



Township of Douro-Dummer Agenda for a Regular Meeting of Council

Tuesday, September 3, 2024, 5:00 p.m.
Council Chambers in the Municipal Building

Please note, that Council may, by general consensus, change the order of the agenda, without prior notification, in order to expedite the efficiency of conducting business.

Hybrid Meetings

Regular and Special meetings of Council are being held in person and electronically. Regular Meetings are recorded and live-streamed on the Township YouTube channel. Special Meetings will be recorded and live-streamed where feasible.

To watch the meeting live or access a recording please visit the Township's YouTube Channel
https://www.youtube.com/channel/UCPpzm-uRBZRDjB89o2X6R_A

Please contact the Clerk if you require an alternative method to virtually attend the meeting.
martinac@dourodummer.on.ca or 705-652-8392 x210

	Pages
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2. Land Acknowledgement	
3. Moment of Silent Reflection	
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	Section 239 (2) of the Municipal Act, 2001, S.O. 2001, c. 25 (b) personal matters about an identifiable individual, including municipal or local board employees (personnel);	
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22. Adjournment

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

**August 6, 2024, 5:00 PM
Council Chambers in the Municipal Building**

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

Staff Present: Interim CAO, Mike Rutter
Clerk - Martina Chait-Hartwig
Interim Treasurer - Paul Creamer

1. Call to Order

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

2. Land Acknowledgement

The Mayor recited the Land Acknowledgement.

3. Moment of Silent Reflection

Council observed a moment of silent reflection.

4. Disclosure of Pecuniary Interest:

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. Councilor Johnston declare the pecuniary interest on agenda Item 6.1 Special Council Minutes July 23, 2024 and Councilor Vervoort declare a pecuniary interest on agenda Item 7.3 Municipal Appraisal Forms (MAF) for Severance File B-53-24.

5. Adoption of Agenda: August 6, 2024

Resolution Number 261-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the agenda for the Regular Council Meeting, dated August 6, 2024, be adopted, as amended.

Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Special Council Minutes June 5, June 18, June 24, July 11, July 23 and Emergency Council Minutes June 28, 2024

Resolution Number 262-2024

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the Minutes from the Special Council Meeting held on June 5, June 18, June 24, July 11 and Emergency Council Minutes June 28, 2024, all be received and approved.

Carried

Resolution Number 263-2024

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the Minutes from the Special Council Meeting held on July 23, 2024 be received and approved.

Carried

Councillor Johnston declared a conflict on this item and did not participate in the vote and left the Council chamber.

6.2 Regular Council Meeting Minutes - June 18, 2024

Resolution Number 264-2024

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the Minutes from the Regular Council Meeting held on June 18, 2024, be received and approved.

Carried

7. Consent Agenda (Reports voted upon by ONE motion) - No Debate
- 7.1 County of Peterborough Council Minutes - June 5, 2024
- 7.2 Technical Advisory Committee (TAC) Modification Meeting No.7 Minutes - June 20, 2024
- 7.3 Municipal Appraisal Forms (MAF) for Severance Files B-53-24, B-56-24, File B-60-24, File B-61-24, File B-65-24 and File B-66-24
- 7.4 Eastern Ontario Wardens' Caucus (EOWC) - Municipal Infrastructure Policy Paper and June 2024 Newsletter
- 7.5 Ministry of Natural Resources - Streamlining of approvals under the Aggregate Resources Act and supporting policy
- 7.6 Ministry of Municipal Affairs and Housing - Planning Act and Development Charges Act Regulations - Build More Homes Act, 2024 (Bill 185)
- 7.7 Ontario Provincial Police (OPP) and the Provincial Police Association (OPPA) - Notice of new Agreements

Resolution Number 265-2024

Moved by: Councillor Johnston

Seconded by: Councillor Watt

That the Consent Agenda for August 6, 2024 be received. Carried

Councillor Vervoort declared a conflict on this item 7.3 and did not participate in the vote.

8. Delegations, Petitions, Presentations or Public Meetings:

- 8.1 Public Meeting - Douro-Dummer 2024 Development Charges By-law

Resolution Number 266-2024

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the Public Meeting regarding the Douro-Dummer 2024 Development Charges By-law be declared open. (5:06 p.m.) Carried

In attendance: Daryl Abbs, Watson & Associates Economics LTD

In-person comments: Linda Parson, Resident asked about Non-profit Senior Facilities.

Written Comment received: None

Councillor Vervoort arrived at this time 5:24 p.m.

Resolution Number 267-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That the Public Meeting regarding the Douro-Dummer 2024 Development Charges By-law be declared closed. (5:38 p.m.) Carried

Resolution Number 268-2024

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the presentation from Daryl Abbs, Watson & Associates Economics Ltd. regarding the Township of Douro-Dummer 2024 Development Charges By-law be received. Carried

- 8.2 Presentation - Kim Blackwell from Volunteer Peterborough - Bridging the Gap in the Peterborough-Nogojiwanong Region - Cancelled

9. Public Comment Period - No Debate or Decision: None

10. Staff Reports

- 10.1 Report and Capital Project Status

Resolution Number 269-2024

Moved by: Councillor Watt

Seconded by: Councillor Johnston

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

10.2 Peterborough County OPP Detachment Board Terms of Reference, Clerk's Office-2024-12

Resolution Number 270-2024

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the report, dated August 6, 2024 regarding the Peterborough County OPP Detachment Board Terms of Reference be received and that the draft Terms of Reference be approved. Carried

Resolution Number 271-2024

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That Councillor Watt will act as an alternate member of the Peterborough County OPP Detachment Board in Mayor Watson's absence. Carried

10.3 Request to Stop-up, Close and Sell part of Sixth Line Road North Road Allowance - Little, Clerk's Office-2024-16

Resolution Number 272-2024

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the report, dated August 6, 2024, regarding the Request to Stop-up, Close and Sell a portion of the Sixth Line Road North Dummer Road Allowance be received and that staff be directed to begin working through the procedures outlined in Policy T6 and bring a report back to Council once the public commenting period is complete. Carried

10.4 Enbridge Franchise Renewal Agreement, C.A.O.-2024-20

Resolution Number 273-2024

Moved by: Councillor Johnston

Seconded by: Councillor Vervoort

That the C.A.O.-2024-20 report, dated August 6, 2024 regarding the Enbridge Gas Inc. Franchise Agreement Renewal be received;

AND BE IT HEREBY RESOLVED THAT:

1. This Council approves the form of draft by-law and franchise agreement attached hereto and authorizes the submission thereof to the Ontario Energy Board for approval pursuant to the provisions of Section 9 of the Municipal Franchises Act.
2. This Council requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the attached draft by-law and franchise agreement pertaining to the Corporation of the Township of Douro-Dummer is not necessarily pursuant to the provisions of Section 9(4) of the Municipal Franchises Act.
3. That the By-law be brought back to Council for final reading once the Decision and Order from the Ontario Energy Board have been issued.

Carried

11. Committee Minutes and Other Reports:

11.1 Douro-Dummer Public Library Board Meeting Minutes - May 14, 2024

11.2 Committee of the Whole Meeting Minutes - June 25, 2024

Resolution Number 274-2024

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the minutes from the Public Library Board Meeting minutes held on May 14, 2024, be received and that the Committee of the Whole Meeting minutes held on June 25, 2024, be received and approved.

Carried

12. Correspondence – Action Items:

12.1 Yancy & Michele Eddie - Road Maintenance and Gravel Request for Forbes Lane.

Resolution Number 275-2024

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That the letter from Yancy and Michele Eddie regarding road maintenance and the request for gravel on Forbes Lane be received and gravel and culverts provided as discussed. This request will need to be submitted annually for review by Council.

Carried

12.2 Marie Howran - Letter Regarding Building Department Discussions

Resolution Number 276-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Vervoort

That the letter from Marie Howran regarding Building Department discussions be received.

Carried

12.3 Richard J.Taylor - Letter Regarding Mary Young's Presentation to Council on June 18, 2024

Resolution Number 277-2024

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the letter from Richard J. Taylor concerning Mary Young's presentation to the Council on June 18, 2024, be received and a copy of the letter be sent to Mary Young.

Carried

12.4 Baker Tilly - 2022 Consolidated Financial Statements for Township

Resolution Number 278-2024

Moved by: Councillor Vervoort
 Seconded by: Deputy Mayor Nelson

That the Township's 2022 Consolidated Financial Statements, prepared by Baker Tilly, be received. Carried

12.5 AMO - Request for support of AMO/OMA Joint Resolution Campaign on Physician Shortage

Resolution Number 279-2024

Moved by: Deputy Mayor Nelson
 Seconded by: Councillor Johnston

The letter from AMO requesting support for the AMO/OMA Joint Resolution Campaign on the Physician Shortage be received and supported. Carried

12.6 Children's Aid Societies OPSEU Local 334 - Letter regarding Funding Request to Province

Resolution Number 280-2024

Moved by: Councillor Johnston
 Seconded by: Councillor Watt

That the letter from the Children's Aid Societies OPSEU Local 334 regarding Funding Request to Province be received and supported. Carried

12.7 Township of Otonabee-South Monaghan - Regulations for the Importation and Safe Use of Lithium-ion Batteries

Resolution Number 281-2024

Moved by: Councillor Watt
 Seconded by: Councillor Johnston

That a letter from the Township of Otonabee-South Monaghan regarding the regulations for the importation and safe use of lithium-ion batteries be supported and provide this information to public. Carried

12.8 The Township of Bonnechere Valley - Resolution to Support Increase to Infrastructure Funding

Resolution Number 282-2024

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

That a letter from The Township of Bonnechere Valley regarding the request to support an increase in infrastructure funding from higher levels of government be received and supported. Carried

13. By-laws:

13.1 By-law 2024-43 - To Enter into an Agreement with the Association of Municipalities of Ontario (AMO) for the Canada Community-Building Fund

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the By-law 2024-43 to enter into an Agreement with the Association of Municipalities of Ontario (AMO) for the Canada Community-Building Fund, be passed, in open Council this 6th day of August, 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

13.2 By-law 2024-44 - Township of Douro-Dummer Development Charges By-law

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That By-law Number 2024-44 to provide the Township of Douro-Dummer Development Charges By-law, be passed, in open Council this 6th day of August, 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

13.3 By-law 2024-45 - To authorize a Franchise Agreement Between the Township of Douro-Dummer and Enbridge Gas Inc.

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the By-law Number 2024-45, authorizing the signing of the Franchise Agreement Between the Township of Douro-Dummer and Enbridge Gas Inc. pass first and second reading, in open Council this 6th day of August 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

14. Reports derived from previous Notice of Motions: None

15. Notices of Motion - No Debate: None

16. Announcements:

Councillor Johnston: The Douro-Doings event will be held on Labor Day weekend along with the 50th Anniversary celebrations of the Douro Park on September 2nd, 2024.

Councillor Watt: Provided thanks to everyone who coordinated and helped celebrate the 50th anniversary of Leahy's Farm and Market.

17. Closed Session:

17.1 Approval Closed Session Minutes

17.2 Report regarding potential sale of land - Clerk's Office 2024 -13

17.3 Staffing Update - C.A.O. Office-2024

Resolution Number 282-2024

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

Section 239 (2) of the Municipal Act, 2001, S.O. 2001, c. 25

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

(c) a proposed or pending acquisition or disposition of land by the municipality or local board; (6:05 p.m.). Carried

18. Rise from Closed Session with or without a Report:**Resolution Number 283-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the Council rise from the closed session with a report (6:25 p.m.). Carried

19. Matters Arising from Closed Session:

That the Council received the letter of retirement from the Township Planner with thanks.

20. Confirming By-law 2024-46

Moved by: Councillor Vervoort

Seconded by: Deputy Mayor Nelson

That By-law Number 2024-46, being a By-law to confirm the proceedings of the Regular Meeting of Council, held on the 6th day of August 2024, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto. Carried

21. Next Meeting:

Committee of the Whole - August 13, 2024 at 10:00 a.m.

Regular Council Meeting - September 3, 2024

22. Adjournment**Resolution Number 284-2024**

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That this meeting adjourn at 6:26 p.m. Carried

 Mayor, Heather Watson

 Clerk, Martina Chait-Hartwig

**Minutes of the Special Closed Meeting of Council of the
Township of Douro-Dummer
August 13, 2024, 8:40 AM
Council Chambers**

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

Member Absent: Councillor Adam Vervoort

Staff Present: Clerk - Martina Chait-Hartwig

1. Call to Order

The Mayor called the meeting to order at 8:50 a.m.

2. Land Acknowledgment

The Mayor recited the Land Acknowledgement.

3. Declaration of Pecuniary Interest

The Mayor reminded members of Council of their obligation to declare any pecuniary interest they might have. None were declared.

4. Approval of Closed Session Agenda - August 13, 2024

Resolution Number 288-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the agenda for the Special Closed Session Council meeting, dated August 13, 2024, be adopted, as circulated. Carried

5. Move into Closed Session

Resolution Number 289-2024

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That Council move into Close Session for the matters under Section 239 (2) of the Municipal Act, 2001, S.O. 2001, c. 25(b) personal matters about an identifiable individual, including municipal or local board employee (CAO Recruitment). (8:51 a.m.)

Carried

6. Rise from Closed Session with or without a Report

Resolution Number 290-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That Council come out of closed session at 9:48 p.m. without a report.

Carried

7. Confirming By-law - 2024-47

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That By-law Number 2024-47, being a By-law to confirm the proceedings of the Special Closed Meeting of Council, held on the 13th day of August, 2024, be passed in open Council and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto.

Carried

8. Adjournment

Resolution Number 291-2024

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That this meeting adjourn at 9:49 a.m.

Carried

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Minutes County Council - Regular Meeting



9:30 AM - Wednesday, June 26, 2024

Electronic Participation

The meeting was held hybrid (in-person and electronic) and was streamed live on the County of Peterborough's YouTube channel ([Part 1](#) and [Part 2](#)).

Present: Warden Bonnie Clark, Councillor Carolyn Amyotte, Councillor Carol Armstrong, Councillor Ron Black, Councillor Lori Burt, Councillor Matthew Graham, Councillor Ryan Huntley, Councillor Terry Lamshead, Councillor Jim Martin, Councillor Harold Nelson, Councillor Joe Taylor, Councillor Heather Watson, Councillor Hart Webb, Councillor Jim Whelan, and Councillor Pat Wilford

Regrets: Deputy Warden Sherry Senis

Staff Present: Chief Administrative Officer Sheridan Graham; Senior Director of Emergency & Shared Services/Deputy CAO Randy Mellow; Chief Information Officer/Chief Financial Officer and Senior Director of Corporate Services Jennifer Stover; Director of Strategic Services Lynn Fawn; Senior Director of Planning and Public Works Bryan Weir; Director of Legislative Services/Clerk Kari Stevenson; Chief of Paramedics Patricia Bromfield; Director of Planning Iain Mudd; Manager of Communications Tracie Bertrand; General Manager of People Services Allison Young; Deputy Chief of Operations Ryan Moloney;

1. Call To Order

Warden Clark called the meeting to order at 9:30 a.m.

2. Land Acknowledgement

3. Moment of Silent Reflection/Silence

4. Adoption of Agenda

Resolution No. 156-2024

Moved by Councillor Webb

Seconded by Councillor Amyotte

That the agenda be adopted as circulated.

5. Disclosure of Interest

There were no disclosures of interest.

6. Adoption of Minutes

Resolution No. 157-2024

Moved by Councillor Lambshead
Seconded by Councillor Huntley

That the minutes of the Regular Council meeting of June 5, 2024, be adopted as circulated.

Carried

7. Delegations and Presentations

- a. **Richard Steiginga, Partner, Baker Tilly KDN LLP**
Veronica Mason, Senior Manager, Baker Tilly KDN LLP
Re: 2023 Audited Financial Statements

Resolution No. 158-2024

Moved by Councillor Whelan
Seconded by Councillor Armstrong

That the presentation from Baker Tilly KDN LLP regarding the 2023 Audited Financial Statements be received.

Carried

8. Consent Items

Note: All matters listed under Consent Items are considered to be routine, housekeeping, information or non-controversial in nature and to facilitate Council's consideration can be approved by one motion.

- a. **Kari Stevenson, Director, Legislative Services/Clerk**
Re: Agreement with AMO for the transfer and use of the Canada Community-Building Fund ("CCBF")
- b. **Staff Reports**
Michelle Fisher, General Manager, Finance/Deputy Treasurer
Re: FIN 2024-14 2023 Treasurer's Statement of Development Charge Revenue
- c. **Correspondence Report**
Re: CPS 2024-19 Correspondence Report
- d. **Committee Minutes**
Finance Committee
Re: Minutes of June 14, 2024

- e. **Committee Minutes**
Lang Pioneer Village Museum Advisory Committee
Re: Minutes of May 28, 2024
- f. **Liaison Reports from External Committees, Boards and Agencies**
Age-Friendly Peterborough Advisory Committee
Re: Minutes of June 4, 2024
- g. **Liaison Reports from External Committees, Boards and Agencies**
Fairhaven Board of Directors
Re: Minutes of May 8, 2024

Item 8.b. was pulled from the Consent Agenda to be dealt with separately.

The entire correspondence report, item 8.c., was also pulled from the Consent Agenda to be dealt with separately.

Resolution No. 159-2024

Moved by Councillor Black
Seconded by Councillor Burt

That report FIN 2024-14 2023 Treasurer's Statement of Development Charge Revenue be received.

Carried

Resolution No. 160-2024

Moved by Councillor Watson
Seconded by Councillor Graham

That the EOWC's resolution regarding the 2024 Infrastructure Policy Paper be supported; and,

That a letter of support be sent to the local MPs and MPPs.

Carried

Resolution No. 161-2024

Moved by Councillor Martin
Seconded by Councillor Wilford

That the balance of the Correspondence Report be received.

Carried

Resolution No. 162-2024

Moved by Councillor Lambshead
Seconded by Councillor Nelson

That the agreement between the County and AMO for the transfer and use of the Canada Community-Building Fund be approved; and,

That the minutes of the Finance Committee meeting dated June 14, 2024, be adopted; and,

That the amended Terms of Reference for the Finance Committee be approved; and,

That the minutes of the Lang Village Museum Advisory Committee meeting dated May 28, 2024, be adopted; and,

That the minutes of the Age-Friendly Peterborough Advisory Committee meeting on June 4, 2024, be received; and,

That the minutes of the Fairhaven Board of Directors meeting on May 8, 2024 be received.

Carried

9. Staff Reports - Direction

- a. Sheridan Graham, CAO, Deputy Clerk, Deputy Treasurer
Re: CAO 2024-15 Communal Servicing Options - Peterborough County**

Resolution No. 163-2024

Moved by Councillor Armstrong
Seconded by Councillor Amyotte

That Report CAO 2024-15 Communal Servicing Options - Peterborough County be received; and,

That staff be authorized to enter into an agreement with the Eastern Ontario Regional Network (EORN) for Joint Projects and Related Funding for Communal Servicing Projects of Mutual Benefit; and,

That the draft letter attached be approved and sent to EORN in support of communal decentralized servicing projects and their application to the CMHC Housing Supply Challenge.

Carried

- b. Patricia Bromfield, Chief of Paramedics
Ryan Moloney, Deputy Chief of Operations
Re: PAR 2024-04 Pre-Purchase Approval for Supply & Delivery of Four (4) Ambulances**

Resolution No. 164-2024

Moved by Councillor Graham
Seconded by Councillor Black

That report PAR 2024-04 Pre-Purchase Approval for Supply & Delivery of Four (4) Ambulances be received; and,

That the Limited Tendering acquisition of Four (4) New Ambulances through Crestline Coach Ltd. in the estimated amount of \$994,351 (net of refundable HST) be approved based on the replacement schedule, under pre-budget approval.

Carried

10. Notices of Motion

11. Announcements

Councillor Graham announced that a Canada Day event will be held at the Cavan Monaghan Community Centre on Monday, July 1st between 11a.m. and 2p.m.

Warden Clark advised that Peterborough Musicfest will begin this Saturday, June 29th at Del Crary Park.

Warden Clark announced that there will be a Canada Day parade in Keene on Monday, July 1st at 10 a.m.

Warden Clark announced that Peterborough County's Waste Management and Communications divisions were awarded a 2024 Promotion and Education Award from the Municipal Waste Association. The award was won in the print tool category for the Blue Box Transition. The Warden congratulated both divisions on their great work.

12. Closed Session

Under the authority of the Municipal Act, 2001, S.O. 2001, c. 25, S. 239(2) to consider:

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (position applied to negotiations).

Resolution No. 165-2024

Moved by Councillor Webb
Seconded by Councillor Burt

That Council move into Closed Session at 10:21 a.m. under Section 239 (2) (k) of the Municipal Act, 2001.

Carried

13. Rise from Closed Session

Resolution No. 166-2024

Moved by Councillor Wilford
Seconded by Councillor Armstrong

That Council rise from closed session at 11:41 a.m.

Carried

14. Matters Arising from Closed Session

Resolution No. 167-2024

Moved by Councillor Burt
Seconded by Councillor Amyotte

That the minutes of the Closed Session dated May 1, 2024 be adopted.

Carried

15. By-laws

- a. By-law No. 2024-28 being, "A by-law to authorize the borrowing of money to meet current expenditures for the year of 2025".
- b. By-law No. 2024-29 being, "A by-law to authorize the Corporation of the County of Peterborough to enter into an agreement with The Association of Municipalities of Ontario for the transfer and use of the Canada Community-Building Fund (CCBF)".

Resolution No. 168-2024

Moved by Councillor Black
Seconded by Councillor Lambshead

That By-law Nos. 2024-28 and 2024-29 be read and passed and that these by-laws shall be signed by the Warden and Clerk and sealed with the Seal of the Corporation.

Carried

16. Confirming By-law

Resolution No. 169-2024

Moved by Councillor Armstrong
Seconded by Councillor Graham

That the confirming by-law to adopt, ratify, and confirm the actions of Council at today's meeting in respect to each report, motion, resolution or other action passed and taken by Council be adopted.

Carried

17. Adjournment

Resolution No. 170-2024

Moved by Councillor Nelson
Seconded by Councillor Webb

That the Council meeting adjourn at 11:43 a.m.

Carried



Warden, Bonnie Clark



Clerk, Kari Stevenson

County Official Plan Modifications

Meeting Minutes – July 25, 2024 Technical Advisory Committee OP Modification Meeting No. 8



Location: Committee Room, County Court House

Attendees: Arya Hejazi (HBM), Matt Wilkinson (CM), Emily Baker (OSM), Christina Coulter (DD), Madhupreeta Muralidhar (DD Student), Karen Ellis (CM), Ed Whitmore (AN), Derek Bertram (TL), Darryl Tighe (NK), Emily Fitzgerald (NK), Per Lundberg (SEL), Iain Mudd (County), Keziah Holden (County)

Regrets: Tom Cowie (Hiawatha FN), Kaitlin Hill (Curve Lake FN), Adele Arbour (TL), Barb Waldron (TL), Bryan Weir (County)

NOTE: Modification Meetings are being held to draft modifications to the new Official Plan to be consistent with the draft Provincial Planning Statement and as directed by County Council through report PPW 2023-17, and to incorporate Official Plan Amendments approved since the time of adoption of the new Official Plan.

Meeting started at 10:02am

Items and issues discussed at the meeting were as follows:

Revisit Previous Policy Review

- Time is scheduled at the start of each meeting that will allow TAC members to revisit any previous modifications, recognizing that additional thoughts or insight may be gained between meetings.
- TAC reviewed Section 10.3.3 (Water Supply and Sanitary Sewage Disposal) and the information pertaining to centralized and de-centralized servicing systems that was provided by CM Staff from their consultants.
 - TAC requested that definitions be added for both types of systems for clarity to members of the public and users of the new OP document
 - County Staff provided update with respect to a pilot project being run by the Eastern Ontario Regional Network (EORN) with funding from Canada Mortgage and Housing Corporation (CMHC). The project involves the study and creation of municipal services corporations which support communal servicing in rural communities (which includes de-centralized servicing systems). Frontenac County has already undertaken this work and is being followed closely as an example. A few sites in Peterborough County are being considered for this project.

Proposed Modifications based on draft PPS (2024)

- Reviewed Section 4.3.1 (Natural Core Area) and Section 4.3.2 (Parks and Conservation)
 - TAC agreed that responsible planning is needed, and that there is an ability to protect additional features that are not listed in the PPS. Need to be clear through policy and through mapping.
 - After much discussion, TAC agreed to rename the Natural Core Area designation to Provincially Significant Wetland and created policies consistent with the draft 2024 PPS. Intent is not to place the designation on any buffer area, and instead relate the designation/feature to the buffer area via policy text.
 - Keep language that allows for abutting land use designation to apply where it has been determined that wetland boundaries have changed and are no longer in the mapped locations.
 - Discussion about whether to include other natural heritage features in a new designation. This poses some issues since several features have not been mapped in the County (significant woodlands or valleylands for example), and other data cannot be released due to its sensitivity (species at risk observations). Recognizing other features through a land use designation provides a more accurate picture to casual users of the Official Plan.
 - TAC members are encouraged to consider this new designation approach, what features it may include, how it might be mapped and what policies it would include for discussion at next meeting.
- TAC briefly touched on Section 6.2 (Natural Heritage System Approach and Overlay) and Section 6.3 (Natural Heritage Features) to review policies as adopted.

Meeting adjourned at 12:01pm

County Official Plan Modifications

Meeting Minutes – August 15, 2024 Technical Advisory Committee OP Modification Meeting No. 9



Location: Committee Room, County Court House

Attendees: Arya Hejazi (HBM), Matt Wilkinson (CM), Emily Baker (OSM), Karen Ellis (CM), Ed Whitmore (AN), Derek Bertram (TL), Per Lundberg (SEL), Emily Fitzgerald (NK), Iain Mudd (County), Keziah Holden (County)

Regrets: Darryl Tighe (NK), Christina Coulter (DD), Madhupreeta Muralidhar (DD Student), Tom Cowie (Hiawatha FN), Kaitlin Hill (Curve Lake FN), Adele Arbour (TL), Barb Waldron (TL), Bryan Weir (County)

NOTE: Modification Meetings are being held to draft modifications to the new Official Plan to be consistent with the draft Provincial Planning Statement and as directed by County Council through report PPW 2023-17, and to incorporate Official Plan Amendments approved since the time of adoption of the new Official Plan.

Meeting started at 2:07pm

Items and issues discussed at the meeting were as follows:

Revisit Previous Policy Review

- Time is scheduled at the start of each meeting that will allow TAC members to revisit any previous modifications, recognizing that additional thoughts or insight may be gained between meetings.
- Previously noted that intensification target is currently set at 40 residents and jobs combined per hectare – County Staff still researching this to determine whether an alternative figure should be used as it has historically been a difficult number to reach.
- County Staff discussed the possibility of removing individual or clusters of residential lots from the Agriculture designation with MMAH. Province advised that direction has been to leave those lots in the Agriculture designation. These lots are largely developed with little opportunity for further severances. OP policy allows them to be in a different zoning category to recognize their residential use.
- Update on Watershed Plan was provided. The contract was awarded to Matrix Solutions Inc. County Staff will be meeting with Matrix in the next few weeks, and a Technical Advisory Committee will be formed specifically for the Watershed Plan.

- Discussion to be had with Risk Management Official with regard to new PPS policies and relationship with highly vulnerable aquifers/groundwater recharge areas.
- Direction from Council needed on whether language to address cross-border servicing, similar to that which was included in the City of Peterborough OP, should be included. It is anticipated that this would be included as part of the overall list of modifications put before Council.

Proposed Modifications based on draft PPS (2024)

- Preference of TAC is to create a new land use designation which highlights certain environmental features and provides direction on how these features are to be addressed at the time of development. Showing these features on the Land Use Schedules not only highlights their importance but provides the reader with a clearer overall picture of the constraints on a property.
 - Features included in this new designation are intended to maintain a level of protection that falls between the current requirements of the Growth Plan with the proposed requirements of the new PPS. There are many environmentally sensitive areas in the County that are not addressed by the PPS. The new OP should provide everyone with clear direction on all types of features.
 - New 'Environmentally Sensitive Area' designation will capture locally significant wetlands and a 30m vegetative buffer, provincially significant Areas of Natural and Scientific Interest (ANSI's), and a 30m vegetative buffer around streams. New lots may be created within these features, but may be required to demonstrate that there is a sufficient building envelope located outside of the feature and associated buffer. An Environmental Impact Study (EIS) may also be required in accordance with other policies of the Plan.
- Non-evaluated wetlands continue to be a complex feature to address due to the quality of the dataset and its vast coverage across the County. There are examples from all areas of the County where the data is correct, and also where it is inaccurate so there is no 'one size fits all' solution.
 - TAC has provided direction to show non-evaluated wetlands on an Environmental Schedule (these schedules already exist in the adopted OP) with policy text to provide direction that is specific to these features.
- Discussion around 30m water setback being applied to major rivers in the County vs a 30m vegetative buffer around streams. Direction to provide a definition for "waterbodies" to be created which clarifies where the 30m water setback is applicable.
- Natural Heritage System (NHS) was briefly discussed. Noted that the draft PPS only requires a Natural Heritage System in ecoregions 6E and 7E. The County of Peterborough is split between ecoregion 5E (north end of County) and 6E (south end of County).

- While there has been support for utilizing the Kawarthas Naturally Connected mapping as the NHS for the new OP, some Townships in ecoregion 5E may not wish to have it applied if it is not a requirement of the PPS.
- PPS does allow Official Plans to provide greater protection provided that such policies do not conflict with the PPS.
- Linkages will be key to the NHS since many of the other features within the system will be protected through other policies.

Meeting adjourned at 4:00pm



COUNTY OF PETERBOROUGH
MUNICIPAL APPRAISAL FORM

APPLICANT: Brad O'Neill (EcoVue)

FILE B - 57-24

LOT: 32, CON.: 10 MUNICIPAL WARD: Dummer

911 address: 2404 Julia's Shore Road East, Roll #: 1522-020-005-51904, Island # or other: _____

APPLICATION FOR: Creation of an easement

RECOMMENDATION:

Application conforms to the Official Plan. Severed parcel conforms to the Zoning By-Law. Retained parcel conforms to the Zoning By-Law. The Township recommends this application. If the application is approved, the following conditions are requested:

- 1. [] A test hole for the septic system be inspected, there is a fee to inspect test holes to ensure a septic system would be viable - current fees are \$150 per severed lot severed and applicant is responsible for the digging of the test holes.
2. [] _____
3. [] _____

Comments: Section 6.2.15.3 of the OP states that the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited within the Environmental Constraint designation except where buildings or structures are intended for flood or erosion control, landscape stabilization or essential utilities. Any works shall be in accordance with the regulations and the approval of the Otonabee Region Conservation Authority. The Planning Letter-Report prepared by EcoVue indicates there is no site alteration required to establish the easement.

**The application indicates that the depth of the severed and retained lots is 188.08 metres, however, the sketch submitted with the application identifies the depths between 88.08 metres and 73.05 metres. The Agent has confirmed the dimensions shown on the consent sketch are correct.

OFFICIAL PLAN:

Application conforms to the Township Official Plan policies, Section(s) 2.3.2.1, 7.12.21.

Severed Parcel:

- a) Proposed Use: to establish an easement for vehicular access, boat access and parking for the benefit of 1820 Stony Lake Island 115 (Roll No. 1522-020-005-83800).
b) Land Use Designation(s): Lakeshore Residential and Environmental Constraint.
c) The proposed use is a permitted one.
d) Special policies affecting the severed parcel (i.e. OPA): _____.

Retained Parcel(s):

- a) Proposed Use: Residential _____.
b) Land Use Designation(s): Lakeshore Residential and Environmental Constraint.
c) The proposed use is a permitted one.
d) Special policies affecting the retained parcel (i.e. OPA): _____.

ZONING BY-LAW:

Severed Parcel:

- a) The severed parcel conforms to the Township Zoning By-Law provisions, Section(s) 3.51.
b) [X] A rezoning is not required for the severed parcel.
c) [X] A minor variance is not required for the severed parcel.
d) The existing zoning of the severed parcel is: (LSR).
e) The recommended zoning of the severed parcel would be: _____.

Retained Parcel(s):

- a) The retained parcel conforms to the Township Zoning By-Law provisions, Section(s) 7.1.2, 3.11.3, 3.28.1.
b) [X] A rezoning is not required for the retained parcel.
c) [X] A minor variance is not required for the retained parcel.
d) The existing zoning of the retained parcel is: (LSR).
e) The recommended zoning of the retained parcel would be: _____.

General:

- a) If the severed and/or retained parcel(s) do not conform to the Zoning By-Law, Council supports a rezoning and/or minor variance.

Completed By: Christina Coulter

Date: August 20, 2024

Amended Date: _____

FILE: B-57-24
DATE: June 19, 2024

Notice of Application For Consent

- TO:
- Municipality
 - Planning Department
 - Public Health
 - Twp Septic Review
 - (ORCA) (CVCA) (KRCA) CP Rail
 - Public Works
 - City of Peterborough
 - Ministry of Transportation (K) (B)
 - Trent Severn Waterway
 - Chief, First Nation Council
 - Other
 - Bell Canada
 - KPR & PVNCCD School Boards

Pursuant to Section 3(8) of Ontario Regulation 197/96, under the Planning Act, I am enclosing a copy of an application for Consent, for your review and comments to the Peterborough County Land Division Office.

An application for Consent has been made by **Brad O'Neil**.

Purpose and Effect

The purpose of the application is to request the consent of the Land Division Office to the conveyance of a parcel of land having a frontage of approximately **42.41m** and an area of approximately **0.1228 hectares**.

The effect of the application is to create an easement for access to island property utilizing existing driveway

Location of Land

Municipality: (Ward of) **Dummer** Lot **32** Concession **10**. Plan _____ Block _____
911 Address: 2404 Julia's Shore Road East

Other Planning Act Applications: This land is the subject of the application is the subject of another application under the Planning Act for:

- Official Plan Amendment: File Number _____
- Zoning By-Law Amendment: File Number _____
- Minor Variance: File Number _____
- Minister's Zoning Order Amendment: File Number _____

Decision and Appeal

If you wish to be notified of the decision in respect of the proposed consent, you must make a written request to the Land Division Office at the address noted below.

If a person or public body, that files an appeal of a decision in respect of the proposed consent, does not make a written submission to the Land Division Office before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

Last Day for Receiving Comments:

Pursuant to Section 53 (14) of the Planning Act, if an application is made for a consent and a decision regarding the application is not made within 60 days after the day the application is received by the Land Division Office, the applicant may appeal to the Local Planning Appeal Tribunal. It is the policy of the Land Division Committee that there be 35 consecutive days allowed for agencies to submit their comments.

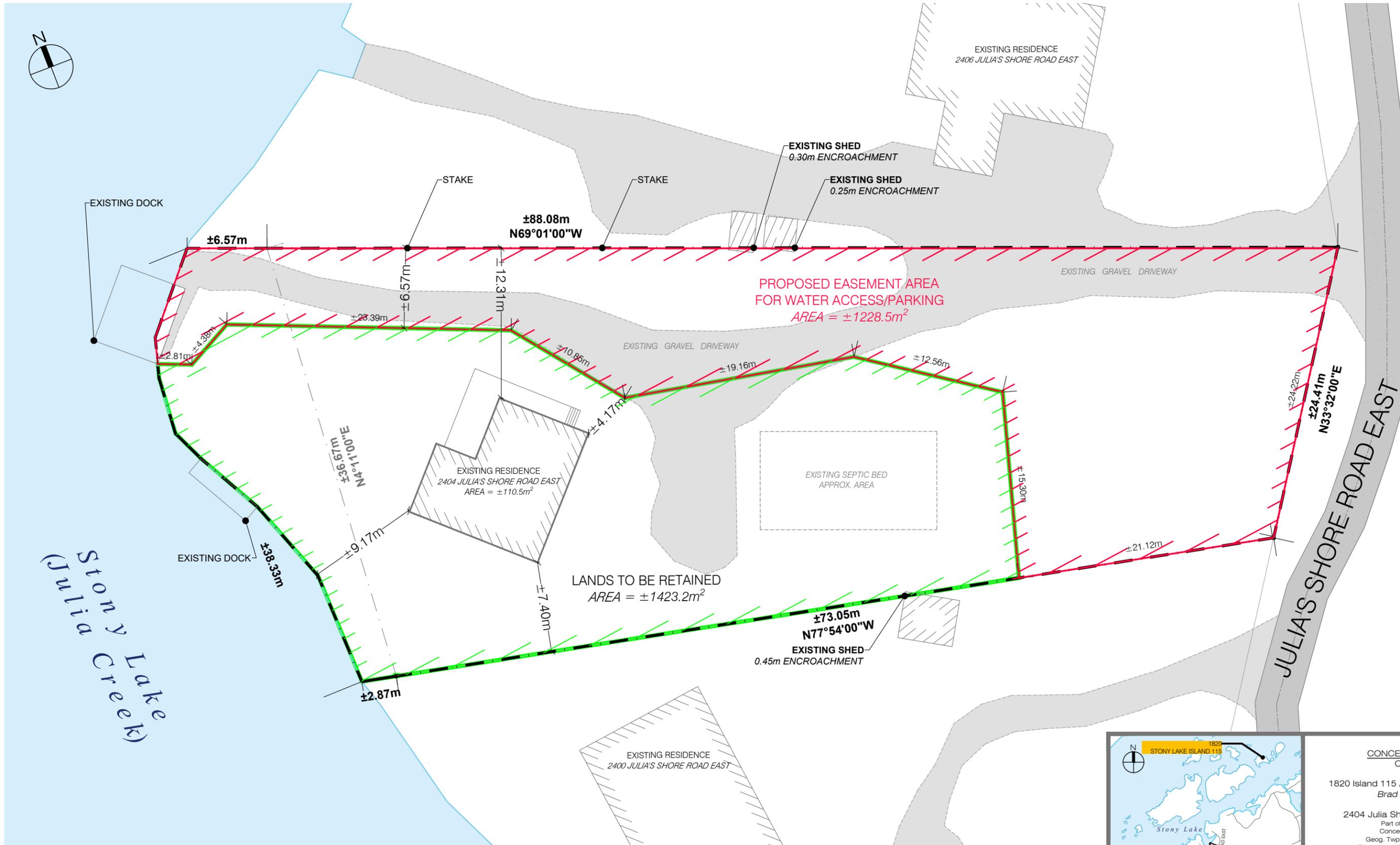
Therefore, your comments are required to be received prior to July 24, 2024. If comments are not received, prior to this date, the Committee may proceed with the hearing of this application.

Please quote the name of the applicant and the file number, which is located at the top right hand corner of the application form, on your correspondence which is directed to this office.

Additional information regarding this application will be available to the public for inspection between 8:30 a.m. to 4:30 p.m. - Monday to Friday at:

**County of Peterborough, Land Division Office,
County Court House, 470 Water Street, Peterborough, Ontario. K9H 3M3**

If you require this information in an accessible format, please contact Ann Hamilton at ahamilton@ptbocounty.ca 705-743-0380 extension 2406



- LEGEND**
- Subject Property
 - Proposed Easement Area
 - Lands to be Retained

NOTES:
 1. Property boundaries are approximate. Derived from survey sketch provided by Elliot and Parr Peterborough LTD. O.L.S., June 6th, 2017



CONCEPT PLAN
 CP1

1820 Island 115 Access Easement
 Brad O'Neill

2404 Julia Shore Road East
 Part of Lot 32
 Concession 10
 Geog. Twp. of Dummer
 Township of Douro-Dummer
 County of Peterborough

Project Number: 24-2690
 Drawn By: MC
 Horiz. Scale: 1:300
 Revision Date: April 29, 2024

311 George St N, Suite 200
 Peterborough, ON K9J 3H3
 T 705.876.8340 | F 705.742.8343

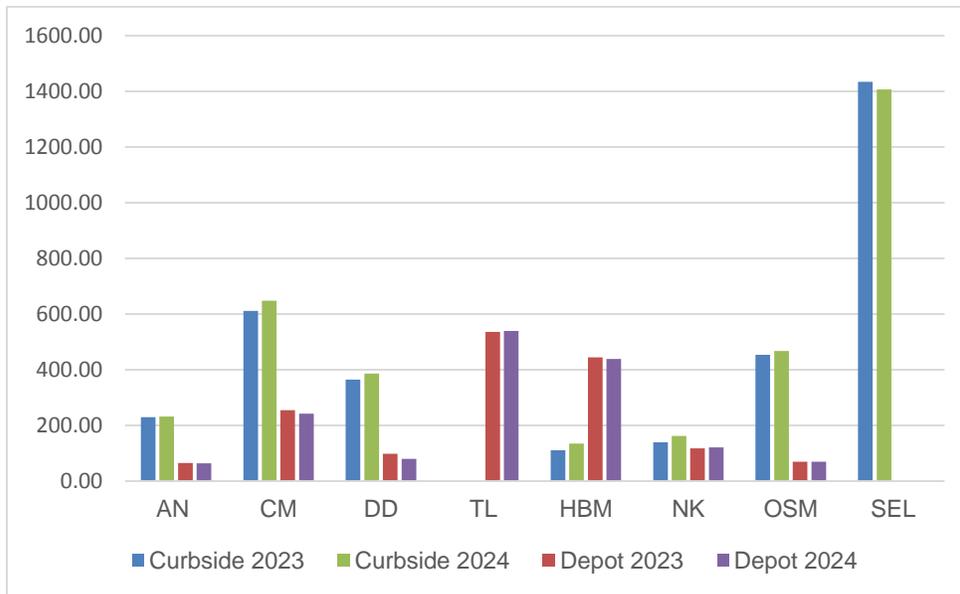
**Quarterly Garbage Report 2024
2nd Quarter Comparison
2023 to 2024**

2024 Garbage Tonnes by Quarter by Township

Township	Kg per Capita (YTD)	Year to Date	Jan to March	April to June	July to Sept	Oct to Dec
AN	28.87	294.84	141.37	153.47		
CM	47.38	890.04	418.77	471.27		
DD	24.59	464.89	211.71	253.18		
TL	13.56	538.80	220.45	318.35		
HBM	23.59	572.94	239.43	333.51		
NK	11.73	283.00	107.46	175.54		
OSM	33.57	536.38	260.21	276.17		
SEL*	33.36	1,406.79	682.50	724.29		
County	26.50	4,987.68	2,281.90	2,705.78		

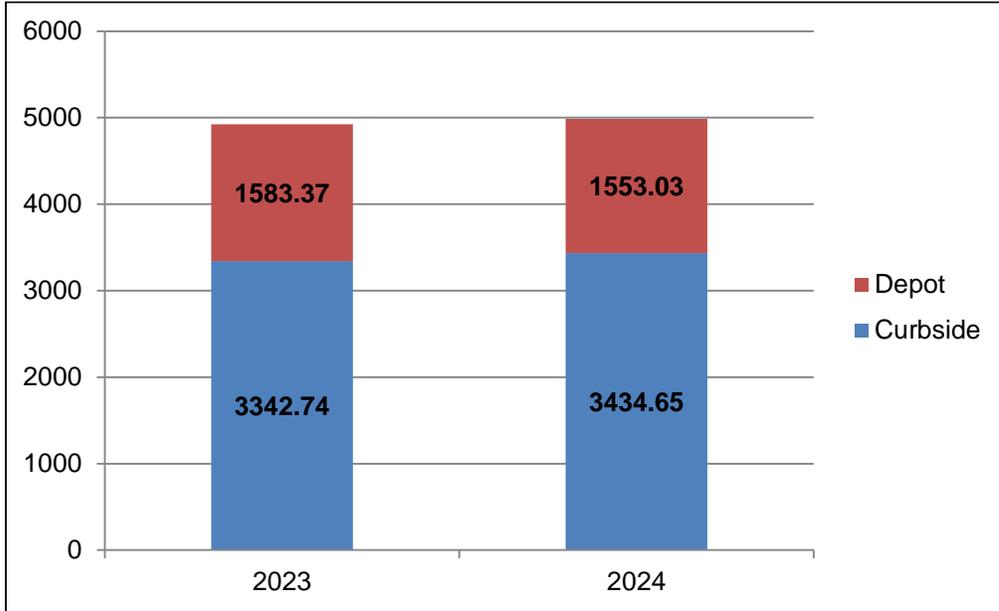
*Selwyn depot waste is not included in quarterly township reports as it is disposed of immediately onsite at the Smith landfill.

Year to Date Garbage Curbside & Depot by Township 2023 to 2024



- Total garbage disposal is up by 1.2% in 2024 over 2023

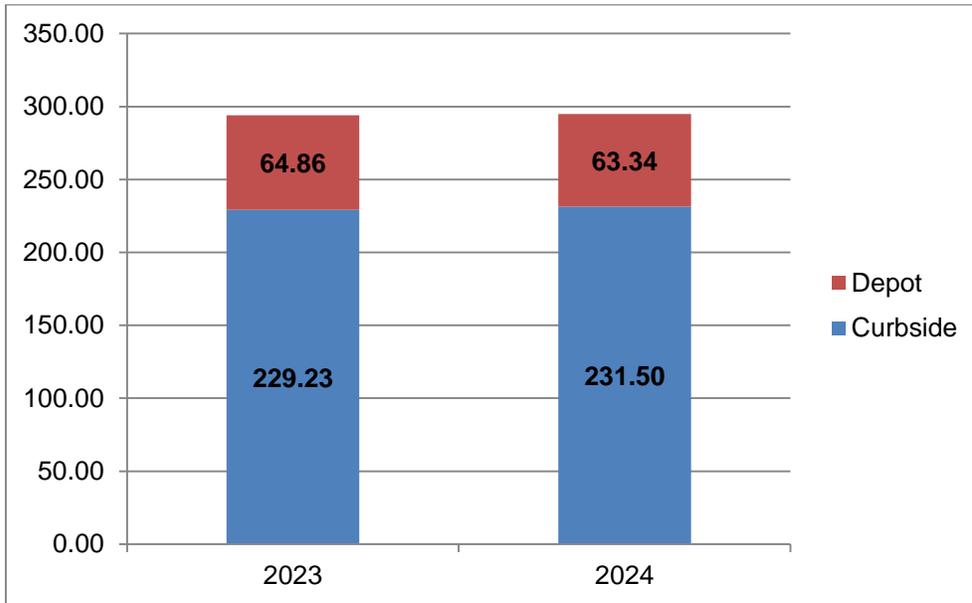
County Year to Date Garbage (Metric Tonnes)



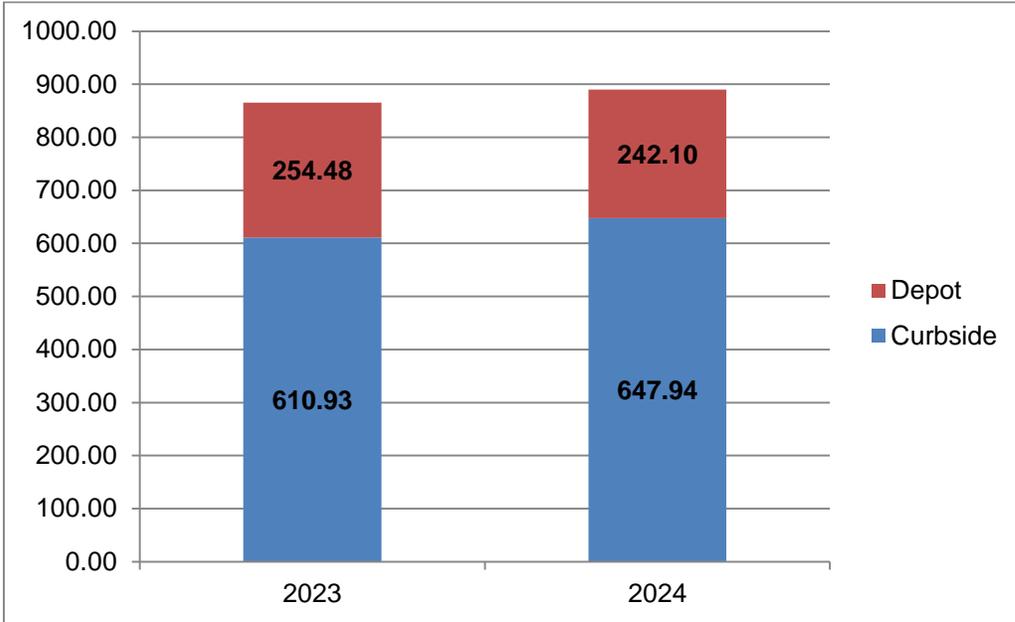
Analysis:

- Curbside and Depot garbage was up by 62 metric tonnes in the first two quarters of 2024 compared to the first two quarters of 2023.

