and an 8.73 m<sup>2</sup> deck to the rear of their existing dwelling. A single detached dwelling is a permitted use in the (RU) Zone and must comply with Section 9.2.4 of By-law 10-1996, as amended. Specifically, Section 9.2.4 (d) requires a minimum interior side yard of 6 metres. During construction the Building Department became aware that the addition was deficient in the required yard setback and found to encroach into the western interior side yard by 0.04 metres.

The purpose of the minor variance is to reduce the minimum western interior side yard setback from 6 metres to 5.9 metres to permit the addition and deck. A Surveyor's Real Property Report has been prepared by Elliott and Parr (Peterborough) Ltd., dated February 28, 2023 which illustrates the existing structures and proposed addition and deck.

**The Right to Appeal:**

Any person may attend the electronic/virtual public meeting and make written and/or verbal submissions either in support of or in opposition to the proposed minor variance. To make arrangements to attend the virtual meeting please contact the Acting Clerk by email at [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting. It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

If you are aware of any person interested in, or affected by this application who has not received a copy of this Notice, you are requested to inform that person of this hearing.

If you wish to make written comments on this application, your comments must be forwarded to the Acting Clerk by e-mail to [martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca) no later than 4:00 p.m. on the day prior to the scheduled meeting.

If you fail to participate in the hearing and/or submit written comments, the hearing will proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice of the proceedings.

**Related Applications:** Douro-Dummer Building Permit File DD-2022-1211.

**Additional Information** relating to the proposed minor variance is available by contacting the undersigned and is available for public inspection online at: <https://www.dourodummer.ca/modules/news/en>

**A Copy of the Notice of Decision** of the Committee will be sent to the Applicant and to each person who appears in person or by counsel at the hearing and who has filed with the Clerk a written request for notice of the decision.

**Accessibility:** If you have accessibility needs and require alternative formats or other accommodations, please contact the undersigned.

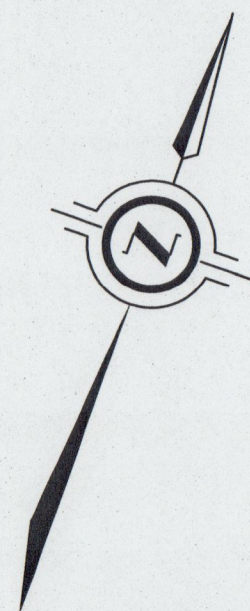
**Privacy Disclosure:** All written submissions, documents, correspondence, e-mails or other communications (including your name and address) are collected under the authority of the *Planning Act* and become part of the public record and may be made available for public viewing or distribution. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

Dated this 8th day of March, 2023 at the Township of Douro-Dummer.

Martina Chait-Hartwig, Acting Clerk  
Secretary/Treasurer, Committee of Adjustment  
705-652-8392 Ext. 210  
[martinac@dourodummer.on.ca](mailto:martinac@dourodummer.on.ca)

Christina Coulter  
Planner  
705-652-8392 Ext. 226  
[christinac@dourodummer.on.ca](mailto:christinac@dourodummer.on.ca)





PART 1  
PLAN 45R-13600

PART 1  
PLAN 45R-12217

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY OF  
PART OF LOTS 1 & 2  
CONCESSION 10  
GEOGRAPHIC TOWNSHIP OF DOURO  
NOW IN THE  
TOWNSHIP OF DOURO-DUMMER  
COUNTY OF PETERBOROUGH

SCALE 1 : 400  
10 0 10 20 30 metres

ELLIOTT AND PARR (PETERBOROUGH), A DIVISION OF J.D. BARNES LIMITED  
© COPYRIGHT 2023

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**PART 2 - SURVEY REPORT**

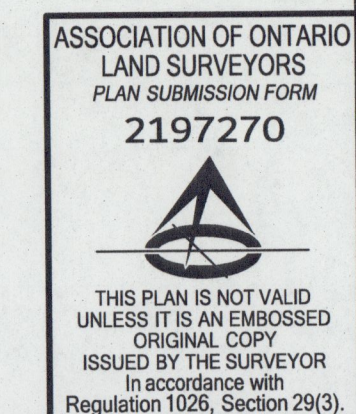
- DESCRIPTION  
PART OF LOTS 1 & 2, CONCESSION 10
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
NONE
- BOUNDARY FEATURES  
NONE
- ZONING COMPLIANCE  
NOT CERTIFIED BY THIS REPORT
- ADDITIONAL REMARKS  
NONE

**NOTES**

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 2 ON PLAN 45R-13600, HAVING A BEARING OF N 19°24'00" W.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION.