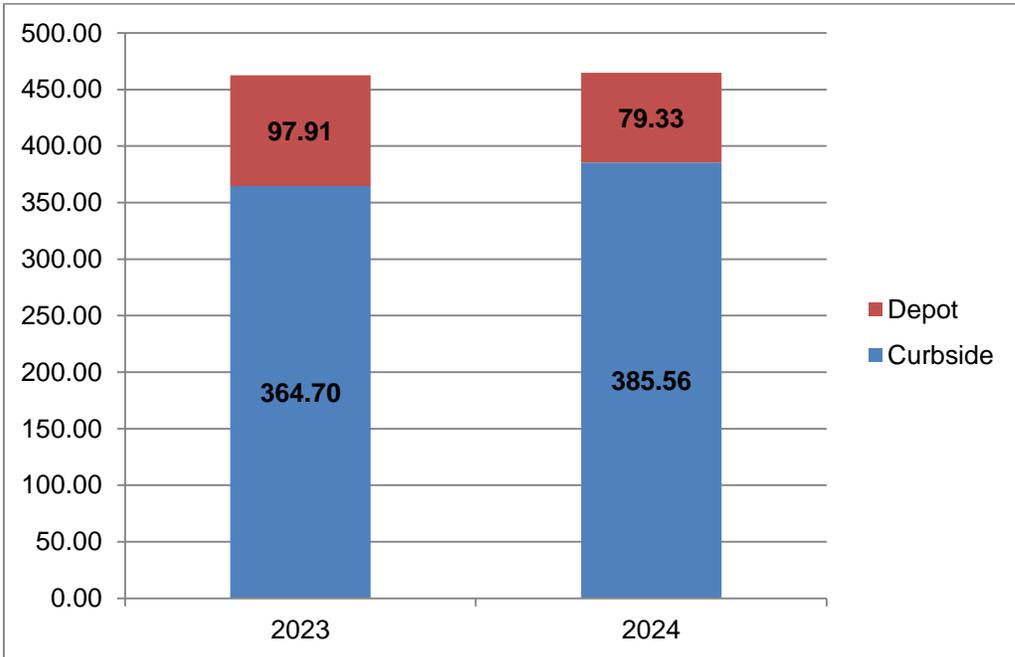
Asphodel Norwood Year to Date Garbage (Metric Tonnes)



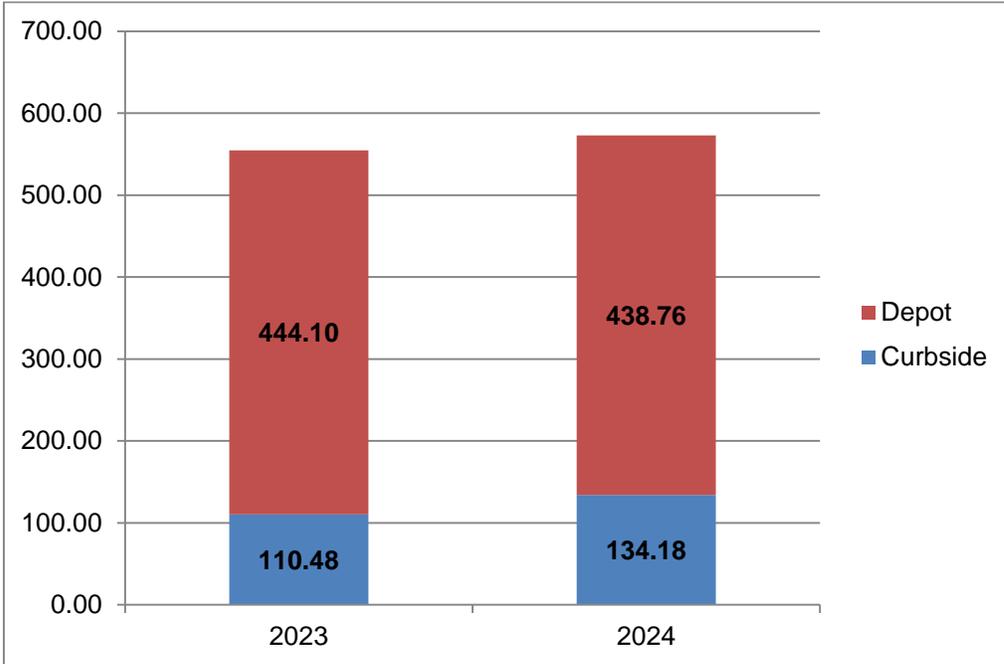
Cavan Monaghan Year to Date Garbage (Metric Tonnes)



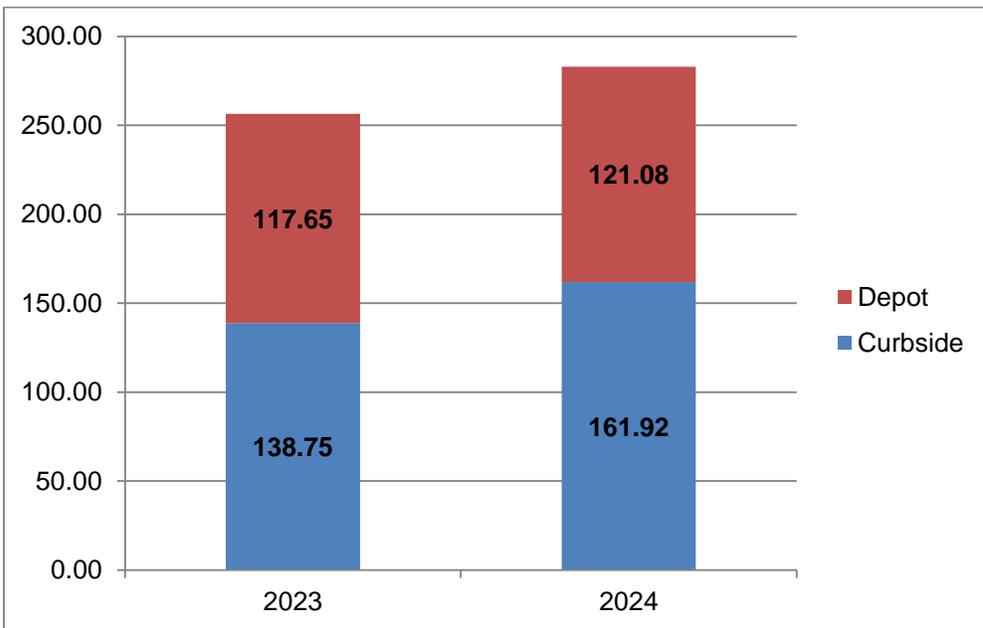
Douro Dummer Year to Date Garbage (Metric Tonnes)



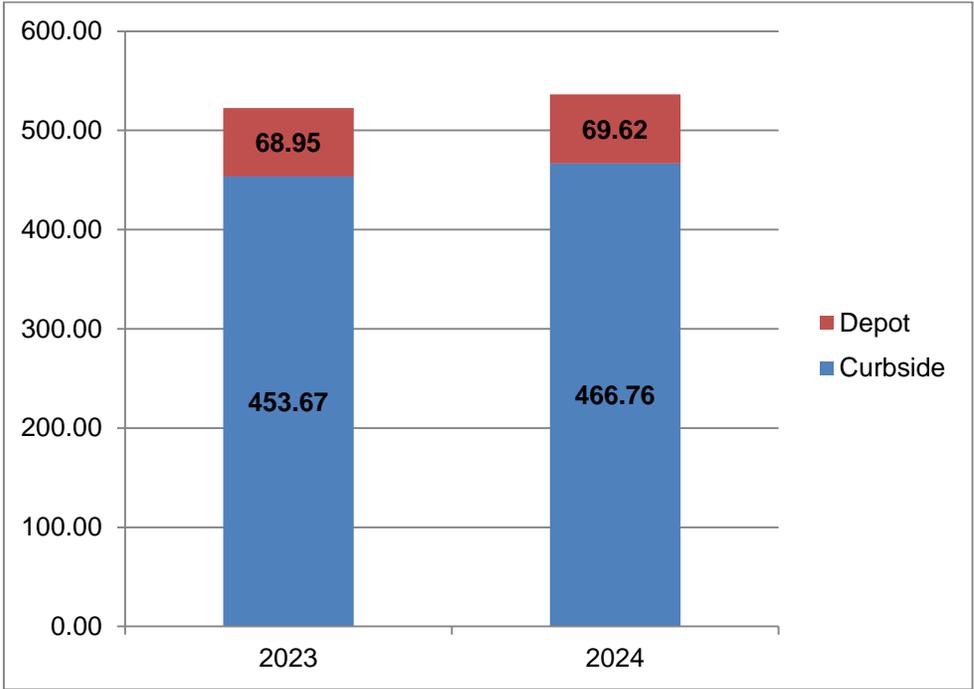
Havelock Belmont Methuen Year to Date Garbage (Metric Tonnes)



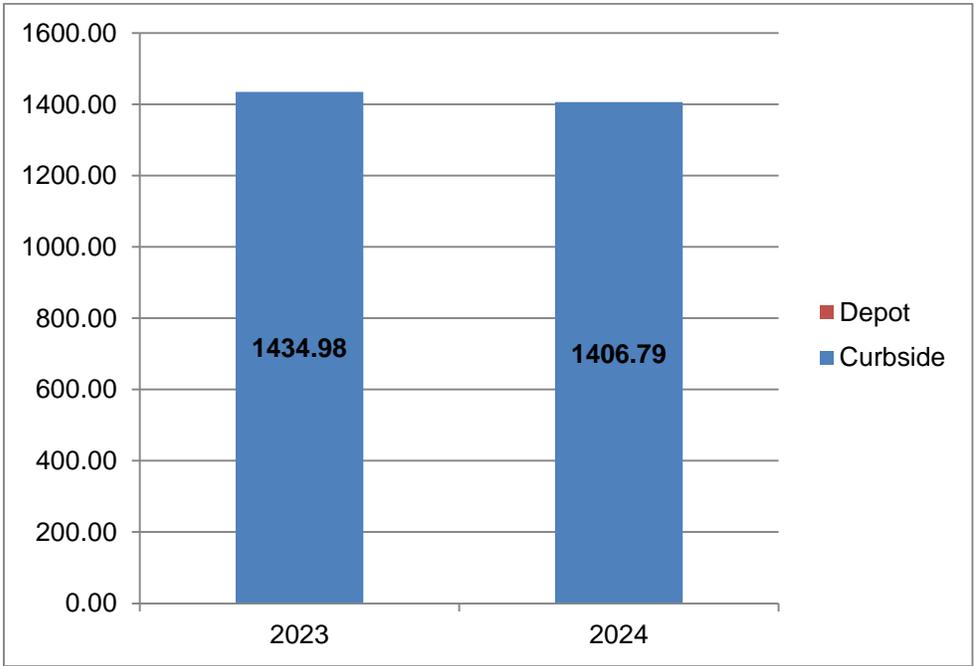
North Kawartha Year to Date Garbage (Metric Tonnes)



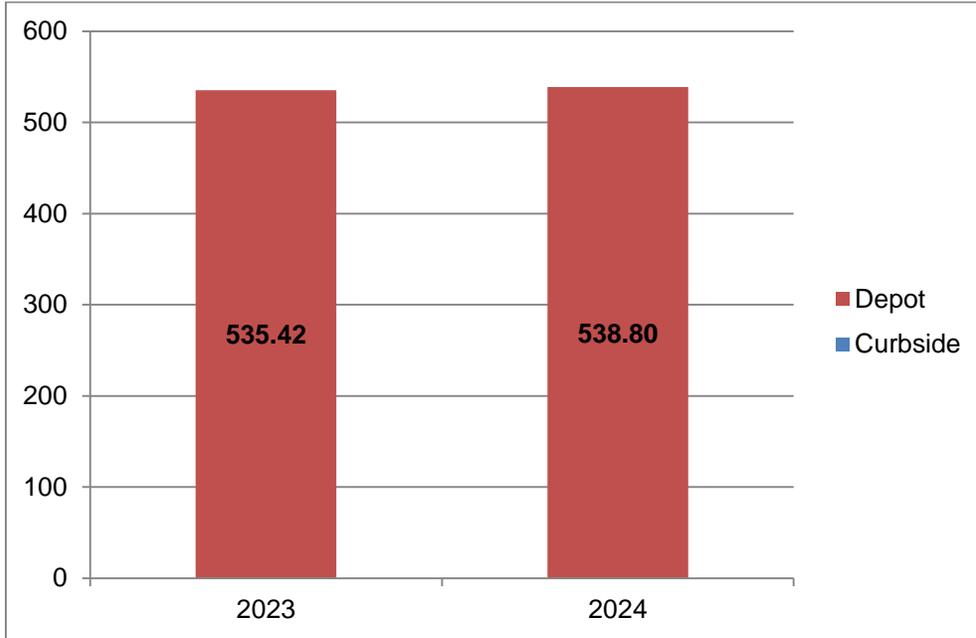
Otonabee South Monaghan Year to Date Garbage (Metric Tonnes)



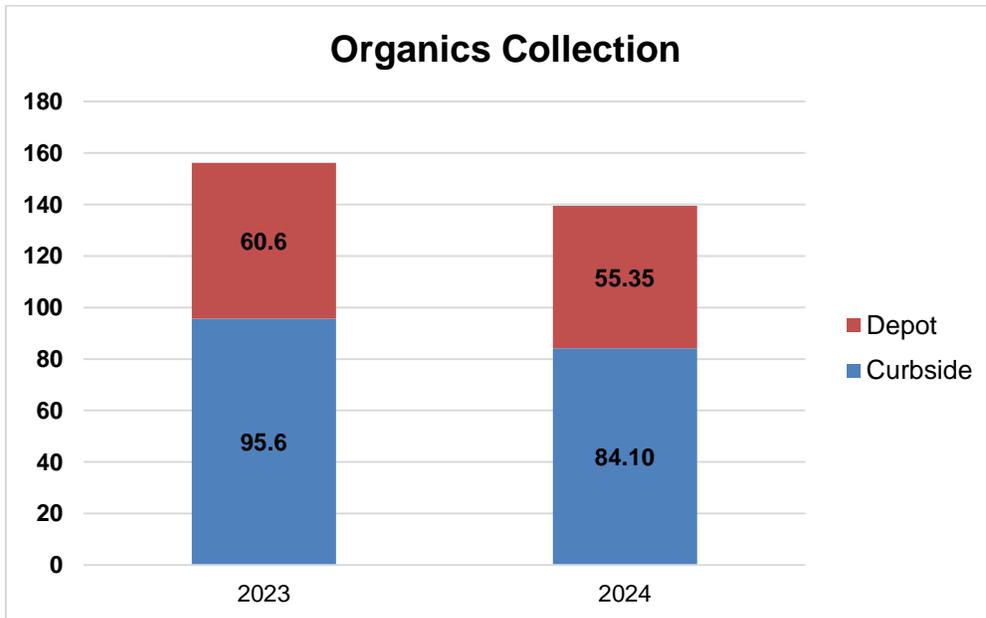
Selwyn Year to Date Garbage (Metric Tonnes)



Trent Lakes Year to Date Garbage (Metric Tonnes)



Organics Collection in the County (not including green waste)



Sent: Wednesday, August 21, 2024 9:45 AM

To: Martina Chait <MartinaC@dourodummer.on.ca>

Subject: 2024 Ontario Senior Achievement Award / Prix d'excellence de l'Ontario pour les personnes âgées de 2024

(Un message en français suivra)

**Ministry for Seniors
and Accessibility**

Minister

College Park
777 Bay Street
5th Floor
Toronto ON M7A 1S5

**Ministère des Services aux
aînés et de l'Accessibilité**

Ministre

College Park
777, rue Bay
5e étage
Toronto (Ontario) M7A 1S5



August 2024

Dear Friends,

It is my pleasure to invite you to submit a nomination for the [Ontario Senior Achievement Award](#).

Each year, the program recognizes extraordinary seniors who, **after the age of 65**, have made significant contributions to their community or province.

The annual deadline for nominations is October 1st. You can submit a nomination online by [registering through the Ontario Honours and Awards Portal](#).

For more information about the program, please visit the [Ontario Senior Achievement Award webpage](#).

You may also contact Ontario Honours Secretariat at OntarioHonoursAndAwards@ontario.ca if you have questions about the Ontario Senior Achievement Award and how to submit a nomination online.

Thank you in advance for taking the time to consider putting forward the name of a special senior in your community.

Sincerely,

Raymond Cho
Minister for Seniors and Accessibility

**Ministry for Seniors
and Accessibility**

Minister

College Park
777 Bay Street

**Ministère des Services aux
aînés et de l'Accessibilité**

Ministre

College Park
777, rue Bay



5th Floor
Toronto ON M7A 1S5

5e étage
Toronto (Ontario) M7A 1S5

Août 2024

Madame, Monsieur,

J'ai le plaisir de vous inviter à proposer une candidature au [Prix d'excellence de l'Ontario pour les personnes âgées](#) de 2024.

Chaque année, le programme rend hommage aux aînés extraordinaires qui, **après l'âge de 65 ans**, ont apporté une contribution exceptionnelle à leur communauté ou à la province.

La date limite annuelle pour proposer une candidature est le 1^{er} octobre. Pour soumettre une candidature en ligne, veuillez-vous [inscrire au Portail des distinctions et prix de l'Ontario](#).

Pour plus de renseignements sur le programme veuillez consulter la [page Web du Prix d'excellence de l'Ontario pour les personnes âgées](#).

-
Si vous avez des questions au sujet du Prix d'excellence de l'Ontario pour les personnes âgées, veuillez contacter aussi le Secrétariat des distinctions et prix de l'Ontario à OntarioHonoursAndAwards@ontario.ca.

Je vous remercie d'avance de prendre le temps de songer à proposer le nom d'une personne âgée exceptionnelle de votre collectivité.

Veuillez agréer, Madame, Monsieur, l'expression de mes sentiments les meilleurs.

Sincèrement,



Raymond Cho
Ministre des Services aux aînés et de l'Accessibilité

Delegation of Powers and Duties - Report to Council for Information

Report Date: August 26, 2024

Power Delegated:	Lottery Licence
Title of Person Delegated Authority:	Clerk
Name of Person Using the Authority:	Martina Chait-Hartwig
Action Taken:	Issued Lottery License to Douro Minor Softball for a raffle with the winner to be chosen on September 2, 2024.
Date Action Taken:	August 26, 2024

Recommendation:

That the Planning-2024-21 report, dated September 3, 2024, regarding File R-11-24 (Parkhill Storage) be received and;

That Council receive all comments related to File R-11-24; and

That the By-law to enact the amendment be revised and brought back to a future meeting of Council once the peer review has been completed to the satisfaction of the Township and applicable agencies.

Overview:

EcoVue Consulting Services Inc., Agent on behalf of the Owner, 2780811 Ontario Inc. (Tom Livisianos/Parkhill Storage), has applied to amend the existing zoning on the property known municipally as 192 County Road 4 and more particularly described as Roll No. 1522-010-004-10500, Part Lots 1 and 2, Concession 10 in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject land is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended. The Owner is seeking to expand the existing self storage facility on the subject property. A Zoning By-law Amendment is required to recognize the site-specific requirements of the proposed development. Additionally, the current zoning requires that the permitted uses on the site comply with a specific building layout as illustrated on a separate Schedule. Since the applicant is proposing a site layout that does not align with the approved Schedule, an amendment to the zoning is required.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses.

A copy of the draft By-law which was provided with the Notice is attached to this Report.

A separate application for Site Plan Approval has been applied for given that the proposal will result in the expansion of an existing commercial use to an area greater than 100 square metres.

A Planning Justification Report (PJR) has been prepared by EcoVue Consulting dated June 4, 2024, which provides further details with respect to the rezoning and site plan approval applications. A Copy of the EcoVue Report is attached to this Report.

In addition to the PJR, the following technical reports were submitted in support of the applications:

- [Traffic Impact Study](#)
- Stormwater Management Report (large file size, available upon request).
- [Concept Plan Review Report](#)
- [Elevation Plans](#)

Notice of the public meeting was given on August 14, 2024, 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 120 metres of the subject property on August 14, 2024. A sign was posted on the subject property. Notice was also posted on the Township Website.

A copy of the Notice is attached to this Report. The giving of Notice complies with the applicable Regulation of the Planning Act.

The technical reports are in the process of being peer reviewed by the applicable agencies and the Township peer review consultant (D.M. Wills). On July 4, 2024, D.M. Wills completed a "High Level Peer Review" outlining the scope of the review and requesting additional material. A copy of this correspondence is attached to this Report. As of the writing of this report, peer review is still in process and sign-off has not been received. Therefore, Staff recommend that the zoning by-law amendment be brought forward to Council for a decision at a later date.

During the circulation process, and at the request of the Township and D.M. Wills, the Concept Plan was updated (August 16, 2024) and a Geotechnical Investigation was provided by GHD Limited, dated November 26, 2021. A copy of the updated Concept Plan and the Geotechnical Investigation are attached to this Report.

During the review of the initial application submission, the Otonabee Region Conservation Authority (ORCA) identified a number of items requiring additional information as it relates to their review mandate. A copy of ORCA's engineering review comments dated July 26, 2024, are attached to this Report. In separate correspondence dated August 26, 2024, ORCA requested that the floodplain on the subject property be zoned appropriately. Copies of ORCA's comments are attached to this Report.

Based on ORCA's comments, Staff recommend that the By-law be revised to appropriately zone the floodplain to prohibit future development and site alteration (i.e. placement of fill) and that the revised By-law be brought forward to Council for a decision at a later date.

Conformity to Provincial Policy Statement (PPS) and A Place to Grow, Growth Plan for the Greater Golden Horseshoe (Growth Plan):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Section 1.2.2 of the Growth Plan requires that all decisions that affect a planning matter will conform with the Growth Plan.

The subject lands are located within a Settlement Area for the purposes of the PPS and Growth Plan.

A pre-consultation was held on March 16, 2023. The Pre-consultation identified a number of natural heritage and key hydrologic features and natural hazards that are present on or adjacent to the subject property (i.e. species at risk, key hydrologic features (a small inland lake, rivers and non-evaluated wetlands), floodplain and archaeological potential). Since the subject property is located within the Donwood rural settlement boundary, the Growth Plan policies relating to key hydrologic features, key hydrologic areas and key natural heritage features (Ss. 4.2.3 and 4.2.4) do not apply.

The pre-consultation flagged that the subject lands are within 400 metres of the Peterborough Proposed Bypass, a Ministry of Transportation (MTO) planned corridor. Section 3.2.5.1 (b) of the Growth Plan and Policies 1.6.8.1 through 1.6.8.3 of the PPS require that planning authorities plan for and protect transportation corridors for the long term and shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose for which it was identified.

As part of the pre-consultation process, MTO provided comment on March 28, 2023, stating that they “...have reviewed the application in accordance with *the Public Transportation and Highway Improvement Act* (PTHIA) and the Highway Corridor Management Manual to provide the following comment.

The Ministry has determined that the subject lands do not fall within MTO’s permit control area, therefore we have no comments to offer this application.”

MTO was circulated copies of the formal applications and no additional comments have been received as of the writing of this Report.

The pre-consultation identified additional studies and material required by Peterborough County E&D, ORCA and the Township in order to address PPS and Growth Plan policies (see pre-consultation notes included in the EcoVue PJR). The EcoVue PJR has addressed the applicable sections of the PPS and Growth Plan. As mentioned previously, the studies are in the process of being peer reviewed to ensure they have addressed the applicable Municipal, Provincial and agency requirements.

While the PJR prepared by EcoVue has identified and addressed the applicable sections of the PPS and Growth Plan, consistency and conformity to these policies cannot be confirmed until peer review sign-off is completed to the satisfaction of the Township and applicable agencies.

Conformity to Official Plan:

The subject property is designated Hamlet on Schedule 'A4-4' and within the Urban Fringe Control Area Boundary (Schedule 'A4-1').

The Hamlet Designation refers to existing settlement areas which function as residential and commercial service nodes. These areas may contain a mix of residential, commercial, small scale industrial, public and institutional facilities (S. 6.2.3.1).

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community. (S. 6.2.3.2).

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage. (S. 6.2.3.3 (a)).

Within the Urban Fringe Control Area Boundary, the Township is required to request comments from the City of Peterborough when assessing applications for highway commercial, rural industrial or rural residential development (S. 6.2.17.3 (c)). A copy of the proposal was provided to the City of Peterborough as part of the pre-consultation process. In correspondence dated March 15, 2023, the City indicated they do not have any comments on the application. A copy of the City's comments are attached to this Report.

Section 2.6 of the Official Plan outlines additional information the Township may request when considering development proposals or planning applications. Through the pre-consultation process, Township Staff requested a market analysis/justification study as part of the Planning Justification Report. While not included in the PJR, EcoVue provided the following additional information:

- The expansion of the use is being proposed in an area where new residential units are being constructed and new people are moving to the area who will utilize the units;
- The closest self storage facility, outside of Parkhill Storage, is a minimum of 5 kilometres (5+ minutes driving) away from the subject lands, and there is no other facility in Donwood;

- The property owner has been receiving many calls from individuals looking to purchase units; however, they are currently at capacity and are turning people away on a weekly basis; and
- As stated previously, the use occurring on the subject lands (i.e. storage unit business) has remained unchanged for several years. The submitted Zoning By-law Amendment is seeking to amend Schedule 'B' to a previously approved By-law, to allow the expansion of the existing and permitted use. In this specific circumstance, the previous Schedule 'B' severely limited the use of the entire property, with the entire development only taking up 25-35% of the lands. This ZBA is seeking to utilize a currently underutilized property and provide sufficient setbacks to storage units and parking spaces.

Section 7.14 of the Official Plan outlines the criteria for assessing commercial development. Planning Staff have reviewed the EcoVue PJR and are satisfied that the applicable policies of this Section have been addressed in the PJR.

Section 7.17 of the Official Plan designates the entire Township of Douro-Dummer as a Site Plan Control Area. In accordance with the Township Site Plan Control By-law No. 2022-58, an application for Site Plan Approval is required and has been submitted. At the request of the Applicant, peer-review of the technical studies will include detailed design comments related to site plan approval. Township Staff have noted that appropriate Zoning is required prior to the Site Plan agreement being drafted and reviewed.

Comments:

As of the writing of this Report, there have been no comments received from members of the public.

Comments were received from the following agencies:

- Enbridge Gas Inc.: No objections to the application.
- Bell Canada: Bell Canada does NOT generally comment on zoning by-law amendments. However, Bell Canada does generally comment on site plan approval, applications. Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.
- Curve Lake First Nation: Requested copies of any archaeological assessments of the property.
- Peterborough County Public Works Engineering and Design Division: No objections, comments or concerns provided that the County's comment from the March 16, 2023, Pre-Consultation Meeting are addressed as a part of Site Plan Approval.
- Otonabee Region Conservation Authority:

The site is traversed by flooding associated with a tributary of Meade Creek. A cut and fill has been proposed to manage flood storage on the property while removing certain areas of the site to outside of the flood risk to accommodate the expansion of the existing storage facility. Those areas of the property that are proposed to be kept for flood storage should be zoned to prohibit future development or site alteration (i.e. filling). Provided that the revised floodplain is zoned appropriately, it is the opinion of Otonabee Conservation that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS), referencing Natural Hazards.

An engineered, balanced cut and fill will be completed at the site to accommodate the existing flood storage on the property while allowing the proposed expansion to proceed. The effect of this grading will ensure that the new developments are not impacted by flooding and that flood storage capacity is available as to not negatively impact adjacent lands. Based on the information provided, the development does not appear to create new or aggravate existing hazards.

Otonabee Conservation mapping indicates that the lands are fully subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits" regulation. Permits from this agency are required prior to any of the site grading for the cut and fill or new development taking place.

The subject property is not located within a vulnerable area that is subject to SPP policies. Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.

Copies of the agency comments are attached to this Report.

The application was circulated to Senior Staff on August 14, 2024. As of the writing of this Report, there were no concerns identified by Senior Staff.

Conclusion:

The requested zoning by-law amendment proposes to rezone the Special District 79 (S.D. 79) portion of the subject lands to recognize the site-specific requirements of the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses.

It is recommended that the rezoning also capture the boundaries of the floodplain and prohibit development and site alteration within this area. Therefore, the By-law to enact the amendment should be revised and brought back to a future meeting of Council once the peer review has been completed to the satisfaction of the Township and applicable agencies.

Financial Impact:

All costs related to the application for a Zoning By-law Amendment are the responsibility of the Owner.



Service Modernization and Innovation
Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.



Business Attraction, Expansion, and Retention
Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.



Infrastructure Renewal
Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

Document Title:	R-11-24 (Parkhill Storage) Public Meeting Report.docx
Attachments:	<ul style="list-style-type: none"> - R-11-24 - Draft By-law.pdf - 2024 06 04 FINAL CR 4 Storage Units ZBA PJR.pdf - R-11-24 - ZBA Notice.pdf - DM Wills 2024-07-04_20089-011 ZBA first submission High Level Review.pdf - 22-2465 Self Storage Expansion_REV08162024-CONCEPTPLAN_24X36.pdf - 12563534 - LTR - Geotechnical Letter Parkhill Storage.pdf - R-11-24 - ORCA PPLD-2315 (July 26 2024).pdf - R-11-24 PPLD 2316 192 CR4 -ORCA (August 26, 2024).pdf - MTO Pre-Con Comments (March 28, 2023).pdf - City of Peterborough Comments (March 15, 2023).pdf - R-11-24 - Enbridge Comments (August 16, 2024).pdf - R-11-24 - Bell (August 14, 2024).pdf - R-11-24 - Curve Lake (August 15, 2024).pdf - R-11-24 - County ED Comments (August 14, 2024).pdf
Final Approval Date:	Aug 27, 2024

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

Martina Chait-Hartwig

Mike Rutter

The Corporation of the Township of Douro-Dummer

By-law Number 2024-XX

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 further 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 is known municipally as 192 County Road 4 and more particularly described as Part Lots 1 and 2, Concession 10 (Douro Ward) being Parts 1 and 2, Plan 45R-7839 as shown on Schedule "1" attached hereto and forming part of this By-law.
2. Section 21 Special Districts is amended by deleting subsection "21.79 Special District 79 Zone (S.D. 79)" in its entirety and replacing it with the following:

21.79 Special District 79 Zone (S.D. 79) – Roll No. 1522-010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

- 21.79.1.1** a business or professional office, a self-storage business, a retail commercial establishment for the sale of moving supplies, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.

21.79.2 Regulations for Permitted Uses

- | | |
|---|---------|
| a) Minimum Lot Area | 1.5 ha |
| b) Minimum Lot Frontage | 100 m |
| c) Minimum Front Yard to existing building | 14.52 m |
| d) Minimum Front Yard for all other structures | 15 m |
| e) Minimum Interior East Side Yard to existing building | 12.6 m |
| f) Minimum Interior Side Yard for all other structures | 14 m |

- g) Minimum Rear Yard 15 m
- h) Maximum Height 11 m
- i) Maximum Lot Coverage 25%
- j) Minimum Landscaped Open Space 10%
- k) Minimum Distance Between Buildings 7.5 m
- l) Minimum Parking Requirement 22 parking spaces

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 For the purposes of the Special District 79 Zone (S.D. 79), a "self-storage business" is defined as "premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area".

21.79.2.1.3 For the purposes of the Special District 79 Zone (S.D. 79), a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

21.79.2.1.4 For the purposes of the Special District 79 Zone (S.D. 79), an "outside vehicle storage use" shall be defined as lands used for the outdoor storage of vehicles such as, but not limited to, cars, vans, trailers, boats, recreational motor homes and trailers.

21.79.2.1.5 A planting strip shall be provided in accordance with the regulations of Section 3.32 of By-law No. 10-1996, as amended.

21.79.2.1.6 Any outside storage shall comply with the minimum yard requirements.

21.79.2.1.9 All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Special District 79 Zone (S.D. 79) shall apply and be complied with.

3. 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 XX day of XXXX, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig



Planning Justification Report

192 County Road 4
Township of Douro-Dummer, Douro Ward
County of Peterborough

Prepared for 2832425 Ontario Inc.
June 4, 2024



This Planning Justification Report has been prepared in support of an Application for Zoning By-law Amendment AND an Application for Site Plan Approval affecting the subject lands, known legally as:

192 County Road 4, Geographic Township of Douro, Township of Douro-Dummer, County of Peterborough

EcoVue Project No: 22-2465



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Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

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1.0 Background



The following Planning Justification Report (PJR) is being submitted in support of an Application for Zoning By-law Amendment and an Application for Site Plan Approval under the *Planning Act*, affecting lands located at 192 County Road 4, Township of Douro-Dummer (**Figure 1 – Site Location**). The property owner is seeking to expand an existing self storage facility, known as Parkhill Storage, on the subject property.

An application for a Zoning By-law Amendment is required in order to rezone the subject lands to recognize the site-specific requirements of the proposed development and to amend Schedule 'B' of By-law Amendment 2011-51 which was approved by the Township of Douro-Dummer in 2011. Uses permitted on the site must comply with the specific building layout shown on Schedule 'B'. Since the applicant is proposing a site layout that does not align with the approved Schedule 'B' plan, an amendment to the zoning is required.

Additionally, as per the Township of Douro-Dummer's Site Plan Control By-law, an application for Site Plan Approval is required due to the expansion of an existing commercial use greater than 100 square metres.

This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the applications are consistent with and conforms to the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

The subject property is located at 192 County Road 4 in the Douro Ward of the Township of Douro-Dummer in the County of Peterborough. The property is located on the north side of County Road 4 within the Hamlet of Donwood and is approximately 2.27 hectares (5.62 acres) with approximately 145 metres (476 feet) of municipal frontage on County Road 4.

The property currently contains one (1) existing storage building with 151 temperature-controlled private self-storage units, an office, and a washroom. The balance of the lands contains sixteen (16) outdoor storage containers and fifty-five (55) spaces for outside storage (vehicle, trailer, etc.), as well as fenced solar panels in the south-west portion of the lot. The lands are grassed and/or landscaped with minor vegetation between the adjacent residential lands.

The lands are accessed by an existing entrance from County Road 4.

The subject property is designated Hamlet in the Local Component of the County of Peterborough Official Plan and currently zoned Special District 79 (S.D.79) according to Schedule B2 on the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21. The S.D.79 Zone

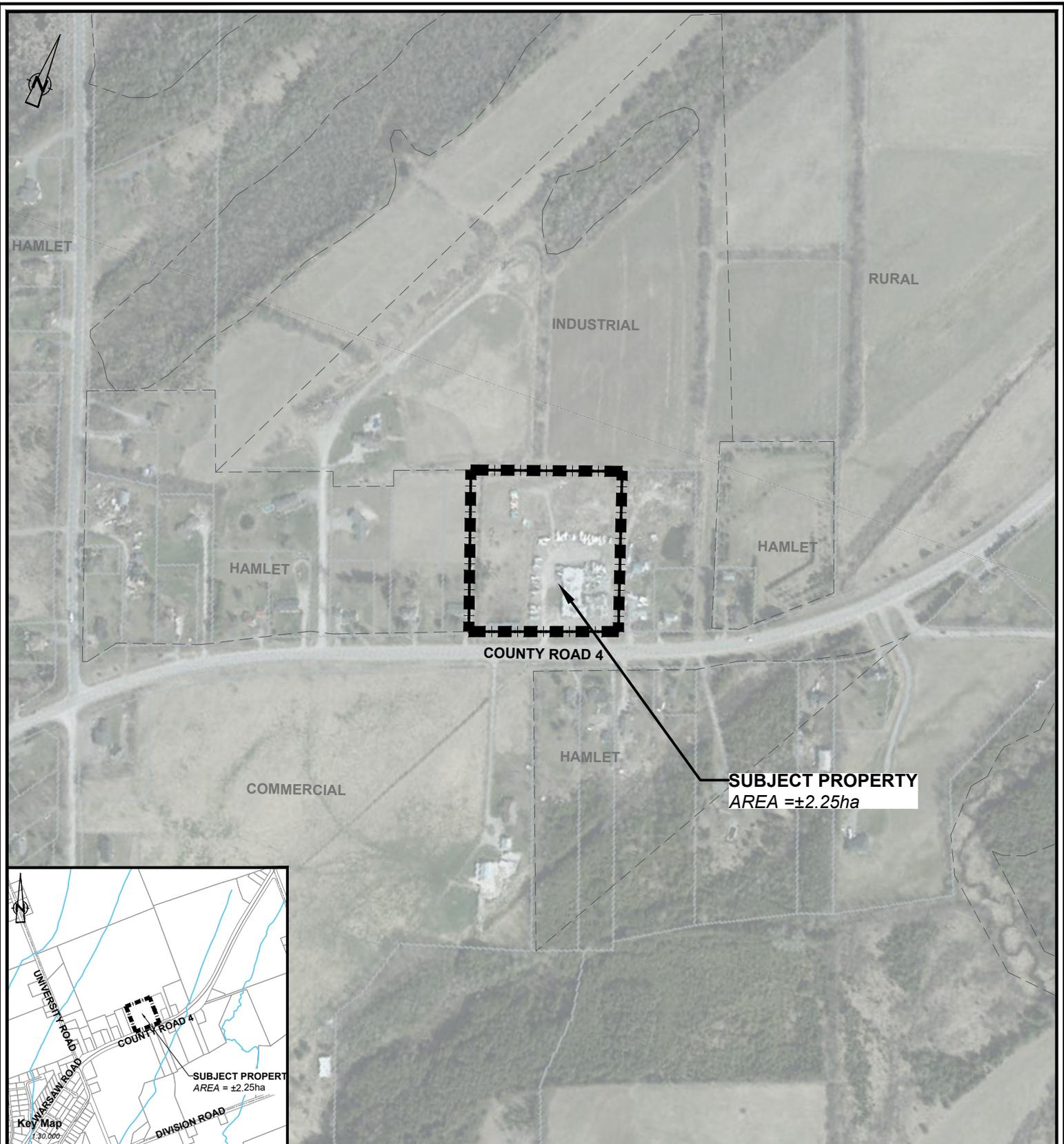


FIGURE 1 - SITE LOCATION

SELF STORAGE EXPANSION

Tom Livis
 192 County Rd 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

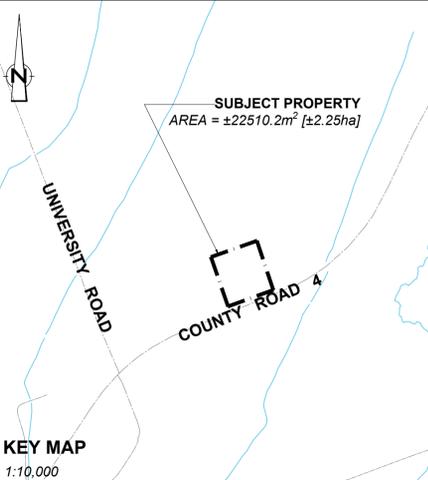


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PROJECT NO: 22-2465

DATE: NOVEMBER 10, 2023

HORIZ. SCALE: 1:5,000



LEGEND

- SUBJECT PROPERTY
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING GRAVEL DRIVEWAY (TO REMAIN)
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED EMERGENCY VEHICLE ACCESS
MIN. WIDTH = 9m
MIN. C.L. TURNING RADIUS = R12m
- EXISTING FLOODPLAIN LIMIT - 209.88m
(Retrieved from WMI & Associates Flood Hazard Assessment Summary)
- NEW FLOODPLAIN BOUNDARY
- BOTTOM OF SLOPE
- TOP OF SLOPE
- CULVERT
- TREE LINE
- WELL

SITE STATISTICS

Special District 79 Zone (S.D. 79)	REQUIRED	PROPOSED
LOT FRONTAGE (MIN)	100m	144.22m
FRONT YARD (MIN)	15m	14.52m (existing)
SIDE YARD (MIN)	15m	12.60m (existing)
REAR YARD (MIN)	15m	15m
DISTANCE BETWEEN BUILDINGS (MIN)	7.5m	7.5m
OUTSIDE VEHICLE STORAGE SPACES ALLOWED (MAX)	49 lots	22 lots (existing)
MAXIMUM HEIGHT	11m	<11m
MAXIMUM LOT COVERAGE (%)	25%	21.32%

AREA STATISTICS

DESCRIPTION	AREA			LOT COVERAGE
	sq.m	sq. ft	ha	
SUBJECT PROPERTY	22510.21	242299.88	2.25	N/A
PROPOSED STORAGE BUILDINGS (7 TOTAL)	3417.63	36787.37	0.34	15.18%
SOLAR PANELS	90.00	968.75	0.01	0.40%
EXISTING 1 STOREY BUILDING	1292.67	13914.29	0.13	5.74%

NOTES:
 TOPOGRAPHIC SURVEY BASE PROVIDED BY RICHMOND SURVEYING INC., COMPLETED ON DEC 9, 2023.

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 311 George St. N., Suite 200
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 www.ecovueconsulting.com

DRAWN BY:	MC/PP	PROJECT No.:	22-2465
APPROVED BY:		HORIZ. SCALE:	1:400
REVISION DATE:	MAY 29, 2024	PLOT DATE:	MAY 29, 2024

SELF STORAGE EXPANSION
 Tom Livis
 180 County Rd 4
 PART OF LOTS 1 & 2,
 CONCESSION 10
 SEC. 13 TRIP OF SOUND
 NOW IN THE TWP. OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

LEGEND

- 216.30 - EXISTING ELEVATION
- GS - GARAGE SILL
- CPAD - CONCRETE PAD
- UP - UTILITY POLE
- PWF - POST AND WIRE FENCE
- TS - TOP OF SLOPE
- CONIFEROUS TREE
- DECIDUOUS TREE
- DS - DOOR SILL
- RF - ROOF

NOTES:

- ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
- SITE BENCHMARKS SHOWN ON THE FACE OF THIS PLAN.
- THIS IS NOT A LEGAL OR BOUNDARY SURVEY

permits the following uses: *a business or professional office, a self storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.*

The surrounding land uses are primarily low density residential, with a few commercial/industrial and home-based businesses along County Road 4; lands within the immediate vicinity of the proposed development are zoned Rural (RU) and Special District Exception Zones (S.D.90; S.D.91; S.D.115; S.D.192; S.D. 193). The property is bound by:

- Residential uses to the west;
- Industrial/residential uses east;
- A future residential subdivision to the north (currently agricultural); and,
- County Road 4 and agricultural/residential uses to the south.

1.2 Description of Proposed Development

The property owner is proposing to expand the existing self storage business, Parkhill Storage, by constructing seven (7) additional buildings that will contain individual storage units each. The proposed buildings will be accessible from the outside and have been designed to meet building and fire code requirements for storage use, and range in total area from 445 square metres to 595 square metres.

As shown in **Figure 2 – Concept Plan**, the proposal also includes an additional parking area (16 customer parking spaces existing; 22 total parking spaces proposed) to serve the additional storage units. The existing building, which is served by an existing septic system and well, will remain, and will continue to serve the existing Parkhill Storage business. No changes are proposed to the existing building or private servicing. A new internal driveway will be constructed and will connect to the existing entrance from County Road 4. The driveway will be built to emergency access standards and will provide adequate ingress and egress for storage unit users.

As stated, the S.D.79 Zone permits the following uses: *a business or professional office, a self storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.* Although no new uses are being proposed as part of this application, the proposed Zoning By-law Amendment will amend the provisions of the S.D.79 Zone, contained in Section 21.79.2 of the Township's Zoning By-law, to permit the site-specific characteristics of this proposed development.

1.3 Application for Site Plan Approval

According to the Township of Douro-Dummer's Site Plan Control By-law (By-law No. 2022-58), Section 3, and specifically Section 3.1, states that “[a]ny new commercial or industrial building or building addition, greater than 100 square metres of gross floor area [...]” is subject to Site Plan Control.

As such, the following Report will provide an evaluation of applicable Provincial and local policies as they relate to Site Plan Control and Site Plan Approval under the *Planning Act*.

1.4 Pre-Consultation

A pre-consultation meeting was held by the Township of Douro-Dummer on March 16, 2023, and was attended by EcoVue Consulting Services Inc. staff and the property owner. A copy of the Pre-consultation Notes, which outline the supporting materials required to be submitted with the applications for Zoning By-law Amendment and Site Plan Approval, are provided in **Appendix A** to this Report.

In accordance with these Notes, the following materials have been prepared in support of the Zoning By-law Amendment and Site Plan Approval applications:

1. Planning Justification Report, prepared by EcoVue Consulting Services Inc.;
2. Site Plan, prepared by EcoVue Consulting Services Inc.;
3. Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering Limited;

The report provided by Tatham identified that runoff from the site and from surrounding properties crosses the subject lands north to south and north to southeast. As such, the SWM Calculations were completed with the increased overland runoff in mind.

Additionally, the proposed drive aisles on the site are within the North Meade Creek floodplain. To develop within this portion of the floodplain, a Cut and Fill Balance is required, whereby portions of soil on the site outside of the flood plain will be moved to the areas of the drive aisle within the floodplain in order to provide safe access (a maximum of 0.3 m below the floodline). The cut and fill will not result in any impacts to the floodplain, including downstream storage capacity. The floodplain within the site is characterized as an area of backwater where there is no active conveyance of flood water. The SWM

Reports includes *“a summary of cut and fill calculations to support floodline adjustments that will make the site more conducive to development.”*

This report further states that, following the implementation of the included SWM works, the post development peak flows will be less than the existing peak flow rates. Furthermore, the SWM Report provides *“enhanced level of quality control for all runoff generated from the proposed development. Safe conveyance of the major storm peak flows through the site, including runoff from all external lands to the downstream drainage system, has been provided”*.

The SWM Report concludes that proper installation and maintenance of the siltation and erosion control facilities and strict housekeeping measures will reduce sediment transportation and improve stormwater quality.

4. Transportation Impact Brief, prepared by Tatham Engineering Limited;

The Transportation Impact Brief (TIB) evaluated the increase in traffic generated from the proposed expansion of the existing use. The study concluded that, in total, *“the development is expected to generate 3 additional trips in the AM peak and 6 additional trips during the PM peak”*. The TIB concluded that the existing road system can accommodate the proposed enlargement, the site lines are acceptable as they relate to County of Peterborough standards, and there is no turn lane required to support the development.

5. Stage 1 and Stage 2 Archaeological Assessment, prepared by Irvin Heritage Inc.

- Record of Engagement with Indigenous Communities is included;

The Stage 1 Archaeological Assessment concluded that previous development of the lands resulted in very high disturbance across most of the site; however the archaeological potential of the entirety of the property could not be confirmed. As such, a Stage 2 Assessment was undertaken which did not identify any archaeological resources or artifacts of archaeological importance. Notwithstanding, should anything be discovered during construction, work will cease, and the appropriate authorities will be contacted.

6. Concept Plan Review Report, prepared by Andrew Smith Building Design Inc.

2.0 Policy Review



Land use policies and regulations at the provincial level that affect the subject lands include the *Planning Act* and the associated 2020 Provincial Policy Statement (PPS) and 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). At the municipal level, the County of Peterborough Official Plan (CPOP), and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 (DDZBL) are applicable.

In this section of the Report, the applications are reviewed in the context of the policies and provisions contained within these documents.

2.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020, and provides policy direction on matters of provincial interest as they are related to land use planning. All planning applications that are made after that date are subject to the policies of the PPS. The PPS is issued by the Province under Section 3 of the *Planning Act*, and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the *Act*. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

2.1.1 BUILDING STRONG AND HEALTHY COMMUNITIES

Section 1.0 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 1.1.1 of the PPS, “[h]ealthy, liveable and safe communities are sustained by:

- a) *Promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term; and*
- b) *Accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...*”

The proposed development is located within a rural settlement area (Donwood) on an underutilized commercial parcel. The proposed development will enhance the existing use on the subject lands and provide additional benefit to the residents in the area, or seasonal residents en route to the recreational areas of the Kawartha Lakes, who are likely to utilize the self-storage units.

2.1.2 SETTLEMENT AREAS

The proposed development is located within the Hamlet of Donwood, a rural settlement area; as such, Sections 1.1.3 and 1.1.4 of the PPS are applicable.

Section 1.1.3 of the PPS speaks to development within Settlement Areas. Section 1.1.3.1 states that “[s]ettlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted”. Section 1.1.3.2 states that “[l]and use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit supportive, where transit is planned, exists or may be developed; and (g) are freight supportive.”*

Section 1.1.4.2 it states that “[i]n rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”. Furthermore, Section 1.1.4.3 states “[w]hen directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”

The proposed development will provide for a commercial use within the rural settlement boundary, thereby contributing to the overall growth and vitality of the settlement area and the Township. The development will intensify an existing use occurring on an underutilized property within the hamlet boundary and will continue to be serviced via the existing septic system and well.

2.1.3 SEWAGE, WATER AND STORMWATER POLICIES

Policies related to Sewage, Water and Stormwater are found in Section 1.6.6 of the PPS. Section 1.6.6.4 states that:

“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or

feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development [...]”

The proposed development will be serviced by the existing private individual well and septic system on the subject lands, which the existing building is connected to. There is no anticipated increase in usage or consumption. Therefore, it is our opinion that the proposal is consistent with Section 1.6.6.4 of the PPS.

Furthermore, Section 1.6.6.7 of the PPS states

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- c) mitigate risks to human health, safety, property and the environment;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and*
- f) re-use, water conservation and efficiency, and low impact development.*

The proposed development will increase the impervious surface on the subject lands and as such, stormwater management must be considered. A formal Stormwater Management Plan has been prepared in support of the Zoning By-law Amendment and Site Plan Approval applications and included with this submission. A summary of the SWM Report is contained in Section 1.4 of this Report.

2.1.4 NATURAL HERITAGE

Section 2.1 of the PPS states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant natural features and significant habitat of endangered and threatened species. Section 2.1.5 of the PPS states that development or site alteration is not permitted within features such as significant woodlands, significant wetlands, and significant wildlife habitat, unless it can be demonstrated that there will be no negative impacts; Section 2.1.6 states that development within fish habitat or habitat of endangered or threatened species shall not be permitted except in accordance with provincial and federal requirements. Lastly, Section 2.1.8 states that development shall not be located within

lands adjacent (i.e. within 120 metres) of any natural heritage features unless it can be proven that the proposed development will not negatively impact the ecological function of the feature.

According to the available mapping, there are no natural heritage features on or adjacent to the property.

As such, it is our opinion that the proposed development conforms to the intent of Section 2.1 of the PPS.

2.1.5 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 2.6.2 of the PPS states that “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”

A Stage 1 and Stage 2 Archaeological Assessment has been completed by Irvin Heritage Inc. A summary of the Assessment is contained in Section 1.4 of this Report. The Assessment concluded that there are no items of archaeological importance or significance located within the property boundaries. As such, no additional assessment is required.

A Record of Engagement has been provided by Irvin Heritage Inc., which includes the correspondences to Curve Lake First Nation inviting them to be on-site for the Stage 2 test pits and inviting them to review the Stage 1 and 2 following their final drafting. It is our understanding that no response was received.

Notwithstanding, should anything be discovered during construction, work will cease, and the appropriate authorities will be contacted.

As such, the proposal is consistent with Section 2.6 of the PPS.

2.1.6 NATURAL HAZARDS AND HUMAN MADE HAZARDS

Section 3.1 and 3.2 of the PPS address developments that occur within natural and human-made hazards. Section 3.1.2 c) states that “[d]evelopment and site alteration shall not be permitted within: [...] areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards [...], unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard[...].”

Section 3.1.7 goes on to state that: “development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are

minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*

The subject property is located within the Meade Creek floodplain, according to mapping provided by the Otonabee Region Conservation Authority (ORCA). Additionally, due to the elevations of the subject lands, and the development occurring on surrounding lands, the property currently experiences an overland flow of stormwater. The property directly to the east and the lands being developed to the north currently outlet water across this property (north to south and north to southeast) to the existing drainage sewers on County Road 4.

As such, a Stormwater Management Report was requested in support of the applications for Zoning By-law Amendment and Site Plan Approval. Furthermore, due to a portion of the subject lands being located within the Meade Creek floodplain, a Cut and Fill Balance has been prepared in order to properly floodproof the site.

As summarized in Stormwater Management and Floodplain Cut and Fill Balance Report has been prepared by Tatham Engineering Limited and in Section 1.4 of this Report, portions of soil from the site outside of the floodplain will be moved to the areas of the drive aisle within the floodplain in order to provide safe access (a maximum of 0.3 m below the floodline). The cut and fill balance/floodline adjustment will ensure proper and safe access to vehicles and people utilizing the subject lands in times of increased stormwater.

- c) new hazards are not created and existing hazards are not aggravated;*
- d) and no adverse environmental impacts will result”.*

The Stormwater Management and Floodplain Cut and Fill Balance Report outlines the impacts to quality and quantity of stormwater pre- and post-development of the site. As summarized in the SWM Report and in Section 1.4 of this Report, the Report concludes that the post development peak flows will be less than the existing peak flow rates, and that enhanced SWM measures will be incorporated into the development to provide additional quality and quantity control measures. The Report also includes specifics related to the cut and fill balance floodline alteration, which is being proposed to better manage overland flow across the site. Notwithstanding, the proposed works concluded in the SWM Report will not aggravate existing hazards or create new hazards.

Therefore, based on the findings and proper implementation of the SWM works, it is our opinion that the proposal is consistent with Sections 3.1 and 3.2 of the PPS.

2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan prevails where this a conflict with the PPS.

The subject lands are located within the Greater Golden Horseshoe. Therefore, any planning application on the subject lands must conform to the policies of the Growth Plan.

2.2.1 POLICIES FOR WHERE AND HOW To Grow – Managing Growth

Section 2.2.1.2 b) of the Growth Plan states that “*growth will be limited in settlement areas that: i. are rural settlements; ii. are not serviced by existing or planned municipal water and wastewater systems; or [...]*”.

The above policy permits growth within rural settlement areas that are not municipally serviced. It is our opinion that the proposed use, which will continue to utilize the existing private well and septic system without any proposed increase in usage or required capacity, conforms to Section 2.2.1.2 b) of the Growth Plan.

Section 2.2.1.2 e) goes on to state that “*development will be generally directed away from hazardous lands*”. The Definitions contained in Section 7 define “hazardous lands” as “[...] *the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits*”. This would include those lands within the flood plain as they could be subject to flooding at times of high rainfall.

To manage the existing flood plain on the subject lands, it is proposed that a flood plain cut and fill balance will occur. Section 4 of the Stormwater Management and Floodplain Cut and Fill Balance Report contains specific details speaking to the flood plain adjustment being proposed to accommodate the proposed development. Notwithstanding, the Report concludes that the proposed development can be accommodated on the subject lands based on the proper installation and maintenance of the siltation and erosion control facilities and strict housekeeping measures detailed in the SWM Report.

2.2.2 NATURAL HERITAGE SYSTEM

Section 4.2.2 of the Growth Plan sets out policies for protecting natural heritage features and biodiversity throughout the Growth Plan area. *“The natural heritage system for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.”* Since the subject property is located within the Donwood rural settlement boundary, the policies relating to Natural Heritage System do not apply.

Therefore, it is our opinion that the proposed development conforms to the policies of the Growth Plan.

2.3 Local Planning Documents

In addition to demonstrating consistency with Provincial planning policies, it is necessary that the proposal conforms to the policies and provisions of the municipal planning documents. The County of Peterborough Official Plan and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 are reviewed in the sections below.

2.3.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The County of Peterborough Official Plan (CPOP) is a high-level document intended to direct all forms of development to appropriate lands within the County, while protecting important natural features, such as lakes, rivers, woodlands, and species habitat. The plan is also intended to provide opportunities for future growth and development within the County of Peterborough and its lower-tier municipalities, including the Township of Douro Dummer, while maintaining the general character of the area. Applicable policies within the CPOP are addressed below. The Plan provides several schedules (maps) that identify land use designations.

The subject lands are designated Settlement Areas according to Section 4.2 to the County of Peterborough Official Plan (CPOP). As stated in Section 4.2.2 of the CPOP, one of the objective of the Settlement Areas is *“to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses [...]”*

Section 4.2.3 confirms that the Hamlet of Donwood is considered a Settlement Area, and states that *“[w]here the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems”*. The proposed development will continue to be serviced by private on-site well and septic system, which is consistent with the policies of this Section.

Speaking to the Meade Creek floodplain, Section 4.1.3.2 a) states that *“[a]reas which are either: rendered inaccessible to people and vehicles during times of flooding hazards, e[...] (unless it has been demonstrated that the area has safe access that is appropriate for the nature of the development and the natural hazard); [...] will be precluded from new development in local plans, in recognition of potential threats to life and property.”*

Although the subject lands are not considered a floodway based on a one-zone concept, a Flood Hazard Assessment Summary Letter prepared for the adjacent pan of subdivision states that the regulatory flood elevation is 209.88 metres. Based on Tatham’s calculations, they confirm that the floodplain present on the subject lands is a result of *“backwater caused by the North Meade*

Creek crossing at County Road 4 which consists of three (3) CSP culverts ranging in size from 800 to 1000 mm in diameter”.

Notwithstanding, this Section goes on to say that “[...] the County recognizes that there are portions of floodplains which could potentially be safely developed with no adverse impacts [...]”. It is our opinion that the proposed Floodplain Cut and Fill Balance, and the measures detailed throughout the SWM Report, will ensure the proper development of the subject lands.

It is therefore our opinion that the proposed development is consistent with Section 4.1.3.2 of the CPOP.

2.3.2 LOCAL COMPONENT – COUNTY OF PETERBOROUGH OFFICIAL PLAN

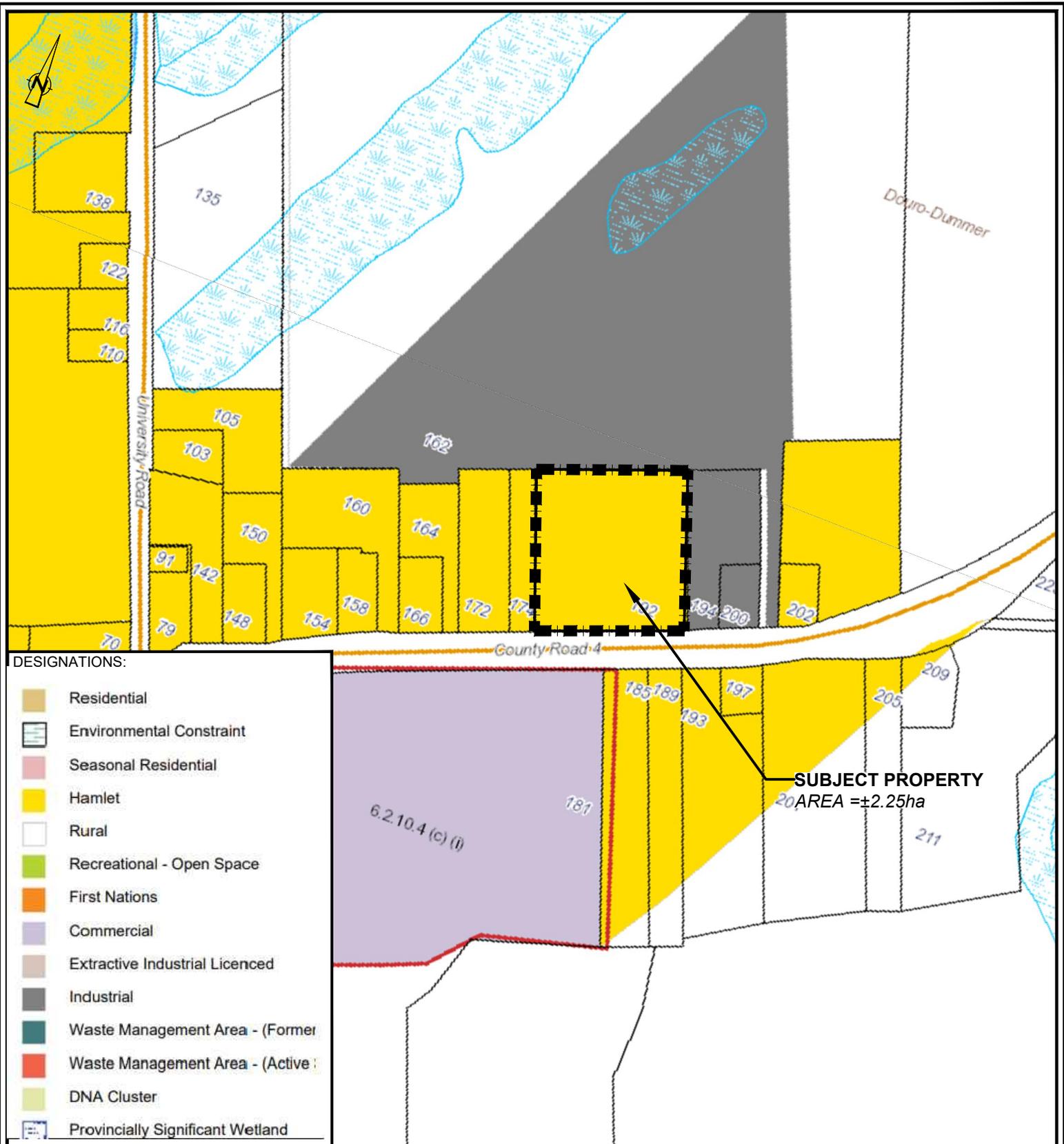
Local Official Plan policies applicable to the Township of Douro Dummer are contained in Sections 6.0 and 7.0 of the CPOP. According to the County of Peterborough GIS, which delineates the designations of the Local Component of the CPOP, the subject lands are designated Hamlet.

Section 6.2.3 outlines policies applicable to the Hamlet designation. According to Section 6.2.3.1, the Hamlet designation “*refers to existing settlement areas which function as residential and commercial service nodes. They may contain a mix of residential, commercial, small scale industrial, public and institutional facilities.*” The hamlet of Donwood has therefore been identified as an ideal location for the expansion of the existing use, as commercial and small-scale industrial uses are permitted within the hamlet.

Speaking specifically to permitted uses, Section 6.2.3.2 states that the Hamlet designation “*may include retail and service commercial uses deemed necessary to serve the surrounding agricultural, rural and/or recreational areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community.*” Although storage uses are not explicitly stated above, it is our opinion that the use will serve the residential and agricultural community within the surrounding area and conforms to the spirit and intent of this policy.

Section 6.2.3.3 contains hamlet-specific policies. The applicable policies, and a summary of the proposed development’s compliance with them, is included below:

- a) The uses permitted in Hamlet areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall*



DESIGNATIONS:

- Residential
- Environmental Constraint
- Seasonal Residential
- Hamlet
- Rural
- Recreational - Open Space
- First Nations
- Commercial
- Extractive Industrial Licenced
- Industrial
- Waste Management Area - (Former)
- Waste Management Area - (Active)
- DNA Cluster
- Provincially Significant Wetland

FIGURE 3 - TOWNSHIP OF DOURO-DUMMER OFFICIAL PLAN
 Retrieved from the County of Peterborough - Public GIS

SELF STORAGE EXPANSION

Tom Livis
 192 County Rd 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

PROJECT NO: 22-2465
 DATE: NOVEMBER 10, 2023
 HORIZ. SCALE: 1:5,000



be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage.

A summary of the applicable provisions from the Township's Zoning By-law is contained in Section 2.3.3 of this Report. Furthermore, it is our opinion that the expanded self-storage use is compatible with the uses occurring in the surrounding area. The lands located directly north of the subject property, known municipally as 162 County Road 4, are being developed for residential purposes via plan of subdivision. As such, the expansion of the current use will serve the incoming population.

b) "Efforts shall be made to maintain a favourable ratio of residential to commercial and industrial assessment within the Townships. No development in a hamlet shall be approved if it will result in an undue financial burden on the municipality, [...]"

The proposed development will result in the expansion of an existing use, which will not impact the ratio of residential to commercial assessment. There are financial impacts to the Township resulting from this proposal.

f) New commercial and industrial uses shall be permitted only by an amendment to the Zoning By-law. An application for a Zoning By-law amendment shall comply with the policies in Section 7.14 of this Plan.

The subject lands are already zoned to permit a self-storage facility; the amendment is required to permit the site-specific characteristics of the proposal. Notwithstanding, a review of 7.14 is provided later in provided below.

2.3.2.1 CRITERIA FOR ASSESSING COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT

Section 7.14 contains policies applicable to proposed commercial development within the County, including the Township of Douro-Dummer (non-applicable policies have been omitted):

7.14.1 The proposal shall conform to the requirements for the appropriate zone in the implementing Zoning By-law.

The amendment is required to recognize the site-specific characteristics of this proposal; a self-storage use is already permitted on the subject lands. Therefore, it is our opinion that the proposal conforms in principle to the requirements of the Zoning By-law and will further comply with the proposed changes that are being sought through the amendment

7.14.2 These uses shall have direct access to an arterial road, collector road or Provincial highway, and should be sited to permit easy and safe access by motor vehicles.

The subject lands are directly accessed from County Road 4, a municipally maintained arterial road.

7.14.3 The proposal shall be in keeping with the existing size and type of development in the surrounding area. Proposals which will conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the Township that the concerns can be overcome.

It is our opinion that although the settlement area policies permit higher forms of development, it is our opinion that the existing self-storage use represents a relatively low impact to the surrounding uses. Given the low volume of unit users at the site at any given time, there expansion of the storage unit use will not result in excessive noise or other nuisances.

7.14.4 Proposals which will create a substantial increase in traffic along local roads travelling through existing or potential residential areas shall not be permitted.

In support of the proposed development and the ability for County Road 4 to contain the proposed enlargement, a Transportation Impact Brief has been prepared. The study concludes that the proposed enlargement to the self-storage business can be accommodated under current conditions, and no additional turn lanes or entrances to the property are required.

7.14.5 All proposals located adjacent to residential uses shall be separated by a buffer strip, as set out in the implementing Zoning By-law.

Please refer to the submitted Site Plan prepared by EcoVue Consulting Services Inc., which delineates the proposed buffer strip, in accordance with the Township's Zoning By-law.

7.14.6 Adequate off-street parking shall be provided and access points shall be limited in number and designed in a manner which will minimize the danger to vehicular traffic.

Twenty-two (22) interior parking spaces are proposed to serve patrons and owners of the self-storage units. Please refer to the submitted Site Plan prepared by EcoVue Consulting Services Inc., which delineates the proposed parking area, in accordance with the Township's Zoning By-law.

7.14.7 Advertising and signs shall be strictly limited.

No additional signage is proposed as part of this development. Existing signage on-site has been permitted in accordance with the Township's By-laws.

7.14.8 Open storage of goods or materials shall be permitted provided storage is suitably screened from adjacent uses and from public view.

Outside vehicle storage is currently permitted in accordance with the provisions of the S.D.79 Zone. Notwithstanding, any additional maintained open/outdoor storage of goods will be screened from public view.

7.14.9 Commercial and service industrial uses shall be encouraged to locate in nodes, adjacent to existing concentrations of commercial development. Consideration will be given to commercial and industrial uses outside of existing designated areas only if there is a demonstrated need and no appropriate vacant land exists within the designated area.

The proposed enlargement will occur on a property already containing a self-storage use; no new commercial uses are proposed.

7.14.12 Access points to commercial and industrial uses shall be restricted in number and located to avoid any undue conflict with the normal and safe functioning of any adjacent road.

The subject lands will continue to utilize the existing entrance onto County Road 4. No additional entrances to the property are proposed. The Transportation Impact Brief prepared by Tatham Engineering confirms that the existing entrance is and will continue to be sufficient and no alterations/upgrades are required.

Based on the above, it is our opinion that the proposed development and associated applications for Zoning By-law Amendment and Site Plan Approval conform with the policies of the CPOP.

2.3.3 TOWNSHIP OF DOURO-DUMMER COMPREHENSIVE ZONING BY-LAW NO. 2001-21

According to Schedule B2 of the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 (DDZBL), the property is zoned in the Special District 79 (S.D.79) Zone (**Figure 4**).

According to Section 21.79.1.1, the S.D.79 Zone permits the following uses: “a *business or professional office, a self storage, building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use*”.

Table 2 outlines the setback requirements for the S.D.79 Zone in comparison to the proposed development (non-complying dimensions are shown in ***bold and italics***).

Table 1 – S.D.79 Zone Requirements

Lot Regulation (S.D.79 Zone)	Required	Proposed Development
Minimum Lot Area	1.5 hectares	2.27 hectares (5.62 acres)
Minimum Lot Frontage	100 metres	~145 metres (476 feet)
Minimum Front Yard	15 metres	14.52 metres (existing structure)* 19.37 metres (to proposed units)
Minimum Side Yard	7.5 metres	12.6 metres (existing structure) 14 metres (proposed)
Minimum Rear Yard	15 metres	15 metres
Maximum Height	11 metres	11 metres
Maximum Lot Coverage	25%	20.93%
Minimum Landscaped Open Space	10%	> 10 %
Minimum Distance Between Buildings	7.5 metres	7.5 metres
Required Parking Spaces	One (1) space per 80 square metres (861.1 sq ft.) of gross floor area	22 spaces

* The existing structure is considered legal non-complying; as such the reduced front yard setback is permitted

As demonstrated in the above table, the proposed expanded storage facility and existing building meet the regulations for permitted uses in the S.D.79 Zone, which are contained in Section 21.79.2. However, the permitted uses are further subject to the provisions of Section 21.79.2.1, which include the following:

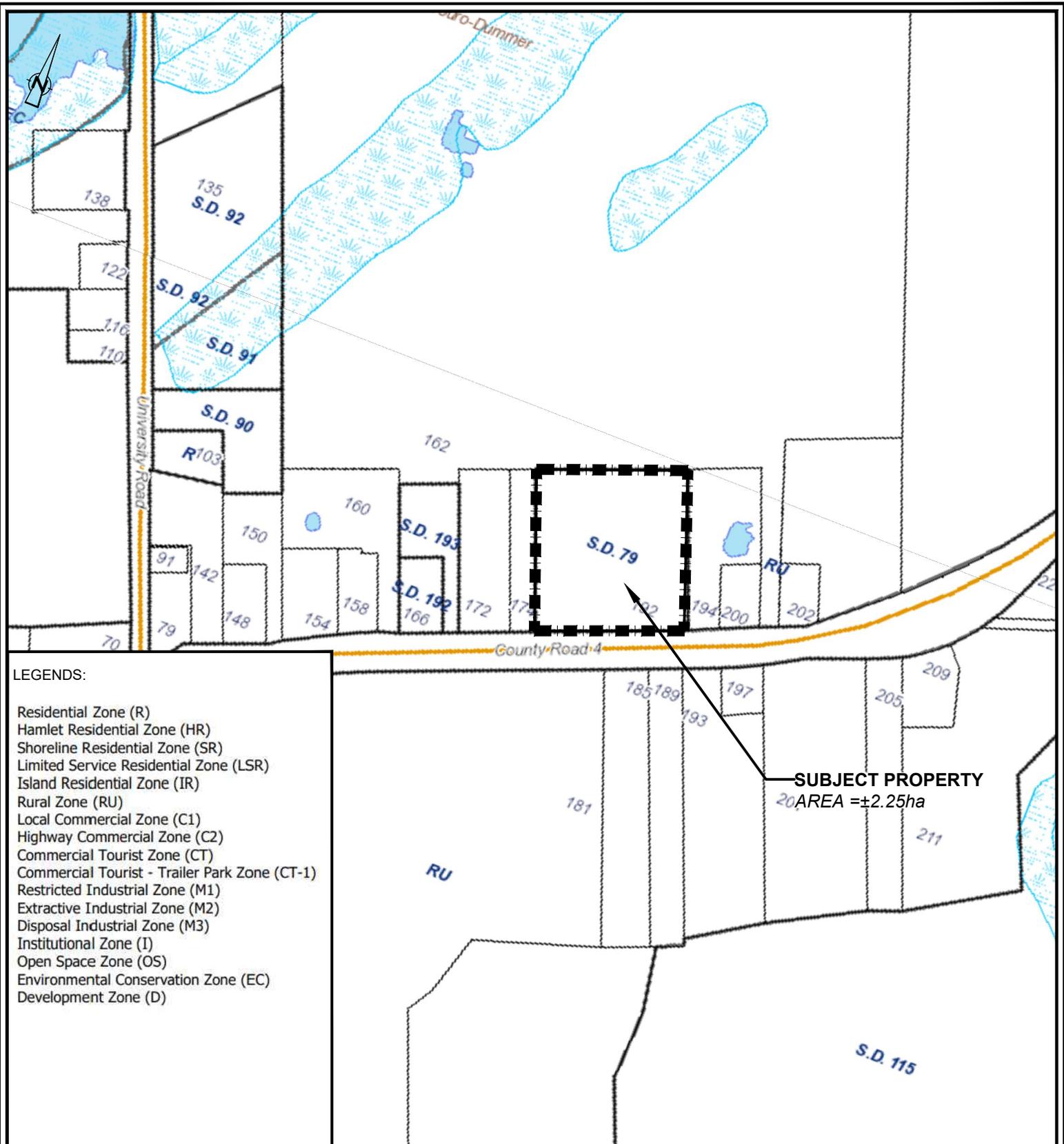


FIGURE 4 - TOWNSHIP OF DOURO-DUMMER ZONING BY-LAW
 Retrieved from the County of Peterborough - Public GIS

SELF STORAGE EXPANSION

Tom Livis
 192 County Rd 4
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www.ecovueconsulting.com

21.79.2.1.1 *No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.*

21.79.2.1.2 *The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".*

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

21.79.2.1.3 *For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-laws Schedule "B".*

21.79.2.1.4 *A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".*

21.79.2.1.5 *Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).*

21.79.2.1.6 *Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres*

(861.1 square feet) of gross floor area shall be provided. All other parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as ‘customer parking’ on the site plan for ‘Phase 1’ of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule “B”, shall be for the use of transient customers only.”

A number of the above-noted provisions are no longer applicable and/or required to support the proposed development of the subject lands – these provisions attempted to capture the specifications of a previous proposal for the property in lieu of a formal Site Plan application. For example, the Site Plan prepared by R.L. Fleguel dated July 29, 2011 (Schedule “B” to the existing S.D.79 Zone By-law) is no longer being utilized and would be replaced by this Zoning By-law Amendment.

Therefore, it is proposed that those provisions which are no longer applicable to the proposed development (i.e. 21.79.2.1.1 through 21.79.2.1.6), be removed. Additionally, it is proposed that Schedule “B” of the currently By-law be removed entirely, as the site is subject to Site Plan Control. Any aspects of buildings, structures and parking discussed in these provisions can be managed via the Township’s Site Plan Control By-law.

2.3.3.1 PARKING

Off street parking requirements are outlined in Section 3.31 of the DDZBL. Since a storage facility is not identified among the uses listed in Section 3.31, it is considered a use that is “*Permitted by this By-law other than those Listed in this table*” for the purposes of determining parking space requirements. As per Section 3.31, 1 parking space is required per 36 square metres of total gross floor area. Notwithstanding, the S.D.79 has a site-specific provisions which permits “*a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided*”.

As such, the proposed storage facility requires 59 parking spaces to serve the full development. The existing building currently provides approximately 16 parking spaces. This means that a total of 43 additional parking spaces would be required on the property. As shown on the Concept Plan (**Figure 2**), six (6) additional parking spaces are proposed to be created, for a total of 22 parking spaces to service the development.

It is the opinion of the authors that 22 parking spaces is sufficient to service the proposed and existing development. Users of the storage units will not be parked for long periods of time. Typically, storage unit users will load or unload items into the storage unit in a short time period within the driveway adjacent to the unit door. Additionally, storage unit users visit their units on an infrequent basis. Therefore, it is our opinion that the minimum parking requirements of Section 3.31 are not necessary to serve the needs of the proposed use.

2.3.3.2 DRAFT ZONING BY-LAW TEXT

In support of the application for Zoning By-law Amendment, Draft By-law Text has been provided which captures the proposed development:

“21.79.1 Permitted Uses

21.79.1.1 *a business or professional office, a self-storage business, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use*

21.79.2 Regulations for the Uses Permitted in Section 21.79.1

Lot Regulation	Proposed Amended S.D.79 Provisions
Minimum Lot Area	1.5 hectares
Minimum Lot Frontage	100 metres
Minimum Front Yard	15 metres
Minimum Side Yard	7.5 metres
Minimum Rear Yard	15 metres
Maximum Height	11 metres
Maximum Lot Coverage	25%
Minimum Landscaped Open Space	10%
Minimum Distance Between Buildings	7.5 metres
Required Parking Spaces	22 parking spaces

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line

21.79.2.1.2 For the purposes of the Special District-79 (S.D.79) Zone, a “self-storage business” is defined as “*premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area*”

21.79.2.1.3 For the purposes of the Special District-79 (S.D.79) Zone, a “truck/trailer rental depot” shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

3.0 Summary



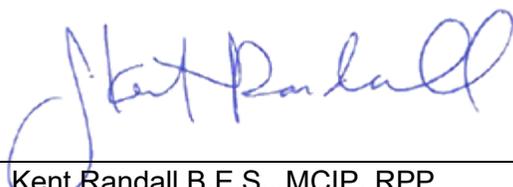
This planning report describes the proposed Zoning By-law Amendment application for a proposed self storage facility and provides analysis for the application in the context of the Provincial Policy Statement, Growth Plan, the County of Peterborough Official Plan, and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21.

It is the opinion of the author that:

- The proposed development is consistent with the applicable provisions of the 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The proposed development conforms to the purpose and intent of the County of Peterborough Official Plan;
- An amendment to the Township's Zoning By-law is required to permit the site-specific features of the development;
- An application for Site Plan Approval is required, in accordance with the Township of Douro-Dummer's Site Plan Control By-law;
- The proposed development represents good planning and is in the public interest.
- The applications for Zoning By-law Amendment and Site Plan Approval should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Principal Planner



Jessica Rae Reid, B.A
Planner

4.0 Appendices



4.1 Appendix A: Pre-consultation Summary: Township of Douro- Dummer

Notes from Pre-consultation Meeting

Property: 192 County Road 4
Zoning: Special District 79 (S.D. 79)
Official Plan Designation: Hamlet
Meeting Date: March 16, 2023
In attendance: Planner - Christina Coulter
Temporary CBO – Don Helleman
Building Administrator – Leisha Newton
Deputy Fire Chief – Derrick Huffman
ORCA – Don Allin
Peterborough County – Ken Scullion, Planner
Peterborough County – Daniel Ilkiewicz, & David Hovinga, Engineering
Agent – Beverly Saunders, EcoVue Consulting Services Inc.
Owners/Applicant – Tom Livisianos

Comments:

Proposal: To add eight separate self-storage buildings and outdoor vehicle rental spots.

To discuss the proposed development in relation to the floodplain, and obtain the site-specific flood elevation to be properly delineated.

Fire Department:

- If putting in a retention pond vs a stored water container, then it will need to be designed for that purpose – lined to retain water, ice formation consideration and dry hydrant location and access.
- Fire Route as per OBC design
- Required fire protection water calculation needs to be assessed and provided as well as confirming water storage and dry hydrant connection location, and confirm pipe size, connection type and fitting and height of connection
- Fire Department would like Owner/Operator to be aware of NFPA 855 for the storage of lithium ion batteries – particularly chapter 14. Thermal runaway is a serious concern and if allowing this type of storage, the only way to control it is with water (sprinklers). There are other mitigation strategies like disconnecting from device (tool, e-bike, golf cart, etc) protect terminals, protect battery from impact damage, no outlets to allow charging that can be considered, early warning (fire alarm connected to FD) but some language should be put into their rental agreements. Here is a clip on these potentials <https://www.msn.com/en-ca/news/us/officials-sound-alarm-over-rise-of-lithium-ion-battery-fires/vi->

Planning and Building:

Setbacks:

- Front yard setback from east corner of existing building must be shown on plan (14.56 m) - deficient. Site Statistics Table indicates front yard is 17.19 m – please correct.
- East interior side yard setback from existing building must be shown on plan (12.6 m) – ok, but needs to be corrected on Site Statistics Table.
- The metal-clad shed on the west property line may need to be moved when a rezoning is undertaken as it will not be permitted to be located on the property line.

Height:

Township's [Zoning By-law](#) permits 11 m max. Proposing less than 11 m. OK

Lot coverage:

Township's Zoning By-law permits 25% and 24.22% proposed. OK but does this include solar panels? Show lot coverage of solar panels on site plan.

Lot area:

Township's Zoning By-law requires 1.5 ha minimum. Add lot area to Site Statistics Table.

Landscaped Open Space (defined in Section 22.117 of By-law):

Township's Zoning By-law requires minimum 10%. Add landscaped open space to Site Statistics Table and show on plan.

Other Zoning:

- Generally speaking the entire S.D. 79 Zone will need to be updated. Please consider the standards and provisions of the Restricted Industrial Zone (M1) and S. 14.2.1 which apply to a self-storage building.
- 21.79.1.1 change permitted use from "a self storage building" (which suggests one) to "self-storage buildings".
- 21.79.2.1.1 ensure northeast parking spot is more than 1.5 m from east lot line (show on plan).
- 21.79.2.1.2 does the number of trucks and trailers permitted for rental depot need to change from 8 and change reference to Phase 1 Plan. Confirm definition of "truck/trailer rental depot" is ok with Applicant.

- 21.79.2.1.3 change reference to Phase 1 and add to north, east and west sides. (15 m normally required in 14.3 and reference and show compliance with 3.32 for planting strip requirements).
- 21.79.2.1.4 reduce from 49 spaces to 38 spaces if necessary and change reference to Phase 1.
- 21.79.2.1.5 outside vehicle storage require reduction in setback of eastern side lot line from 3 m to? Ensure western side lot line is 7.5 m.
- 21.79.2.1.6 Parking to be provided in accordance with S. 3.31, identify if any relief is required. Identify parking surface treatment on site plan.
- 21.79.2.1.7 requires a rezoning.
- 3.19 illumination identify on site plan. Please identify any advertising or signs, fencing. Provide intended hours of operation.

Septic:

Only septic lids are shown on site plan. Identify septic bed.

Well:

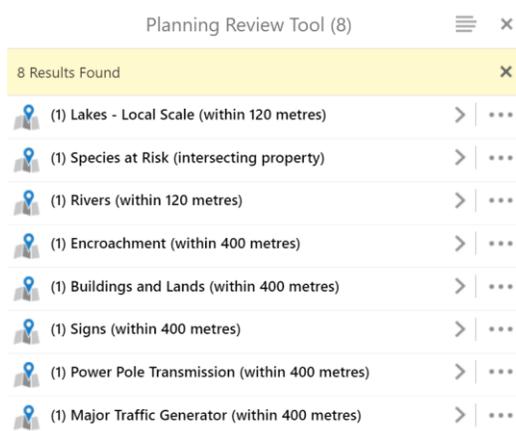
Show on site plan.

Hydro:

Structure cannot be built under overhead electrical conductor (OC). If within 5m of OC, more information required.

Review of roll file, GIS, and other records:

1. Roll file: Property was rezoned to S.D. 79 via By-law No. 2011-51.
2. GIS:
Buildings: None listed.
Planning tool:



Official Plan:

Designated Hamlet on Schedule 'A4-4' and within the Urban Fringe Control Area Boundary (Schedule 'A4-1').

The Hamlet Designation refers to existing settlement areas which function as residential and commercial service nodes. These areas may contain a mix of residential, commercial, small scale industrial, public and institutional facilities. (S. 6.2.3.1 of Official Plan).

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community. (S. 6.2.3.2).

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage. (S. 6.2.3.3 (a)).

Within the Urban Fringe Control Area Boundary the Township shall request comments from the City of Peterborough in assessing applications for highway commercial, rural industrial or rural residential development that is deemed desirable by the Township (S. 6.2.17.3 (c)). The City indicated they do not have any comments on the application (e-mail March 15, 2023).

Planning Justification Report must address Section 7.14 – Criteria for assessing commercial development.

7.17 Site Plan Control

County Official Plan Component: Local municipalities shall consider and review economic development proposals on the basis of their potential impact to the watershed area. Where it is considered, by the local municipality, the Ministry of Natural Resources, the Conservation Authority and/or the Ministry of the Environment that a proposed industrial, commercial or tourism operation would negatively impact or alter the quality and function of the watershed, the local municipality, in consultation with other municipalities in the watershed, the County, the Provincial Ministries, Conservation Authority and the proponent of the development, shall identify and conduct appropriate studies to determine the extent of development permitted to ensure water quality and quantity and the protection of the natural environment (S. 4.6.3.1).

(See Also Sections 4.2, 4.6.3.2, 5.5, 5.6 of the County Component).

Provincial Policy Statement (2020):

S. 3.1 Natural Hazards ORCA to provide comment.

S. 1.3 Employment

S. 2.1.7 Natural Heritage species at risk flag. The landowner/applicant, not the planning authority, is responsible to demonstrate compliance with the Endangered Species Act prior to any on-site development (clearing, grading, roads, infrastructure, buildings) regardless of planning approvals or EIS/survey efforts/data in accordance with MECP comments/guidance.

Growth Plan:

While the subject property is adjacent to key natural heritage features and key hydrologic features, a natural heritage/hydrologic evaluation is not required since the subject lands are located within a settlement area as it relates to Policy 4.2.4.1 of the Growth Plan.

Peterborough County: (comments provided by email March 16, 2023)

Regarding required studies for the proposal the County will require a Storm Water Management Report and Traffic Report be completed for the site.

A key point within the traffic report is that the entrances are required to meet current specifications (MTOD, OPSD, or CSAS). They appear to not meet current standards. The entrances are required to be paved within the County's road allowance as well. There are currently two entrances to the site, which is permissible however, they will need to be justified within the report. The report will need to address current traffic and proposed traffic.

It is highly recommended that the traffic consultant contact County staff (Daniel Ilkiewicz, DIlkiewicz@ptbocounty.ca) directly regarding the above noted requirements.

ORCA:

Based on the flood plain analysis that was completed for the neighbouring planned subdivision (May 2021), it is suggested that the clean up on the site would require a confirmation of the current elevations.

Back Water effect due to Meade Creek or a tributary thereof further to the east. ORCA would require some clarification of the depths and cross-sections through the site through a Lot Drainage and Grading Plan and a Flood Study. ORCA would like to see a demonstration that there are no negative impacts off-site of the proposed activity.

ORCA can provide modelling to the applicant for Flood Hazard Analysis upon request through a data sharing agreement.

An ORCA permit will be required for any construction. Visit <https://www.otonabeeconservation.com/wp-content/uploads/2023/01/2022-072-Appendix-A-Fee-Policy-and-Schedules-2023Jan01Posted.pdf>

MTO: (comments provided by email on March 23, 2023)

The Ministry has determined that the subject lands do not fall within MTO's permit control area, therefore we have no comments to offer this application.

Curve Lake First Nation:

Did not attend or send comments.

Please contact Tiffany at Curve Lake First Nation and provide proof of additional consultation as part of complete application package tiffanyM@curvelake.ca

Pre-consultation Checklist for Development

- Servicing Options Report (for developer >5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) Click or tap here to enter text.
- Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (If private individual systems are accepted, proponent to prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable) Click or tap here to enter text.
- Storm Water Management Plan Click or tap here to enter text.
- Source Water Protection (if in Vulnerable area, require RMO review – Terri Cox, Abigail Morkem, or HBM) Click or tap here to enter text.
- Market Analysis/Justification Study as part of Planning Justification Report
- Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥ 25 lots or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses) wildlife, ANSI's etc.) Click or tap here to enter text.
- Archeological Study (known site; 3 or more new lots; on a watercourse, ZBA/OPA for golf course)(if the site has already been fully disturbed and the location of the application is within the disturbed area then a study isn't usually required, same with projects that do not require excavation such as a slab on grade garage or addition **Applicant to confirm with CLFN**
- Planning Justification Study/Analysis Click or tap here to enter text.

- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
Click or tap here to enter text.
- Noise Impact Study Click or tap here to enter text.
- Traffic Study Click or tap here to enter text.
- Agricultural Land Use Justification Click or tap here to enter text.
- Lot Drainage and Grading Plan Click or tap here to enter text.
- Flood Study Click or tap here to enter text.
- Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the township requests) Click or tap here to enter text.
- Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses) Click or tap here to enter text.
- Record of Site Condition (converting from an commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use) Click or tap here to enter text.
- Minimum Distance Separation Calculation (where barns exist within 1 km) Click or tap here to enter text.
- Peer Review Reimbursement Agreement Click or tap here to enter text.
- Site Plan Approval Major fee \$4000, plus minimum deposit of \$5000.
- Rezoning Application: Zoning By-Law Amendment fee is \$1,500 plus ORCA fee <https://www.dourodummer.ca/en/planning-and-development/resources/Zoning-By-law-Amendment-Application---Revised-02-2023.pdf>
- Preliminary Development Agreement: fee \$1000 + \$5250 deposit.
- Development Deposit Click or tap here to enter text.
- Line of Credit Click or tap here to enter text.

The Corporation of the Township of Douro-Dummer

By-law Number 2022-58

Being a By-law to Designate the Township of Douro-Dummer as a Site Plan Control Area

Whereas under the provisions of Section 41 (2) of The Planning Act, R.S.O. 1990, as amended, authority is granted to Councils of Municipalities to designate a site plan control area, where an Official Plan is in effect;

And Whereas Section 7.17.1 of the County of Peterborough Official Plan designates all lands in the Township as a Site Plan Control Area;

And Whereas Section 41 (13) of The Planning Act, R.S.O., 1990, as amended, provides authority for the Council of a Municipality to pass a By-Law prescribing certain classes of development to be exempt from Section 41 (4) and (5) of The Planning Act, 1990, as amended, and providing for the delegation of any of the Council's powers or authority as provided therein;

And Whereas the whole of the area covered by the Official Plan is designated as a site plan control area which is all within the limits of the Corporation;

Now Therefore the Council of The Corporation of the Township of Douro-Dummer enacts as follows:

1. In this by-law:
 - 1.1. **"Development"** means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot;
 - 1.2. **"Corporation"** means The Corporation of the Township of Douro-Dummer;
 - 1.3. **"Owner"** means the owner of land whose interest in the land is defined and whose name is specified in the proper Registry of Land Titles Office;
 - 1.4. **"Person"** includes an owner;
 - 1.5. **"Gross Floor Area"** means the aggregate of the floor areas of all the storeys of a building including the floor area of any basement but not of a cellar or subcellar, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level but excluding car parking areas

within the building and, for the purpose of this paragraph the walls of an inner court and shall be deemed to be exterior walls.

2. The whole of the area covered by the Official Plan for the Township of Douro-Dummer is designated as a site plan control area insofar as lands in all the zoning categories under the Township of Douro-Dummer Zoning By-law number 10-1996, as amended, save and except for those uses specifically exempted under section 4 of this by-law.
3. Within the various commercial, industrial and institutional, rural and agricultural zones, projects of the following magnitude shall require site plan approval:
 - 3.1. Any new commercial or industrial building or building addition, greater than 100 square metres of gross floor area;
 - 3.2. Any other new non-residential building, or building addition greater than 100 square metres of gross floor area;
 - 3.3. Any project as determined by the Chief Building Official and/or the Planner within an aggregate resource area;
 - 3.4. The approval process has been delegated to the Chief Building Official and the Planner. Agreements shall be signed by the Clerk and the Mayor as per changes enacted by Bill 109.
4. The following projects shall be exempt from site plan control:
 - 4.1. Any construction or alteration of a single-family dwelling, duplex or semi-detached dwelling,
 - 4.2. Any building accessory to the uses described in paragraph 4.1 of this section;
 - 4.3. An inground or above ground swimming pool constructed in connection with the uses described in paragraph 4.1 of this section;
 - 4.4. Any new non-residential building including any accessory building less than 100 square metres of gross floor area;
 - 4.5. Any building addition less than 100 square metres of building area or floor area, whichever is greater;
 - 4.6. Any interior alteration to a building or change of use, but not a change of use to a group home;
 - 4.7. Any agricultural and farm related buildings or structures that are utilized in active farming operations;

- 4.8. Any project which the Council of the Corporation by resolution specifically exempts from the application of the within By-law.
5. Notwithstanding the aforementioned exemptions, site plan control shall apply to:
- 5.1. Any project, as determined by the Chief Building Official and/or the Planner, which is the subject of a rezoning application or;
- 5.2. Any project where site plan control is imposed as a condition of an application to the County Land Division Committee.
6. Notwithstanding any of the provisions of any By-law which may be inconsistent with the By-law, no person shall undertake any development in the site plan control area unless the Chief Building Official and Planner have approved the following:
- 6.1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 7, subsection 7.1.
- 6.2. Drawings showing plan, elevation and cross-section views for each building to be erected within a site plan control area which are sufficient to display:
- 6.2.1. The massing and conceptual design of the proposed building;
- 6.2.2. The relationship of the proposed building adjacent buildings, streets, and exterior areas to which members of the public have access; and
- 6.2.3. The provision of interior walkways, stairs and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings, but which exclude the following: the layout of interior areas, other than the interior walkways; stairs and escalators referred to in clause 6.2.3; the colour, texture and type of materials; window details; construction details; architectural detail and interior design.
7. As a condition to the approval of the plans and drawings referred to in Section 6, the Corporation may require the owner to:
- 7.1. Provide to the satisfaction of and at no expense to the municipality any or all of the following:
- 7.1.1. Widening of highways that abut on the land;
- 7.1.2. Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;

- 7.1.3. Off street vehicular loading and parking facilities, either covered or uncovered access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;
- 7.1.4. Walkways, including the surfacing thereof, and all other means of pedestrian access;
- 7.1.5. Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
- 7.1.6. Walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of the lands or the protection of adjoining lands;
- 7.1.7. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials;
- 7.1.8. Easements conveyed to the municipality for the construction, maintenance or improvements of watercourses, ditches, land drainage works and sanitary sewerage facilities on the land;
- 7.1.9. Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- 7.2. Maintain to the satisfaction of the municipality and at the sole risk and expense of the owner any or all of the facilities or work mentioned in paragraph 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, and 7.1.9 of clause 7.1, including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
- 7.3. Enter into one or more agreements with the municipality dealing with any or all of the facilities, works or matters mentioned in clauses 7.1 and 7.2 or with the provision and approval of the plans and drawings referred to in Section 6.
8. Any agreement entered into clause 7.3 of Section 7 may be registered against the land to which it applies and the Corporation is entitled to enforce the provisions thereof against the owner and, subject to the provisions of The Registry Act and The Land Title Act, any and all subsequent owners of the land.
9. Section 326 of The Municipal Act R.S.O., 1990, as amended, applies to any requirements made under clauses 7.1 and 7.2 of Section 7 and to any requirements made under an agreement entered into under clause 7.3 of Section 7.
10. Default:
 - 10.1. Where the owner is directed or required by the By-law that any matter or things be done and such person defaults in doing such matter or thing, it may be done by the Corporation at its expense and the Corporation may recover the expense in doing it by action or the same may be recovered in like manner as municipal taxes.

- 10.2. Where the owner is in default in doing any matter or thing which the owner is directed or required to do by this By-law the owner is to be given written notice by prepaid registered mail to the owner's usual place of business or place of residence advising of the default and affording the owner not less than thirty (30) days to remedy the default.
- 10.3. Where the owner has been given notice of default by prepaid registered mail and the owner has failed to remedy the default within the time prescribed in the notice the owner is entitled to appear before a meeting of the Council in respect of such default before the Corporation proceeds under sub-section 10.1 of this section.
11. No building permit or permits are to be issued until:
- 11.1. The plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law are filed by the owner with the Corporation and approved by the Corporation, and;
 - 11.2. The perspective plans and drawings showing buildings, elevations and cross sections of industrial and commercial buildings and institutional buildings are filed by the owner with the Corporation and approved by the Corporation, and;
 - 11.3. The owner conveys to the Corporation lands for the widening of highways required by the Corporation, free of charge and with a title free of encumbrance, and;
 - 11.4. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, lands for a walkway where required by the Corporation, and;
 - 11.5. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, any easements required by the Corporation for its purposes, and;
 - 11.6. The owner files with the Corporation, for its approval, a lot grading plan showing all grading and changes in elevation or contour of land and disposal of storm, surface and waste water from the lands or any buildings or structures to be erected thereon;
 - 11.7. The owner has entered into any agreements required under Section 7.3.
12. No person shall:
- 12.1. Block or impede access to land at the point of ingress or egress shown on the plans and drawings filed with the Corporation, and;
 - 12.2. Park a vehicle on private property other than on the parking and loading access shown on the plans filed with the Corporation, and;
 - 12.3. Block or impede the use of walkways shown on the plans filed with the Corporation, and;

- 12.4. Interfere with snow or ice removal directly or indirectly and without limiting the generality of the foregoing, no vehicle shall be parked so as to obstruct the removal of ice or snow from access ramps, driveways, parking areas and walkways shown on the plans filed with the Corporation, and;
 - 12.5. Change the grading or contour or elevation of land from that shown on the plans filed with the Corporation and approved by the Engineer of the Corporation without the consent in writing of the Engineer of the Corporation, and;
 - 12.6. Block or interfere with the disposal of or alter the normal drainage course for storm surface and waste water from land or buildings or structures unless alternative drainage is provided to the written satisfaction of the Engineer for the Corporation, and;
 - 12.7. Block or interfere with watercourse, watermains, ditches, land drainage works or sanitary sewerage facilities of the Corporation or of the County of Peterborough, whichever is the case, and;
 - 12.8. Permit floodlights from his land to illuminate neighbouring buildings where such illumination disturbs the sleep or privacy of the occupants of the buildings so illuminated, and;
 - 12.9. Fail to maintain walls, fences, hedges, trees, shrubs or other suitable groundcover shown on the plans filed with the Corporation, and;
 - 12.10. Fail to keep in good repair or uncovered all vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials as shown on the plans filed with the Corporation.
13. Notwithstanding the foregoing, no approval of site plans and elevation drawings for development or redevelopment in a site plan control area shall be approved unless or until proper drawings have been prepared, either by a qualified draftsman, surveyor, engineer or architect. Such drawings must be signed by the party preparing same. Such drawings must be legible. Extra copies of such drawings must also be provided in legal size and still be legible in case it is determined that a site plan agreement must be registered against the title to the owner(s) land.

14. Violations and Penalties

- 14.1. Any persons who violates any provision of the By-law or causes or permits a violation shall be guilty of an offence and, upon conviction therefore, shall be liable for the penalties set out in Section 67 of The Planning Act, R.S.O., 1990. Each day of violation shall constitute as offence.

15. Remedies

- 15.1. In case any building or structure is to be erected or altered or any part thereof is to be used, or any lot is to be used in contravention of any requirement of this

By-law, such contravention may be retained by action in the instance of any ratepayer or of the Corporation pursuant to the provisions of The Planning Act or the Municipal Act in that behalf.

16. Validity

16.1. If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part hereof, other than the section, clause or provision so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses and provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions hereof shall have been declared to be invalid.

17. That this By-law shall come into effect on the date it is passed by the Council of Corporation of the Township of Douro-Dummer, subject to the applicable provisions of The Planning Act, R.S.O., 1990, as amended.

18. That By-law No. 2022-32 of the Township of Douro-Dummer is hereby repealed.

Enacted and passed this 20th day of December, 2022.