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
WIT.	DENOTES	WITNESS
E&P	DENOTES	ELLIOTT AND PARR (PETERBOROUGH) LTD. O.L.S.
873	DENOTES	W.A. BENINGER SURVEYING LTD. O.L.S.
1409	DENOTES	W.R. WOLLERMAN SURVEYING INC. O.L.S.
P1	DENOTES	PLAN 45R-13600
P2	DENOTES	PLAN 45R-3387
MEAS.	DENOTES	MEASURED
UP	DENOTES	UTILITY POLE
AN	DENOTES	ANCHOR
GM	DENOTES	GAS METER
A/C	DENOTES	AIR CONDITIONING UNIT



**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON FEBRUARY 24, 2023.

FEBRUARY 28, 2023  
DATE

STEPHEN W. OLENDER  
ONTARIO LAND SURVEYOR

THIS PLAN IS TO BE READ IN CONJUNCTION WITH PART 2 - SURVEY REPORT  
DATED: FEBRUARY 28, 2023

PREPARED FOR: ERIC BELANGER

	<b>Elliott and Parr</b> (PETERBOROUGH)		SURVEYING MAPPING GIS
	A Division of <b>J. D. Barnes Limited</b>		
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2 T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com			
DRAWN BY: ES	CHECKED BY: SWO	REFERENCE NO.: 23-19-039-00	
FILE: E&P D00 10-2		DATED: 02/28/2023	

PLOTTED: 2/28/2023

PART 3  
PLAN 45R-3387

PIN 28174-0076(LT)

PART 2  
PLAN 45R-13600

PIN 28174-0107(LT)