Mayor, Heather Watson



Acting Clerk, Martina Chait-Hartwig

TOWNSHIP OF DOURO-DUMMER

SITE PLAN CONTROL GUIDELINES

A) INTRODUCTION

In accordance with Section 41 of the Planning Act, R.S.O. 1990 the Council of the Township of Douro-Dummer declared its entire land area to be subject to Site Plan Control.

The purpose of these guidelines is to outline the requirements for the preparation and submission of site plans and other related drawings and documents, and explain the site plan approval process.

B) SITE PLAN CONTROL AGREEMENT

As a condition of the approval of the site plans and drawings, the Township will require the applicant to enter into a Site Plan Control Agreement. The Agreement defines the conditions of approval, the works and actions required, and the required guarantees of performance. The approved plans and drawings form part of the Agreement. This Agreement will be in a form suitable for registration.

The Chief Building Official cannot issue building permits until the Agreement is executed by the Applicants and the proposal fully conforms to the approved drawings (and to other applicable Codes and By-laws).

Formal application, including the payment of the necessary application fees, must be made to the Township of Douro-Dummer where approval is being sought for plans and drawings.

C) SUBMISSION REQUIREMENTS

1. Completed application form (attached)
2. Application processing fee (paid in full) plus ORCA fee.
3. A certificate of ownership or letter of authorization (if application not submitted by the owner).
4. Legal Survey and/or legal description of the property, showing any easements, rights-of-way, existing structures, features, adjacent lots, etc. and including a calculation of the area of the property (The certificate of an Ontario Land Surveyor is preferred).
5. The following plans and drawings in sufficient detail to fully explain the proposal. All plans and drawings must be prepared in metric.
 - a) SITE PLAN (11 copies and 1 electronic copy) to indicate:
 - i) Dimensions and area of the property being developed indicating any road widenings, easements, etc. required;
 - ii) Proposed staging of the development of the property and of the construction of the buildings;
 - iii) Location and Building Code Classification of all buildings and structures, both existing and proposed, indicating all building dimensions, setbacks, separations, building entrances, (both pedestrian and vehicular), projections, canopies, equipment housings, dust collectors, masts, ground signs, building height, etc.;

- iv) Location and area of all separate uses within the building, the location of firewalls, and the size of areas intended for different, accessory or complementary exterior use, such as open storage yards etc.;
 - v) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - vi) Access ramps, driveways, etc., indicating widths, curve radii, medians, curbs, steps, etc., and the proposed direction of traffic flow where applicable;
 - vii) Vehicular parking areas and stalls, dimensioned and numbered and indicating any areas to be assigned to visitors, tenants, employees, etc.;
 - viii) Vehicular loading docks and doors indicating fully dimensioned truck parking spaces, manoeuvring areas and clearances;
 - ix) Location of all signs and any lighting thereof;
 - x) Location and direction of exterior lighting;
 - xi) Building on adjacent lots and generally the existing or proposed improvements in the adjacent yards and mutual features, such as driveways, parking, etc.;
 - xii) Location of street hydrants, hydro poles, drainage ditches, catchbasins, etc., adjacent to the subject property;
 - xiii) Location and size of water services, sewage disposal services and hydro services to be constructed on site;
 - xiv) Statistical summary of development perimeters in accordance with zoning regulations including the following, preferably in chart form:
 - Lot area
 - Building coverage
 - Total gross floor area of proposed buildings and existing buildings to be retained
 - Floor area on each level including basement
 - Floor areas of component uses
 - Total usable floor area
 - Total number of parking spaces proposed
 - Number of parking spaces for visitors, tenants, and employees, etc.
 - Total site area to be landscaped including walkways, courts, etc.
- b) GRADING/DRAINAGE PLAN (11 copies and 1 electronic copy) to indicate: (Note: may be included on Site Plan)
- i) Existing and proposed contours and/or spot elevations, bench marks, and elevations on roads and adjacent properties (7.5 metres beyond site);

- ii) Base floor elevations of proposed buildings and structures;
 - iii) Elevations of all relevant topographic features (roads, curbs, ditches, drainage outfalls, etc.);
 - iv) Direction of drainage flow and location of all drainage discharge points including roof drainage and parking lot drains;
 - v) Supporting data and calculations with respect to storm drainage flow volumes and capacity of existing outfalls;
 - vi) Any other information required to fully describe the project grading and drainage;
- c) LANDSCAPING PLAN (11 copies and 1 electronic copy) to indicate: (Note: may be combined with site plan)
- i) Areas for landscaping, sodding, seeding, walkways, sidewalks, courts, entrances, walls and fences, etc., showing trees (including all existing trees and indicating those to be cut down), ditches, etc.;
 - ii) Location of existing plant material;
 - iii) Location, species and size of existing plant material to be preserved;
 - iv) Location, species and size of new plant material to be added;
 - v) Berming, fencing and screening details, where applicable;
 - vi) Any other information required to fully describe the project landscaping.
- d) ELEVATION DRAWINGS (11 copies and 1 electronic copy) to indicate: (required for all exterior walls in commercial, industrial and institutional buildings)
- i) Front, side and rear elevations showing finished grade, floor and roof elevations;
 - ii) Type and colour of exterior building materials.
 - iii) Entrances, windows;
 - iv) Height of buildings;
 - v) Signage and exterior lighting;
 - vi) Any other information required to fully describe the project;

NOTES: ALL PLANS AND DRAWINGS SHOULD INCLUDE METRIC TERMINOLOGY. ALL PLANS SHALL BE MINIMUM SCALE OF 1:400 (METRIC) AND THE ELEVATION PLANS SHALL BE A MINIMUM SCALE OF 1:200 (METRIC).

CERTAIN OF THE ABOVE PLANS MAY BE COMBINED PROVIDED ALL REQUIRED INFORMATION IS ADEQUATELY AND LEGIBLY DISPLAYED.

D. SITE PLAN APPROVAL PROCESS

The site plan approval process will normally consist of the following steps:

1. Township Staff receive the completed site plan application form and the applicable processing fee (plus ORCA fee).
2. A preliminary review of the application and site plans is completed by staff to ensure that all required information is provided (See Section C, "SUBMISSION REQUIREMENTS").
3. Notice of the application and a copy of the site plans is provided to Council for information and direction.
4. A copy of the site plans may be circulated to the Township Planner and/or Engineer for detailed review, if deemed appropriate by Council.
5. The Clerk may, at the direction of Council, provide notice of the application to any relevant agency or utility deemed to have an interest in the development proposal and abutting property owners for comment.
6. The Planner and/or Engineer, if involved, will submit a report to Council based on the detailed review of the site plans.
7. Minor applications of a straightforward nature may be reviewed by staff, with a corresponding report submitted to Council.
8. At Council's discretion, the Township Solicitor may be requested to review and comment on the proposed site plan agreement prior to execution.
9. Council, if satisfied with the site plans, may pass a by-law to authorize the signing and full execution of a site plan agreement, which will then be registered on title.
10. Building permits may be issued following the execution and registration of the site plan agreement and fulfilment of any conditions (including, the provision of a letter of credit by the applicant).
11. Regular work inspections will be completed by staff to ensure development is proceeding in full compliance with the approved site plans. A clearance letter will be issued at such time as the work is completed to the satisfaction of the Township.

NOTICE: For minor development proposals, Council may, at their discretion, accept simplified site plans which adequately describe the proposal. Municipal staff will assist in identifying guideline items which will apply to the individual development

TOWNSHIP OF DOURO-DUMMER
APPLICATION FOR SITE PLAN APPROVAL

APPLICANT INFORMATION

APPLICANT'S NAME			TELEPHONE NO.	SOLICITOR'S NAME			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	
AGENT'S NAME			TELEPHONE NO.	OWNER'S NAME (Signatory to Agreement)			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	
ARCHITECT/ENGINEER'S NAME			TELEPHONE NO.	PLANNING CONSULTANT'S NAME			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	

LOCATION AND DESCRIPTION OF PROPERTY

STREET ADDRESS - IF INDIVIDUAL PROPERTY (OR GROUP OF PROPERTIES)			LOT	CONCESSION
NEAREST INTERSECTION(S)		EXISTING EASEMENTS YES / NO	REGISTERED PLAN NO.	LOT/BLOCK NO.
FRONTAGE (m)	DEPTH (m)		AREA (m ²)	
LAND USE DESIGNATION (OFFICIAL PLAN)		PRESENT ZONING OF LAND		
PRESENT USE OF LAND				
PROPOSED USE OF LAND				

INFORMATION ON PROPOSED DEVELOPMENT

CONSTRUCTION YR. MO. DAY TO START (ESTIMATE) ___ ___ ___	CONSTRUCTION YR. MO. DAY TO END (ESTIMATE) ___ ___ ___	DIMENSIONS OF BUILDINGS(S)		
NUMBER OF STOREYS	GROUND FLOOR AREA (m ²)	TOTAL FLOOR AREA (m ²)	FLOOR AREA OF ADDITIONS (m ²)	
NUMBER OF PARKING SPACES		NATURE OF PROJECT: (ie. Commercial, Industrial etc.)		
RESIDENTIAL DATA (IF APPLICABLE) TYPE & NUMBER OF UNITS	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM
	OTHER		TOTAL UNITS	

I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the Municipality on request, to be applied to such costs, and for which the Municipality will account.

RETURN APPLICATION TO:

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario KoL 3A0

APPLICANT'S SIGNATURE

DATE

**21.78.2.2 Regulations for Uses Permitted in
Section 21.78.1.2**

The regulations for the uses permitted in Section 21.78.1.2 shall be those presented in Section 4.2 of this By-law.

21.79 Special District 79 Zone (S.D. 79) - Roll No. 010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

21.79.1.1 a business or professional office, a self-storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use

21.79.2 Regulations for Uses Permitted in Section 21.79.1

a)	Minimum Lot Area	1.5 ha
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	7.5 m
e)	Minimum Rear Yard	15 m
f)	Maximum Height	11 m
g)	Maximum Lot Coverage	25%
h)	Minimum Landscaped Open Space	10%
i)	Minimum Distance between Buildings	7.5 m

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for

'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

- 21.79.2.1.3** For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-law s Schedule "B".
- 21.79.2.1.4** A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".
- 21.79.2.1.5** Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).
- 21.79.2.1.6** Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided. All other

parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as 'customer parking' on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B" , shall be for the use of transient customers only.

21.79.2.1.7 The area labeled "Future Phases" on the site plan for 'Phase 1' of the subject property, prepared by R.L. Fleguel and dated July 29, attached to this by-law as Schedule "B" shall require a further amendment to this by-law to permit development.

21.80 **Special District 80 Zone (S.D. 80) - Roll No. 010-004-04810**

No person shall within any Special District 80 Zone (S.D. 80) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.80.1 **Permitted Uses**

21.80.1.1 those uses permitted in Section 9.1 of this By-law.

21.80.2 **Regulations for Uses Permitted in Section 21.80.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 13.0 hectares and 270.0 metres respectively.

21.81 **Special District 81 Zone (S.D. 81) - Roll No. 010-002-05400**

No person shall within any Special District 81 Zone (S.D. 81) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



SUBJECT PROPERTY:
AREA = ±2.29ha

KEY MAP
1:7,500

LEGEND

- EXISTING PARCEL
- EXISTING STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED STRUCTURE
- EXISTING FLOODPLAIN
(Retrieved from WMI & Associates Flood Hazard Assessment Summary)

SITE STATISTICS		
Special District 79 Zone (S.D. 79)	REQUIRED	PROPOSED
LOT FRONTAGE (MIN.)	100m	145.61m
FRONT YARD (MIN.)	15m	17.19m
SIDE YARD (MIN.)	15m	16.66m & 26.44m
DISTANCE BETWEEN BUILDINGS (MIN.)	7.5m	7.5m
REAR YARD (MIN.)	15m	30.97m
OUTSIDE VEHICLE STORAGE SPACES ALLOWED (MAX.)	49 lots	38 lots
MAXIMUM HEIGHT	11m	<11m
MAXIMUM LOT COVERAGE (%)	25%	24.22%

NOTES:

1. Property Boundaries are approximate

EcoVue Consulting Services Inc.

 311 George St. N., Suite 200
 Peterborough ON K9J 3H3
 Tel: 705-876-8340 Fax: 705-742-8343
 www.ecovueconsulting.com

DRAWN BY: SG	PROJECT No.: 22-2465
APPROVED BY:	HORIZ. SCALE: 1:350
REVISION DATE: JANUARY 20, 2023	PLOT DATE: JANUARY 20, 2023

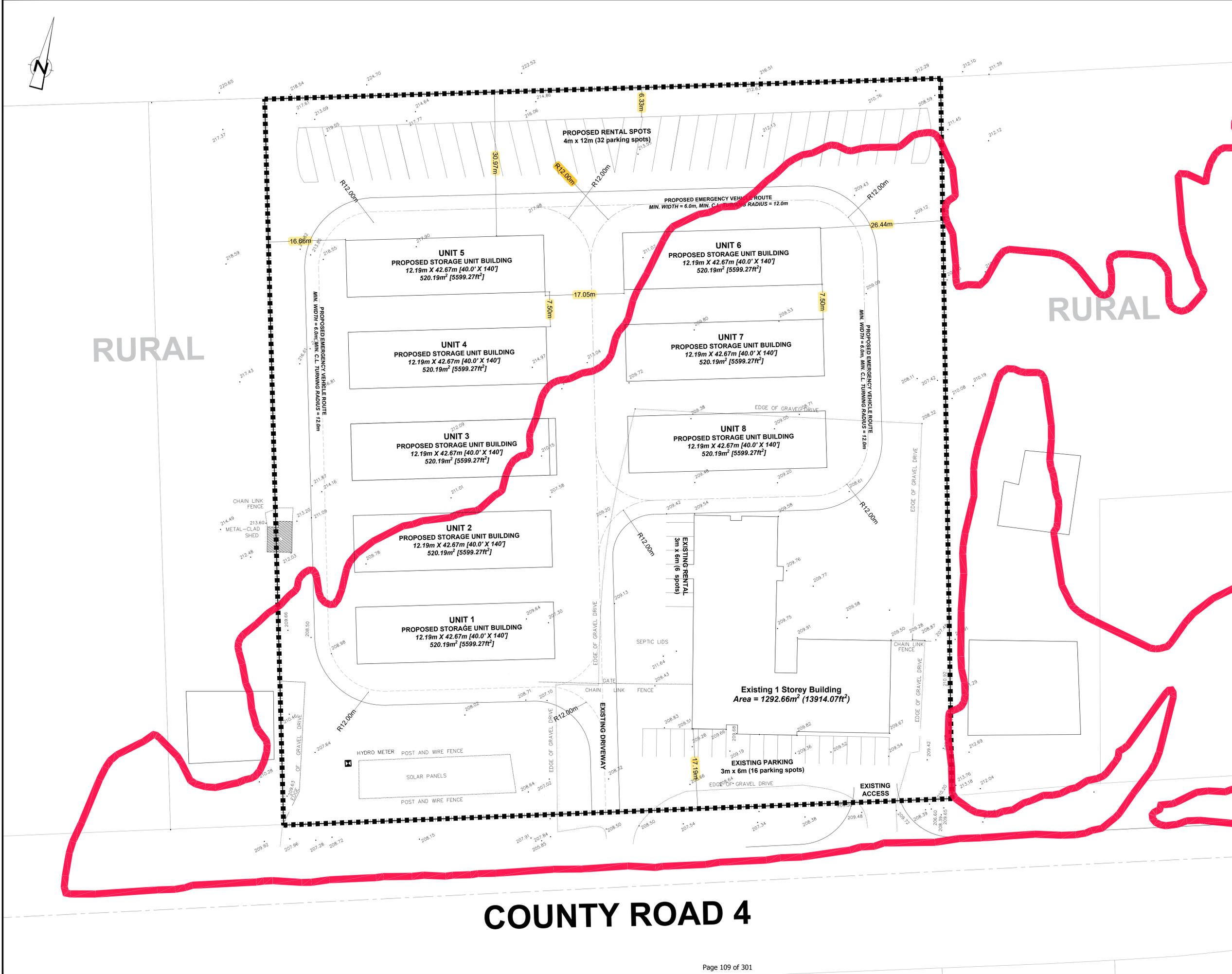
SELF STORAGE EXPANSION
 Tom Livis
 192 County Rd 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

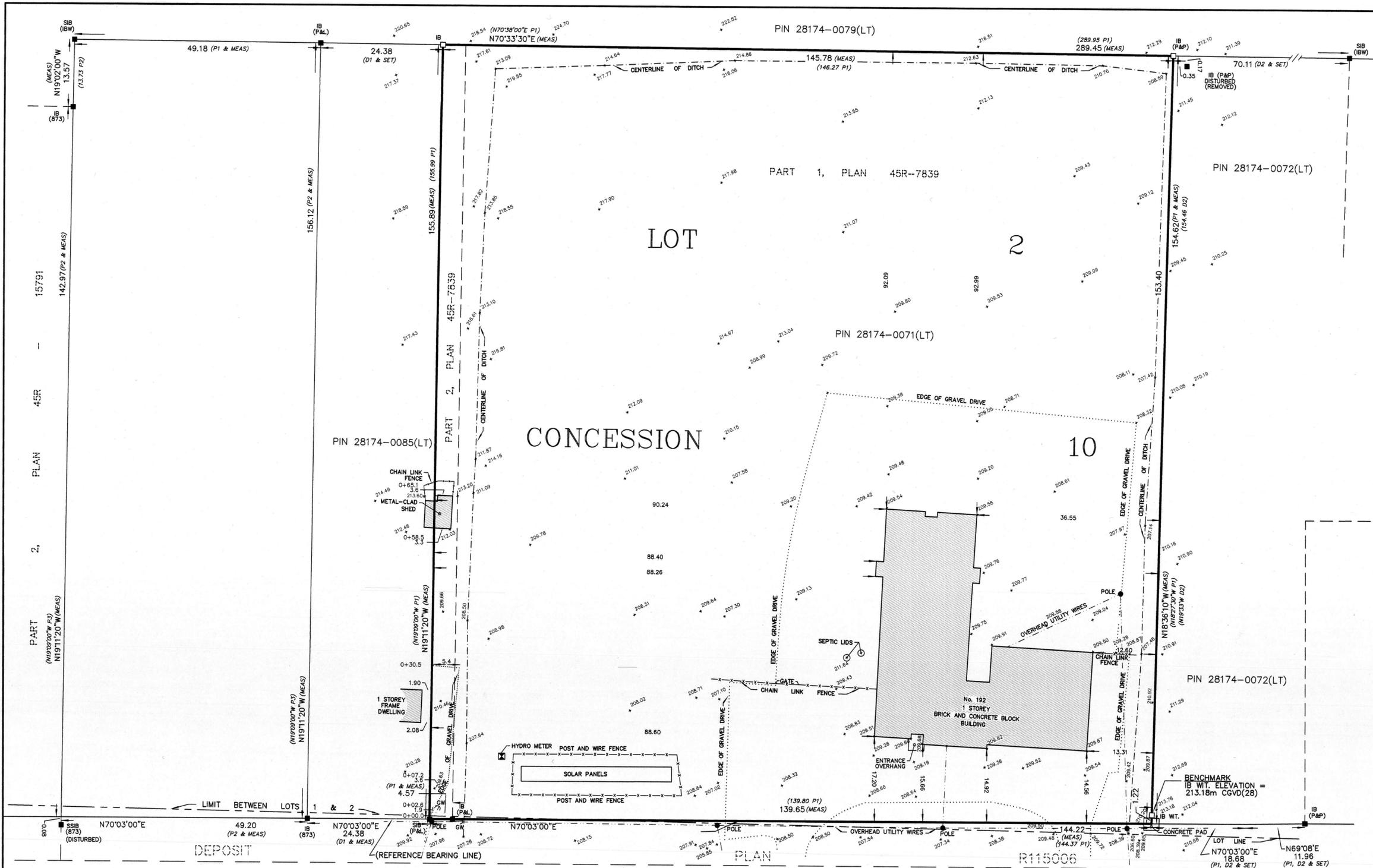
CONCEPT PLAN **CP**

RURAL

RURAL

COUNTY ROAD 4





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



PART 2 - REPORT SUMMARY
 THIS PLAN HAS BEEN PREPARED FOR THE USE OF:
 1788518 ONTARIO LIMITED
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
 NONE
 NOTABLE FEATURES:
 * EDGE OF GRAVEL AND METAL-CLAD SHED CROSSING
 * WESTERLY PROPERTY LIMIT *
 * CONCRETE PAD LOCATED ON SOUTH EAST CORNER OF PROPERTY *
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 NOT CERTIFIED BY THIS REPORT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON 25th MARCH, 2021

SIGNED AT LAKEFIELD, ONTARIO
 THIS 9th DAY OF MAY, 2021

Christopher E. Muscslow
 CHRISTOPHER E. MUSCLOW
 ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- P&L DENOTES PIERCE & LYONS, O.L.S.
- P&P DENOTES PIERCE & PIERCE, O.L.S.
- 873 DENOTES W.A. BENINGER, O.L.S.
- IBW DENOTES IVAN B. WALLACE O.L.S.
- P1 DENOTES PLAN 45R-7839
- P2 DENOTES PLAN 45R-15797
- P3 DENOTES PLAN OF SURVEY BY PIERCE & PIERCE, O.L.S., DATED 27th AUGUST 1952
- D1 DENOTES INSTRUMENT R87761
- D2 DENOTES INSTRUMENT R468489
- CGVD(28) DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 2164908

THIS PLAN IS NOT VALID
 UNLESS IT IS AN EMBOSSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 In accordance with
 Regulation 1026, Section 29(3).

ELEVATION NOTE:
 ELEVATIONS SHOWN HEREON ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, CGVD(28) DATUM

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

NOTE: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JBF SURVEYORS.
 © JBF SURVEYORS 2021

BEARINGS SHOWN HEREON ARE ASTRONOMIC DERIVED FROM THE NORTHERLY LIMIT OF DEPOSIT PLAN R155006 HAVING A BEARING OF N70°03'E

JBF SURVEYORS
 44 CLEMENTI ST., BOX 70
 LAKEFIELD, ON K0L 2H0
 PHONE: 705-652-6198
 INFO@JBFSURVEYORS.COM
 WWW.JBFSURVEYORS.COM

COUNTY ROAD No.4

LOT 2, CONCESSION 10

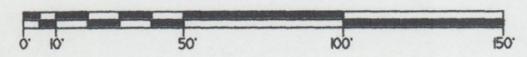
Schedule 'B'

Schedule 'B'

FARMLAND PIN 28174-0079

SITE PLAN FOR
 REZONING APPLICATION
 N. 192 COUNTY ROAD 4
 DOURO WARD
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

SCALE: 1 INCH = 50 FEET



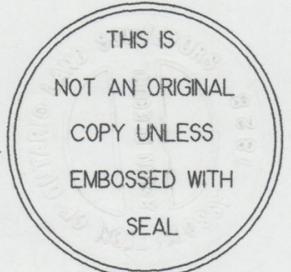
IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET, AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

© R.L. FLEGUEL, O.L.S., 2011



CAUTION:

THIS PLAN IS NOT A PLAN OF SURVEY. IT HAS BEEN COMPILED FROM VARIOUS SOURCES FOR THE USES SET OUT IN THE TITLE BLOCK. ANY OTHER USE IS NOT AUTHORIZED AND CONSTITUTES AN INFRINGEMENT OF THE AUTHOR'S COPYRIGHT.

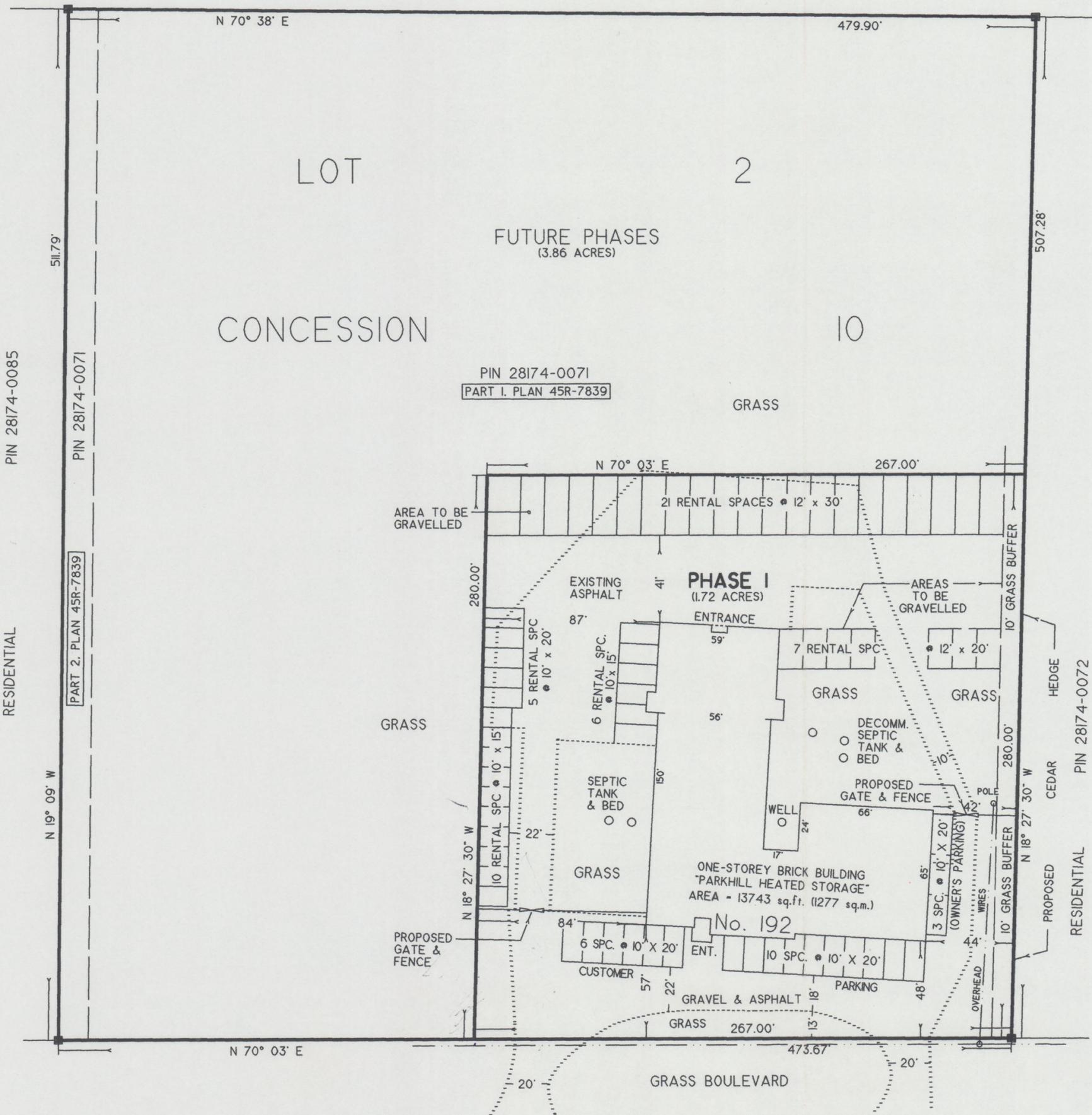


R. L. Fleguel
 R. L. FLEGUEL, B.Sc.
 ONTARIO LAND SURVEYOR

SIGNED AT LAKEFIELD, ONTARIO
 THIS 29th DAY OF JULY, 2011

J. B. FLEGUEL
 ONTARIO LAND SURVEYOR
 44 CLEMENTI ST., BOX 70
 LAKEFIELD, ON K0L 2H0
 PHONE: 705-652-6198
 FAX: 705-652-1647

PROJ. # 4048A



WARSAW ROAD
 (120' WIDE)
 (COUNTY ROAD No. 4)

4.2 Appendix B: Special District 79 (S.D.79) Zoning

21.78.2.2 Regulations for Uses Permitted in Section 21.78.1.2

The regulations for the uses permitted in Section 21.78.1.2 shall be those presented in Section 4.2 of this By-law.

21.79 Special District 79 Zone (S.D. 79) - Roll No. 010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

21.79.1.1 a business or professional office, a self-storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use

21.79.2 Regulations for Uses Permitted in Section 21.79.1

- | | | |
|----|------------------------------------|--------|
| a) | Minimum Lot Area | 1.5 ha |
| b) | Minimum Lot Frontage | 100 m |
| c) | Minimum Front Yard | 15 m |
| d) | Minimum Side Yard | 7.5 m |
| e) | Minimum Rear Yard | 15 m |
| f) | Maximum Height | 11 m |
| g) | Maximum Lot Coverage | 25% |
| h) | Minimum Landscaped Open Space | 10% |
| i) | Minimum Distance between Buildings | 7.5 m |

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for

'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".

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parking regulations of Section 3.31 shall apply.

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21.79.2.1.7 The area labeled "Future Phases" on the site plan for 'Phase 1' of the subject property, prepared by R.L. Fleguel and dated July 29, attached to this by-law as Schedule "B" shall require a further amendment to this by-law to permit development.

21.80 Special District 80 Zone (S.D. 80) - Roll No. 010-004-04810

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21.80.2 Regulations for Uses Permitted in Section 21.80.1

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 13.0 hectares and 270.0 metres respectively.

21.81 Special District 81 Zone (S.D. 81) - Roll No. 010-002-05400

No person shall within any Special District 81 Zone (S.D. 81) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.3 Appendix C:

Stormwater Management and Floodplain Cut and Fill
Balance Report, prepared by Tatham Engineering
Limited

4.4 Appendix D:

Transportation Impact Brief, prepared by Tatham
Engineering Limited

4.5 Appendix E:

Stage 1 and Stage 2 Archaeological Assessment,
prepared by Irvin Heritage Inc.

4.6 Appendix F:

Concept Plan Review Report, prepared by Andrew Smith Building Design Inc.



311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com



Township of Douro-Dummer
Notice of Complete Application and Public Meeting
Concerning a proposed Zoning By-law Amendment
Application R-11-24

The meeting will be held in person and electronically

Take Notice that the Council of The Corporation of the Township of Douro-Dummer has received a complete application for Zoning By-law Amendment and will hold a public meeting to consider the proposed amendment to the Township of Douro-Dummer Comprehensive Zoning By-law under Section 34 of the Planning Act, R.S.O., 1990.

Date and Time: **Tuesday, September 3, 2024 at 5:00 p.m.**

Location: Council Chambers of the Municipal Office
894 South Street, Warsaw ON and
Electronic Meeting Site

Public Hearing: The meeting will be held in person and electronically (virtual). Any person wishing to make written and/or oral submissions either in support of or opposition to the proposal must contact the Clerk by email at martinac@dourodummer.on.ca or call 705-652-8392 ext. 210 no later than 9:00 a.m. on the day of the scheduled public hearing. Please indicate if you wish to attend in person or virtually and you will be provided with the applicable instructions for participation.

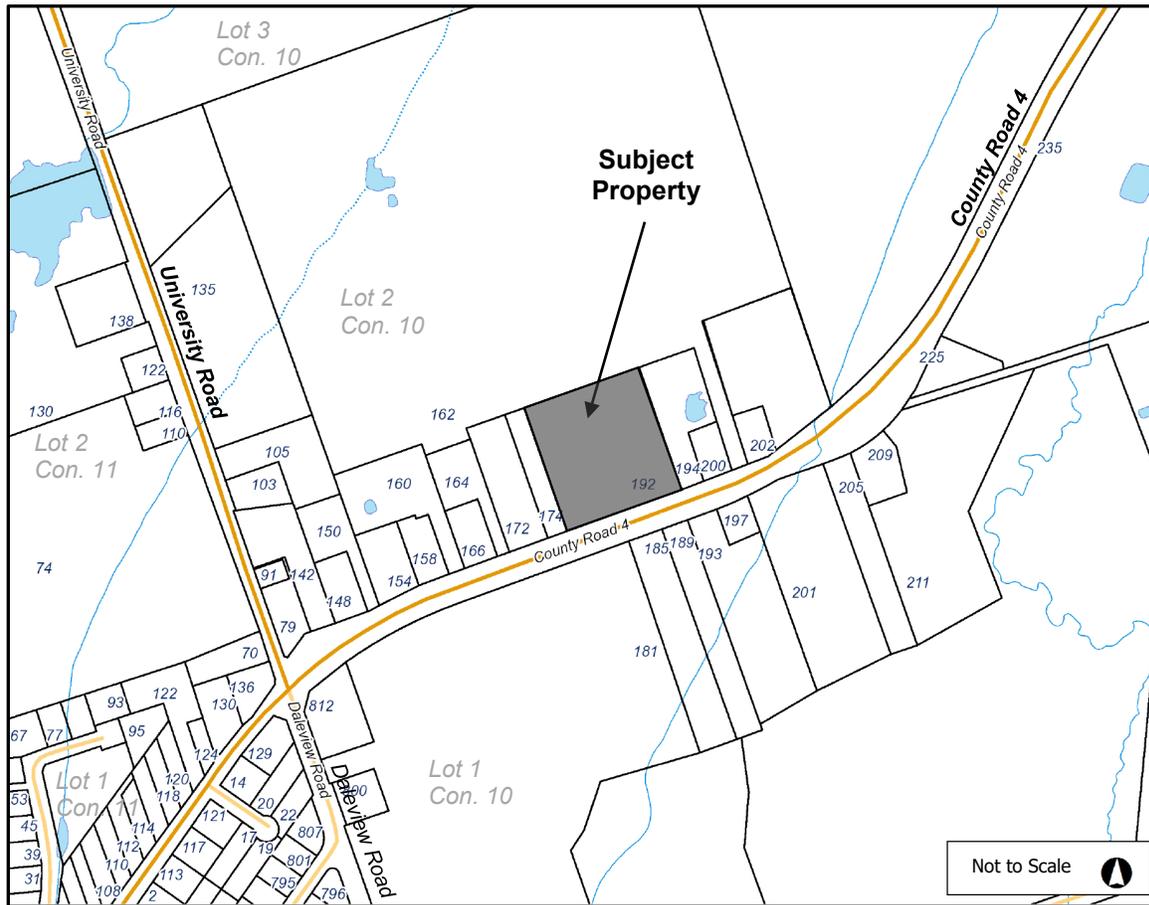
If you wish to view the public meeting in real time, but do not wish to speak to the application, the meeting will be hosted on the [Township's YouTube Channel](#). The meeting will also be recorded and available after the meeting for public viewing on the same platform.

It is the responsibility of the interested member of the public to have technology in place to connect to the meeting.

Legal Description/ Address:	192 County Road 4 Part Lots 1 and 2, Concession 10 (Douro Ward) Parts 1 & 2, Plan 45R-7839 Roll No.: 1522-010-004-10500 A key map is provided on the next page
Owner/Applicant:	2780811 Ontario Inc. / EcoVue Consulting
File Name:	R-11-24

Additional Information relating to the proposed zoning by-law amendment is available by contacting the undersigned or by visiting the Township Website at:
<https://www.dourodummer.ca/modules/news/en>.

Key Map:



Purpose and Effect of Application:

On behalf of the Owner, EcoVue Consulting has applied to amend the existing zoning of their property known municipally as 192 County Road 4 and more particularly described as Parts 1 & 2, Plan 45R-7839, Part Lots 1 and 2, Concession 10 in the former Township of Douro, (now the Douro Ward of the Township of Douro-Dummer) in the County of Peterborough.

The subject property is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The Owner is seeking to expand the existing self storage facility on the subject property. A Zoning By-law Amendment is required in order to recognize the site-specific requirements of the proposed development. Additionally, the current zoning requires that the permitted uses on the site comply with a specific building layout as illustrated on a separate Schedule. Since the applicant is proposing a site layout that does not align with the approved Schedule, an amendment to the zoning is required.

A separate application for Site Plan Approval has been applied for given that the proposal will result in the expansion of an existing commercial use to an area greater than 100 square metres.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses. All other applicable provisions of By-law No. 10-1996, as amended will continue to apply.

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

Notification: If you wish to be notified of the decision of the Council of the Township of Douro-Dummer on the proposed zoning by-law amendment, you must make a written request to the Clerk of the Township of Douro-Dummer using the contact information provided below.

The Right to Appeal

If a person or public body would otherwise have an ability to appeal the decision of the Township of Douro-Dummer to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Douro-Dummer before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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 14th day of August, 2024 at the Township of Douro-Dummer.

Martina Chait-Hartwig
Clerk
705-652-8392 Ext. 210
martinac@dourodummer.on.ca

Christina Coulter
Planner
705-652-8392 Ext. 226
christinac@dourodummer.on.ca



July 4, 2024

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

Attention: Christina Coulter

**Re: 192 County Road 4 Storage Units ZBA & SPA
High Level Peer Review
Township of Douro-Dummer
D.M. Wills Associates Project No. 20089-011**

PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

D.M. Wills Associates Limited (Wills) has been retained by the Township of Douro-Dummer (Township) to provide Peer Review services in support of the proposed storage facility at 192 County Road 4 (Site).

We understand that, although this is a Zoning By-law Amendment (ZBA) peer review, the applicant would like a level of review consistent with detail design for a Site Plan Approval (SPA). While we cannot truly combine a ZBA and SPA peer review (as the SPA will need the ZBA to be complete), we have adjusted our estimates to include comments that would normally not be relevant at the ZBA. We will include these comments separately from the ZBA-centered review.

Specifically, the Township has asked for review services for the following documents:

- A Concept Plan Review Report prepared by Andrew Smith Building Design, dated May 21, 2024
- A Stormwater Management and Floodplain Cut and Fill Balance Report prepared by Tatham Engineering, dated May 7, 2024
 - This report contained the drawing package that we will base our SPA-centered review on.
- A Transportation Impact Brief, dated May 3, 2024

Additional material provided to Wills to inform the Peer Review:

- Pre-consultation notes from the meeting held on March 16, 2023
- Signed Site Plan Approval Application, dated May 31, 2024
- Signed Zoning By-law Amendment Application, dated May 31, 2024
- Planning Justification Report prepared by EcoVue, dated June 4, 2024



- Concept plan by EcoVue, dated May 29, 2024
- Topographical Sketch of the Site prepared by Richmond Surveying Inc., dated December 9, 2023

Based on the information provided, we have the following High-Level comments regarding the proposed design:

1. The package appears to be complete and generally of suitable quality. However, to aid in the SPA-centered portion of the review, it would be helpful to receive:
 - a) Architectural Drawings or concepts for the new buildings
 - b) The Geotechnical Report
 - c) The Visual Otthymo hydrologic model
2. We have the following initial concerns with the design:
 - a) If Building 7 will be accessed from the south, as implied from the cross section, access for vehicles / pedestrians should be defined.
 - b) The design relies on grades up to 8% on gravel driving cross slopes with reverse crowns. Wills recommends that, in the absence of locally determined design standards, that the maximum cross slope for these areas be set to 5%.

We estimate that we will need approximately \$11,000.00 to complete an engineering review for 1st submission on behalf of both the ZBA and SPA approvals. This includes the \$750 fee for the high-level review.

We can provide our review within two weeks of approval.

Respectfully submitted,



Eric St. Pierre, P.Eng.
Project Engineer

ESP/CP/jh

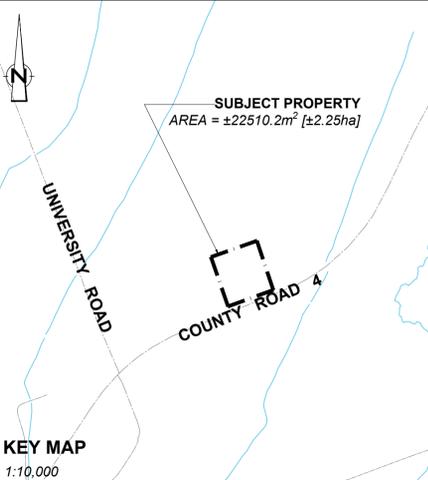
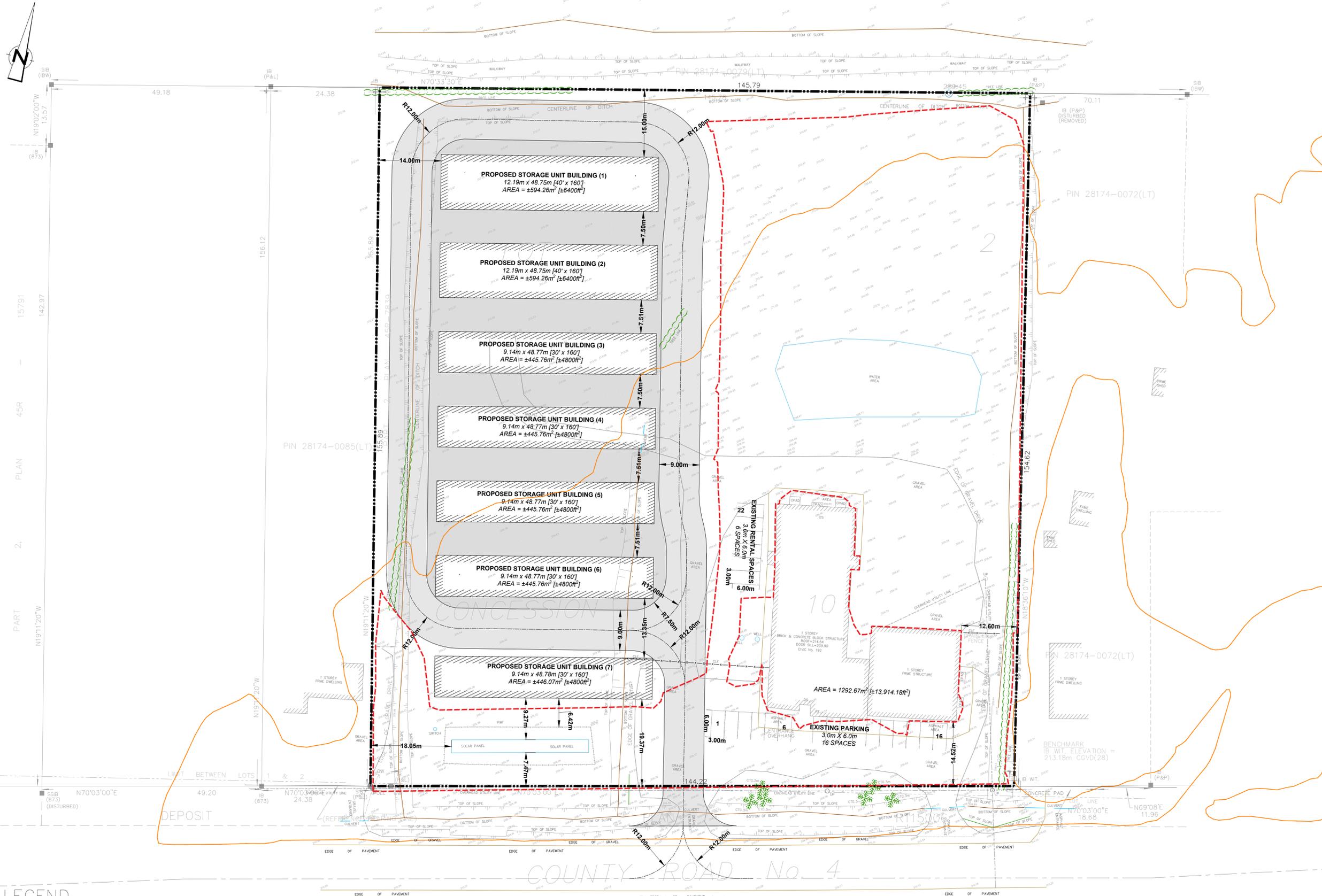


Chris Proctor, P.Eng.
Manager, Land Development Engineering

Douro-Dummer Peer Review
192 County Road Storage



D.M. Wills Associates Limited Exhibit A – Work Order			
Project Name:	Douro-Dummer Peer Review, 192 County Road Storage		
Project Number/Phase:	20089-011	Date:	July 4, 2024
D.M. Wills Project Manager:	Chris Proctor, P.Eng.		
Client Name:	Township of Douro-Dummer		
Client Address:	894 South Street, P.O. Box 92, Warsaw, ON, K0L 3A0		
Location of Services:	192 County Road 4, Douro-Dummer, ON, K9J 6Y1		
Scope of Work described as follows or as described in the attached proposal:			
Engineering peer review, including a high-level review, as outlined in the letter dated July 4, 2024.			
Attachments:			
Letter dated July 4, 2024.			
Retainer Amount: NA			
Contract Price: \$11,000.00 (exclusive of applicable tax)			
Written Format: Eleven thousand dollars and zero cents			
Schedule:	Start Date:	Completion Date:	
Subject to Terms & Conditions of D.M. Wills Associates Limited's Agreement with Client Dated: May 3, 2021			Not Applicable: <input type="checkbox"/>
D.M. Wills Associates Limited:			
_____			Date: _____
Signature (above)			
Print Name and Title (above)			
Client:			
_____			Date: _____
Signature (above)			
Print Name and Title (above)		Email Address and Telephone Number	
Both Parties understand what is being signed and have had the opportunity to review the Agreement with their Solicitors.			



- LEGEND**
- SUBJECT PROPERTY
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - EXISTING GRAVEL DRIVEWAY (TO REMAIN)
 - PROPOSED GRAVEL DRIVEWAY
 - PROPOSED EMERGENCY VEHICLE ACCESS
MIN. WIDTH = 9m
MIN. C.L. TURNING RADIUS = R12m
 - EXISTING FLOODPLAIN LIMIT - 209.88m
(Retrieved from WMI & Associates Flood Hazard Assessment Summary)
 - NEW FLOODPLAIN BOUNDARY
 - BOTTOM OF SLOPE
 - TOP OF SLOPE
 - CULVERT
 - TREE LINE
 - WELL

SITE STATISTICS

Special District 79 Zone (S.D. 79)	REQUIRED	PROPOSED
LOT FRONTAGE (MIN)	100m	144.22m
FRONT YARD (MIN)	15m	14.52m (existing)
SIDE YARD (MIN)	15m	12.60m (existing)
REAR YARD (MIN)	15m	15m
DISTANCE BETWEEN BUILDINGS (MIN)	7.5m	7.5m
OUTSIDE VEHICLE STORAGE SPACES ALLOWED (MAX)	49 lots	22 lots (existing)
MAXIMUM HEIGHT	11m	<11m
MAXIMUM LOT COVERAGE (%)	25%	21.32%

AREA STATISTICS

DESCRIPTION	AREA			LOT COVERAGE %
	sq.m	sq. ft	ha	
SUBJECT PROPERTY	22510.21	242299.88	2.25	N/A
PROPOSED STORAGE BUILDINGS (7 TOTAL)	3417.63	36787.37	0.34	15.18%
SOLAR PANELS	90.00	968.75	0.01	0.40%
EXISTING 1 STOREY BUILDING	1292.67	13914.29	0.13	5.74%

NOTES:
TOPOGRAPHIC SURVEY BASE PROVIDED BY RICHMOND SURVEYING INC., COMPLETED ON DEC 9, 2023.

EcoVue Consulting Services Inc.

311 George St. N., Suite 200
Peterborough ON K9J 3H3
Tel: 705-876-8340 Fax: 705-742-8343
www.ecovueconsulting.com

DRAWN BY:	MC/PP	PROJECT No.:	22-2465
APPROVED BY:		HORIZ. SCALE:	1:400
REVISION DATE:	AUGUST 16, 2024	PLOT DATE:	AUGUST 16, 2024

SELF STORAGE EXPANSION
Tom Livis
180 County Rd 4
PART OF LOTS 1 & 2,
CONCESSION 10
SECC. TRIP OF SOUND
NOW IN THE TWP. OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

- LEGEND**
- 216.30 - EXISTING ELEVATION
 - GS - GARAGE SILL
 - CPAD - CONCRETE PAD
 - UP - UTILITY POLE
 - PWF - POST AND WIRE FENCE
 - TS - TOP OF SLOPE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - DS - DOOR SILL
 - RF - ROOF

- NOTES:**
- ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
 - SITE BENCHMARKS SHOWN ON THE FACE OF THIS PLAN.
 - THIS IS NOT A LEGAL OR BOUNDARY SURVEY

Our ref: 12563534-01

26 November 2021

Tom Livi
tomlivi@gmail.com

Geotechnical Investigation – Proposed Storage Facility
192 County Road 4, Peterborough, Ontario

Attn: Tom Livi

1. Introduction

This letter presents the results of a geotechnical investigation conducted to support design and construction of a proposed storage facility at the property located on 192 County Road 4, Peterborough, Ontario (the Site). The site location is illustrated on the attached Site Location Map (Figure 1). GHD Limited (GHD) was retained by Tom Livi (the Client) to complete this work. The work conducted for this investigation was carried out in accordance with our proposal Livi-2 dated September 20, 2021.

It is GHD's understanding that the proposed development will include construction of multiple 1-storey storage units with associated asphalt paved access / parking areas. Further details of proposed development, such as development layout, site grading plans and structural parameters of storage units, were not available at the time of preparation of this report.

The purpose of this investigation was to verify the subsurface soils and groundwater conditions at the Site and to develop geotechnical engineering recommendations relevant to earthwork construction, reuse of existing soils as backfill material, foundations and pavement structure design.

2. Field and Laboratory Procedures

A field investigation was conducted under the supervision of GHD staff on October 15, 2021. The work consisted of subsurface exploration by means of advancing and sampling a total of eight (8) test pits to depths ranging from 1.5 to 3.0 metres below ground surface (mbgs). The location of each test pit is illustrated on the attached Test Hole Plan (Figure 2).

A detailed log of each borehole was maintained, and representative samples of the materials encountered in the boreholes were collected. A detailed log of each borehole is presented in Appendix A.

The test pits were advanced using a rubber-tire backhoe. Soil samples obtained from the test pits were inspected in the field immediately upon retrieval for type, texture, and colour. All samples were sealed in clean plastic containers and transported to the GHD laboratory for further visual-tactile examination, and to select appropriate samples for laboratory analysis.

Groundwater measurements and observations were obtained from the open test pits during excavating operations. Groundwater data is presented on individual test pit logs.

Upon completion, the test pits were backfilled with the excavated soils.

Physical laboratory testing was completed on representative soil samples and consisted of moisture content tests on all samples recovered and gradation analyses on a total of three (3) representative soil samples including hydrometers. The analytical results of the moisture content tests are plotted on the attached logs. The results of the gradation tests are incorporated into the test pit logs and are presented graphically in Appendix B.

3. Subsurface Conditions

Details of the subsurface conditions encountered at the Site are graphically presented on the test pit logs (Appendix A). It should be noted that the boundaries between the strata have been inferred from the test hole observations and non-continuous samples. They generally represent a transition from one soil type to another and should not be inferred to represent an exact plane of geological change. Further, conditions may vary between and beyond the test holes.

The test pits generally encountered a surficial layer of topsoil and/or fill, over native till. The topsoil layer was encountered in all test pits, with the exception of test pit TP4-21, and ranged from approximately 50 to 460 mm in thickness. Fill material was encountered in all test pits, with the exception of TP4-21 and TP8-21 and extended to depths ranging from 0.3 to 1.8 mbgs. The fill material encountered in test pit TP3-21 (old septic bed) consisted of filter sand with gravel to depths of about 1.5 mbgs. The fill material encountered in the remaining test pits generally consisted of reworked native silty sand till containing occasional cobbles and boulders and was observed to be in a moist to wet in-situ state. A buried topsoil layer was observed between the fill and native till in test pits TP2-21, TP6-21 and TP7-21. The native till was light brown or brownish grey in colour, generally consisted of sand with varying amount of gravel, silt and clay, occasional cobbles and boulders and extended to the full depth of this investigation.

Representative samples of the material encountered were submitted to the soils laboratory for analyses and characterization. Grain size distribution analyses were carried out on three (3) representative soil samples and are summarized in Table 1 below. The results of the gradation tests are incorporated into the borehole logs and are presented graphically in Appendix B.

Table 1 Summary of Grain Size Distribution Results

Borehole No./ Sample No.	Sample Depth (m)	Grain Size (%)				Observed Soil Unit
		Gravel	Sand	Fines		
				Silt	Clay	
TP1-21/ GS2	2.0 – 2.1	26	33	34	7	Silty Sand Till
TP3-21/ GS2	0.8 – 0.9	15	77	7	1	Sand with Gravel
TP6-21/ GS3	2.1 – 2.3	32	30	33	6	Silty Gravel and Sand Till

Notes:
 %Fines indicates silt and clay particles.
 Grain size distribution percentages based on a per mass basis.

Groundwater observations and measurements were obtained from the open test pits during and upon completion of excavating each test pit. Groundwater seepage and/or accumulation was observed in all the test pits except for TP3-21 and TP4-21. Groundwater seepage was observed at depths ranging from 0.8 to 1.8 mbgs. Heavy groundwater seepage was observed within TP7-21 at a depth of 2.1 mbgs. This was close to the exterior drainage ditch full of water.

It must be noted that groundwater levels are transient and tend to fluctuate with the seasons, periods of precipitation, and temperature.

4. Conclusions and Recommendations

Supporting data upon which our recommendations are based have been presented in the foregoing sections of this report. The following recommendations are governed by the physical properties of the subsurface materials that were encountered at the site and assume that they are representative of the overall site conditions. It should be noted that these conclusions and recommendations are intended for use by the designers only. Contractors bidding on or undertaking any work at the Site should examine the factual results of the assessment, satisfy themselves as to the adequacy of the information for construction, and make their own interpretation of this factual data as it affects their proposed construction techniques, equipment capabilities, costs, sequencing, and the like. Comments, techniques, or recommendations pertaining to construction should not be construed as instructions to the contractor.

It is GHD's understanding that the proposed development will include construction of multiple 1-storey storage units with associated asphalt paved access / parking areas. Further details of proposed development, such as development layout, site grading plans and structural parameters of storage units, were not available at the time of preparation of this report.

4.1 Site Preparation Grading and Backfill

Based on the subsurface conditions encountered in the boreholes, the Site is generally underlain by a surficial layer of topsoil and/or fill (reworked till), underlain by native soils generally consisting of native silty sand with gravel till.

Any topsoil, asphalt, vegetation, disturbed earth, fill, organic and organic-bearing material should be removed from the footprint of the proposed building area and from within pavement areas prior to site grading activities. If reuse of the removed fill soil is planned, care will be required during excavation to separate materials containing significant amounts of topsoil / organics or rootlets from the clean excavated material.

The subgrade soils exposed after the removal of the disturbed native soils within the proposed building areas and unsuitable materials within proposed pavement areas should be visually inspected, compacted if required, and proof rolled using large axially loaded equipment. Any loose, organic, or unacceptable areas should be subexcavated and removed as directed by the Engineer and replaced with suitable fill materials compacted to a minimum of 98 percent Standard Proctor Maximum Dry Density (SPMDD). Clean earth fill used to raise grades in the proposed buildings and pavement areas should be placed in thin layers (200 mm thick or less) and compacted by a heavy appropriate roller to 98 percent SPMDD. Installation of engineered fill, where required, must be continuously monitored on a full-time basis by qualified geotechnical personnel.

The native and clean fill soils encountered at the Site are generally suitable for reuse as trench backfill during installation of buried services or pavement subgrade backfill, provided it is free of organic material and at a moisture content that will permit adequate compaction. Based on moisture content measurements of the recovered soil samples, the native soils are generally found to be wet, they may be left aside to dry, or mixed with drier material that is to be used as backfill to lower the moisture content to appropriate levels of the minimum required compaction. Further, the native soils are naturally more susceptible and sensitive to climatic conditions including frost and rain – this should be taken into account when considering the season in which the construction earthworks will occur. A final review and approval to reuse any soils should be made at the time of construction.

It is recommended that all grade increases or infilling below the granular pad for the proposed storage units should utilize well graded, free draining Granular "B", Type 1 backfill as per OPSS 1010, placed in lifts no thicker than 200 mm before compaction, and compacted to a minimum of 100 % of its SPMDD.

Installation of engineered fill, where required, must be continuously monitored on a full-time basis by qualified geotechnical personnel.

4.2 Preliminary Foundation Design

The proposed 1-story storage unit buildings may be supported on a concrete structural slab placed on undisturbed, competent native soils or engineered full over competent native soils. The competent native soils were encountered at depths ranging from 0.6 to 1.8 m below existing grade within the test holes advanced.

The structural slab should be formed over a base course consisting of at least 150 mm of Granular "A" backfill as per Ontario Provincial Standards Specifications (OPSS) compacted to a minimum of 100 % of its SPMDD. It is expected that the slab will have thickening on the exterior wall areas and as such in transitioning the thickened exterior elevation to the remainder of the slab the granular should be sloped at no more than 2H:1V. All fill placed below the granular "A" for the slab should utilize well graded, free draining Granular "B", Type 1 backfill as per OPSS 1010, placed in lifts no thicker than 200 mm before compaction, and compacted to a minimum of 100 % of its SPMDD.

Alternatively, the proposed storage unit building may be supported on concrete piers or footings placed on the undisturbed, competent native soils. All exterior piers/footings or piers/footings in unheated areas should be founded at least 1.2m below the final adjacent grade for frost protection. Piers must be installed to eliminate the potential for frost adhesion and jacking through the use of a bond break or granular (or other frost-free) backfill, with surficial grading and building drains that sheds runoff away from the foundations.

For design purposes, it is recommended that shallow foundation options described above be proportioned and designed using a bearing capacity of 75 kPa at SLS and a factored bearing capacity of 110 kPa at ULS.

Under no circumstances should the foundations be placed above organic materials, loose, frozen subgrade, construction debris, or within ponded water. Prior to forming, all foundation excavations must be inspected and approved by a member of GHD. This will ensure that the foundation bearing material has been prepared properly at the foundation subgrade level and that the soils exposed are similar to those encountered during this investigation.

For slab foundations constructed in accordance with the foregoing manner, total and differential settlements are estimated to be less than 50 mm.

4.3 Pavement Design

Based on the results of this investigation, we would recommend the following procedures be implemented to prepare the proposed asphalt paved areas for its construction:

1. Remove all asphalt, fill, organics, organic-bearing materials and other deleterious materials from the planned pavement areas.
2. Inspect and proof roll the subgrade for the purpose of detecting possible zones of overly wet or soft subgrade. If further stabilization of the pavement subgrade is deemed necessary, either subexcavate to suitable soils and backfill with approved granular material compacted to 98 % SPMDD, or place woven geotextile such as Terrafix 200W or Mirafix HP270 on the exposed pavement subgrade surface, after its approval and prior to placement of any subsequent fill.
3. Contour the subgrade surface to prevent ponding of water during the construction and to promote rapid drainage of the sub-base and base course materials.
4. To maximize drainage potential, 150 mm diameter perforated pipe subdrains should be installed radiating from catchbasins or catchbasin manholes. The pipe should be encased in filter fabric and surrounded by clear stone aggregate. It is recommended that the subdrains discharge to a suitable, frost-free outlet.
5. Construct transitions between varying depths of granular base materials at a rate of 1:25 minimum.

The subgrade materials in the proposed pavement areas will consist of native silty sand with gravel till or fill. The frost susceptibility of these soils is assessed as being generally moderate to high. In this regard, the following minimum flexible pavement structures are recommended for the construction of the new access and parking areas.

Table 2 Asphalt Pavement Structure

Profile	Material	Thickness (mm)		In Conformance with OPSS Form
		Light Duty	Heavy Duty	
Asphalt Surface	H.L.3	40	40	1150
Asphalt Base	H.L.8	50	60	
Granular Base	Granular "A"	150	150	1010
Granular Subbase	Granular "B"	300	450	

The following steps are recommended for optimum construction of paved areas:

1. The Granular "A" and "B" courses should be compacted to a minimum 100 % of their respective SPMDD's.
2. All asphaltic concrete courses should be placed, spread and compacted conforming to OPSS Form 310 or equivalent. All asphaltic concrete should be compacted to a minimum 92.0 % of their respective laboratory Maximum Relative Densities (MRDs).
3. Adequate drainage including short subdrain stubs surrounded by granular 'B' extending from catch basin manholes should be provided to ensure satisfactory pavement performance.

It is recommended that all fill material be placed in uniform lifts not exceeding 200 mm in thickness before compaction. It is suggested that all granular material used as fill should have an in-situ moisture content within 2 % of their optimum moisture content. All granular materials should be compacted to 100 % SPMDD. Granular materials should consist of Granular "A" and "B" conforming to the requirements of OPSS Form 1010 or equivalent.

The performance of the pavement structure is highly dependent upon the subgrade support conditions. Stringent construction control procedures should be maintained to ensure that uniform subgrade moisture and density conditions are achieved as much as practically possible. It is noted that the above recommended pavement structures are for the end use of the project. The most severe loading conditions on pavement areas and the subgrade may occur during construction. As such, during construction of the project the recommended granular depths may not be sufficient to support loadings encountered. Consequently, special provisions such as restricted lanes, half-loads during paving, etc. may be required, especially if construction is carried out during unfavourable weather.

4.4 Excavation and Temporary Shoring

The Occupational Health and Safety Act (OHSA) regulations require that if workmen must enter an excavation deeper than 1.2 m, the excavation must be suitably sloped and/or braced in accordance with the OHSA requirements. OHSA specifies maximum slope of the excavations for four broad soil types as summarized in the following table:

Soil Type	Base of Slope	Maximum Slope Inclination
1	Within 1.2 metres of bottom	1 horizontal to 1 vertical
2	Within 1.2 metres of bottom of trench	1 horizontal to 1 vertical
3	From bottom of excavation	1 horizontal to 1 vertical
4	From bottom of excavation	3 horizontal to 1 vertical

The earth fill and native soils underlying the Site are considered Type 3 soils above groundwater level, and Type 4 if affected by surface water or groundwater seepage. If the above recommended excavation side slopes cannot be maintained due to lack of space or any other reason, the excavation side slopes must be supported by an engineered shoring system. The shoring system should be designed in accordance with Canadian Engineering Foundation Manual (4th Edition) and the OHSA Regulations for Construction Projects.

Prior to removing any excess soils from the Site, it is recommended that such materials be subjected to chemical testing to characterize the excess soils for handling and disposal purposes.

An examination of the slopes should be carried out by qualified soils personnel before any worker enters the excavation. The exposed fill material and native soil should be protected against erosion from water run-off or rain.

5. Limitations of Investigation

This report is intended solely for Tom Livi and their designers and is prohibited for use by others without GHD's prior written consent. This report is considered GHD's professional work product and shall remain the sole property of GHD. Any unauthorized reuse, redistribution of or reliance on the report shall be at the Client and recipient's sole risk, without liability to GHD. No portion of this report may be used as a separate entity; it is to be read in its entirety and shall include all supporting drawings and appendices.

The recommendations made in this report are in accordance with our present understanding of the project, the current site use, ground surface elevation and conditions, and are based on the work scope approved by the Client and described in the report. The services were performed in a manner consistent with that level of care and skill ordinarily exercised by members of geotechnical engineering professions currently practicing under similar conditions in the same locality. No other representations, and no warranties or representations of any kind, either expressed or implied, are made. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

All details of design and construction are rarely known at the time of completion of a geotechnical study. The recommendations and comments made in the study report are based on our subsurface investigation and resulting understanding of the project, as defined at the time of the study. We should be retained to review our recommendations when the drawings and specifications are complete. Without this review, GHD will not be liable for any misunderstanding of our recommendations or their application and adaptation into the final design.

By issuing this report, GHD is the geotechnical engineer of record. It is recommended that GHD be retained during construction of all foundations and during earthwork operations to confirm the conditions of the subsoil are actually similar to those observed during our study. The intent of this requirement is to verify that conditions encountered during construction are consistent with the findings in the report and that inherent knowledge developed as part of our study is correctly carried forward to the construction phases.

It is important to emphasize that a soil investigation is, in fact, a random sampling of a site and the comments included in this report are based on the results obtained at the test locations only. The subsurface conditions confirmed at the test locations may vary at other locations. The subsurface conditions can also be significantly modified by the construction activities on site (e.g., excavation, dewatering and drainage, blasting, pile driving, etc.). These conditions can also be modified by exposure of soils or bedrock to humidity, dry periods or frost. Soil and groundwater conditions between and beyond the test locations may differ both horizontally and vertically from those encountered at the test locations and conditions may become apparent during construction which could not be detected or anticipated at the time of our investigation. Should any conditions at the site be encountered which differ from those found at the test locations, we request that we be notified immediately in order to permit a reassessment of our recommendations. If changed conditions are identified during construction, no matter how minor, the

recommendations in this report shall be considered invalid until sufficient review and written assessment of said conditions by GHD is completed.

Sincerely yours,

GHD Limited



**Leandro Ramos, P.Eng.
Senior Geotechnical Engineer**



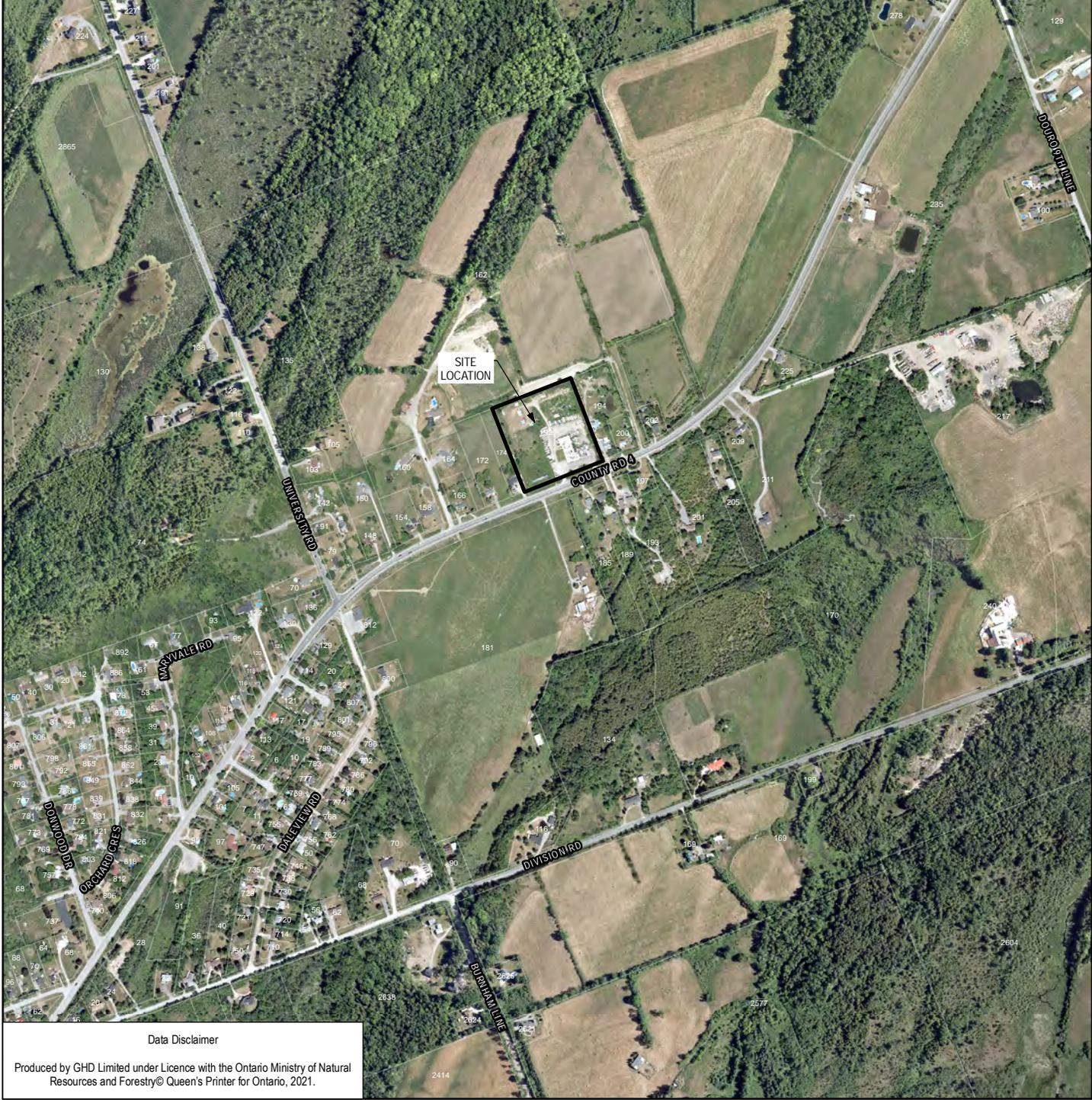
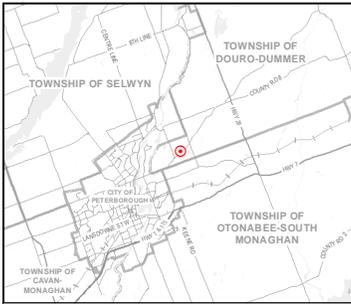
**Steve Gagne, H.B.Sc.
Project Director**

/KG/lr/sg

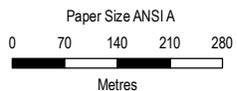
Enclosures

- Figure 1: Site Location Map
- Figure 2: Test Hole Location Plan
- Appendix A: Test Pit Records
- Appendix B: Geotechnical Laboratory Testing Results

Figures



Data Disclaimer
 Produced by GHD Limited under Licence with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.



Map Projection: Transverse Mercator
 Horizontal Datum: North American 1983
 Grid: NAD 1983 UTM Zone 17N



2780811 ONTARIO INC.
 192 COUNTY ROAD ROAD 4, DOURO, ON
 PT LOT 2, CON 10, GEOGRAPHIC TOWNSHIP OF DOURO
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

GEOTECHNICAL INVESTIGATION
 SITE LOCATION PLAN

Project No. 12563534
 Revision No.
 Date Nov 3, 2021

FIGURE 1

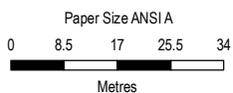
Legend

-  Test Pit Location
-  Property Limit
-  Parcels



Data Disclaimer

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Map Projection: Transverse Mercator
Horizontal Datum: North American 1983
Grid: NAD 1983 UTM Zone 17N



2780811 ONTARIO INC.
192 COUNTY ROAD ROAD 4, DOURO, ON
PT LOT 2, CON 10, GEOGRAPHIC TOWNSHIP OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

GEOTECHNICAL INVESTIGATION
TEST HOLE LOCATION PLAN

Project No. 12563534
Revision No.
Date Nov 3, 2021

FIGURE 2

Appendices

Appendix A

Test Pit Records



BOREHOLE No.: TP1-21
ELEVATION: N/M m

TEST PIT REPORT

Page: 1 of 1

CLIENT: 2780811 Ontario Inc.

PROJECT: Livi Parkhill Storage

LOCATION: County Road 4

DESCRIBED BY: J. McEachern CHECKED BY: L. Ramos

DATE (START): 15 October 2021 DATE (FINISH): 15 October 2021

LEGEND

- GS - GRAB SAMPLE
- ST - SHELBY TUBE
- VA - VANE SHEAR
- RC - ROCK CORE
- ▼ - WATER LEVEL

NORTHING: EASTING:

File: G:\12563534\WORKSHARE\FIELD\PARKHILL STORAGE TEST PIT LOGS.GPJ Library File: GHD_GEOTECH_V05.GLB Report: SOIL LOG WITH GRAPH Date: 25/11/21

Depth		Elevation (m) BGS	Stratigraphy	DESCRIPTION OF SOIL AND BEDROCK	State	Type and Number	Recovery/TCR(%)	Moisture Content	Blows per 15cm/RQD(%)	'N' Value/SCR(%)	Shear test (Cu) Sensitivity (S)	△ Field □ Lab	
Feet	Metres	N/M					%	%	%	%	○ Water content (%) ▭ Atterberg limits (%) ● "N" Value (blows / 12 in.-30 cm)		
0				GROUND SURFACE									
0				TOPSOIL (460 mm) - With rootlets									
1	0.5	0.46		FILL - Sandy Silt, reddish-brown, moist Silty Sand, with gravel, trace clay, cobbles and boulders, light brown, moist		GS-1	--	10	--	--	○		
2		0.51											
6	2.0	1.83		TILL - Silty Sand, with gravel, trace clay, moist to wet		GS-2	--	8	--	--	○		
7				GS-2 Sieve Analysis Results: 26% Gravel 33% Sand 34% Silt 7% Clay		GS-3	--	7	--	--	○		
8	2.5												
10	3.0	3.05		END OF TESTPIT:									
11				NOTE: - End of Testpit at 3.0 m - Mild groundwater seepage encountered at 1.8 m - Testpit caving at 0.8 m upon completion - No groundwater accumulation after 3.5 hours - N/M denotes not measured									
12	3.5												
13	4.0												
14	4.5												



BOREHOLE No.: TP2-21
ELEVATION: N/M m

TEST PIT REPORT

Page: 1 of 1

CLIENT: 2780811 Ontario Inc.

PROJECT: Livi Parkhill Storage

LOCATION: County Road 4

DESCRIBED BY: J. McEachern CHECKED BY: L. Ramos

DATE (START): 15 October 2021 DATE (FINISH): 15 October 2021

LEGEND

- GS - GRAB SAMPLE
- ST - SHELBY TUBE
- VA - VANE SHEAR
- RC - ROCK CORE
- ▼ - WATER LEVEL

NORTHING: EASTING:

File: G:\12563534\WORKSHARE\FIELD\PARKHILL STORAGE TEST PIT LOGS.GPJ Library File: GHD_GEOTECH_V05.GLB Report: SOIL LOG WITH GRAPH Date: 25/11/21

Depth	Elevation (m) BGS	Stratigraphy	DESCRIPTION OF SOIL AND BEDROCK	State	Type and Number	Recovery/TCR(%)	Moisture Content	Blows per 15cm/RQD(%)	'N' Value/SCR(%)	Shear test (Cu) Sensitivity (S)									
										○ Water content (%) □ Atterberg limits (%) ● "N" Value (blows / 12 in.-30 cm)									
Feet	Metres	N/M	GROUND SURFACE			%	%	%	%	10	20	30	40	50	60	70	80	90	
0			TOPSOIL (200 mm)																
1	0.20		FILL - Silty Sand, with gravel, trace clay, with cobbles, light brown, moist																
2	0.46		TOPSOIL (150 mm)																
3	0.61		TILL - Silty Sand, with gravel and clay, cobbles, brownish-grey, moist																
4					GS-1	--	10	--	--	○									
5	1.5				GS-2	--	10	--	--	○									
6	1.68		END OF TESTPIT:																
7	2.0		NOTE: - End of Testpit at 1.7 m - Mild groundwater seepage encountered at 0.9 m - Testpit caving at 0.9 m upon completion - 0.2 m of groundwater accumulation after 3.5 hours - N/M denotes not measured																
8	2.5																		
9																			
10	3.0																		
11	3.5																		
12																			
13	4.0																		
14	4.5																		



BOREHOLE No.: TP3-21
ELEVATION: N/M m

TEST PIT REPORT

Page: 1 of 1

CLIENT: 2780811 Ontario Inc.

PROJECT: Livi Parkhill Storage

LOCATION: County Road 4

DESCRIBED BY: J. McEachern CHECKED BY: L. Ramos

DATE (START): 15 October 2021 DATE (FINISH): 15 October 2021

LEGEND

- GS - GRAP SAMPLE
- ST - SHELBY TUBE
- VA - VANE SHEAR
- RC - ROCK CORE
- ▼ - WATER LEVEL

NORTHING: EASTING:

File: G:\12563534\WORKSHARE\FIELD\PARKHILL STORAGE TEST PIT LOGS.GPJ Library File: GHD_GEOTECH_V05.GLB Report: SOIL LOG WITH GRAPH Date: 25/11/21

Depth		Elevation (m) BGS	Stratigraphy	DESCRIPTION OF SOIL AND BEDROCK	State	Type and Number	Recovery/TCR(%)	Moisture Content	Blows per 15cm/RQD(%)	'N' Value/SCR(%)	Shear test (Cu) Sensitivity (S)	△ Field □ Lab
Feet	Metres	N/M		GROUND SURFACE			%	%	%	%	10 20 30 40 50 60 70 80 90	
0	0	0.05		TOPSOIL (50 mm)								
		0.20		FILL - Sand, reddish-brown, moist Weeping tile packed in gravel (0.4 m)		GS-1	--	2	--	--	○	
1	0.5			Sand, with gravel, trace silt and clay, brown, loose		GS-2	--	6	--	--	○	
2		0.61		<u>GS-2 Sieve Analysis Results:</u> 15% Gravel 77% Sand 7% Silt 1% Clay								
3	1.0			TILL - Silty Sand, with gravel and clay, cobbles, brownish-grey, moist								
4		1.52		END OF TESTPIT:								
5	1.5	1.55		NOTE: - End of Testpit at 1.5 m - No noticeable groundwater seepage or accumulation after 3.5 hours - Testpit open and dry upon completion - N/M denotes not measured								
6	2.0											
7												
8	2.5											
9												
10	3.0											
11												
12	3.5											
13	4.0											
14												
	4.5											

Appendix B

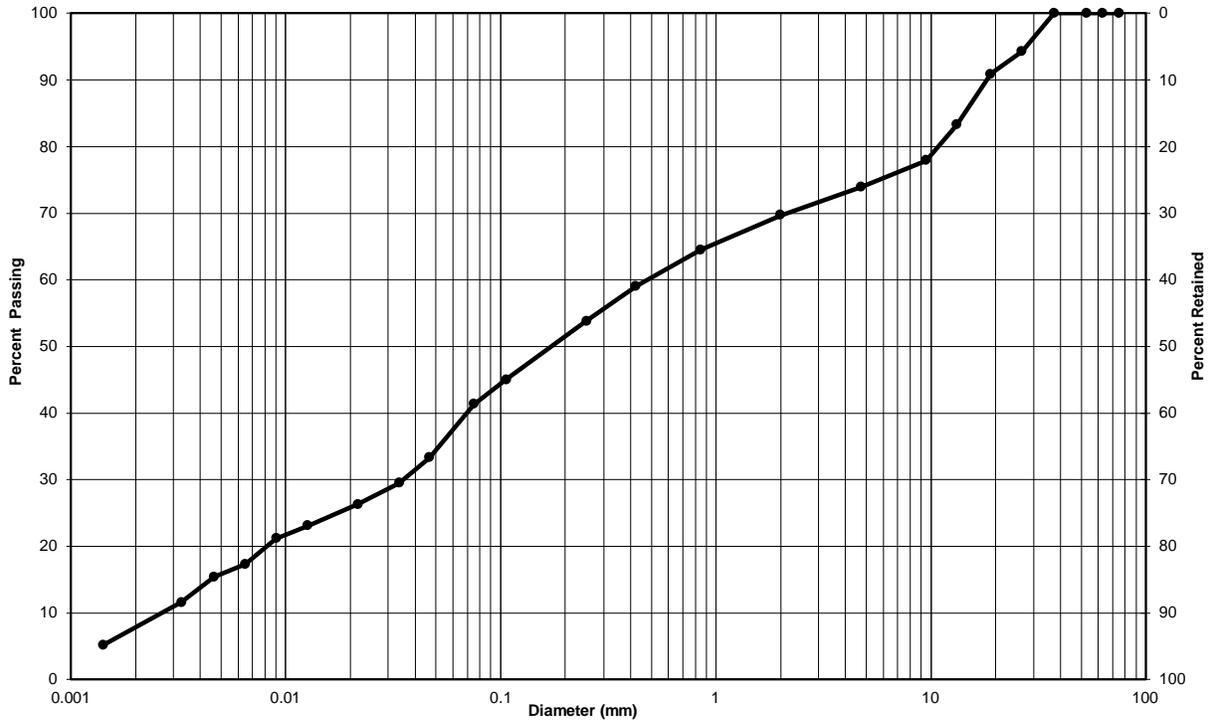
Geotechnical Laboratory Testing Results



Particle-Size Analysis of Soils (Geotechnical)
(USCS) (ASTM D422)

Client: 2780811 Ontario Inc. Lab No.: SS-21-81
 Project/Site: Livi Parkhill Storage - County Road 4 Project No.: 12563534

Borehole no.: TP1-21 Sample no.: GS2
 Depth: 2.0 to 2.1m Enclosure: _____



Clay & Silt	Sand			Gravel	
	Fine	Medium	Coarse	Fine	Coarse
Unified Soil Classification System					

Soil Description	Gravel (%)	Sand (%)	Clay & Silt (%)
Silty sand with gravel	26	33	41
Silt-size particles (%):	34		
Clay-size particles (%) (<0.002mm):	7		

Remarks: _____

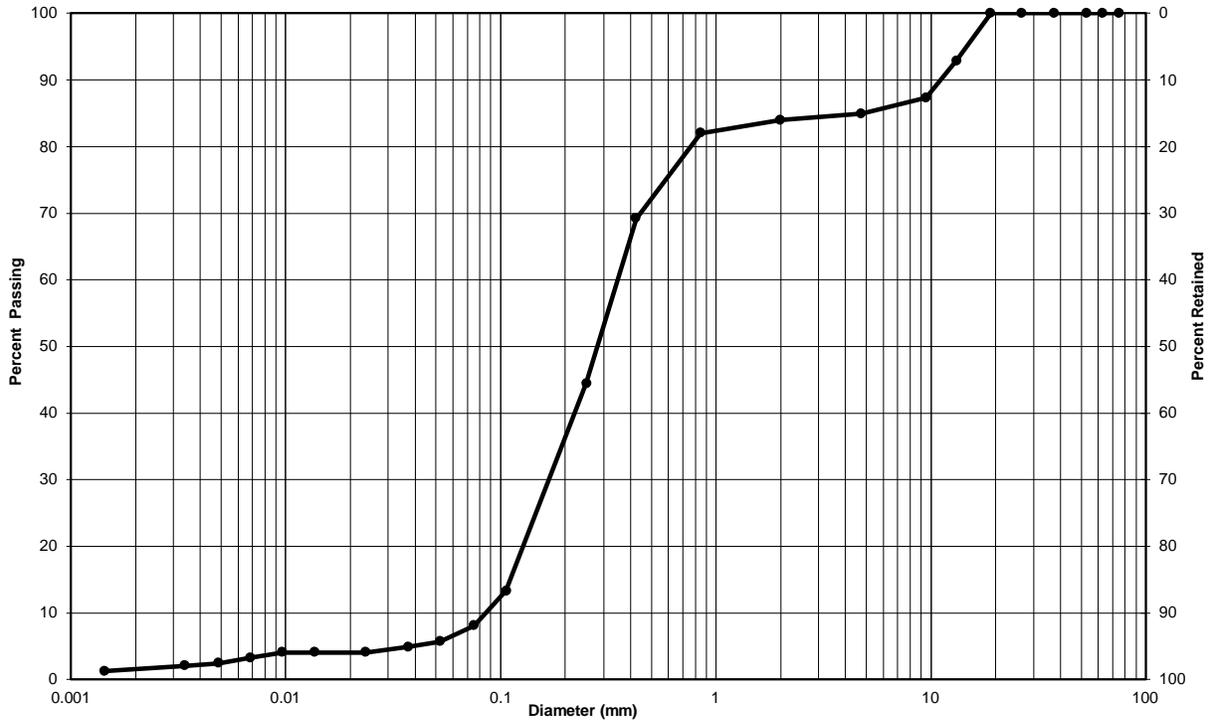
Performed by: Josh Sullivan Date: October 22, 2021
 Verified by: Joe Sullivan  Date: October 26, 2021



Particle-Size Analysis of Soils (Geotechnical)
(USCS) (ASTM D422)

Client: 2780811 Ontario Inc. Lab No.: SS-21-81
 Project/Site: Livi Parkhill Storage - County Road 4 Project No.: 12563534

Borehole no.: TP3-21 Sample no.: GS2
 Depth: 0.8 to 0.9m Enclosure: _____



Clay & Silt	Sand			Gravel	
	Fine	Medium	Coarse	Fine	Coarse
Unified Soil Classification System					

Soil Description	Gravel (%)	Sand (%)	Clay & Silt (%)
Sand with silt and gravel	15	77	8
Silt-size particles (%):		7	
Clay-size particles (%) (<0.002mm):		1	

Remarks: _____

Performed by: Josh Sullivan Date: October 22, 2021
 Verified by: Joe Sullivan  Date: October 26, 2021



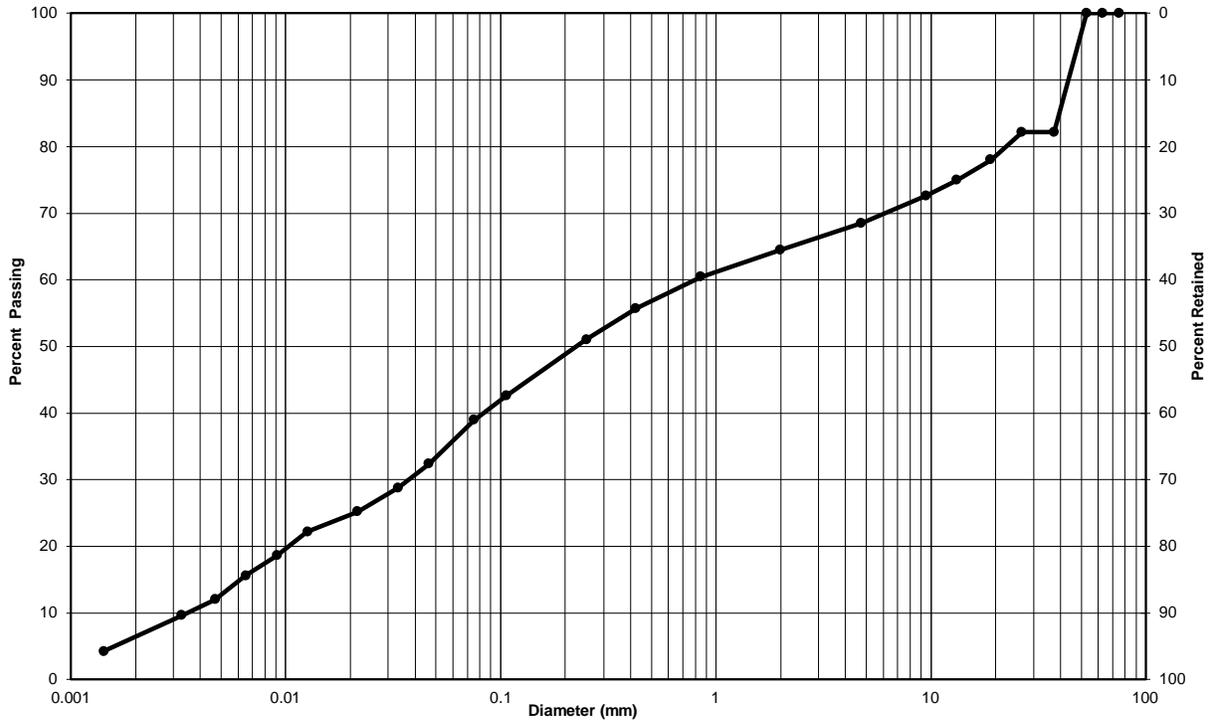
Particle-Size Analysis of Soils (Geotechnical)
(USCS) (ASTM D422)

Client: 2780811 Ontario Inc. Lab No.: SS-21-81

Project/Site: Livi Parkhill Storage - County Road 4 Project No.: 12563534

Borehole no.: TP6-21 Sample no.: GS3

Depth: 2.1 to 2.3m Enclosure: _____



Clay & Silt	Sand			Gravel	
	Fine	Medium	Coarse	Fine	Coarse
Unified Soil Classification System					

Soil Description	Gravel (%)	Sand (%)	Clay & Silt (%)
Silty gravel with sand	32	30	39
Silt-size particles (%):	33		
Clay-size particles (%) (<0.002mm):	6		

Remarks: _____

Performed by: Josh Sullivan Date: October 22, 2021

Verified by: Joe Sullivan  Date: October 26, 2021



ghd.com

➔ **The Power of Commitment**

Technical Services Memo

To: Don Allin
From: Neil MacFarlane
CC: File
Date: July 26, 2024
Subject: 192 County Road4, Township of Douro-Dummer
Roll #: 1522 010 004 10500
File: PPLD-2315

The Otonabee Region Conservation Authority (Otonabee Conservation) technical staff has been given the following items to review with respect to the proposed development project:

- Stormwater Management and Floodplain Cut and Fill Balance Report (Tatham Engineering, May 7, 2024)
 - SC-1 Siltation and Erosion Control Plan (Tatham Engineering, rev. May 2024)
 - SG-1 Site Grading Plan (Tatham Engineering, rev. May 2024)
 - DT-1 Notes and Details (Tatham Engineering, rev. May 2024)
 - DT-2 Details (Tatham Engineering, rev. May 2024)
 - DT-3 Details (Tatham Engineering, rev. May 2024)
 - DT-4 Details (Tatham Engineering, rev. May 2024)
 - CF-1 Existing Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. May 2024)
 - CF-2 Proposed Condition Floodplain Cut/Fill Plan (Tatham Engineering, rev. May 2024)
- Topographic Sketch of 192 County Road 4 (Richmond Surveying Inc., December 9, 2023)
- County of Peterborough GIS – LiDAR/DEM Layer (County of Peterborough 2024)

Otonabee Conservation technical staff has reviewed the above noted documents and has the following comments.

Floodplain Cut & Fill

1. Under existing conditions, flood water is conveyed onto/across the site as represented by the blue arrows on Figure 1.
 - a) Under the proposed conditions, with the new raised laneway and raised entrance, the flood water needs to rise above 209.60m to spill across into the floodplain storage area identified by the red line on Figure 1.

- b) With the laneway grades being raised to 209.80m, the flood water is not spilling into the storage area.
- c) Please add multiple cross-culverts to allow flood water to be conveyed into the provided flood storage area.
- d) With flood water not crossing the laneway and blocked flows through/along the ditch by grading for the entrance, does the cut & fill balance need to be adjusted?

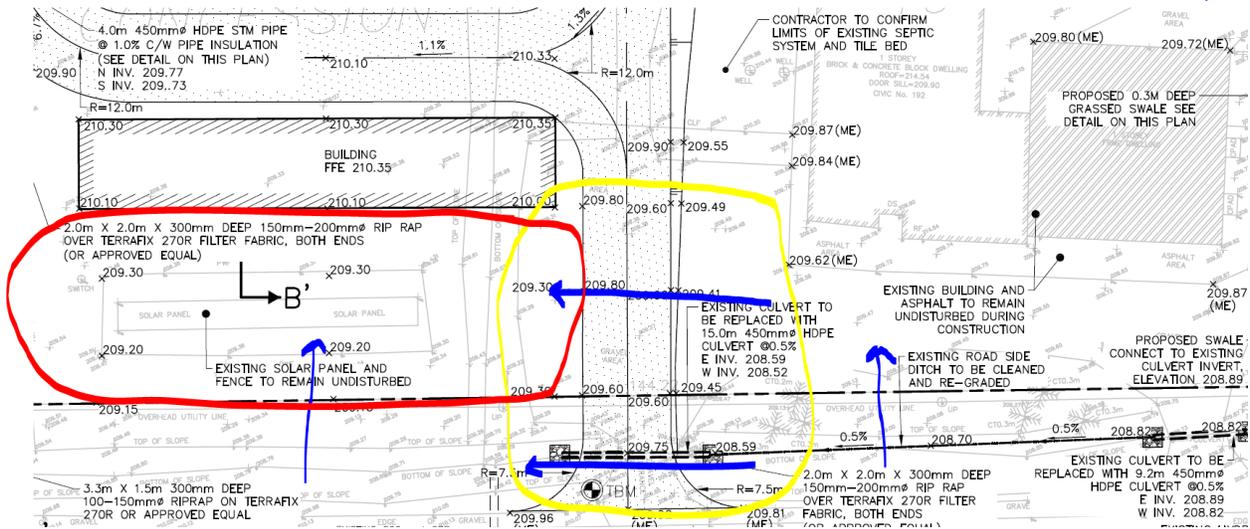


Figure 1 - Snapshot of Site Grading Plan

Stormwater Management

2. Please provide a pre-development and post development schematic for the VO models.
3. Please provide the detailed summary for all VO models.
4. What is the seasonal groundwater elevation across this site, especially in the location of the three underground chambers?
5. The chamber storage volume sizing only accounts for chamber volume and does not include the gravel surrounding the chambers.
 - a) Are you assuming there is high groundwater?
 - b) If there is high groundwater, then the chambers need to be designed with an impermeable liner. Please modify the chamber drawings to include the impermeable liner and appropriate notes.
 - c) If a liner is required, how does the water within the gravel lens drain?

Erosion and Sediment Control

6. The Siltation and Erosion Control Plan delineates a proposed dry cell for water quality control.
 - a) What is a dry cell?
 - b) There is no detail on drawing SG-1. Please provide.
7. The entire site will be stripped and excavated. Please provide adequate overland flow conveyance and sediment settling control measures prior to release from site.
 - a) Please provide sizing calculations for settling measures.
 - b) Please provide detail and/or OPSD.

The above comments are based on the latest information received by this office, should additional information become apparent or changes to the plans occur in the future, ORCA engineering staff will review said changes and may provide additional comments. If you have any questions related to this correspondence, please contact our office.

Sincerely,



Neil MacFarlane
Engineering Technologist



August 26, 2024

Christina Coulter
Planner
Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario, K0L 3A0

Dear Christina Coulter:

**RE: R-11-24, Parkhill Storage/EcoVue Consulting Services
Concession 10, Lots 1 & 2, Part 1, 192 County Road 4, Township of Douro-Dummer,
County of Peterborough; ORCA File No: PPLD-2316**

The Otonabee Region Conservation Authority (Otonabee Conservation) has received the circulation for a Zoning By-law Amendment for the above noted property on August 14th, 2024. Otonabee Conservation staff have reviewed the information in accordance with our mandate and policies and offer the following comments. The public meeting takes place on September 3, 2024.

The subject property is currently zoned the Special District 79 Zone (S.D. 79) as illustrated on Schedule B2 to By-law No. 10-1996, as amended.

The effect of the Amendment is to delete the existing text of the Special District 79 Zone (S.D. 79) and to replace it with specific regulations to capture the existing and proposed development. The rezoning is required to permit the expansion of the existing self-storage business and related uses. All other applicable provisions of By-law No. 10-1996, as amended will continue to apply.

250 Milroy Drive, Peterborough ON K9H 7M9
P: 705-745-5791 F: 705-745-7488
otonabeeca@otonabeeconservation.com
otonabeeconservation.com

Otonabee Conservation's interest in this application is four-fold:

1. *Otonabee Conservation has reviewed this application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in any policy statement or provincial plan issued under the Planning Act.*

The flooding characteristics at this site were previously unknown, but via and adjacent development proposal, it was discovered that the site is traversed by flooding associated with a tributary of Meade Creek. A cut and fill has been proposed to manage flood storage on the property while removing certain areas of the site to outside of the flood risk to accommodate the expansion of the existing storage facility. Those areas of the property that are proposed to be kept for flood storage should be zoned to prohibit future development or site alteration (i.e. filling). Provided that the revised floodplain is zoned appropriately, **it is the opinion of Otonabee Conservation that the application is consistent with Section 3.1 of the Provincial Policy Statement (PPS), referencing Natural Hazards.**

2. *Provincial policies dictate that development shall not create new or aggravate existing natural hazards. Otonabee Conservation has reviewed this application through our mandated responsibility under Ontario Regulation 686/21 and provide the following comments, technical support or information, and advice.*

As stated above, an engineered, balanced cut and fill will be completed at the site to accommodate the existing flood storage on the property while allowing the proposed expansion to proceed. The effect of this grading will ensure that the new developments are not impacted by flooding and that flood storage capacity is available as to not negatively impact adjacent lands. **Based on the information provided, the development does not appear to create new or aggravate existing hazards.**

3. *Otonabee Conservation has reviewed the application through a regulatory lens. Ontario Regulation 41/24 and Section 28 of the Conservation Authorities Act prohibits development in areas regulated by the Authority as defined in the regulation. Any development, interference with, or alteration within a flooding hazard, erosion hazard, hazardous lands, watercourse, wetland and/or their adjacent lands/areas of interference requires a permit from the Authority.*

Otonabee Conservation mapping indicates that the lands are fully subject to Ontario Regulation 41/24 Otonabee Conservation's "Prohibited Activities, Exemptions and Permits"

regulation. **Permits from this agency are required prior to any of the site grading for the cut and fill or new development taking place.**

4. *Otonabee Conservation has reviewed the application to assess the applicability of the Trent Source Protection Plan (SPP) prepared under the Clean Water Act (CWA). The SPP came into effect on January 1, 2015, and contains policies to protect sources of municipal drinking water from existing and future land use activities that pose a significant drinking water threat.*

It was determined that the subject property is not located within a vulnerable area that is subject to SPP policies.

The subject property is located within the vulnerable area(s) listed below. **Significant drinking water threats are not possible and a Restricted Land Use Notice is not required.**

- Intake Protection Zone 3

If you have any questions, please do not hesitate to call.

Yours truly,



Don Allin
Manager, Plan Review & Permitting Services

From: [Corridor East \(MTO\)](#)
To: [Leisha Newton](#)
Cc: [Kamal, Tarique \(MTO\)](#)
Subject: RE: 192 County Road 4, Douro Dummer
Date: Tuesday, March 28, 2023 3:29:05 PM
Attachments: [image001.png](#)

Good Afternoon Leisha,

Please disregard our other emails and accept this as a formal response from the Ministry of Transportation (MTO). We have reviewed the application in accordance with *the Public Transportation and Highway Improvement Act (PTHIA)* and the Highway Corridor Management Manual to provide the following comment.

The Ministry has determined that the subject lands do not fall within MTO's permit control area, therefore we have no comments to offer this application.

Please let me know if you have any questions.

Kindly,

Fiona Parfitt

Planning Intern | she/her
Corridor Management Section | East Operations
Ministry of Transportation
613-484-3571
CorridorEast@ontario.ca
Fiona.Parfitt@ontario.ca

From: Leisha Newton <LeishaN@dourodummer.on.ca>
Sent: March 24, 2023 3:27 PM
To: Corridor East (MTO) <CorridorEast@ontario.ca>
Cc: Kamal, Tarique (MTO) <Tarique.Kamal@ontario.ca>
Subject: RE: 192 County Road 4, Douro Dummer

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

I created this link an hour ago for your office. I am not sure why it will not work?

[Pre-consultation Package](#) – Parkhill Storage

(My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.)

Leisha Newton

Building Administrator
Building & Planning Dept.
Township of Douro-Dummer
Phone: 705-652-8392 x 211



From: Corridor East (MTO) <CorridorEast@ontario.ca>
Sent: Friday, March 24, 2023 3:13 PM
To: Leisha Newton <LeishaN@dourodummer.on.ca>
Cc: Kamal, Tarique (MTO) <Tarique.Kamal@ontario.ca>
Subject: RE: 192 County Road 4, Douro Dummer

Hi Leisha,

We tried accessing the link to view the plans but it did not work. Can you please provide us with an updated link?