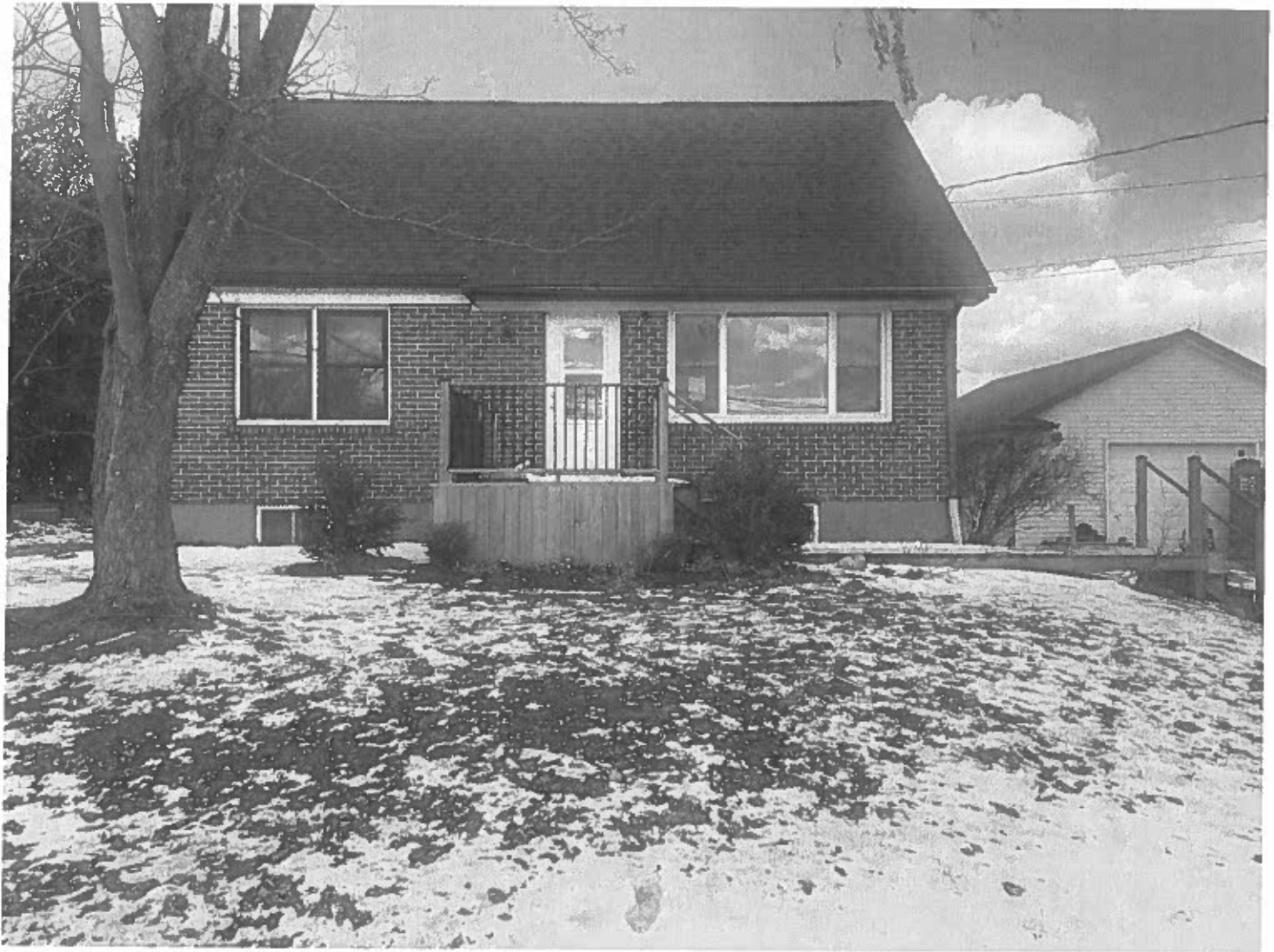
PART 1  
PLAN 45R-8403

LOT 2

LOT 1

COUNTY ROAD No. 4  
KNOWN AS WARSAW ROAD  
(EXPROPRIATION PLAN R115006)  
PIN 28174-0106(LT)











0.053 setback  
on back  
corner.















**From:** [Martina Chait](#)  
**To:** [Paul Voskamp](#)  
**Cc:** [Christina Coulter](#)  
**Subject:** RE: DD-2022-1211 minor variance meeting.  
**Date:** March 16, 2023 11:25:28 AM

---

Hi Paul,

Thank you for your comments, we will present them at the Committee of Adjustment meeting next week.

All the best,

Martina

-----Original Message-----

From: Paul Voskamp <[mrvoskamp@hotmail.com](mailto:mrvoskamp@hotmail.com)>  
Sent: Thursday, March 16, 2023 11:19 AM  
To: Martina Chait <[MartinaC@dourodummer.on.ca](mailto:MartinaC@dourodummer.on.ca)>  
Cc: Paul Voskamp <[mrvoskamp@hotmail.com](mailto:mrvoskamp@hotmail.com)>  
Subject: DD-2022-1211 minor variance meeting.

Hello.

I am in full support for granting the minor variance for Eric and Karly Belanger on the March 24 meeting.

Thank you.

Paul Voskamp  
150 County Road 4  
Douro Dummer.  
705 977 0024  
Sent from my iPhone

**From:** [Martina Chait](#)  
**To:** [Kory Shaughnessy](#)  
**Cc:** [Christina Coulter](#)  
**Subject:** RE: Belanger renovation meeting  
**Date:** March 16, 2023 12:19:41 PM

---

Hi Kory,

Thank you for your comments they will be shared at the Committee of Adjustment meeting on March 24<sup>th</sup>, 2023.

All the best,

Martina

---

**From:** Kory Shaughnessy <kory\_shaughnessy@kprdsb.ca>  
**Sent:** Thursday, March 16, 2023 12:10 PM  
**To:** Martina Chait <MartinaC@dourodummer.on.ca>  
**Subject:** Belanger renovation meeting

Hi there,

My name is Kory Shaughnessy and I live next door to Eric and Karlie Belanger on county road 4. My wife and I live at 154 county road 4. I am emailing in response to the meeting regarding their renovations and the 4 cm difference.