Thank you,

Fiona Parfitt

Planning Intern | she/her
Corridor Management Section | East Operations
Ministry of Transportation
613-484-3571
CorridorEast@ontario.ca
Fiona.Parfitt@ontario.ca

From: Leisha Newton <LeishaN@dourodummer.on.ca>
Sent: March 24, 2023 2:31 PM
To: Corridor East (MTO) <CorridorEast@ontario.ca>
Subject: 192 County Road 4, Douro Dummer

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good afternoon,

The Township of Douro Dummer conducted a pre-consultation for Parkhill Storage at 192 County Road 4 on March 16, 2023. The materials were distributed to MTO, and an invitation extended, but there was no response. As the business is located close to the MTO corridor as outlined on the attached map, can you please confirm that you have no comments for this file.

[Pre-consultation Package](#) – Parkhill Storage

Thank you,

(My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.)

Leisha Newton

Building Administrator

Building & Planning Dept.

Township of Douro-Dummer

Phone: 705-652-8392 x 211



-

From: [Heather Taylor](#)
To: [Christina Coulter](#)
Subject: RE: Pre-Consultation
Date: March 15, 2023 4:12:45 PM

Hi Christina,

The City does not have any comments on the application.

Thanks!

Heather Taylor
Acting Administrative Assistant and Secretary Treasurer to the Committee of Adjustment
Planning, Development and Urban Design Division
Infrastructure and Planning Services
705-742-7777 extension 1880
htaylor@peterborough.ca

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

From: noreply@peterborough.ca <noreply@peterborough.ca> On Behalf Of Christina Coulter, Planner
Sent: Wednesday, March 15, 2023 4:04 PM
To: Heather Taylor <HTaylor@peterborough.ca>
Subject: Pre-Consultation

The Township of Douro-Dummer is hosting a virtual pre-con meeting tomorrow, March 15th at 9:45 a.m. for a self-storage proposal on lands located at 192 County Road 4. The property is designated Hamlet and within the Urban Fringe Control Area Boundary in the OP. Does the City have any comments they wish to provide or would staff be interested in participating in the meeting? A concept plan is attached.

Origin: <https://www.peterborough.ca/en/doing-business/planning-and-development-services.aspx>

This email was sent to you by Christina Coulter, Planner<christinac@dourodummer.on.ca> through <https://www.peterborough.ca>.

Disclaimer

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From: [Municipal Planning](#)
To: [Christina Coulter](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 16, 2024 2:20:49 PM
Attachments: [image001.png](#)

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Christina Coulter <ChristinaC@dourodummer.on.ca>
Sent: Wednesday, August 14, 2024 11:03 AM
Cc: Martina Chait <MartinaC@dourodummer.on.ca>
Subject: [External] R-11-24 (Parkhill Storage)

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). A copy of the Notice of Complete Application and Public Meeting and Draft By-law are attached and will be mailed and posted on the [Township website](#) today.

Please provide your comments no later than 11:00 a.m. on Friday August 23, 2024.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)
Planner
[Planning and Development](#)

T: 705 652 8392 x 226 F: 705 652 5044

Township of

Douro-Dummer

From: [CA - Circulations](#)
To: [Christina Coulter](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 14, 2024 11:09:23 AM
Attachments: [image001.png](#)
Importance: Low



Your E-mail was Received on: Wednesday, August 14, 2024

Thank you for your email on: R-11-24 (Parkhill Storage)

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at circulations@wsp.com on any future materials related to this development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:

Pre-consultation Circulations

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

Complete Application Circulations & Recirculations

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

Concluding Remarks:

If you have any other specific questions, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



Juan Corvalan

Bell Canada

Senior Manager – Municipal Liaison

Network Provisioning

planninganddevelopment@bell.ca

From: Christina Coulter <ChristinaC@dourodummer.on.ca>

Sent: Wednesday, August 14, 2024 3:02:37 PM

Cc: Martina Chait <MartinaC@dourodummer.on.ca>

Subject: R-11-24 (Parkhill Storage)

Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). A copy of the Notice of Complete Application and Public Meeting and Draft By-law are attached and will be mailed and posted on the [Township website](#) today.

Please provide your comments no later than 11:00 a.m. on Friday August 23, 2024.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)

Planner

[Planning and Development](#)

T: 705 652 8392 x 226 F: 705 652 5044

Township of

Douro-Dummer

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-LAEmHHHzdJzBITWfs4Hgs7pbKI

From: [Christina Coulter](#)
To: ["Consultation Email"](#)
Cc: [Consultation Lead](#); [Paige Williams](#); ["apadmin@curvelake.ca."](#)
Subject: RE: R-11-24 (Parkhill Storage)
Date: August 18, 2024 4:03:00 PM
Attachments: [P379-0674-2024_8May23_RE\(Stage_1_&_2\).pdf](#)
[image004.png](#)
[P379-0674-2024_8May24_IE\(Record_of_Engagement\).pdf](#)

Hi Derek,

Thank you for your response. I have attached the Stage 1 & 2 Archaeological Assessment Report and Record of Engagement completed in support of this application.

Please let me know if there is anything further you require.

Sincerely,
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

From: Archaeological Program Admin <APAdmin@curvelake.ca> **On Behalf Of** Consultation Email
Sent: August 15, 2024 10:28 PM
To: Christina Coulter <ChristinaC@dourodummer.on.ca>
Cc: Consultation Lead <ConsultationLead@curvelake.ca>; Paige Williams <PaigeW@curvelake.ca>
Subject: R-11-24 (Parkhill Storage)

Hello Christina,

Thank you very much for contacting Curve Lake First Nation regarding the expansion of Parkhill Storage. I am the Archaeology Program Administrator for Curve Lake First Nation. I was wondering if any archaeological assessments of the property were undertaken in the past or will be requested as part of the application? If reports have been produced, do you mind sending me a copy or copies to me email address at apadmin@curvelake.ca.

If there is anything I can do to further assist you with this file, please do not hesitate to reach out.

Thank you,

Derek

Derek Paauw
Archaeology 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
E: APAdmin@curvelake.ca

From: Christina Coulter <ChristinaC@dourodummer.on.ca>

Sent: Wednesday, August 14, 2024 11:03 AM

Cc: Martina Chait <MartinaC@dourodummer.on.ca>

Subject: [EXTERNAL]R-11-24 (Parkhill Storage)

CAUTION/Wewena sa naa! This is an external email from outside Curve Lake First Nation. Please take care when clicking links or opening attachments and check the senders e-mail address. When in doubt contact the sender by phone or reach out to the IT Department (aasnaa@curvelake.ca) | Ow waasmo-biijbii'gan gii-biwnjibaamgad n'goji maa goj'yi'iiing Oshkiigamaag. Aangwaam'zin pii ewanaab'ndman aan'koobjig'nan maage'sh zheyaakonaman gegoon e-aan'koobdeg, naanaagdawaab'ndan ezhibii'igaadeg e-aawid aw gaa-waasmo-maajiiibii'ged. Giishpin gyakwendanzwan, Gdaa-gnoonaa aw gaa-maajiiibii'ged aabjitooyen biiwaabkoons-giig'dowin maage ggwejim aw ewezhtood waasmo-zhibiigew-aabjichganan (aasnaa@curvelake.ca).

Good Morning;

The Township is in receipt of a rezoning application File R-11-24 (Parkhill Storage). A copy of the Notice of Complete Application and Public Meeting and Draft By-law are attached and will be mailed and posted on the [Township website](#) today.

Please provide your comments no later than 11:00 a.m. on Friday August 23, 2024.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)
Planner
[Planning and Development](#)

T: 705 652 8392 x 226 F: 705 652 5044

Township of

[Douro-Dummer](#)

From: [Hynes, Pete](#)
To: [Christina Coulter](#)
Cc: [Martina Chait](#); [Darling, Kyle](#)
Subject: R-11-24, 192 County Road 4, Parkhill Storage
Date: August 14, 2024 1:25:26 PM
Attachments: [image001.png](#)

Thank you for sending the notice for the above-referenced application.

The Engineering and Design Division (E&D) of Peterborough County Public Works has no objections, comments or concerns for this Zoning By-Law Amendment, provided that the County's comment from the March 16, 2023 Pre-Consultation Meeting are addressed as a part of Site Plan Approval.

For reference, the County Comments were as follows:

Peterborough County: (comments provided by email March 16, 2023)

Regarding required studies for the proposal the County will require a Storm Water Management Report and Traffic Report be completed for the site.

A key point within the traffic report is that the entrances are required to meet current specifications (MTOD, OPSD, or CSAS). They appear to not meet current standards. The entrances are required to be paved within the County's road allowance as well. There are currently two entrances to the site, which is permissible however, they will need to be justified within the report. The report will need to address current traffic and proposed traffic.

Please note that E&D Staff will not be in attendance for the public meeting.

Regards,

Pete Hynes, P.Eng. (he/him)

Senior Project Coordinator, Transportation Planning
Engineering and Design, County of Peterborough
705-775-7076
www.ptbocounty.ca





County of Peterborough Policy Manual

Department:	Engineering & Design
Policy No.:	PPW-ED-07
Subject:	Road Rationalization
Approved by Leadership Team:	TBD
Originally Approved by Council:	TBD
Revised by Council:	
Approved by:	TBD

Purpose:

To establish a protocol for evaluating the rationale for the jurisdiction of roadways within the municipal road system serving the County of Peterborough (the County) in collaboration with the Lower-tier Municipalities. Jurisdiction reviews should focus on specific road sections or subareas; a system-wide review is not recommended at this time as the jurisdiction for most roads in the current municipal road network serving the County appears consistent with their intended role and function.

Scope:

This policy covers the evaluation of the rationale for the jurisdiction of the candidate road(s) within the County. It includes both transfer of a roadway or road section from the County to a Lower-tier Municipality, and from a Lower-tier Municipality to the County. The County or the Lower-tier Municipality can initiate this policy.

Road rationalization shall be conducted on the following principles, which are intended to define the objectives of the County Road network and differentiate a County Road from a Lower-tier Municipal Road:

- County Roads are primarily transportation corridors and should offer a high degree of connectivity (particularly between communities and often over longer distances), accommodate a range of users consistent with their function (including truck traffic, where appropriate), and provide a good level of service.
- County Roads should be capable of being upgraded to a reasonable standard (i.e., horizontal/vertical alignment, number/width of lanes, shoulders) consistent with their function and service role.
- County Roads should be direct and intuitive.
- County Roads should not serve a redundant role in the overall road system where alternative parallel routes exist.

- County Roads should complement and connect to the Provincial Highway system (Highways 7, 7A, 28, and 115), particularly at freeway interchanges.
- County Roads within Settlement Areas, as identified in the County Official Plan, should principally serve through traffic and/or provide travel service.

In addition, if the evaluation concludes that there is a rationalization for the transfer of a roadway or road section, this policy also covers the procedure for putting in place such transfer which shall include consultation with the Lower-tier Municipality.

Definitions:

For the purpose of this policy and associated procedures, the following words shall have the meaning ascribed herein:

“Alternate Detour Route”, means a detour route other than a designated basis that is either used on a relatively frequent basis or would be expected to be used as a result of an emergency. This would include, but are not limited to, truck detour routes (based on physical limitations of the roadway) and connections between various sections of Emergency Detour Routes (EDR).

“Average Annual Daily Traffic”, abbreviated to AADT, means the approximation of the daily number of vehicles that travel on a road.

“Barrier” means a physical obstacle that restricts the road network, including, but not limited to, rivers, lakes, freeways, rail lines, etc.

“Barrier Service” means a roadway that provides access around, over, under, or through a barrier (including, but not limited to, rivers, lakes, freeways, rail lines, cliffs, valleys, etc.)

“Candidate Road” means the roadway or road section being evaluated.

“County Council” means the Council of the County of Peterborough.

“County” means the Corporation of the County of Peterborough.

“County Road” means a roadway over which the County of Peterborough has jurisdiction.

“Emergency Detour Route”, abbreviated EDR, means a detour route for a major Provincial highway as designated by the Ministry of Transportation Ontario (MTO).

“Highway Traffic Act” means Highway Traffic Act, 1990, R.S.O. 1990, c H.8, as amended or any successor legislation.

“Lower-tier Municipality” means one of the Townships within the County of Peterborough.

“Lower-tier Municipal Road” means a road over which one of the Townships has jurisdiction.

“Municipal Act, 2001” means Municipal Act, 2001, S.O. 2001, c25, as amended or any successor legislation.

“Rehabilitated Condition” means that the remaining service life (with regular and routine maintenance) of a road or roadway exceeds 15 years as determined by a qualified engineering professional.

“Road” or **“Roadway”** means a highway as defined in the Highway Traffic Act.

“Road Rationalization” means the evaluation of a roadway or a road section to determine the most appropriate jurisdiction.

“Single-tier Municipality” means a municipality, other than an upper-tier municipality, that does not form part of an upper-tier municipality for municipal purposes

“Transferee” means the municipality that would receive jurisdiction of a Candidate Road which is being considered for transfer.

“Transferor” means the municipality that currently has jurisdiction of a Candidate Road which is being considered for transfer.

“Trucks” means vehicles Class 4 or higher on the Federal Highway Administration (FHWA) Vehicle Category Classification System.

“Truck Traffic” means the number of trucks per day on the candidate road.

“Upper-tier Municipality” means a municipality of which two or more Lower-tier municipalities form part for municipal purposes

“Urban Centre” means Settlement Area as identified on Map A of the County Official Plan, The City of Peterborough, or any Settlement Area (or equivalent) identified in the Official Plan of an adjacent municipality.

Policy:

The County will engage with the Lower-tier Municipality (or municipalities) throughout the rationalization process. The process for road rationalization review and transfer (if applicable) shall follow a seven-step methodology, as follows:

1. Identification of Candidate Road(s)

Identify the County Roads and Lower-tier Municipal Roads being considered for potential transfer. Candidate Road(s) must be identified by way of a written request by either County or Lower-tier Municipal staff, and both parties must be in agreement that consideration for potential transfer should be given.

Roads that vary in role, function, traffic volume, context, and/or any other condition over their length should be divided into distinct sections for assessment. Sections would typically extend between built-up areas or intersections with other County Roads and/or Provincial Highways.

Existing County Roads with an AADT \geq 1,500 and existing Lower-tier Municipal Roads with an AADT \leq 500 should not be considered.

2. Scoring of Candidate Road(s)

County staff shall apply the 9 criteria and weightings summarized in Tables 1 to 9 in assessing County Roads and Lower-tier Municipal Roads identified as potential candidates for transfer.

Table 1: Urban Centre Connector Weightings

Connection	Points
Road connects two Settlement Areas	3
Road connects a Settlement Area to a County Road or Provincial Highway	2
Road connects to a Settlement Area	1
Road does not connect to a Settlement Area	0

Table 2: Provincial Highway/County Road Connector Weightings

Description	Points
Road received points under Urban Centre Connector	0
Road is not 5 km or longer (considering the overall length of road and the individual road section(s))	0
Road does not connect to Other County Roads, Adjacent Upper-tier Municipal Roads and/or the Provincial Highway system	0
Road connects to Other County Roads, Adjacent Upper-tier Municipal Roads and/or the Provincial Highway system and is 5 km or longer	2

Table 3: Heavy Industrial Service Weightings

Truck Traffic Volume (Trucks per day)	Points
≥ 750	2
500 to 749	1.5
250 to 499	1
100 to 249	0.5
< 100	0

Table 4: Barrier Service Weightings

Description	Points
Road provides services across and/or around a barrier	2
Road does not provide services across and/or around a barrier	0

Table 5: Traffic Speed Weightings

Description	Points
The predominant posted speed limit is 80 km/h	2
The predominant posted speed limit is less than 80 km/h	0

Table 6: Traffic Volume Weightings

Traffic Volume (AADT, Vehicles per day)	Points
≥ 5,000	6
4,000 to 4,999	5
3,500 to 3,999	4.5
3,000 to 3,499	4.0
2,500 to 2,999	3.5
2,000 to 2,499	3.0
1,500 to 1,999	2.5
1,000 to 1,499	2
500 to 999	0.5
< 500	0

Table 7: Continuity within County Weightings

Description	Points
Road provides continuous upper-tier travel service through the County	2
Road does not provide continuous upper-tier travel service through the County	0
<p>Note: For this criterion, additional commentary on continuous upper-tier travel service (or continuity) is as follows:</p> <ul style="list-style-type: none"> a) Applicable to longer trips within or through the County b) From the trip origin, the Lower-tier Municipal Road(s) would provide access to County Road and/or Provincial Highway Network(s) c) Once on the County Road and/or Provincial Highway Network(s) the traveller should be able to remain on these Upper-tier Roads, to near their destination, where they would use the Lower-tier Municipal Road(s) to reach their destination d) Routes should be efficient and direct 	

Table 8: Connection to Upper-tier Road in Neighbouring Jurisdiction Weightings

Description	Points
Road provides a connection to a neighbouring upper-tier road network	1
Road does not provide a connection to a neighbouring upper-tier road network	0
Note: For this criterion, the following shall also be considered as a connection to neighbouring Upper-Tier Roads: <ul style="list-style-type: none"> a) Connection to an arterial road of a neighbouring Single-tier Municipality; or b) In the case a neighbouring Upper-tier Municipality that has transferred all of their roads to the Lower-tier Municipalities within their boundaries, connection to any roadway which was under the jurisdiction of said Upper-tier Municipality prior to such action. 	

Table 9: Emergency Detour Route Connector Weightings

Description	Points
Road provides a connection to a designated Emergency Detour Route (EDR) for a Provincial Highways	1*
Road does not provide a connection to a designated Emergency Detour Route (EDR) for a Provincial Highways	0
Note: Consideration for awarding the 1 point may be made for other non-EDR designated routes (alternate detour route).	

3. Review of Scoring Results

The results of the road rationalization score shall be reviewed to determine the appropriate next step(s).

Generally, a minimum threshold of 6 points is recommended to warrant consideration as a County Road. However, the assignment of jurisdiction based on the objectives of County Roads and Lower-tier Municipal Roads (alike) may not always align with the road rationalization scoring matrix. As such, additional consideration should be made for scores between 5 and 6.5 (inclusive) to confirm whether or not the candidate road or road section(s) meets the objectives of a County Road as identified above.

The following are the next steps, based on existing jurisdiction and the results of the scoring.

Table 10: Road Rationalization Scoring Result Outcomes

Road Rationalization Scoring Result	Existing County Road	Existing Lower-tier Municipal Road
≤ 4.5	Recommend Transfer – Proceed Directly to Step 5	Remain Under Current Jurisdiction – Proceed Directly to Step 5
5.0 to 6.5	Continue Review – Proceed to Step 4	Continue Review – Proceed to Step 4
≥ 7.0	Remain Under Current Jurisdiction – Proceed Directly to Step 5	Recommend Transfer – Proceed Directly to Step 5

4. Application of Other Considerations

Assess other considerations to determine if the roadway is a candidate for transfer. While the criteria assessment (Step 2) provides a comprehensive evaluation, some road sections identified for transfer should remain under their current jurisdiction after considering their unique setting and circumstances. Conversely, some road sections will satisfy the criteria to remain part of their current road network but should be considered for transfer given other pertinent factors. In both cases, other mitigating factors deserve special consideration.

Although the criteria already capture some of these factors, the extent of their potential impact could vary depending on the road, and thus influence the road rationalization decision.

The additional factors to consider may include:

- Unique constraints/limitations due to geography and/or topography;
- The desire for continuity of jurisdiction (to avoid varying jurisdiction between consecutive road sections along the same road);
- Road maintenance needs and resulting programming/scheduling;
- Elimination of (or need for) parallel or alternative travel routes/corridors;
- Provision of major municipal infrastructure (bridges, watermain and sanitary sewer) within the road allowance;
- Variability in seasonal/monthly traffic volumes;
- Planned/proposed future development along or close to the road; and
- Location within a Settlement Areas.

5. Reporting

Upon completion of Steps 1 through 4, County staff shall prepare a road rationalization review record, that will summarize the evaluation scoring/ratings of the candidate road, identify any additional factors that were considered, and the recommendations related to the transfer of the candidate road (i.e., whether or not to transfer the road).

A copy of the record will be provided to the staff of the Lower-tier Municipality (or Municipalities).

Upon request, a consensus meeting between County and Lower-tier Municipality staff may take place to discuss the scoring/ratings and recommendations.

Upon receipt and review of the road rationalization review record and following the consensus meeting (if required), the Lower-Tier Municipality staff shall provide County staff with written acknowledgement/acceptance of the recommendations. Depending on the protocols of the Lower-tier Municipality, this acknowledgement/acceptance of the recommendation may also be in the form of a council resolution to proceed with the development of conditions of a transfer (Step 6)

If the recommendation for a candidate road is that it should remain under its current jurisdiction, the road rationalization review will terminate for this candidate road.

If the recommendation for a candidate road is that jurisdiction should be transferred, the road rationalization review should continue to Step 6. Proceeding with Step 6 should only occur once the County and the Lower-Tier Municipality are in agreeance that the candidate road should be transferred.

6. Development of Conditions of a Transfer

Determine the needs to be addressed prior to the transfer of road(s) to the Lower-tier Municipality or the acceptance of road(s) by the County, as it relates to road condition (i.e., rehabilitation, expansion) and the associated cost implications, including potential compensation. The plans should include implementation recommendations considering factors such as the need for road improvements, extent of improvements, responsibility for costs, relevant standards, and priorities. Most situations are unique and involve several factors. Different implementation strategies should be considered if needed to reach mutually agreeable terms, including transferring road(s) in a fully rehabilitated state, or transferring road(s) with financial concessions.

The applicable municipal standards, based on road classification will be determined by the Transferee and may include lane width, shoulder width, pavement structure, vertical or horizontal alignment, etc.

An estimated cost to upgrade the candidate road to the municipal standards of the Transferee and/or restore it to a fully rehabilitated condition shall be obtained. This cost estimate may be prepared by County or Lower-tier Municipal staff, or by a qualified engineering professional (as agreed upon by all parties). If retained, the

cost for the services of the qualified engineering professional should be paid by the Transferor.

Where multiple roads are being considered for transfer at the same time (i.e., the County transfers a road to a Lower-tier Municipality, and the same Lower-tier Municipality transfers a road to the County) the financial concession to be paid shall be the net financial concessions.

Note, that the timing for executing the transfer, implementation of road upgrades and/or improvements, payment of financial concession, etc. shall be determined in consultation with the Lower-tier Municipality (or Municipalities).

7. Implementation of Transfer

Prepare to transfer County Roads that primarily provide local service to Lower-tier Municipalities, and Lower-tier Municipal Roads that principally serve through traffic to the County.

Following Step 6, staff (of the respective Parties) will report back to their respective Council with all financial implications and impacts, and will request that a Council Resolution be provided to engage legal representatives to commence and complete the road transfer.

The cost for outside services required for the transfer of the Candidate Road (i.e., legal costs, survey costs, etc.) should be paid by the Transferor. Any internal or staff costs, shall not be included within the transfer costs, and shall be the responsibility of the respective Party. If determined that each Party will have their own legal representation, each Party shall pay their own respective legal costs.

Once legal representatives have been engaged and the transfer is ready to be initiated, staff (of the respective Parties) shall report back to their respective Council to obtain any necessary By-law(s) to formalize the transfer.

Staff (of the respective Parties) should amend any of their impacted planning documents (e.g., Official Plan appendices).

Review Cycle:

This policy shall be reviewed, as required, by the County's Engineering & Design department.



Otonabee
CONSERVATION

Township of Douro-Dummer

Tuesday, September 3, 2024

Otonabee Region Watershed

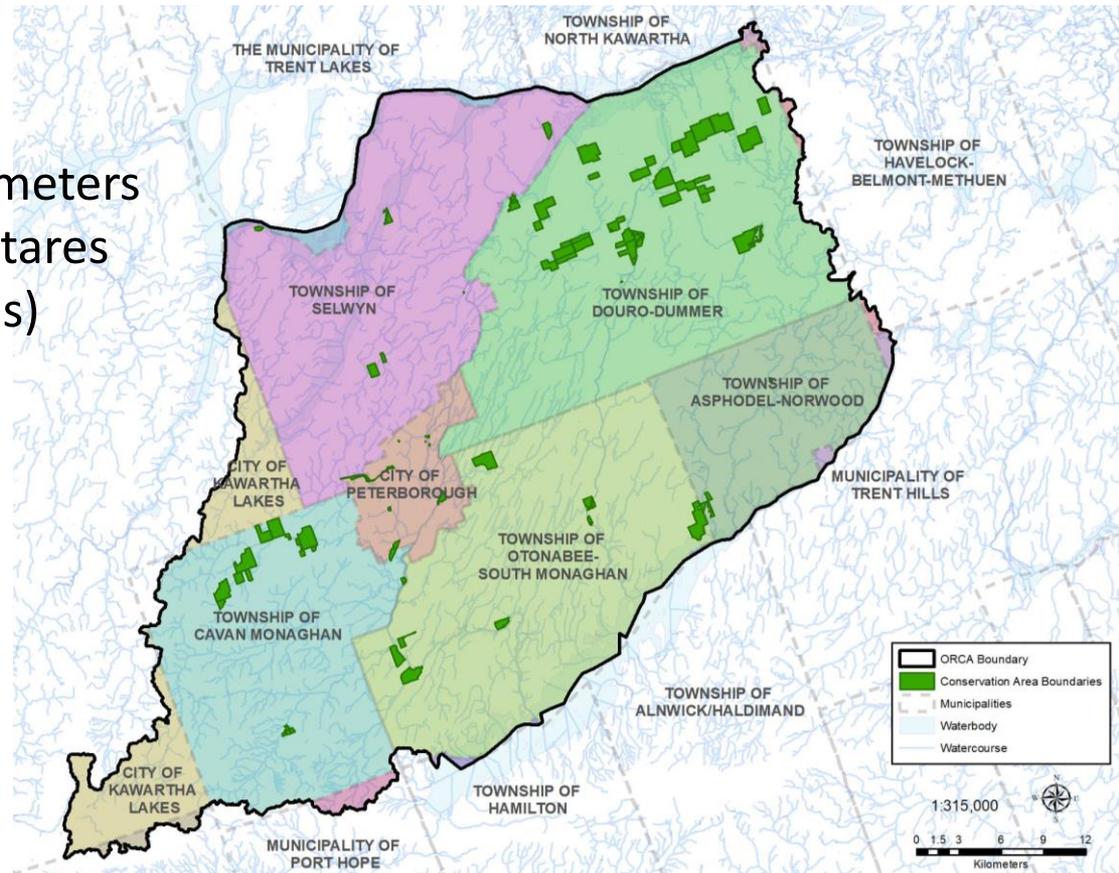
Jurisdiction -

Area: 1,951 square kilometers

Land base: 195,100 hectares
(482,100.669 acres)

Conservation Lands:

4,187 hectares
(10,346 acres)



Otonabee
CONSERVATION

Board of Directors

Township of Asphodel-Norwood

Township of Cavan Monaghan

Township of Douro-Dummer

Township of Otonabee-South Monaghan

Township of Selwyn

Municipality of Trent Hills

City of Kawartha Lakes

City of Peterborough

Patrick Wilford

Ryan Huntley

Adam Vervoort

Joe Taylor

Ron Black
John Boyko

Michael Metcalf

Ron Ashmore

Kevin Duguay

Gary Baldwin

Don Vassiliadis

Legislation & Governance

Over the recent years there has been a significant number of updates and changes to the [Conservation Authorities Act](#) and the associated regulations and environmental registry.

- Bill 23 – *More Homes Build Faster Act* 2022
- O. Reg 686/21
- O. Reg 41/24
- Draft Conservation Lands Strategy



Subsection 9 (1) 1 of Ontario Regulations 686/21

2024-06-20



Board Report # 2024-020
Appendix A
Page 3



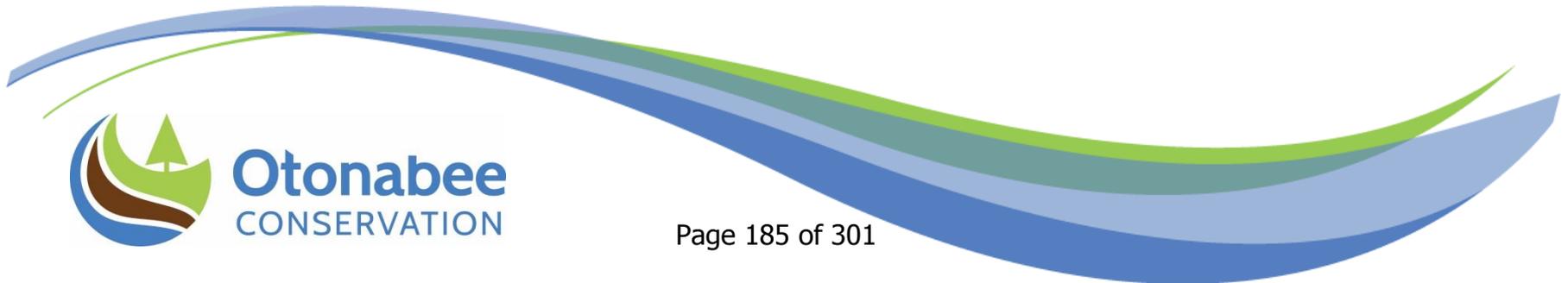
2023 Annual Report

Check out our interactive Annual Report in a storymap GIS format at

[2023 Annual Report | Otonabee Conservation \(arcgis.com\)](#)

Highlights:

- 1033 trees were planted with 150 volunteers
- 12,078 tree seeding sold
- 1740 students participated in programs
- 391 permits issued
- 308 plan review
- 21 flood forecasting
- 13 snow surveys
- 8 Spring Water Awareness programs
- 25,000+ campers at 3 campgrounds



2024-2027 Strategic Plan



**Strategic
Plan** 2024-2027



**Otonabee
CONSERVATION**

2024-2027 Strategic Plan

Our Vision: As guardians of our local water and natural environment, we promote resilience to change, foster community stewardship and provide outdoor recreational opportunities to support health living.

Our Values:

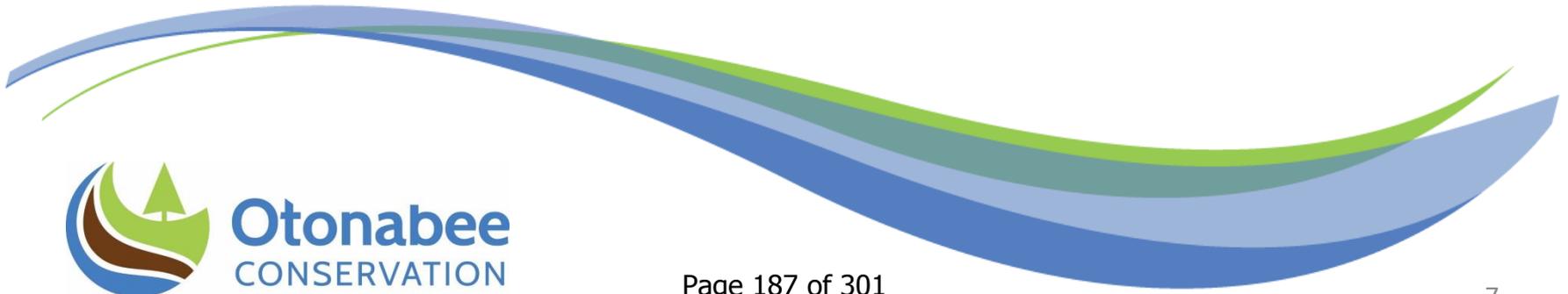
People First – residents, business, clients and staff are valued & listened to with an open mind.

Professionalism – our actions are reliable and trustworthy.

Collaborative- solutions-base teamwork is a keystone of our success.

Continuous Improvement-we strive to do our utmost & seek out opportunities to progress.

Fiscally Responsibility-being accountable & transparent in all we do.



Flood Management

- Flood Management:
 - **Prevention** through land use planning and regulation of development,
 - **Mitigation** through stewardship programs such as shoreline restoration
 - **Emergency Response** through flood forecasting & warning
- Understanding natural hazards such as floodplains are a core mandate or all conservation authorities
- [Regulated Areas Mapping \(arcgis.com\)](http://arcgis.com)



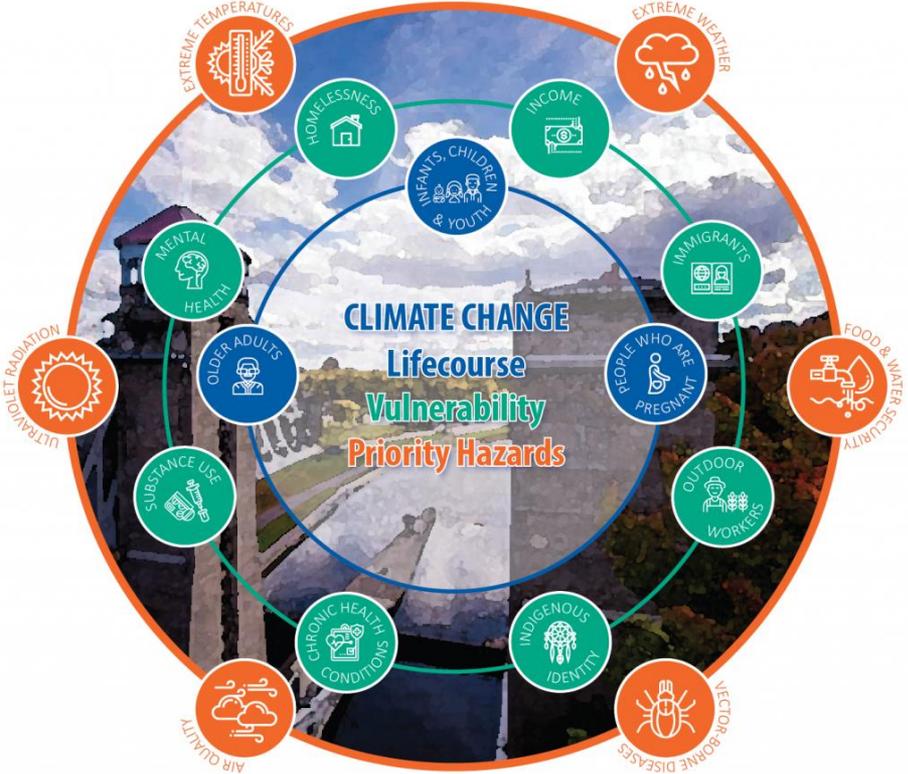
Climate Action

Climate Change Strategy



Climate change refers to changes in long-term weather patterns and natural variability due to human activity. Climate change can impact natural and human systems globally and locally.

Otonabee Conservation's programs support the adaptation and mitigation of climate change impacts in the Otonabee Region Watershed. This Climate Change Strategy articulates Otonabee Conservation's specific actions related to climate change.



Capital Campaigns



Otonabee
CONSERVATION

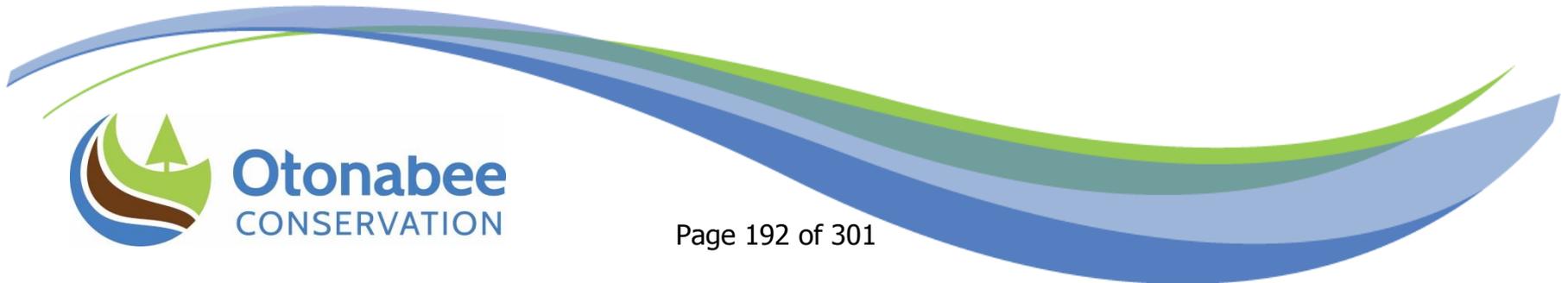
Capital Campaigns

100 FOR HAROLD TOWN CAMPAIGN

This year for the giving season, we are raising funds to enhance [Harold Town Conservation Area](#). Help us enhance the property named after the famous Canadian artist, with habitat and trail enhancements, tree planting, new wayfinding and educational signs, and a new accessible trail! [Harold Town](#) would have been 100 next year! Let's celebrate by enhancing the Conservation Area named after him.



Thank You & Questions



Otonabee
CONSERVATION

Thank You

Otonabee Conservation's website
www.otonabeeconservation.com



Otonabee
CONSERVATION

Township of Douro-Dummer

Report and Capital Project Status

- Directed by Council and/or CAO
- Directed by the Province/legislation
- Directed by an Agency
- New items and updates are highlighted in Yellow

Report Status

Department	Date Requested	Directed By	Resolution/Direction	Est. Report Date
Corporate	May 3, 2022	Council	Future Gravel Resources	Winter 2023/2024
Finance/Clerk	February 21, 2023	Council	Policy to allow for multi-year budgets	Summer 2024
Planning	June 7, 2022	Council/Province	Bill 109 – Update to Site Plan Control By-law, Create Pre-Consultation By-law, ensure the language in Official Plan allows for Peer Review as part of Complete Application	Report no Longer needed as recent Provincial legislation has removed these requirements.
Public Works/CAO	March 7, 2023	Council	Indacom Drive Lot 3	Deferred Pending Budget
Planning	March 19, 2024	Council	ZBA – Setback for Septic System and remove from list of structures	September 2024
Corporate	April 16, 2024	Council	Approval of Strategic Plan	Complete

Finance	June 4, 2024	Council	Funds for Asphodel-Norwood Medical Centre for 2024 and 2025	Late Summer 2024
Finance	June 18, 2024	Council	Donation of \$300.00 to Curve Lake First Nation Pow Wow	Summer 2024
Building	June 4, 2024	Council	Report regarding Septic Re-Inspection Program	Fall 2024

Capital Project Status

Department	Capital Project List	Status
Clerk/C.A.O.	Enbridge Franchise Renewal Agreement	Ongoing
Clerk	Agreement with AMO for the Canada Community-Building Fund	Due August 2024
Finance	Development Charges By-law	Complete
Fire	Douro Station Reconfiguration	Ongoing
Fire	Resurfacing of the parking lot at Fire Station 2	Regrading and Gravel Application are complete.
Fire	Master Fire Plan & Community Risk Assessment	Due September 2024
Fire	Station 1 Building Review and Drawings	Due 2024
Fire	Station 2 Parking Lot Resurfacing – Paving	Complete
Fire	Boat 4 – Trailered Boat	Complete
By-law Enforcement	Truck Purchase	Complete

General Government	New Sloped Roof – Town Hall	Under Investigation
General Government	Asset Management Plan	Ongoing
General Government	Computer Modernization	In progress
General Government	Finance Modernization	In progress – will continue into 2024 - New Payroll Module in place – Jan 2023
General Government	Development Charge Study	Summer 2024
General Government	Computer IT Hardware Replacements	Due 2024
General Government	Tree Program	In progress – Orders will continue to be accepted – pick up date in mid-September.
General Government	Storage Room Exterior Door Replacement	Due 2024
Parks and Recreation	Parks and Rec Master Plan – Implementation	On hold due to Covid-19
Parks and Recreation	Windows in Harvest Room	Complete
Parks and Recreation	Lime Kiln Restoration – 2022 Budget	Spring 2023
Parks and Recreation	Consultant Fees – Arena Facilities Future Ad-Hoc Committee	Fall 2023

Parks and Recreation	Compressor Replacement Reserve Contribution	Complete
Parks and Recreation	New Park Trailer	Complete
Parks and Recreation	30Hp Compressor Replacement	Complete
Parks and Recreation	Roof Repair	Due 2024
Parks and Recreation	Energy Audit	Due 2024
Parks and Recreation	New Players Benches at Douro Park	Complete
Planning	Zoning By-Law Update	On hold until Province Approves OP
Planning	Proposed Provincial Planning Statement	Comments provided to County and Province. Waiting on approval by Province.
Public Works	Gravel Pit Purchase	Late 2023 Ongoing
Public Works	Brushing Unit	RFP Awarded – waiting on delivery
Public Works	Plow Truck	RFP Awarded – 2025 Delivery

Recommendation:

That the Planning-2024-20 report, dated September 3, 2024 regarding a Deeming By-law for Lots 2, 3 and 4, Registered Plan No. 9, Roll Nos. 1522-020-004-24200 and 1522-020-004-24300 be received; and

That Council enact a Deeming By-law pursuant to Section 50(4) of the Planning Act, so as to deem Lots 2, 3 and 4, Registered Plan 9, as not being registered lots within a Plan of Subdivision; and

That the Deeming By-law be passed at the appropriate time during the meeting.

Overview:

Kylie Arlean Martin is the owner of two lots on Barnes Avenue. Lot 'A' is identified as Roll No. 1522-020-004-24200, and described as Lot 4, Registered Plan 9. Lot 'B' is identified as Roll No. 1522-020-004-24300, and described as Lots 2 and 3, Registered Plan 9 and is known municipally as 2321 Barnes Avenue.

A map produced from the County of Peterborough GIS system is attached to this Report along with a Surveyor's Real Property Report prepared by J.B. Fleguel, dated November 6, 2008.

The Owner, via their agent, has submitted a building permit to construct an approximately 16' by 16' screen room addition to the west of the existing dwelling (Permit No. DD-2024-0047). The existing and proposed development is shown on the drawings prepared by Mackenzie Design Inc., dated April 5, 2024 which were submitted in support of the building permit application. A copy of the drawings are attached to this Report.

The subject properties are zoned Limited Service Residential Zone (LSR) in the Township Zoning By-law. During the permit review and through preliminary inquiries with Staff it was determined that the proposed construction would not meet the minimum interior side yard setback requirement for the (LSR) Zone as the two lots were separately conveyable parcels. In order to achieve compliance with the Zoning By-law, the Owner wishes to merge Lot 'A' and Lot 'B'.

The Owner's legal counsel, Philip Aldrich, LLF, noted that "as all of the properties owned by Kylie Martin are lots on a registered plan of subdivision, the appropriate way to merge them into one parcel of land would be to pass a deeming bylaw in accordance with section 50(4) of the Planning Act." A copy of the Draft Deeming By-law is attached to this Report.

Mr. Aldrich also noted that "there was a bylaw registered in 2008 (attached) for Lots 2 and 3 but...it would be appropriate to include all 3 Lots on the deeming bylaw. The 2008 by-law is really just the contractual obligation to merger the properties whereas

the deeming bylaw would be more permanent.” A copy of By-law No. 2008-98 is attached to this Report.

Conclusion:

The Owner is requesting a Deeming By-law to proceed with building permit DD-2024-0047. Subsection 50(4) of the Planning Act authorizes Council to designate by by-law, any plan of subdivision, or part thereof, that has been registered for eight years or more to be deemed not a registered plan of subdivision for the purposes Subsection 50(3) of the Planning Act. This subsection provides Council with the ability to cause abutting lots in common ownership to be merged in title and prevent those lots from being independently conveyed.

If the By-law is approved, it would have the effect of merging the lots into a single property. If, in future, the Owner wishes to sell any portion of the subject lands, a further *Planning Act* approval to divide the lands would be required (i.e. a Consent application). As such, Staff recommend that the lots should be merged in title, as requested by the Owner, to support the construction of the addition to the existing dwelling.

The passing of a Deeming By-law does not require a statutory public meeting however a notice of passing is required and there is a 20 day period for the owner to give notice to the Clerk should they desire to make representations to Council respecting the amendment or to repeal the by-law (Planning Act, Subsection 50(30)).

The Deeming By-law is not effective until the By-law has been registered at the Land Registry Office (Planning Act, Subsection 50(27(28))).

Financial Impact:

The Applicant has paid the required fee of \$550.00 as outlined in Schedule “A” to By-law No. 2023-62, the Township’s User Fees and Charges By-law. Any additional fees required for the registration of the By-law at the Land Registry Office shall be at the Owner’s expense.



Service Modernization and Innovation

Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.



Business Attraction, Expansion, and Retention

Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.



Infrastructure Renewal

Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

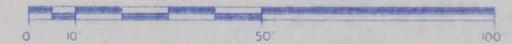
Document Title:	Deeming By-law (Lots 2, 3 and 4, Plan No. 9).docx
Attachments:	<ul style="list-style-type: none"> - Lots 2, 3 and 4, Registered Plan No. 9.pdf - 2321 Barnes Avenue - GIS Parcel Map with air photo.pdf - Martin Cottage Screen Room Addition_cp_17592311210534.pdf - bylaw 2008-98.pdf - Draft Deeming By-law.pdf
Final Approval Date:	Aug 26, 2024

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

Martina Chait-Hartwig

Mike Rutter

PLAN OF SURVEY OF
 LOTS 2, 3 and 4
 REGISTERED PLAN No. 9
 GEOGRAPHIC TOWNSHIP OF DUMMER
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH
 SCALE: 1 INCH = 30 FEET



IMPERIAL: DISTANCES SHOWN HEREON ARE IN FEET, AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

© J.B. FLEGUEL, O.L.S., 2008

THIS REPORT HAS BEEN PREPARED FOR THE USE OF
 BURTON CUSTOM HOMES INC
 AND IS NOT COMPLETE UNLESS ACCOMPANIED BY
 A LETTER DATED NOVEMBER 26, 2008.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON NOVEMBER 06 2008

J.B. Fleguel
 J. B. FLEGUEL, B.Sc.
 ONTARIO LAND SURVEYOR

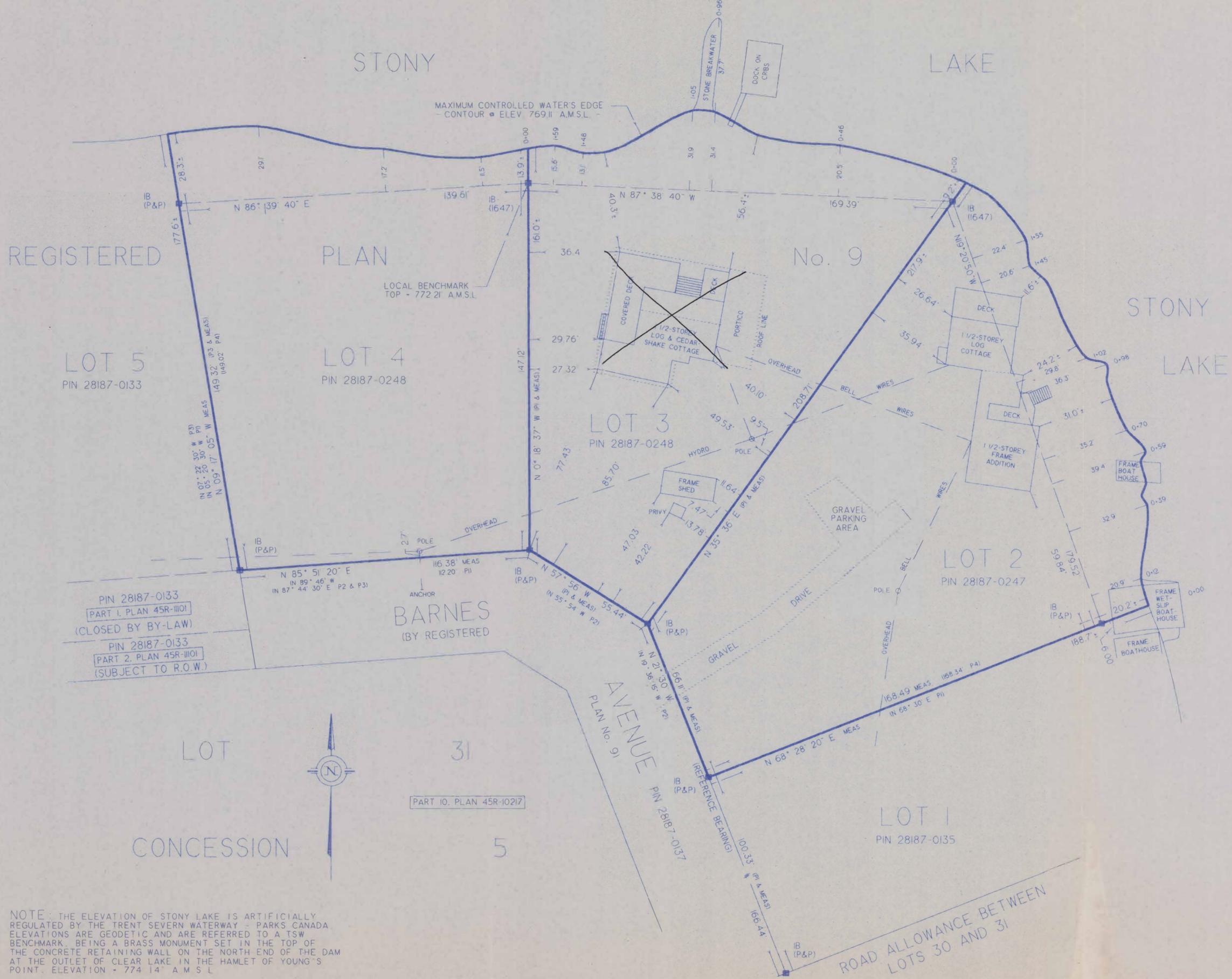
SIGNED AT LAKEFIELD, ONTARIO
 THIS 26th DAY OF NOVEMBER, 2008

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- P&P DENOTES PIERCE & PIERCE, O.L.S.
- I647 DENOTES J.B. FLEGUEL, O.L.S.
- P1 DENOTES REGISTERED PLAN No. 9
- P2 DENOTES DEPOSITED PLAN 45R-11017
- P3 DENOTES DEPOSITED PLAN 45R-11101
- P4 DENOTES PLAN DATED JUNE 20, 1957, BY J.G. PIERCE, O.L.S.
- AMSL DENOTES ABOVE MEAN SEA LEVEL

BEARINGS SHOWN HEREON ARE ASTRONOMIC, AND ARE RELATED TO THE BEARING N 21° 30' W OF THE EASTERLY LIMIT OF 'BARNES AVENUE', IN ACCORDANCE WITH REGISTERED PLAN No. 9.

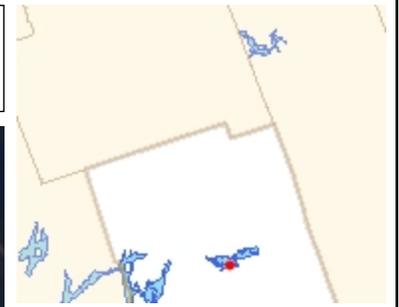
ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 1716885

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29(3).



NOTE: THE ELEVATION OF STONY LAKE IS ARTIFICIALLY REGULATED BY THE TRENT SEVERN WATERWAY - PARKS CANADA. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A TSW BENCHMARK, BEING A BRASS MONUMENT SET IN THE TOP OF THE CONCRETE RETAINING WALL ON THE NORTH END OF THE DAM AT THE OUTLET OF CLEAR LAKE IN THE HAMLET OF YOUNG'S POINT. ELEVATION = 774.14' A.M.S.L.

J. B. FLEGUEL
 ONTARIO LAND SURVEYOR
 44 CLEMENTI ST., BOX 70
 LAKEFIELD, ON K0L 2H0
 PHONE: 705-652-6198
 FAX: 705-652-1647



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
- Parcel First Nations - Canada I
- Clean Water Act Policies Apply
- Provincially Significant Wetland
- Locally Significant Wetlands
- Non-evaluated Wetlands

1: 2,257



114.7 0 57.33 114.7 Meters

Notes

2023 air photo
NOT a legal survey

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.



General Contractor must verify all site dimensions as shown on this drawing. Any deviation from these plans during the building process must be reported to "Mackenzie Design Inc." immediately and notify of any discrepancy or omissions, to ensure compliance with the Ontario Building Code, latest edition. Failure to do so absolves "Mackenzie Design Inc." from responsibility and liability. General Contractor must conform with all applicable codes and all other regulatory bodies with jurisdiction. This drawing and information shown are the sole property of "Mackenzie Design Inc." and may not be copied or otherwise reproduced in any manner without written consent of "Mackenzie Design Inc."

PLOT DATE: **APRIL 5, 2024**

5			
4			
3			
2			
1			
No.	REVISIONS	DATE	BY

PRELIMINARY

PROJECT:
**MARTIN COTTAGE
SCREEN ROOM
ADDITION**
GAIL MARTIN
BARNES AVENUE
DOURO-DUMMER (STONEY LAKE)

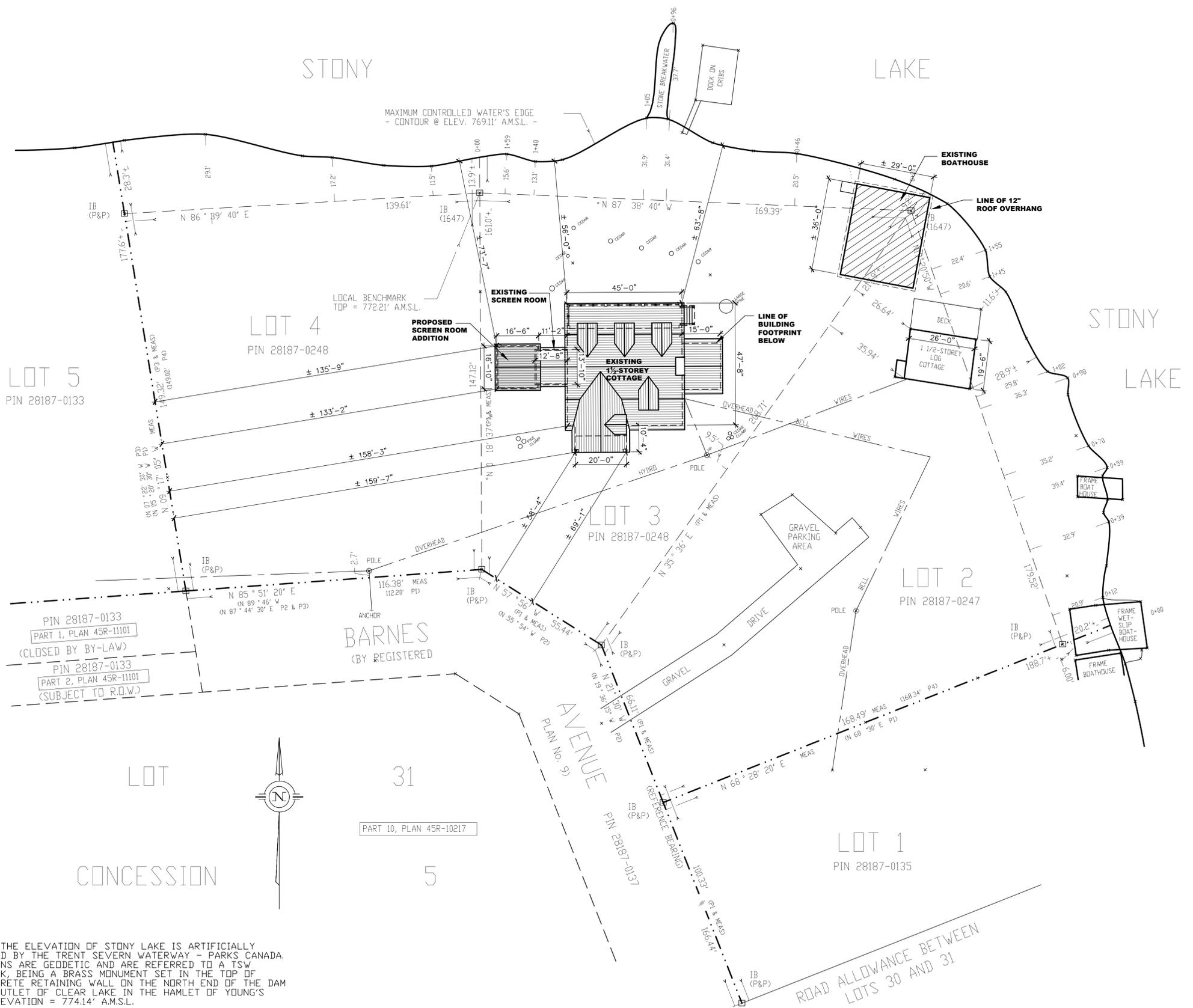
DRAWING:
**SITE
PLAN**

DESIGNED BY: L.M.	DETAILED BY: M.J.W.
SCALE: 1" = 20'-0"	DATE: MARCH 21, 2024
PROJECT No:	DRAWING No:

A1

NOTE: THE ELEVATION OF STONEY LAKE IS ARTIFICIALLY REGULATED BY THE TRENT SEVERN WATERWAY - PARKS CANADA. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO A TSW BENCHMARK, BEING A BRASS MONUMENT SET IN THE TOP OF THE CONCRETE RETAINING WALL ON THE NORTH END OF THE DAM AT THE OUTLET OF CLEAR LAKE IN THE HAMLET OF YOUNG'S POINT. ELEVATION = 774.14' A.M.S.L.

TOPOGRAPHIC INFORMATION OBTAINED FROM DIGITAL SURVEY LABELLED;
PLAN OF SURVEY OF LOT 2, 3 AND 4
REGISTERED PLAN No. 9
GEOGRAPHIC TOWNSHIP OF DUMMER
TOWNSHIP OF DOURO-DUMMER,
COUNTY OF PETERBOROUGH
SCALE 1" = 30'
BY J.B. FLEGUEL, O.L.S. 2008
SIGNED/DATED NOVEMBER 26, 2008.





General Contractor must verify all site dimensions as shown on this drawing. Any deviation from these plans during the building process must be reported to "Mackenzie Design Inc." immediately and notify of any discrepancy or omissions, to ensure compliance with the Ontario Building Code, latest edition. Failure to do so absolves "Mackenzie Design Inc." from responsibility and liability. General Contractor must conform with all applicable codes and all other regulatory bodies with jurisdiction. This drawing and information shown are the sole property of "Mackenzie Design Inc." and may not be copied or otherwise reproduced in any manner without written consent of "Mackenzie Design Inc."

PLOT DATE: **APRIL 5, 2024**

5			
4			
3			
2			
1			
No.	REVISIONS	DATE	BY

PRELIMINARY

PROJECT:
**MARTIN COTTAGE
SCREEN ROOM
ADDITION**
GAIL MARTIN
BARNES AVENUE
DURO-DUMMER (STONE LAKE)

DRAWING:
**SCREEN ROOM
PLANS AND ELEVATIONS**

DESIGNED BY:
L.M.

DETAILED BY:
M.J.W.

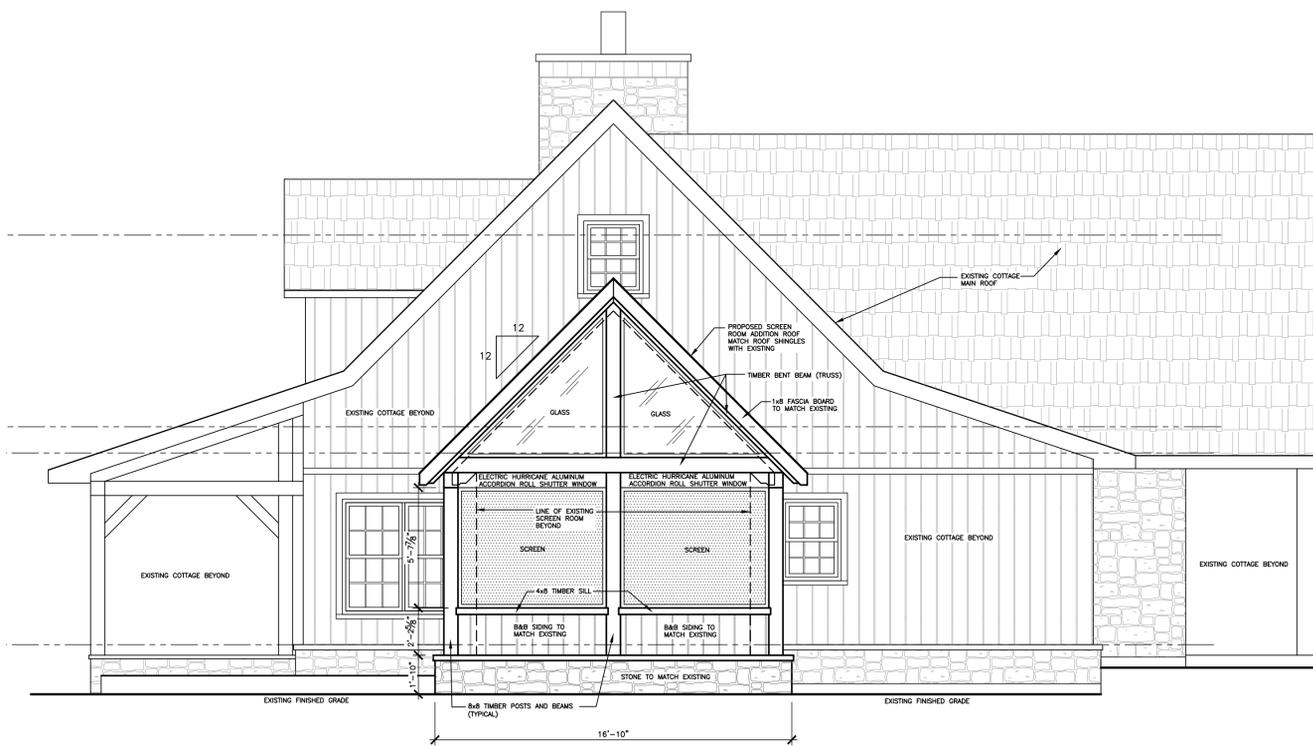
SCALE:
1/4" = 1'-0"

DATE:
MARCH 21, 2024

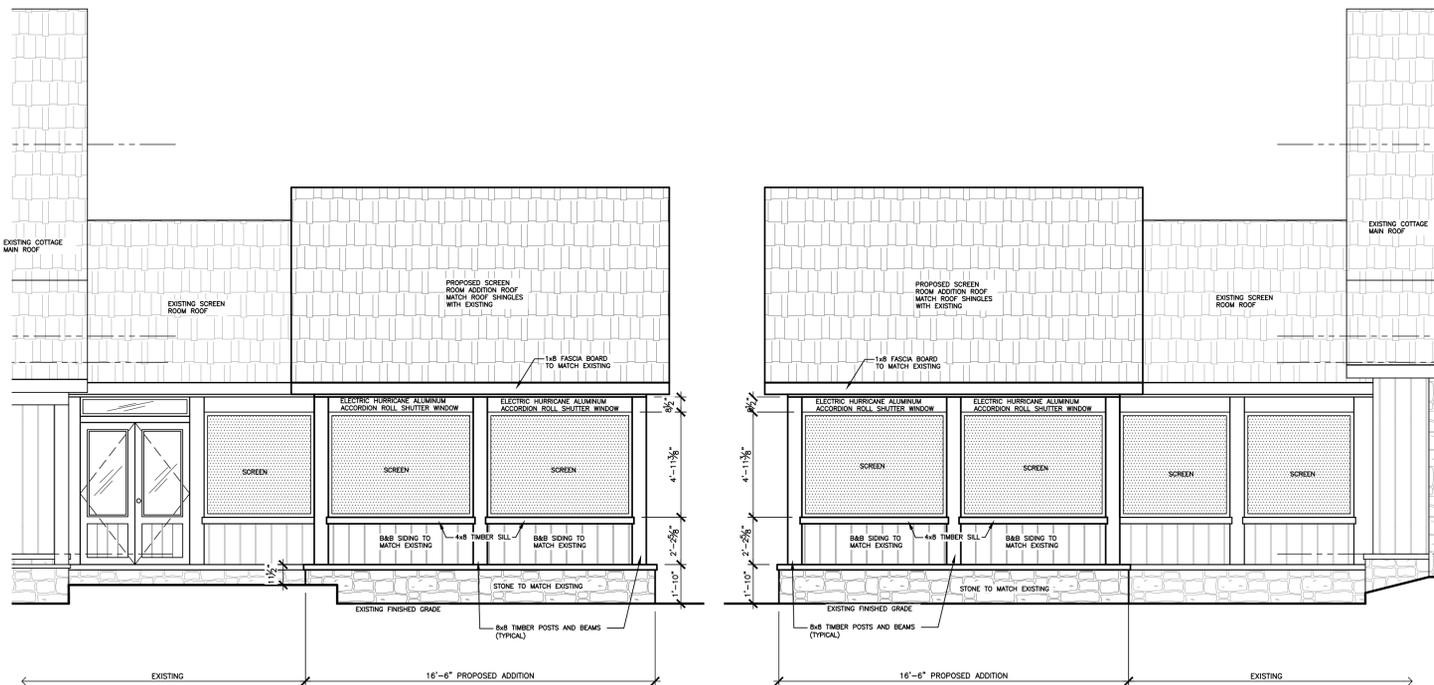
PROJECT No:

DRAWING No:

A2

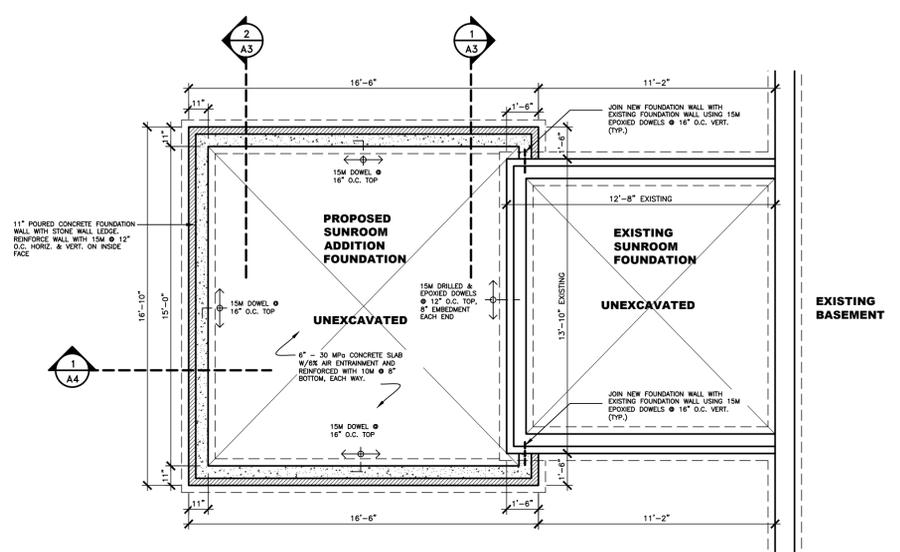


4 WEST ELEVATION
1/4" = 1'-0"

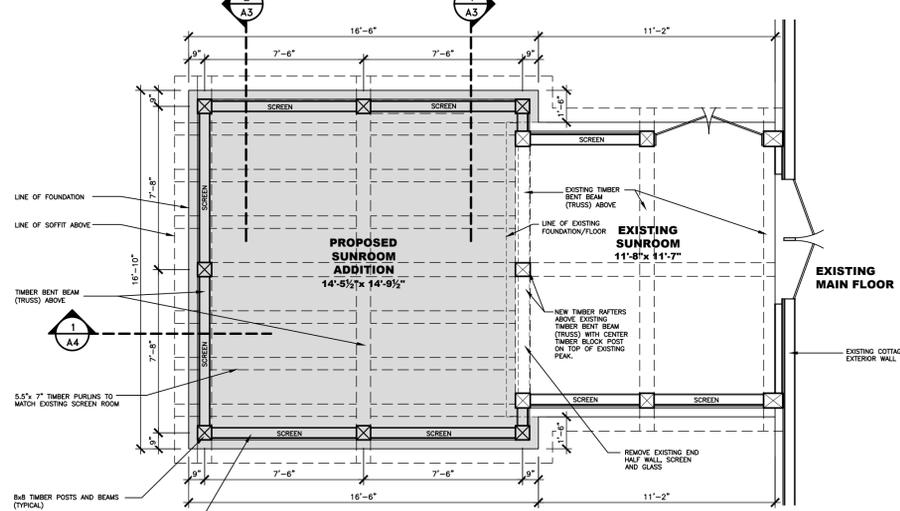


5 NORTH ELEVATION
1/4" = 1'-0"

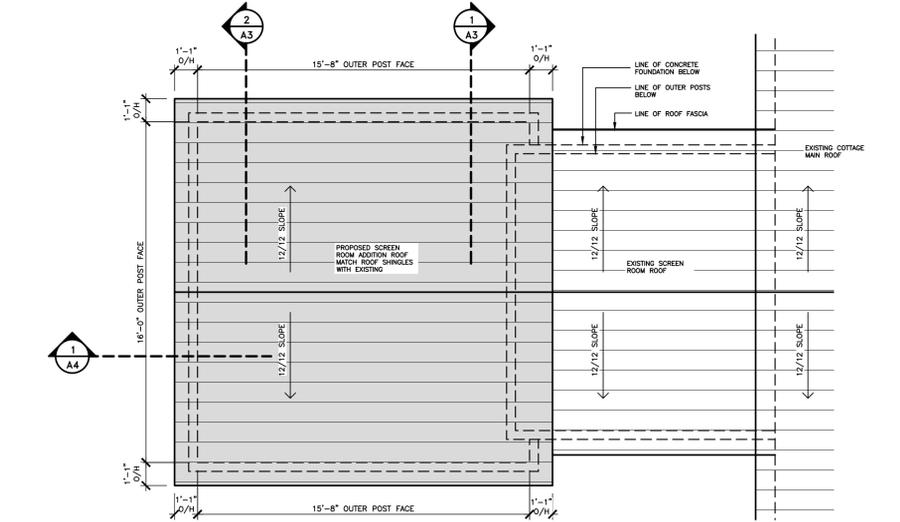
6 SOUTH ELEVATION
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 MAIN FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



MACKENZIE DESIGN INC.
ARCHITECTURAL AND INTERIOR DESIGN

273 RUBIDGE STREET
PETERBOROUGH, ONTARIO K9J 3P1
T. (705) 876-8724
F. (705) 876-1049
mackenziedesign.ca

General Contractor must verify all site dimensions as shown on this drawing. Any deviation from these plans during the building process must be reported to "Mackenzie Design Inc." immediately and notify of any discrepancy or omissions, to ensure compliance with the Ontario Building Code, latest edition. Failure to do so absolves "Mackenzie Design Inc." from responsibility and liability. General Contractor must conform with all applicable codes and all other regulatory bodies with jurisdiction. This drawing and information shown are the sole property of "Mackenzie Design Inc." and may not be copied or otherwise reproduced in any manner without written consent of "Mackenzie Design Inc."

PLOT DATE: **APRIL 5, 2024**

5			
4			
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2			
1			
No.	REVISIONS	DATE	BY

PRELIMINARY

PROJECT:
**MARTIN COTTAGE
SCREEN ROOM
ADDITION**
GAIL MARTIN
BARNES AVENUE
DOURO-DUMMER (STONE LAKE)

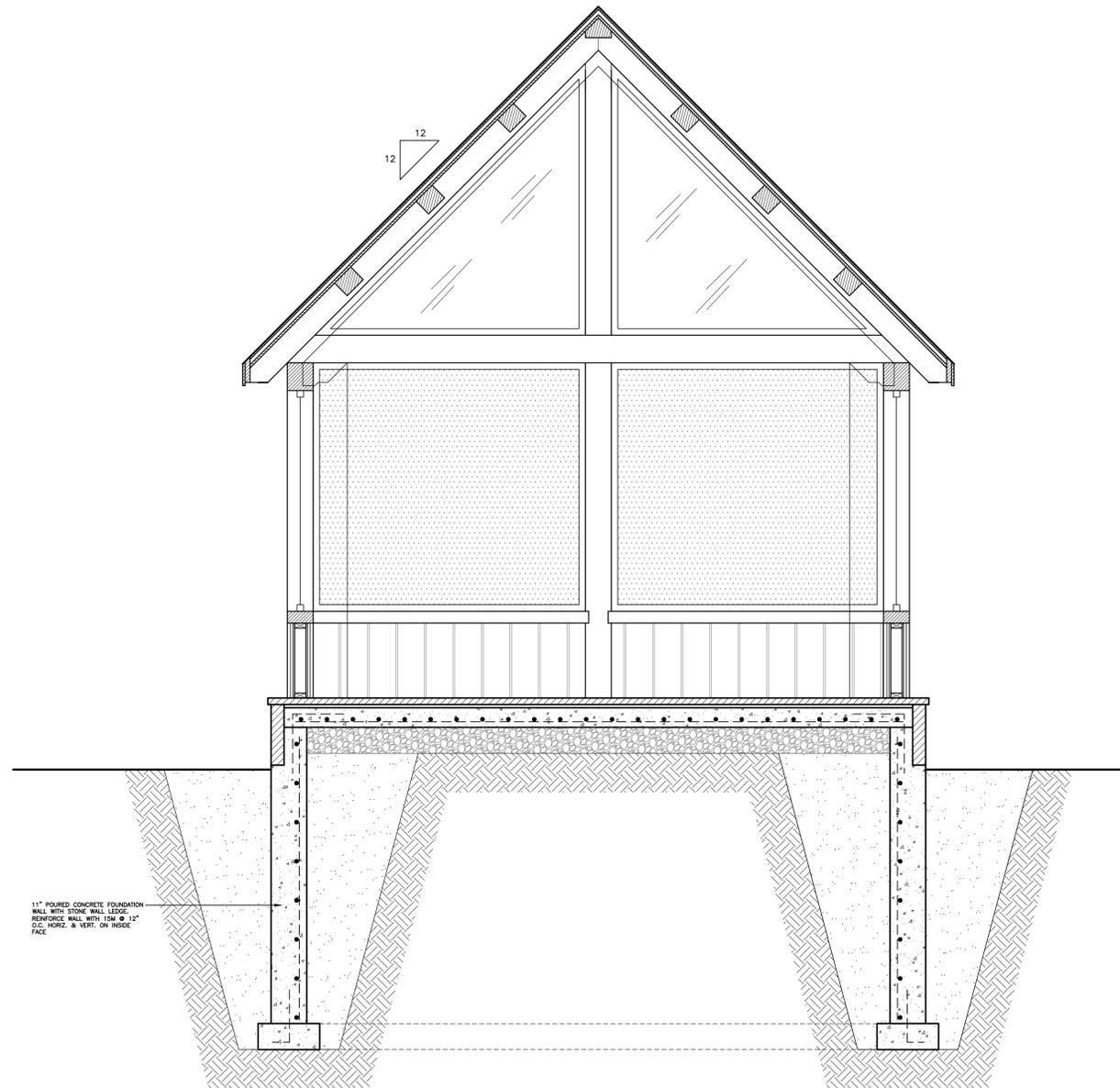
DRAWING:
**SCREEN ROOM
SECTIONS 1 & 2**

DESIGNED BY: L.M.	DETAILED BY: M.J.W.
SCALE: 1/2" = 1'-0"	DATE: MARCH 21, 2024
PROJECT No:	DRAWING No:

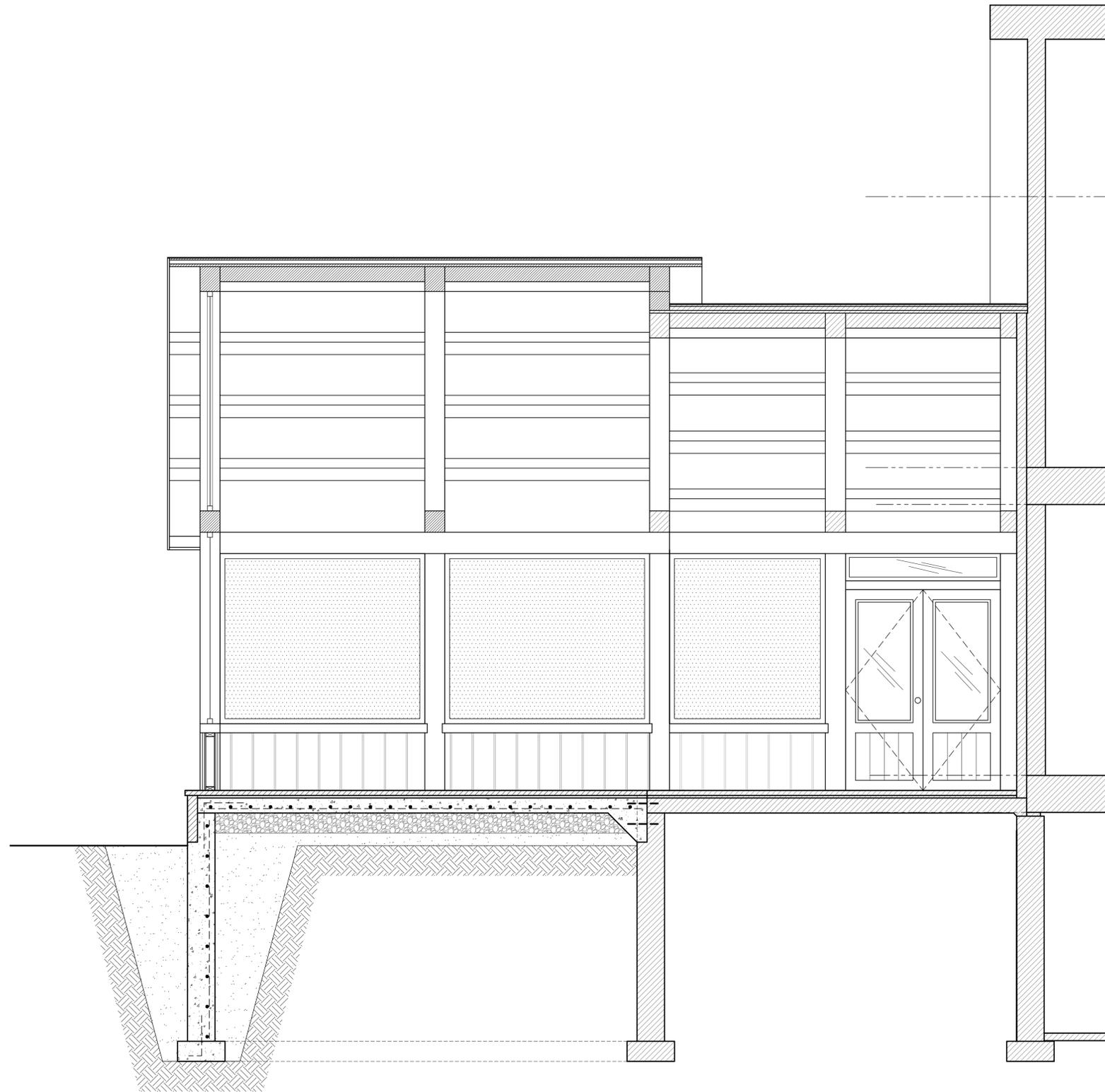
A3



1 SCREEN ROOM SECTION 1
A3 1/2" = 1'-0"



2 SCREEN ROOM SECTION 2
A3 1/2" = 1'-0"



1 SCREEN ROOM SECTION 3
 A4 1/2" = 1'-0"

LOUISE MACKENZIE
 BAA ID, ARIDO, BCIN



MACKENZIE DESIGN INC.
 ARCHITECTURAL AND INTERIOR DESIGN

273 RUBIDGE STREET
 PETERBOROUGH, ONTARIO K9J 3P1
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PLOT DATE: **APRIL 5, 2024**

5			
4			
3			
2			
1			
No.	REVISIONS	DATE	BY

PRELIMINARY

PROJECT:
**MARTIN COTTAGE
 SCREEN ROOM
 ADDITION**
 GAIL MARTIN
 BARNES AVENUE
 DOURO-DUMMER (STONE LAKE)

DRAWING:
**SCREEN ROOM
 SECTION 3**

DESIGNED BY: L.M.	DETAILED BY: M.J.W.
SCALE: 1/2" = 1'-0"	DATE: MARCH 21, 2024
PROJECT No:	DRAWING No:

A4

Properties

PIN 28187 - 0251 LT
 Description LT 3 PL 9 DUMMER ; DOURO-DUMMER
 Address DUMMER

PIN 28187 - 0247 LT
 Description LT 2 PL 9 DUMMER ; DOURO-DUMMER
 Address DUMMER

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF DOURO-DUMMER
 Address for Service 894 South Street
 Box 92
 Warsaw, Ontario
 K0L 3A0

I, J. Murray Jones and Linda G. Moher, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2008-98 dated 2008/12/16.
 Schedule: See Schedules

Signed By

Philip Carwin Aldrich 332 Aylmer St. P.O. Box1146 acting for Signed 2008 12 18
 Peterborough Applicant(s)
 K9J 7H4

Tel 7057421674
 Fax 7057424677

Submitted By

LOCKINGTON LAWLESS FITZPATRICK LLP 332 Aylmer St. P.O. Box1146 2008 12 18
 Peterborough
 K9J 7H4

Tel 7057421674
 Fax 7057424677

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
 Total Paid \$60.00

File Number

Applicant Client File Number : 281977

**The Corporation of the Township of Douro-Dummer
By-law Number 2008 - 98**

**Being a By-law to Authorize the execution of an Agreement with
Kylie Arlean Martin (the Owner),
and the Corporation of the Township of Douro-Dummer
(Merger Agreement to allow issuance of a building permit)
(Roll 020-004-24300 & 020-004-24400)**

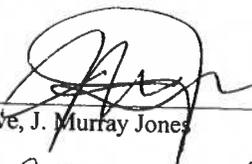
Whereas the Owners have applied to the Corporation of the Township of Douro-Dummer to merge their properties in order to allow the issuance of a building permit;

And Whereas the Township of Douro-Dummer deems it expedient and necessary to enter into an Agreement with Kylie Arlean Martin;

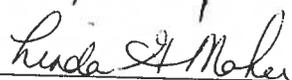
Now Therefore the Council for the Corporation of the Township of Douro-Dummer enacts as follows:

1. **That** the Corporation of the Township of Douro-Dummer enter into an Agreement with, Kylie Arlean Martin; (the Owner) of Lots 2 and 3, Plan 9, geographic Township of Dummer in the Township of Douro-Dummer, County of Peterborough, which shall be attached to this by-law as Appendix 'A' and forming part of this by-law; under terms and conditions contained therein.
2. **That** the Reeve and the Clerk be hereby authorized to execute such Agreement and affix the Corporate Seal thereto.

Passed in Open Council this 16th day of December, 2008



Reeve, J. Murray Jones



Clerk, Linda G. Moher

CERTIFIED A TRUE COPY



Clerk, Linda G. Moher

SCHEDULE "A"

Lot 2, Plan 9, geographic Township of Dummer, now Township of Douro-Dummer,
County of Peterborough

SCHEDULE "B"

Lot 3, Plan 9, geographic Township of Dummer, now Township of Douro-Dummer,
County of Peterborough

The Corporation of the Township of Douro-Dummer

By-law Number 2024-XX

**Being a By-law to deem Lots 2, 3 and 4 on Registered Plan No. 9,
Part Lot 31, Concession 5 of the Dummer Ward,
in the Township of Douro-Dummer,
known municipally as 2321 Barnes Avenue**

Whereas the Council of the Corporation of the Township of Douro-Dummer has the authority under Section 50(4) of the Planning Act, R.S.O. 1990, as amended, to deem part of a Registered Plan of Subdivision that has been registered for eight years or more not to a Registered Plan of Subdivision for the purposes of Section 50 (3) of the Planning Act, R.S.O. 1990; and

And Whereas Council has been requested to pass such a deeming By-law with respect to Lots 2, 3 and 4 on Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer;

And Whereas Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer was registered more than eight years ago;

Now Therefore, the Council of The Corporation of the Township of Douro-Dummer hereby enacts as follows:

1. Lots 2, 3 and 4 on Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer, County of Peterborough, is deemed not to be part of a Registered Plan of Subdivision for the purposes of Section 50 (3) of the Planning Act, R.S.O. 1990, as amended.
2. This By-law shall come into full force on the date it is finally passed by the Council of The Corporation of the Township of Douro-Dummer subject to the provisions of Section 50 of the Planning Act, R.S.O., 1990, as amended.
3. That the Mayor and the Clerk be directed to sign same and affix the Corporate Seal to this By-law.

Passed in open Council this 3rd day of September, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

Recommendation:

That the Clerk's Office-2024-17 report, September 3, 2024, regarding a Code of Conduct Complaint report from Integrity Commission Tony Fleming dated July 29, 2024, be received for information.

Overview:

Section 223.2 of the Municipal Act, 2001, as amended, requires that municipalities establish codes of conduct for Council and local board. Council passed By-law, 2018-53, as amended – To Establish a Code of Conduct for Members of Council on September 4, 2018.

On August 2, 2020, Council passed By-law 2020-34 to appoint Cunningham Swan Carty Little & Bonham LLP as the Township's Integrity Commissioner. Mr. Tony Fleming is the member of Cunningham Swan who provides the service of the Integrity Commissioner.

The Integrity Commissioner is appointed as independent officer to report directly to Council and be responsible for carrying out the functions in accordance with the Municipal Act, as amended, and any other functions assigned by Council in an independent manner.

Conclusion:

A complaint that a member of Council has contravened the Code of Conduct of Township may be initiated by any person. Upon conclusion of a complaint investigation, the Integrity Commissioner issues a report to Council on the findings and their recommendations if applicable. Upon receiving the report from the Integrity Commissioner in open session, Council shall consider any recommendations that may have been made and make the report available to the public. Attached to this report as Appendix 1 is the report from the Township's Integrity Commissioner dated July 29, 2024.

Financial Impact:

There is no financial impact from this report as the services of the Integrity Commissioner are including in the annual Township Budget.



Service Modernization and Innovation
Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.



Business Attraction, Expansion, and Retention
Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.



Infrastructure Renewal
Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Page 215 of 301

Report Approval Details

Document Title:	Code of Conduct Complaint .docx
Attachments:	- Report to Council-July 29 2024 (1384487.2).pdf
Final Approval Date:	Aug 27, 2024

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

Mike Rutter



Cunningham Swan

LAWYERS

• EST 1894 •

Tony E. Fleming
Direct Line: 613.546.8096
E-mail: tfleming@cswan.com

CONFIDENTIAL

July 26, 2024

SENT BY EMAIL TO: martinac@dourodummer.on.ca

Mayor and Council
c/o Martina Chait-Hartwig, Acting CAO/Clerk
Township of Douro-Dummer
894 South Street
Warsaw, ON K0L 3A0

Dear Ms. Chait-Hartwig:

**RE: Code of Conduct Complaint – Report
Our File No. 35050-6**

This public report of our investigation is being provided to Council in accordance with Section 223.6 of the *Municipal Act*. We note that Section 223.6(3) of the *Municipal Act* requires that Council make the report public. The Clerk should identify on the agenda for the next open session Council meeting that this report will be discussed. Staff should consider whether it is appropriate to place the full report on the agenda in advance of Council deciding how the report should otherwise be made public.

Should Council desire, the Integrity Commissioner is prepared to attend virtually at the open session meeting to present the report and answer any questions from Council.

At the meeting, Council must first receive the report for information. The only decision Council is afforded under the *Municipal Act* is to decide how the report will be made public, and whether to adopt any recommendations made by the Integrity Commissioner. Council does not have the authority to alter the findings of the report, only consider the recommendations.

{01384487.DOCX:}

TEL: 613-544-0211
FAX: 613-542-9814
EMAIL: [INFO@CSWAN.COM](mailto:info@cswan.com)
WEB: WWW.CSWAN.COM

The Integrity Commissioner has included only the information in this report that is necessary to understand the findings. In making decisions about what information to include, the Integrity Commissioner is guided by the duties set out in the *Municipal Act*. Members of Council are also reminded that Council has assigned to the Integrity Commissioner the duty to conduct investigations in response to complaints under the Code of Conduct, and that the Integrity Commissioner is bound by the statutory framework to undertake a thorough process in an independent manner. The findings of this report represent the Integrity Commissioner's final decision in this matter.

Timeline of Investigation

The key dates and events for this investigation are as follows:

- Complaints Received – November 6, 2023
- Preliminary Review Conducted
- Complaint Package sent to Member – March 28, 2024
- Response received from Member – April 14, 2024
- Response received from Complainant – April 17, 2024
- Interviews Conducted – April - May 2024

Complaint Overview

A complaint (the “Complaint”) was received against Councillor Ray Johnston (the “Member”) who is a Member of Council.

The Complaint alleged that the Member made discriminatory comments during a Diversity, Equity and Inclusion training session on September 20, 2023.

Relevant Policy Provisions

The Code of Conduct

The Complaint engaged the following provisions of the Code of Conduct:

12. No Member shall harass any other member, any staff, or any member of the public.

“Harassment” or “harass” involves engaging in a course of behavior, comment or conduct ,whether it occurs inside or outside the work environment, that is or ought reasonably to be known to be unwelcome. It includes but is not limited to any

behavior, conduct or comment by a Member that is directed at or is offensive to another person:

- i. On the grounds of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, age, handicap, sexual orientation, marital status, or family status, as well as any other grounds under the provisions of the Human Rights Code; or
- ii. Which is reasonably perceived by the recipient as an intention to bully, embarrass, intimidate or ridicule the recipient.

Factual Findings

Findings of fact were required as part of this investigation. Specifically, we were required to determine what comments the Member made during the training session.

This investigation uses the standard of proof known as the “balance of probabilities” which applies to Integrity Commissioners in Ontario.¹ The standard requires the trier of fact to “scrutinize the relevant evidence with care to determine whether it is more likely than not that the alleged event occurred.”²

The Complaint alleged the following:

Mr. Johnston was very vocal during the session and made several discriminatory comments related to immigrants and immigration.

Mr. Johnston commented on Canada’s secondary school system and stated that immigrants and international students are coming over and taking university and college education away from our kids by filling the schools. Mr. Johnston commented that “these people” are taking “our” positions in schools, jobs and sports.

Our investigation found that, on a balance of probabilities, the comments in the second paragraph of the above-noted excerpt from the Complaint were made by the Member. This finding was supported by the evidence received from attendees at the training session as well as the Member himself. The Member did not deny making the above-noted statement.

We note, however, that our investigation did not receive evidence of any other comments made by the Member with respect to immigrants or immigration. The evidence received suggested that the Member’s comments on the matter were limited to those noted in the second paragraph of the above-noted excerpt.

¹ *Chiarelli (re)*, 2020 ONMIC 20 at para 84.

² *F.H. v McDougall*, 2008 SCC 53 at para 49.

Code of Conduct Findings

Section 11: *No Member shall harass any other member, any staff, or any member of the public.*

This section of the Code of Conduct is relevant as the comments were directed at the instructor who is a member of the County of Peterborough staff.

We find that the commentary by the Member made at the training session on September 20, 2023 did not fall within the definition of “harassment” in the Code of Conduct.

We find that the comments made by the Member, taken as a whole, did not rise to a level to be considered to be “harassment” within the meaning of the Code. A finding of harassment is a very serious breach of the Code of Conduct that has a very high bar and requires comments that meet the definition outlined herein.

We find that while the commentary made by the Member was not appropriate in the context, it did not rise to the level required to meet the definition of harassment. Harassment requires that the commentary or conduct be “directed at or offensive to another person.” Our investigation received limited evidence that the comments made by the Member were directed at any specific person or that any person found them to be and, as such, we cannot support a finding that the comments constituted “harassment” within the meaning of the Code of Conduct.

As a result of the foregoing findings, the Complaint against the Member is dismissed and our investigation is hereby complete.

Sincerely,

Cunningham, Swan, Carty, Little & Bonham LLP



Tony E. Fleming, C.S.
LSO Certified Specialist in Municipal Law
(Local Government / Land Use Planning)
Anthony Fleming Professional Corporation
TEF:ls

Recommendation:

That the Clerk's Office-2024-18 report, dated September 3, 2024, regarding a letter received from the Office of the Ombudsman dated August 20, 2024 be received and that the recommendations contained in the letter be reviewed as part of the updating of the Township's Tax Collection Policies in the future.

Overview: introducing

The Township is in receipt of a letter from the Office of the Ombudsman dated August 20, 2024, regarding a complaint their office received regarding the Township's tax collection process. The Office of the Ombudsman is tasked under the *Ombudsman Act* to investigate complaints or issues with a wide variety of public sector entities including municipalities.

The letter provides an overview of the nature of the complaint and provides best practices regarding municipal tax collection which the Township may wish to consider.

Conclusion:

As stated in the letter, the Township was able to find a solution for the interested parties and staff have been commended on their actions. The recommendations in the letter have been shared with Finance Department staff for future policy development work.

Financial Impact:

There is no financial impact from this report.

Service Modernization and Innovation
Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.

Business Attraction, Expansion, and Retention
Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.

Infrastructure Renewal
Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

Report Approval Details

Document Title:	Ombudsman Letter - August 20, 2024.docx
Attachments:	- Ombudsman Ontario Letter to Township of Douro-Dummer Clerk - 08 20 2024.pdf
Final Approval Date:	Aug 28, 2024

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

Mike Rutter



BY EMAIL

Martina Chait-Hartwig, Clerk
Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario, K0L 3A0

August 20, 2024

Dear Martina Chait-Hartwig:

Re: Best practice suggestions

As discussed on August 20, 2024, our Office has completed our review of a complaint by a property owner about the Township of Douro-Dummer's tax collection process.

We appreciate the assistance of Township staff over the course of our review. We also commend Township staff for working with the interested parties on a solution that ultimately allowed the property owner more time to settle the arrears and fees they owed and maintain ownership of their property.

We understand that the Township is undertaking a review of its tax collection procedures, which could result in the Township updating its Tax Collection Policy. Since being granted oversight of municipalities in 2016, the Ombudsman has reviewed thousands of complaints about municipalities across Ontario. Based on those reviews, we have identified best practices, including for municipal tax collection processes, that the Township may wish to consider as it moves forward.

The Ombudsman's authority and role

The Ontario Ombudsman is an independent and impartial Officer of the Ontario Legislature with the authority to review and investigate complaints about, among other things, the administration of public sector bodies, including municipalities such as the Township of Douro-Dummer.

Under the *Ombudsman Act*, the Ombudsman has broad discretion to decide whether to investigate a complaint or an issue. Wherever possible, the Ombudsman strives for proactive ombudsmanship, which may include offering constructive feedback in the form of best practices to help improve municipal processes, as well as strengthen local governance, transparency and accountability.

Information on best practices

Notice to vacate

Based on the information we reviewed, the Township does not have any by-laws, policies, or procedures regarding how much notice is to be provided to property owners to vacate in the event of a tax sale. While this is not required by the *Municipal Act*, our Office has reviewed cases where individuals faced potential homelessness following a tax sale of their property, and were unable to ascertain how much time they would have before being asked to vacate. This uncertainty is particularly challenging for vulnerable individuals who may need time to make other housing arrangements or access housing support services.

As a best practice, and as a matter of fairness, we encourage the Township to include guidelines in its Tax Collection Policy regarding providing property owners reasonable notice before they are required to vacate a property subject to a tax sale.

Information for property owners about housing and/or financial supports

We have also reviewed cases where vulnerable individuals facing loss of their homes through municipal tax sales may have been able to pay arrears and stay in their homes with support, had they been referred to existing housing and social services.

We understand that the Township's current Tax Collection Policy does not set out any obligation to provide referrals for resources or supports such as emergency or alternative housing options, and this is not a legal obligation under the *Municipal Act*. However, as a matter of best practice, the Township should consider setting out guidelines in its Tax Collection Policy for staff to follow to ensure that any property owner subject to the registration of a tax arrears certificate and/or a tax sale process is given information about financial and housing supports. For example, the Township may consider referring individuals to the Housing Stability Fund available through the City of Peterborough Social Services Division, and/or providing information or referrals to supports such as emergency housing options, crisis centres, and other alternative housing, financial and mental health supports.

Conclusion

We appreciate the time taken by Township staff to discuss this matter with our Office. We hope that these best practice suggestions will assist the Township as it reviews its policies and procedures.

When speaking with you, you told me the Township will include this letter as part of its next Council agenda. We kindly request that the Township reply to this letter with any plans to address our best practice suggestions.



If you require any additional information, you may contact me at 416-586-3342 or at joleary@ombudsman.on.ca.

Sincerely,

A handwritten signature in blue ink that reads 'John O'Leary'. The signature is written in a cursive style with a large, looped 'O'.

John O'Leary
Investigator
Office of the Ontario Ombudsman

Minutes of the Committee of the Whole of the Township of Douro-Dummer

August 13, 2024, 10:00 AM
Council Chambers in the Municipal Building

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

Staff Present **Interim CAO, Mike Rutter**
 Clerk - Martina Chait-Hartwig
 Interim Treasurer - Paul Creamer
 CBO - Don Helleman
 Fire Chief - Chuck Pedersen
 Manager of Public Works - Jake Condon
 Planner - Christina Coulter

1. Call to Order

with the quorum of the Committee being present, the Chair called the meeting to order at 10:04 a.m.

2. Land Acknowledgement

The Chair recited the Land Acknowledgement.

3. Disclosure of Pecuniary Interest:

The Chair reminded members of the Committee of their obligation to declare any pecuniary interest they might have. None were declared.

4. Adoption of Agenda: August 13, 2024

Resolution Number 043-2024

Moved By: Mayor Watson

Seconded By: Councillor Johnston

That the agenda for the Committee of the Whole Council Meeting, dated August 13, 2024, be adopted, as circulated. Carried

5. Delegations, Petitions or Presentations: None

6. Reports - Managers' Updates

6.1 Recreation Facilities Departmental Update - June to August 2024, Recreation Facilities-2024-04

Resolution Number 044-2024

Moved By: Deputy Mayor Nelson

Seconded By: Councillor Johnston

That the Recreation facilities Report - June to August 2024 Update, Recreation Facilities-2024-04 be received with thanks. Carried

6.2 Fire Department Departmental Update - June to August 2024, Fire Chief-2024-08

Resolution Number 045-2024

Moved By: Mayor Watson

Seconded By: Deputy Mayor Nelson

That Fire Department Report - June to August 2024 Update, Building Department-2024-08 be received with thanks. Carried

6.3 Public Works Departmental Update, June to August 2024, Public Works-2024-09

Resolution Number 046-2024

Moved By: Deputy Mayor Nelson

Seconded By: Councillor Johnston

That Public Works Department Report - June to August 2024 Update, Public Works-2024-09 be received with thanks. Carried

6.4 Building Departmental Update - June to August 2024, Building Department-2024-14

Resolution Number 047-2024

Moved By: Mayor Watson

Seconded By: Deputy Mayor Nelson

That Building Department Report - June to August 2024 Update, Building Department-2024-14 be received with thanks. Carried

6.5 Planning Department Update - June to August 2024, Planning-2024-19

Resolution Number 048-2024

Moved By: Mayor Watson

Seconded By: Deputy Mayor Nelson

That the Committee recommend to Council that staff be requested to ask the County for the cost of adding our planning files to the public portal and report back to Council. Carried

Resolution Number 049-2024

Moved By: Deputy Mayor Nelson

Seconded By: Councillor Johnston

That Planning Department Report - June to August 2024 Update, Planning Department-2024-019 be received with thanks. Carried

6.6 Finance Department Update - June to August 2024, Treasurer-2024-15

Resolution Number 050-2024

Moved By: Mayor Watson

Seconded By: Deputy Mayor Nelson

That Finance Department Report - June to August 2024 Update, Building Department-2024-15 be received with thanks. Carried

- 6.7 Clerk's Departmental Update - June to August 2024, Clerk's Office-2024-14

Resolution Number 051-2024

Moved By: Councillor Johnston

Seconded By: Deputy Mayor Nelson

That the Clerk's Departmental Report - June to August 2024 Update, Clerk-2024-14 be received with thanks.