I have seen the stress, financial hardship and chaos the newly married Belanger's have gone through because of this. As not only a neighbour, but a resident of the township, I find this quite surprising and disappointing that so much effort/time/money is being put into such a small matter. 4 centimetres is quite small and I would much rather see the townships efforts go into matters of more importance.

We happily support Eric and Karlie's renovation and the 4cm difference. I know we are not the only ones as well.

Thank you,

Kory Shaughnessy

**From:** [Martina Chait](#)  
**To:** [Gerryclancy](#)  
**Cc:** [Christina Coulter](#)  
**Subject:** RE: March 24 Meeting  
**Date:** March 17, 2023 8:45:15 AM

---

Hi Gerry,

I hope you are doing well. Thank you for the comments, they will be shared with the Committee at the meeting on March 24th, 2023.

Martina

-----Original Message-----

From: Gerryclancy <slc@cogeco.ca>  
Sent: Thursday, March 16, 2023 4:55 PM  
To: Martina Chait <MartinaC@dourodummer.on.ca>  
Subject: March 24 Meeting

Hi Martina I am sending this email in support of my neighbours Eric and Karlie Belanger in the application in regards to the minor variance for the addition to their home on county road 4 regards Gerry Clancy

Sent from my iPhone





# TRAINING & EDUCATION

## OACA Business

Training & Education

- [Primer on Planning](#)
- [Committee of Adjustment Training](#)
- [Register for COA Training](#)
- [Upcoming Events](#)
- [2023 Conference Registration](#)

## Committee of Adjustment Training

Register for Committee of Adjustment Training

### Committee of Adjustment Training - Video Series

In support of education, this video series will assist OACA in reaching members across the Province. The release of these videos is aimed to assist Secretary Treasurers with training newly appointed Committee members at the start of their term. The series consists of six (6) videos, each approximately 10 - 15 minutes in length together with PDF handouts for participants. After each video, users will be prompted to take a quiz electronically or alternatively a hard copy of the quiz can be printed. Videos can be used to supplement municipal training material.

**Registration can be done at any time, and there are no "terms" or "semesters" associated with the program. Once you register and enroll for the course you will have unlimited access to the videos for a three-week period. If you require additional time to complete your training, please email [contactus@oaca.info](mailto:contactus@oaca.info) to arrange.**

**Updates to the Committee Member Video Training Series are now available! As of January 2023, we have updated the Committee Member Video Training Series to reflect current changes to the Planning Act. New registrants will automatically have access to the new content.**

### Cost:

#### Municipal Rate - \$310.00

It is recommended that Secretary Treasurers purchase this option to provide group training sessions to members of their Committee. This rate has been established **per municipality**, therefore if multiple municipalities wish to participate in group training (together), each municipality must separately purchase the video series.

#### Individual Rate - \$67.00

This rate is being offered to individuals that **do not have access to municipal group training**. An individual user cannot distribute the link or any materials to any other individual without written consent from OACA.

**Please note that once purchased a link to the video series will be provided. Access to the courses will be time limited, it is suggested that you commence training as soon as possible upon registration.**



Video topics include:

Volume 1: A Planning Overview

This introductory module of the Committee Member Training Video Series outlines the planning framework in Ontario and provides critical information that decision-makers need.

Volume 2: Consents

This course provides an overview of the consent process in Ontario.

Volume 3: Minor Variances

This course provides an overview of the legislative requirements and criteria for rendering decisions on Minor Variance applications.

Volume 4: The Site Visit

This course provides committee members with information regarding what to look for during a site visit for Consent and Minor Variance applications.

Volume 5: Meeting Protocol

This course sets out the basic legislation and protocol for meetings of committees that hear Consent and Minor Variance applications in the Province of Ontario.

Volume 6: Conflict of Interest

This course provides committee members with a basic understanding of the conflict of interest legislation in Ontario and how it impacts their function.

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**Disclaimer:** The information provided by OACA in this video series is for general information purposes only. All information is provided in good faith, however we make no representation or warranty of any kind express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of information. Under no circumstance shall OACA have any liability for any loss or damage of any kind incurred as a result of the use of these videos or reliance upon any information provided. The videos are the property of OACA and shall be used solely by the purchaser for municipal training purposes. The videos and/or handout materials shall not be duplicated or distributed by the purchaser to any other persons for any purpose without the express written permission of OACA