Carried

- 6.8 C.A.O. Monthly Department Report - July to August 2024, C.A.O.-2024-21

Resolution Number 052-2024

Moved By: Mayor Watson

Seconded By: Deputy Mayor Nelson

That C.A.O. Departmental Report - July to August 2024 Update, C.A.O.-2024-21 be received with thanks.

Carried

7. New Business to be requested for next Meeting

Chair Watt – Request to have the discussion regarding Township's Retirement Policy at next Council meeting.

8. Adjournment

Resolution Number 053-2024

Moved By: Deputy Mayor Nelson

Seconded By: Councillor Johnston

That this meeting adjourn at 11:05 p.m.

Carried

Chair, Tom Watt

Clerk, Martina Chait-Hartwig

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A Natural Attraction

Tel: 613-392-2841
Toll Free: 1-866-485-2841
virinial@quintewest.ca
clerk@quintewest.ca

Virginia LaTour, Deputy City Clerk

August 15, 2024

The Right Honourable Justin Trudeau
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2
Via Email - justin.trudeau@parl.gc.ca

RE: Notice of Motion – Councillor Stedall – The Canada Community-Building Fund

Dear Prime Minister:

This letter will serve to advise that at a meeting of City of Quinte West Council held on August 14, 2024 Council passed the following resolution:

Motion No 24-366 – Notice of Motion - Councillor Stedall - The Canada Community-Building Fund
Moved by Councillor Stedall
Seconded by Councillor McCue

Whereas the City of Quinte West is entering into an agreement to receive Canada Community-Building Funds, which is administered by the Association of Ontario Municipalities of Ontario (AMO) on behalf of the Federal government;

And whereas the funding allocations are less that 2% year over year for the next 5 years;

And whereas the amounts allocated in the past 5 years were less than 2% year over year;

And whereas non-residential construction price inflation has risen by 29% since the end of 2020 and municipalities are facing soaring costs for infrastructure projects without a corresponding growth in revenue;

And whereas there is a requirement for municipalities to complete an asset management plan and a housing needs analysis;

And whereas both of these plans show the large funding gap between infrastructure and housing needs and funds available from property taxation;

And whereas The City of Quinte West has over \$1.5 billion in core infrastructure assets and, like other municipalities, its infrastructure is aging and in need of upgrades and replacement;

And whereas The City's Asset Management Plan requires \$37 million annually to maintain existing assets which, based on current available funding, is resulting in an annual infrastructure deficit of over \$17.1 million;

And whereas municipalities are facing a gap in federal infrastructure funding as the 10-year Investing in Canada Infrastructure Program has come to an end;

Now therefore be it resolved that the City of Quinte West calls on the Federal Government to provide a supplement to the allocations provided to municipalities under the AMO CBBF agreement for 2024 - 2028 for the same amount that was allocated, effectively doubling the allocation for those years;

And further that this resolution be forwarded to MFOA, AMO, MP Ryan Williams, and Federal Finance Minister Chrystia Freeland, and all Municipalities in Ontario.
Carried

We trust that you will give favourable consideration to this request.

Yours Truly,

CITY OF QUINTE WEST

A handwritten signature in black ink, appearing to read 'Virginia LaTour', written over a horizontal line. The signature is stylized and somewhat cursive.

Virginia LaTour,
Deputy City Clerk

cc: Donna Herridge, Executive Director, MFOA
Colin Best, President, AMO
Ryan Williams, MP, Bay of Quinte
Hon. Chrystia Freeland, Deputy Prime Minister and Minister of Finance
All Municipalities of Ontario

Treasury Board Secretariat Secrétariat du Conseil du Trésor

Office of the Associate
Minister of Emergency
Preparedness and
Response

Bureau du ministre associé de la
Protection civile et des
interventions d'urgence



Whitney Block, Room 4320
99 Wellesley Street West
Toronto ON M7A 1W3

Édifice Whitney, bureau 4320
99, rue Wellesley Ouest
Toronto ON M7A 1W3

DATE: August 16, 2024

MEMORANDUM TO: Heads of Council

SUBJECT: Community Emergency Preparedness Grant Round 2
launching in September 2024

Dear Head of Council,

I am pleased to share that the Ontario government will be launching another round of the [Community Emergency Preparedness Grant](#). This second investment of \$5 million will continue to increase local resilience and provide communities and organizations across the province with the resources and equipment they need to prepare for natural disasters and emergencies.

The application period is expected to begin late September 2024. Similar to Round 1, small- and medium-sized municipalities, local services boards, First Nations communities, Indigenous organizations and non-governmental organizations will be eligible to apply to purchase critical supplies and equipment, and deliver training and services to improve local emergency preparation and response. Please note, recipients who received funding as part of Round 1 will be ineligible to apply. This rule will allow even more communities and organizations from across Ontario to benefit from this program.

Once the application window opens, the ministry will host information sessions to help guide applicants through the process. More information will be communicated in the coming weeks.

The Community Emergency Preparedness Grant is part of the government's \$110 million commitment to strengthen emergency preparedness in Ontario. These targeted

investments are another step the government is taking to provide communities with the resources they need to stay safe, practiced, and prepared.

I look forward to continuing our work together as partners in emergency management for the communities we serve.

Sincerely,

Original signed by

Trevor Jones
Associate Minister of Emergency Preparedness and Response
Treasury Board Secretariat

PROVINCIAL PLANNING STATEMENT, 2024

Under the *Planning Act*

PROVINCIAL PLANNING STATEMENT, 2024

Approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024

The Provincial Planning Statement was issued under section 3 of the *Planning Act* and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

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Chapter 1: Introduction

Vision

Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031.

Ontario will increase the supply and mix of *housing options*, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of *housing options* will support a diverse and growing population and workforce, now and for many years to come.

A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and *transit-supportive* design, where locally appropriate, and optimizing investments in *infrastructure* and *public service facilities* will support convenient access to housing, quality employment, services and recreation for all Ontarians. Cultural heritage and archaeology in Ontario will provide people with a sense of place. And while many Ontarians still face a complex range of challenges, municipalities will work with the Province to support the long term prosperity and well-being of residents through the design of communities responsive to the needs of all Ontarians.

Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the province's economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of *rural areas*, local food production, and the *agri-food network*. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected. Potential risks to public health or safety or of property damage from natural hazards and human-made hazards, including the risks associated with the impacts of climate change will be mitigated.

Ontario will continue to recognize the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. Meaningful early engagement and constructive, cooperative relationship-building between planning authorities and Indigenous communities will facilitate knowledge-sharing and inform decision-making in land use planning.

Above all, Ontario will continue to be a great place to live, work and visit where all Ontarians enjoy a high standard of living and an exceptional quality of life.

Role of the Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning. Official plans should coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial outcomes.

Zoning and development permit by-laws are also important for the implementation of the Provincial Planning Statement. Zoning and development permit by-laws should be forward-looking and facilitate opportunities for an appropriate range and mix of *housing options* for all Ontarians.

Land use planning is only one of the tools for implementing provincial interests. A wide range of legislation, regulations, policies and programs may apply to decisions with respect to *Planning Act* applications, affect planning matters, and assist in implementing these interests.

The Province's rich cultural diversity is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources, which continues to shape the history and economy of the Province today. Ontario recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. The Province recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their section 35 Aboriginal or treaty rights.

Legislative Authority

The Provincial Planning Statement is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government shall be consistent with the Provincial Planning Statement.

How to Read the Provincial Planning Statement

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic, health and social factors in land use planning. The Provincial Planning Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The Provincial Planning Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

There is no implied priority in the order in which the policies appear. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Planning Statement as a whole.

Consider Specific Policy Language

When applying the Provincial Planning Statement it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Provincial Planning Statement, and how it relates to other policies.

Some policies set out positive directives, such as “settlement areas shall be the focus of growth and development.” Other policies set out limitations and prohibitions, such as “development and site alteration shall not be permitted.” Other policies use enabling or supportive language, such as “should,” “promote,” and “encourage.”

The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

Geographic Scale of Policies

The Provincial Planning Statement recognizes the diversity of Ontario and that local context is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

While the Provincial Planning Statement is to be read as a whole, not all policies will be applicable to every site, feature or area. The Provincial Planning Statement applies at a range of geographic scales.

Some of the policies refer to specific areas or features and can only be applied where these features or areas exist. Other policies refer to planning objectives that need to be considered in the context of the municipality or planning area as a whole, and are not necessarily applicable to a specific site or development proposal.

Within the Great Lakes –St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes – St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario and Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.

Policies Represent Minimum Standards

The policies of the Provincial Planning Statement represent minimum standards.

Within the framework of the provincial policy-led planning system, planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Planning Statement.

Defined Terms and Meanings

Except for references to legislation which are italicized, other italicized terms in the Provincial Planning Statement are defined in the Definitions chapter. For non-italicized terms, the normal meaning of the word applies. Terms may be italicized only in specific policies; for these terms, the defined meaning applies where they are italicized and the normal meaning applies where they are not italicized. Defined terms in the Definitions chapter are intended to capture both singular and plural forms of these terms in the policies.

Provincial Guidance

Provincial guidance, including guidance material, guidelines and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Planning Statement. Information, technical criteria and approaches outlined in provincial guidance are meant to support implementation but not add to or detract from the policies of this Provincial Planning Statement.

Relationship with Provincial Plans

The Provincial Planning Statement provides overall policy directions on matters of provincial interest related to land use planning and development in Ontario, and applies province-wide, except where this Provincial Planning Statement or another provincial plan provides otherwise.

Provincial plans, such as the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, build upon the policy foundation provided by the Provincial Planning Statement. They provide additional land use planning policies to address issues facing specific geographic areas in Ontario.

Provincial plans are to be read in conjunction with the Provincial Planning Statement. They take precedence over the policies of the Provincial Planning Statement to the extent of any conflict, except where the relevant legislation provides otherwise.

Where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Planning Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Planning Statement. In contrast, where matters addressed in the Provincial Planning Statement do not overlap with policies in provincial plans, the policies in the Provincial Planning Statement must be independently satisfied.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Planning Statement. Where provincial plans are in effect, planning decisions must conform or not conflict with them, as the case may be.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.
2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.
3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for *infrastructure, public service facilities, strategic growth areas* and *employment areas* may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

4. To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are *designated and available* for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.
5. Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

6. Planning authorities should support the achievement of *complete communities* by:
- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:
- a) establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of *housing options* including *affordable* housing needs;
 - b) permitting and facilitating:
 - 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new *housing options* within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*; and
 - d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

1. *Settlement areas* shall be the focus of growth and development. Within *settlement areas*, growth should be focused in, where applicable, *strategic growth areas*, including *major transit station areas*.
2. Land use patterns within *settlement areas* should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned *infrastructure* and *public service facilities*;
 - c) support *active transportation*;
 - d) are *transit-supportive*, as appropriate; and
 - e) are *freight-supportive*.
3. Planning authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.
4. Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions.
5. Planning authorities are encouraged to establish density targets for *designated growth areas*, based on local conditions. *Large and fast-growing municipalities* are encouraged to plan for a target of 50 residents and jobs per gross hectare in *designated growth areas*.
6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within *designated growth areas* is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities*.

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. In identifying a new *settlement area* or allowing a *settlement area* boundary expansion, planning authorities shall consider the following:
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;
 - c) whether the applicable lands comprise *specialty crop areas*;
 - d) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
 - e) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;
 - f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and
 - g) the new or expanded *settlement area* provides for the phased progression of urban development.
2. Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new *settlement area* only where it has been demonstrated that the *infrastructure* and *public service facilities* to support development are planned or available.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in *strategic growth areas*.
2. To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
 - a) to accommodate significant population and employment growth;
 - b) as focal areas for education, commercial, recreational, and cultural uses;
 - c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - d) to support *affordable*, accessible, and equitable housing.

3. Planning authorities should:

- a) prioritize planning and investment for *infrastructure* and *public service facilities* in *strategic growth areas*;
- b) identify the appropriate type and scale of development in *strategic growth areas* and the transition of built form to adjacent areas;
- c) permit *development* and *intensification* in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form*;
- d) consider a student housing strategy when planning for *strategic growth areas*; and
- e) support *redevelopment* of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

2.4.2 Major Transit Station Areas

1. Planning authorities shall delineate the boundaries of *major transit station areas* on *higher order transit* corridors through a new official plan or official plan amendment adopted under section 26 of the *Planning Act*. The delineation shall define an area within an approximately 500 to 800-metre radius of a transit station and that maximizes the number of potential transit users that are within walking distance of the station.
2. Within *major transit station areas* on *higher order transit* corridors, planning authorities shall plan for a minimum density target of:
 - a) 200 residents and jobs combined per hectare for those that are served by subways;
 - b) 160 residents and jobs combined per hectare for those that are served by light rail or bus rapid transit; or
 - c) 150 residents and jobs combined per hectare for those that are served by commuter or regional rail.
3. Planning authorities are encouraged to promote *development* and *intensification* within *major transit station areas*, where appropriate, by:
 - a) planning for land uses and built form that supports the achievement of minimum density targets; and
 - b) supporting the *redevelopment* of surface parking lots within *major transit station areas*, including commuter parking lots, to be *transit-supportive* and promote *complete communities*.
4. For any particular *major transit station area*, planning authorities may request the Minister to approve an official plan or official plan amendment with a target that is lower than the applicable target established in policy 2.4.2.2, where it has been demonstrated that this target cannot be achieved because:
 - a) *development* is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or
 - b) there are a limited number of residents and jobs associated with the built form, but a *major trip generator* or feeder service will sustain high ridership at the station or stop.

5. Planning authorities may plan for *major transit station areas* that are not on *higher order transit corridors* by delineating boundaries and establishing minimum density targets.
6. All *major transit station areas* should be planned and designed to be *transit-supportive* and to achieve *multimodal* access to stations and connections to nearby *major trip generators* by providing, where feasible:
 - a) connections to local and regional transit services to support *transit service integration*;
 - b) *infrastructure* that accommodates a range of mobility needs and supports *active transportation*, including sidewalks, bicycle lanes, and secure bicycle parking; and
 - c) commuter pick-up/drop-off areas.

2.4.3 Frequent Transit Corridors

1. Planning authorities shall plan for *intensification* on lands that are adjacent to existing and planned *frequent transit corridors*, where appropriate.

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable *rural areas* should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the *redevelopment of brownfield sites*;
 - c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
 - d) using rural *infrastructure* and *public service facilities* efficiently;
 - e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g) conserving biodiversity and considering the ecological benefits provided by nature; and
 - h) providing opportunities for economic activities in *prime agricultural areas*, in accordance with policy 4.3.
2. In *rural areas*, rural *settlement areas* shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural *settlement areas* in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to *rural lands* in accordance with policy 2.6, including where a municipality does not have a *settlement area*.

2.6 Rural Lands in Municipalities

1. On *rural lands* located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings not intended as permanent residences);
 - c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate *sewage and water services*;
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses.
2. Development that can be sustained by rural service levels should be promoted.
3. Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the uneconomical expansion of this *infrastructure*.
4. Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
5. New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

2.7 Territory Without Municipal Organization

1. On *rural lands* located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences).
2. Development shall be appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*.
3. The establishment of new permanent townsites shall not be permitted.

4. In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings not intended as permanent residences) shall be permitted. Other uses may only be permitted if:
 - a) the area forms part of a planning area;
 - b) the necessary *infrastructure* and *public service facilities* are planned or available to support the development and are financially viable over their life cycle; and
 - c) it has been determined that the impacts of development will not place an undue strain on the *public service facilities* and *infrastructure* provided by adjacent municipalities, regions and/or the Province.

2.8 Employment

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging *intensification* of employment uses and compatible, compact, mixed-use development to support the achievement of *complete communities*; and
 - e) addressing land use compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*.
2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to *sensitive land uses* without *adverse effects* are encouraged in *strategic growth areas* and other mixed-use areas where *frequent transit service* is available, outside of *employment areas*.
3. In addition to policy 3.5, on lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned *employment areas*, in accordance with provincial guidelines.
4. Major office and major institutional development should be directed to *major transit station areas* or other *strategic growth areas* where *frequent transit service* is available.

2.8.2 Employment Areas

1. Planning authorities shall plan for, protect and preserve *employment areas* for current and future uses, and ensure that the necessary *infrastructure* is provided to support current and projected needs.
2. Planning authorities shall protect *employment areas* that are located in proximity to *major goods movement facilities and corridors*, including facilities and corridors identified in provincial transportation plans, for the *employment area* uses that require those locations.
3. Planning authorities shall designate, protect and plan for all *employment areas* in *settlement areas* by:
 - a) planning for *employment area* uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
 - b) prohibiting residential uses, commercial uses, *public service facilities* and other institutional uses;
 - c) prohibiting retail and office uses that are not associated with the primary employment use;
 - d) prohibiting other *sensitive land uses* that are not ancillary to uses permitted in the *employment area*; and
 - e) including an appropriate transition to adjacent non-*employment areas* to ensure land use compatibility and economic viability.
4. Planning authorities shall assess and update *employment areas* identified in official plans to ensure that this designation is appropriate to the planned function of *employment areas*. In planning for *employment areas*, planning authorities shall maintain land use compatibility between *sensitive land uses* and *employment areas* in accordance with policy 3.5 to maintain the long-term operational and economic viability of the planned uses and function of these areas.

5. Planning authorities may remove lands from *employment areas* only where it has been demonstrated that:
 - a) there is an identified need for the removal and the land is not required for *employment area* uses over the long term;
 - b) the proposed uses would not negatively impact the overall viability of the *employment area* by:
 1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses in accordance with policy 3.5;
 2. maintaining access to *major goods movement facilities and corridors*;
 - c) existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses; and
 - d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the *impacts of a changing climate* through approaches that:
 - a) support the achievement of compact, *transit-supportive*, and *complete communities*;
 - b) incorporate climate change considerations in planning for and the development of *infrastructure*, including stormwater management systems, and *public service facilities*;
 - c) support energy conservation and efficiency;
 - d) promote *green infrastructure*, *low impact development*, and *active transportation*, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the *impacts of a changing climate*.

Chapter 3: Infrastructure and Facilities

3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities* shall be provided in an efficient manner while accommodating projected needs.

Planning for *infrastructure and public service facilities* shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
 - b) leverage the capacity of development proponents, where appropriate; and
 - c) are available to meet current and projected needs.
2. Before consideration is given to developing new *infrastructure and public service facilities*:
 - a) the use of existing *infrastructure and public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
 3. *Infrastructure and public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety.
 4. *Public service facilities* should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.
 5. Planning authorities, in collaboration with school boards, should consider and encourage innovative approaches in the design of schools and associated child care facilities, such as schools integrated in high-rise developments, in *strategic growth areas*, and other areas with a *compact built form*.

3.2 Transportation Systems

1. *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.
2. Efficient use should be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.

3. As part of a *multimodal transportation system*, connectivity within and among *transportation systems* and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

3.3 Transportation and Infrastructure Corridors

1. Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.
2. *Major goods movement facilities and corridors* shall be protected for the long term.
3. Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate *negative impacts* on and *adverse effects* from the corridor and transportation facilities.

4. The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
5. The co-location of linear *infrastructure* should be promoted, where appropriate.

3.4 Airports, Rail and Marine Facilities

1. Planning for land uses in the vicinity of *airports*, *rail facilities* and *marine facilities* shall be undertaken so that:
 - a) their long-term operation and economic role is protected; and
 - b) *airports*, *rail facilities* and *marine facilities*, and *sensitive land uses* are appropriately designed, buffered and/or separated from each other, in accordance with policy 3.5.
2. *Airports* shall be protected from incompatible land uses and development by:
 - a) prohibiting new residential *development* and other *sensitive land uses* in areas near *airports* above 30 NEF/NEP;
 - b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
 - c) prohibiting land uses which may cause a potential aviation safety hazard.

3.5 Land Use Compatibility

1. *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse affects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

3.6 Sewage, Water and Stormwater

1. Planning for *sewage and water services* shall:
 - a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing *municipal sewage services* and *municipal water services* and existing *private communal sewage services* and *private communal water services*;
 - b) ensure that these services are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. is feasible and financially viable over their life cycle;
 3. protects human health and safety, and the natural environment, including the *quality and quantity of water*; and
 4. aligns with comprehensive municipal planning for these services, where applicable.
 - c) promote water and energy conservation and efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process;
 - e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of *municipal water services* and *municipal sewage services* to support efficient use of these services to meet current and projected needs for increased housing supply; and
 - f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.
2. *Municipal sewage services* and *municipal water services* are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, *municipal sewage services* and *municipal water services* include both centralized servicing systems and decentralized servicing systems.

3. Where *municipal sewage services* and *municipal water services* are not available, planned or feasible, *private communal sewage services* and *private communal water services* are the preferred form of servicing for multi-unit/lot *development* to support protection of the environment and minimize potential risks to human health and safety.
4. Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not available, planned or feasible, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of *individual on-site sewage services* and *individual on-site water services* on environmental health and the financial viability or feasibility of other forms of servicing set out in policies 3.6.2 and 3.6.3.

5. *Partial services* shall only be permitted in the following circumstances:
 - a) where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing development;
 - b) within *settlement areas*, to allow for infilling and minor rounding out of existing development on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*; or
 - c) within rural *settlement areas* where new development will be serviced by *individual on-site water services* in combination with *municipal sewage services* or *private communal sewage services*.
6. In rural areas, where *partial services* have been provided to address failed services in accordance with policy 3.6.5.a), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing *partial service* and provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
7. Planning authorities may allow lot creation where there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity*.

8. Planning for stormwater management shall:
 - a) be integrated with planning for *sewage and water services* and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - c) minimize erosion and changes in water balance including through the use of *green infrastructure*;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces;
 - f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and *low impact development*; and
 - g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a *watershed* scale.

3.7 Waste Management

1. *Waste management systems* need to be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.

3.8 Energy Supply

1. Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, *energy storage systems*, district energy, *renewable energy systems*, and *alternative energy systems*, to accommodate current and projected needs.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
 - b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - c) providing opportunities for public access to shorelines; and
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.
3. *Natural heritage systems* shall be identified in Ecoregions 6E & 7E¹, recognizing that *natural heritage systems* will vary in size and form in *settlement areas*, *rural areas*, and *prime agricultural areas*.
4. *Development* and *site alteration* shall not be permitted in:
 - a) *significant wetlands* in Ecoregions 5E, 6E and 7E¹; and
 - b) *significant coastal wetlands*.
5. *Development* and *site alteration* shall not be permitted in:
 - a) *significant wetlands* in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) *significant woodlands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) *significant wildlife habitat*;
 - e) *significant areas of natural and scientific interest*; and
 - f) *coastal wetlands* in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
6. *Development* and *site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
7. *Development* and *site alteration* shall not be permitted in *habitat of endangered species and threatened species*, except in accordance with *provincial and federal requirements*.

¹ Ecoregions 5E, 6E and 7E are shown on Figure 1.

8. *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological functions*.
9. Nothing in policy 4.1 is intended to limit the ability of *agricultural uses* to continue.

4.2 Water

1. Planning authorities shall protect, improve or restore the *quality and quantity of water* by:
 - a) using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-*watershed* impacts;
 - c) identifying *water resource systems*;
 - d) maintaining linkages and functions of *water resource systems*;
 - e) implementing necessary restrictions on *development and site alteration* to:
 1. protect all municipal drinking water supplies and *designated vulnerable areas*; and
 2. protect, improve or restore *vulnerable* surface and ground water, and their *hydrologic functions*;
 - f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and
 - g) ensuring consideration of environmental lake capacity, where applicable.
2. *Development and site alteration* shall be restricted in or near *sensitive surface water features* and *sensitive ground water features* such that these features and their related *hydrologic functions* will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.
3. Municipalities are encouraged to undertake, and *large and fast-growing municipalities* shall undertake *watershed planning* to inform planning for *sewage and water services* and stormwater management, including *low impact development*, and the protection, improvement or restoration of the *quality and quantity of water*.
4. Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier *large and fast-growing municipalities*, the upper-tier municipality shall undertake *watershed planning* in partnership with lower-tier municipalities, including lower-tier *large and fast-growing municipalities*.
5. All municipalities undertaking *watershed planning* are encouraged to collaborate with applicable conservation authorities.

4.3 Agriculture

4.3.1 General Policies for Agriculture

1. Planning authorities are required to use an *agricultural system* approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the *agri-food network*.
2. As part of the agricultural land base, *prime agricultural areas*, including *specialty crop areas*, shall be designated and protected for long-term use for agriculture.
3. *Specialty crop areas* shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the *prime agricultural area*, in this order of priority.

4.3.2 Permitted Uses

1. In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses* based on provincial guidance.

Proposed *agriculture-related uses* and *on-farm diversified uses* shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.
3. New land uses in *prime agricultural areas*, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.
4. A principal dwelling associated with an agricultural operation shall be permitted in *prime agricultural areas* as an *agricultural use*, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).

5. Where a residential dwelling is permitted on a lot in a *prime agricultural area*, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:
- comply with the *minimum distance separation formulae*;
 - are compatible with, and would not hinder, surrounding agricultural operations;
 - have appropriate *sewage and water services*;
 - address any public health and safety concerns;
 - are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and
 - minimize land taken out of agricultural production.

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

6. For greater certainty, the two additional residential units that are permitted on a lot in a *prime agricultural area* in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an *agricultural use*.

4.3.3 Lot Creation and Lot Adjustments

- Lot creation in *prime agricultural areas* is discouraged and may only be permitted in accordance with provincial guidance for:
 - agricultural uses*, provided that the lots are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*;
 - one new residential lot per farm consolidation for a *residence surplus to an agricultural operation*, provided that:
 - the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
 - infrastructure*, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- Lot adjustments in *prime agricultural areas* may be permitted for *legal or technical reasons*.

3. The creation of new residential lots in *prime agricultural areas* shall not be permitted, except in accordance with policy 4.3.3.1.c).

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from *prime agricultural areas* for expansions of or identification of *settlement areas* in accordance with policy 2.3.2.

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Planning authorities may only permit non-agricultural uses in *prime agricultural areas* for:
 - a) extraction of *minerals, petroleum resources* and *mineral aggregate resources*; or
 - b) limited non-residential uses, provided that all of the following are demonstrated:
 1. the land does not comprise a *specialty crop area*;
 2. the proposed use complies with the *minimum distance separation formulae*;
 3. there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and
 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.
2. Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.

4.3.6 Supporting Local Food and the Agri-food Network

1. Planning authorities are encouraged to support local food, facilitate near-urban and *urban agriculture*, and foster a robust *agri-food network*.

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

1. *Minerals* and *petroleum resources* shall be protected for long-term use.

4.4.2 Protection of Long-Term Resource Supply

1. *Mineral mining operations* and *petroleum resource operations* shall be identified and protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2. Known *mineral deposits*, known *petroleum resources* and *significant areas of mineral potential* shall be identified, and *development* and activities in these resources or on *adjacent lands* which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.4.3 Rehabilitation

1. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

4.4.4 Extraction in Prime Agricultural Areas

1. Extraction of *minerals* and *petroleum resources* is permitted in *prime agricultural areas* provided that the site will be rehabilitated.

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

1. *Mineral aggregate resources* shall be protected for long-term use and, where provincial information is available, *deposits of mineral aggregate resources* shall be identified.

4.5.2 Protection of Long-Term Resource Supply

1. As much of the *mineral aggregate resources* as is realistically possible shall be made available as close to markets as possible.

Demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2. Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.
3. *Mineral aggregate resource conservation* shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

4. *Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the *Planning Act*. Where the *Aggregate Resources Act* applies, only processes under the *Aggregate Resources Act* shall address the depth of extraction of new or existing *mineral aggregate operations*. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.
5. In known *deposits of mineral aggregate resources* and on *adjacent lands*, *development* and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

4.5.3 Rehabilitation

1. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
2. *Comprehensive rehabilitation* planning is encouraged where there is a concentration of mineral aggregate operations.
3. In parts of the Province not designated under the *Aggregate Resources Act*, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

4.5.4 Extraction in Prime Agricultural Areas

1. In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that:
 - a) impacts to the *prime agricultural areas* are addressed, in accordance with policy 4.3.5.2; and
 - b) the site will be rehabilitated back to an *agricultural condition*.
2. Despite policy 4.5.4.1.b), complete rehabilitation to an *agricultural condition* is not required if:
 - a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and
 - b) agricultural rehabilitation in remaining areas is maximized.

4.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

1. *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

4.6 Cultural Heritage and Archaeology

1. *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be *conserved*.
2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been *conserved*.
3. Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be *conserved*.
4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving *archaeological resources*; and
 - b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources, built heritage resources* and *cultural heritage landscapes*.

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

5.2 Natural Hazards

1. Planning authorities shall, in collaboration with conservation authorities where they exist, identify *hazardous lands* and *hazardous sites* and manage development in these areas, in accordance with provincial guidance.
2. Development shall generally be directed to areas outside of:
 - a) *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding hazards, erosion hazards* and/or *dynamic beach hazards*;
 - b) *hazardous lands* adjacent to *river, stream and small inland lake systems* which are impacted by *flooding hazards* and/or *erosion hazards*; and
 - c) *hazardous sites*.
3. *Development* and *site alteration* shall not be permitted within:
 - a) the *dynamic beach hazard*;
 - b) *defined portions of the flooding hazard along connecting channels* (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
 - c) areas that would be rendered inaccessible to people and vehicles during times of *flooding hazards, erosion hazards* and/or *dynamic beach hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard; and
 - d) a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding.
4. Planning authorities shall prepare for the *impacts of a changing climate* that may increase the risk associated with natural hazards.

5. Despite policy 5.2.3, *development* and *site alteration* may be permitted in certain areas associated with the *flooding hazard* along *river, stream and small inland lake systems*:
 - a) in those exceptional situations where a *Special Policy Area* has been approved. The designation of a *Special Policy Area*, and any change or modification to the official plan policies, land use designations or boundaries applying to *Special Policy Area* lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or
 - b) where the *development* is limited to uses which by their nature must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
6. *Development* shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:
 - a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an *essential emergency service* such as that provided by fire, police, and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
7. Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources and Forestry.
8. Further to policy 5.2.7, and except as prohibited in policies 5.2.3 and 5.2.6, *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - a) *development and site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
 - b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - c) new hazards are not created and existing hazards are not aggravated; and
 - d) no adverse environmental impacts will result.
9. *Development* shall generally be directed to areas outside of lands that are unsafe for development due to the presence of *hazardous forest types for wildland fire*.

Development may however be permitted in lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

5.3 Human-Made Hazards

1. Development on, abutting or adjacent to lands affected by *mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations* may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

Chapter 6: Implementation and Interpretation

6.1 General Policies for Implementation and Interpretation

1. The Provincial Planning Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
2. The Provincial Planning Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.
3. The Provincial Planning Statement shall be implemented in a manner that is consistent with *Ontario Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.
4. When implementing the Provincial Planning Statement, the Minister of Municipal Affairs and Housing may make decisions that take into account other considerations to balance government priorities.
5. Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the Provincial Planning Statement. The policies of the Provincial Planning Statement continue to apply after adoption and approval of an official plan.

6. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.
7. Where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.
8. In addition to land use approvals under the *Planning Act*, *infrastructure* may also have requirements under other legislation and regulations. For example, an environmental assessment process may be required for new *infrastructure* and modifications to existing *infrastructure* under applicable legislation.

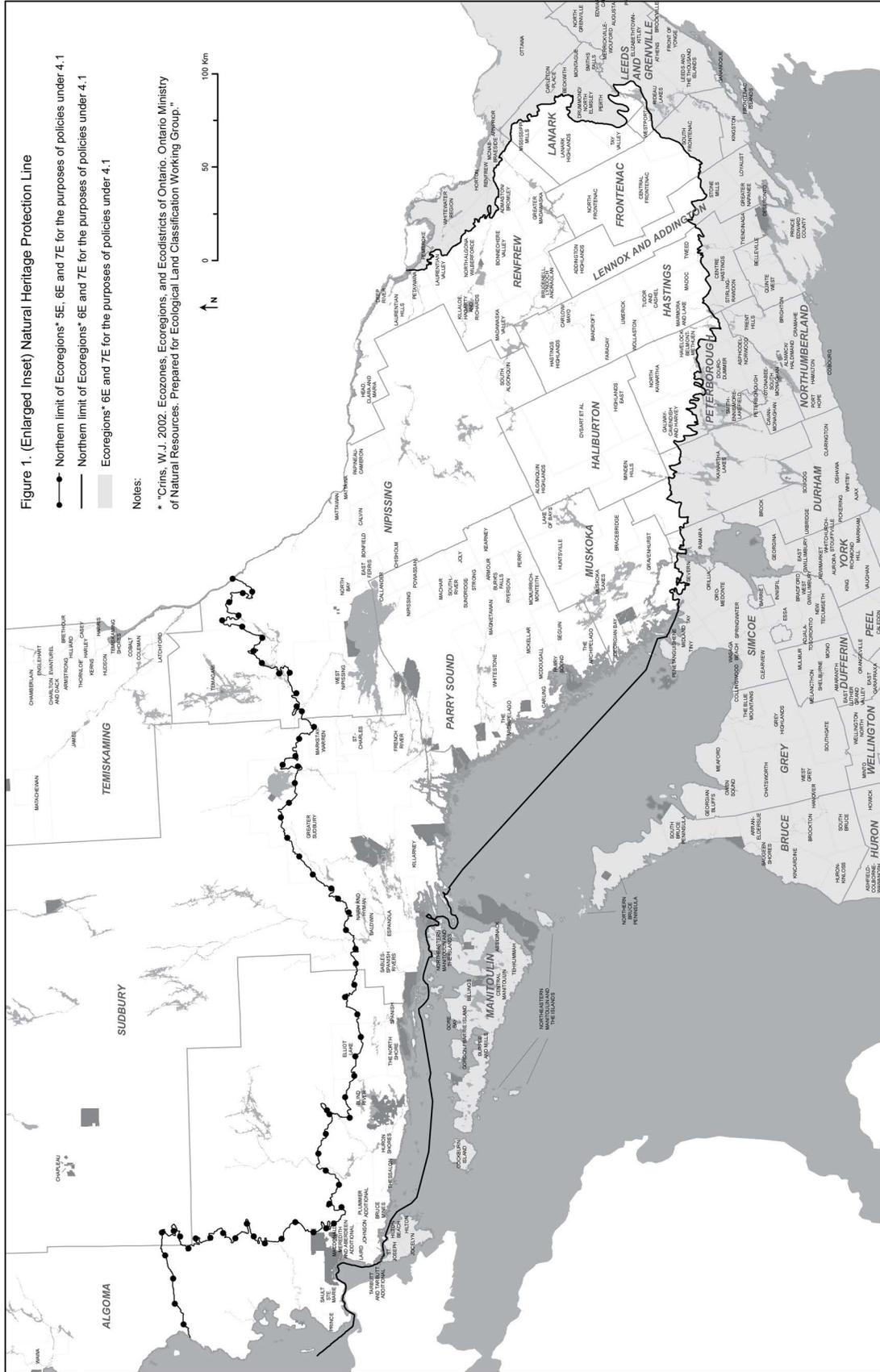
Wherever possible and practical, approvals under the *Planning Act* and other legislation or regulations should be integrated provided the intent and requirements of both processes are met.

9. To assess progress on implementation of the Provincial Planning Statement, the Province may:
 - a) identify key indicators to measure the outcomes, relevance and efficiency of the policies in the Provincial Planning Statement in consultation with municipalities, Indigenous communities, other public bodies and stakeholders;
 - b) monitor and assess the implementation of the Provincial Planning Statement through the collection and analysis of data under each indicator; and
 - c) consider the resulting assessment in each review of the Provincial Planning Statement.
10. Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any requirements for reporting planning information to the Province, data standards, and including through any other guidelines that may be issued by the Minister.
11. *Strategic growth areas* and *designated growth areas* are not land use designations and their delineation does not confer any new land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval processes.
12. Density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of the Provincial Planning Statement or any other provincial plan.
13. Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate.

6.2 Coordination

1. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
 - a) managing and/or promoting growth and development that is integrated with planning for *infrastructure* and *public service facilities*, including schools and associated child care facilities;
 - b) economic development strategies;
 - c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - d) *infrastructure, multimodal transportation systems, public service facilities and waste management systems*;
 - e) ecosystem, shoreline, watershed, and Great Lakes related issues;
 - f) natural and human-made hazards;
 - g) population, housing and employment projections, based on *regional market areas*, as appropriate; and
 - h) addressing housing needs in accordance with provincial housing policies and plans, including those that address homelessness.
2. Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.
3. Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.
4. Planning authorities and school boards shall collaborate to facilitate early and integrated planning for schools and associated child care facilities to meet current and future needs.
5. Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of *housing options* near existing and planned post-secondary institutions to meet current and future needs.
6. Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted post-secondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.

7. Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.
8. Municipalities, the Province, and other appropriate stakeholders are encouraged to undertake a coordinated approach to planning for large areas with high concentrations of employment uses that cross municipal boundaries.
9. Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:
 - a) identify and allocate population, housing and employment projections for lower-tier municipalities;
 - b) identify areas where growth and development will be focused, including *strategic growth areas*, and establish any applicable minimum density targets;
 - c) identify minimum density targets for growth and development taking place in new or expanded *settlement areas*, where applicable; and
 - d) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.
10. Where there is no upper-tier municipality or where planning is not conducted by an upper-tier municipality, planning authorities shall ensure that policy 6.2.9 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.



8: Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards and/or other water-related hazards*.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional needs housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Adjacent lands: means

- a) for the purposes of policy 3.3.3, those lands contiguous to existing or *planned corridors* and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 4.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

- c) for the purposes of policies 4.4.2.2 and 4.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of policy 4.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

Adverse effect: as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

Agricultural condition: means

- a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and
- b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

Agricultural impact assessment: means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural system: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

Agri-food network: Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Airports: means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

Areas of natural and scientific interest: means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Coastal wetland: means

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 4.1.4.a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a).

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flood hazard* limit plus a dynamic beach allowance.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means water frequented by *fish* and any other areas on which *fish* depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flood hazard* limit. Depths and velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flood hazards*.

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave effects* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, *wave effects* and *other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Frequent transit: means a public transit service that runs at least every 15 minutes in both directions throughout the day and into the evening every day of the week.

Great Lakes - St. Lawrence River System: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species: means habitat within the meaning of section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

Hazardous sites: means property or lands that could be unsafe for *development and site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances: means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include

a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Higher order transit: means transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher order transit* can include heavy rail (such as subways, elevated or surface rail, and commuter rail), light rail, and buses in dedicated rights-of-way.

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing, additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.

Hydrologic function: means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation* systems, oil and gas pipelines and associated facilities.

Institutional use: for the purposes of policy 5.2.6, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;

- c) infill development; and
- d) the expansion or conversion of existing buildings.

Large and fast-growing municipalities: means municipalities identified in Schedule 1.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation *infrastructure* and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

Major transit station area: means the area including and around any existing or planned *higher order transit* station or stop within a *settlement area*; or the area including and around a major bus depot in an urban core. *Major transit station areas* generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.

Major trip generators: means origins and destinations with high population densities or concentrated activities which generate many trips (e.g., *strategic growth areas*, major office and office parks, major retail, *employment areas*, community hubs, large parks and recreational destinations, *public service facilities*, and other mixed-use areas).

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g., copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g., graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Critical minerals are a subset of raw materials that have specific industrial, technological or strategic applications for which there are a few viable substitutes.

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources: means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal: means relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, *higher order transit*, rail (such as freight), trucks, air, and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*.

Natural heritage features and areas: means features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands and significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to *fish habitat*, any harmful alteration, disruption or destruction of *fish habitat*, except where an exemption to the prohibition has been authorized under the *Fisheries Act*;
- c) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.
- d) in regard to policy 4.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their *related hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities; and
- e) in regard to policy 3.3.3, any *development* or *site alteration* that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

Oil, gas and salt hazards: means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

On-farm diversified uses: means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and *energy storage systems*.

One hundred year flood: for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for *large inland lakes*, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the *one hundred year flood level* is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave effects* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) *municipal sewage services or private communal sewage services combined with individual on-site water services; or*
- b) *municipal water services or private communal water services combined with individual on-site sewage services.*

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas, other hydrocarbons, or compressed air energy storage.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial transportation plans, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation, Metrolinx, Ontario Ministry of Energy and Electrification, Ontario Northland, Ministry of Northern Development or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing, or has completed, the identification of a corridor.

Approaches for the identification and protection of *planned corridors* may be recommended in guidelines developed by the Province.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Protection works standards: means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policy 4.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 4.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services.

Public service facilities do not include *infrastructure*.

Quality and quantity of water: is measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

Redevelopment: means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within *municipal sewage services* or *private communal sewage services*, which is not yet committed to existing or approved development. For lot creation using *private communal sewage services* and *individual on-site sewage services*, *reserve sewage system capacity* includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

Reserve water system capacity: means design or planned capacity in a water treatment facility which is not yet committed to existing or approved development. *Reserve water system capacity* applies to *municipal water services* or *private communal water services*, and not *individual on-site water services*.

Residence surplus to an agricultural operation: means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

River, stream and small inland lake systems: means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas: means a system of lands within municipalities that may include *rural settlement areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas.

Rural lands: means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means features that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands, coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*; and
- d) in regard to *mineral potential*, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in section c) - d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 4.1.4.a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a).

Special Policy Area: means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria for designation and procedures for approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and *site alteration*, if a community has feasible opportunities for *development* outside the *flood plain*.

Specialty crop area: means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

Strategic growth areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*.

Strategic growth areas include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit service* or *higher order transit corridors* may also be identified as *strategic growth areas*.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit service integration: means the coordinated planning or operation of transit service between two or more agencies or services that contributes to the goal of seamless service for riders and could include considerations of service schedules, service routes, information, fare policy, and fare payment.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit stations, corridors and associated elements within the *transportation system*.

Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the *transportation system* by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to *flood plain* management where the *flood plain* is differentiated in two parts: the *floodway* and the *flood fringe*.

Urban agriculture: means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the *quality and quantity of water*, within a *watershed* and for the assessment of cumulative, cross-jurisdictional, and cross-*watershed* impacts. *Watershed planning* evaluates and considers the *impacts of a changing climate on water resource systems* and is undertaken at many scales. It may inform the identification of *water resource systems*.

Water resource systems: means a system consisting of *ground water features* and areas, *surface water features* (including shoreline areas), *natural heritage features and areas*, and *hydrologic functions*, which are necessary for the ecological and hydrological integrity of the *watershed*.

Wave effects: means the movement of water up onto a shoreline or structure following the breaking of a wave, including wave uprush, wave set up and water overtopping or spray; the limit of *wave effects* is the point of furthest landward horizontal movement of water onto the shoreline.

Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

9: Appendix – Schedule 1: List of Large and Fast-Growing Municipalities

Town of Ajax	City of Mississauga
City of Barrie	Town of Newmarket
City of Brampton	City of Niagara Falls
City of Brantford	Town of Oakville
City of Burlington	City of Oshawa
Town of Caledon	City of Ottawa
City of Cambridge	City of Pickering
Municipality of Clarington	City of Richmond Hill
City of Guelph	City of St. Catharines
City of Hamilton	City of Toronto
City of Kingston	City of Vaughan
City of Kitchener	City of Waterloo
City of London	Town of Whitby
City of Markham	City of Windsor
Town of Milton	

Ministry of Municipal Affairs and Housing

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April 29, 2024

The Honourable Doug Ford, Premier of Ontario
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Mr. Rick Byers, MPP Bruce-Grey-Owen Sound
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Rick.Byers@pc.ola.org

Dear Premier Ford, Minister Khanjin, and Mr. Byers,

At the April 2, 2024, Town of South Bruce Peninsula Council meeting, the following resolution was passed:

R-111-2024

Whereas under Ontario Regulation 391/21: Blue Box, producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for 'eligible' sources only;

And whereas 'ineligible' sources which producers are not responsible for including businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings and not-for-profit organizations, such as shelters and food banks;

And whereas should a municipality continue to provide services to the 'ineligible' sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

Therefore be it resolved that the Council of the Corporation of the Town of South Bruce Peninsula hereby request that the province amend Ontario Regulation 391/21: Blue Box, so that producers are responsible for the end-of-life management of recycling products from all sources;

And that Council hereby request the support of all Ontario municipalities;

And further that this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks, the Honourable Rick Byers, MPP Bruce-Grey-Owen Sound, and to all Ontario municipalities.

I trust you find this satisfactory; however, should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "B. Collins".

Brianna Collins, P.Eng.
Director of Public Works

cc: All Ontario municipalities

The Corporation of the Township of Douro-Dummer

By-law Number 2024-49

Being a By-law to assume certain parcels into the Township Road System

Severance Files: B-54-22, Parent Roll: 020-002-05400;
B-55-22, Parent Roll: 020-002-05400.

Whereas Section 31 of the Municipal Act, 2001, S.O. 2001 c. 25, as amended, provides Council with the power to pass by-laws for acquiring or for assuming part of a highway;

And Whereas the Township of Douro-Dummer imposed a condition of consent requiring a three-metre strip of frontage to be deeded to the Township for future road widening purposes;

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

1. The parcels as set forth above be and they are hereby incorporated into the Township of Douro-Dummer Road System.

Severance Files: B-54-22 and B-55-22, Parent Roll: 020-002-05400
Part of Lot 6, Concession 8, in the Geographic Township of Dummer, Township of Douro-Dummer, in the County of Peterborough, designated as Part 3 on Plan 45R-17435, said Plan received and deposited in the Registry Office of the Registry Division of Peterborough (No. 45) on March 7, 2023 and deeded to the Township of Douro-Dummer as Registration No. PE413489 on March 28, 2024.

2. That the Mayor and the Clerk be directed to sign same and affix the Corporate Seal to this By-law.

Passed in open Council this 3rd day of September, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2024-50

**Being a By-law to deem Lots 2, 3 and 4 on Registered Plan No. 9,
Part Lot 31, Concession 5 of the Dummer Ward,
in the Township of Douro-Dummer,
known municipally as 2321 Barnes Avenue**

Whereas the Council of the Corporation of the Township of Douro-Dummer has the authority under Section 50(4) of the Planning Act, R.S.O. 1990, as amended, to deem part of a Registered Plan of Subdivision that has been registered for eight years or more not to a Registered Plan of Subdivision for the purposes of Section 50 (3) of the Planning Act, R.S.O. 1990; and

And Whereas Council has been requested to pass such a deeming By-law with respect to Lots 2, 3 and 4 on Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer;

And Whereas Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer was registered more than eight years ago;

Now Therefore, the Council of The Corporation of the Township of Douro-Dummer hereby enacts as follows:

1. Lots 2, 3 and 4 on Registered Plan No. 9, in the Dummer Ward of the Township of Douro-Dummer, County of Peterborough, is deemed not to be part of a Registered Plan of Subdivision for the purposes of Section 50 (3) of the Planning Act, R.S.O. 1990, as amended.
2. This By-law shall come into full force on the date it is finally passed by the Council of The Corporation of the Township of Douro-Dummer subject to the provisions of Section 50 of the Planning Act, R.S.O., 1990, as amended.
3. That the Mayor and the Clerk be directed to sign same and affix the Corporate Seal to this By-law.

Passed in open Council this 3rd day of September, 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig

The Corporation of the Township of Douro-Dummer

By-law Number 2024-51

Being a By-law of The Corporation of the Township of Douro-Dummer to confirm the proceedings of the Regular Council Meeting held on the 3rd day of September 2024 in the Township Council Chambers

The Municipal Council of The Corporation of the Township of Douro-Dummer Enacts as follows:

1. **That** the action of the Council at its regular meeting held on September 3rd, 2024, in respect to each motion, resolution, and other action passed and taken by the Council at its said meeting is, except where prior approval of the Local Planning Appeal Tribunal is required, hereby approved, ratified, and confirmed.
2. **That** the Mayor and the proper officers of the Township are hereby authorized to do all things necessary to obtain approvals where required, and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the Corporate Seal to all such documents.

Passed in Open Council this 3rd day of September 2024.

Mayor, Heather Watson

Clerk, Martina Chait-Hartwig