

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

**November 5, 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:** C.A.O. - Todd Davis  
Clerk - Deputy C.A.O. - Martina Chait-Hartwig  
Treasurer - Paul Creamer  
Planner - Christina Coulter  
CBO - Don Helleman

1. Call to Order

With a quorum of Council being present, the Mayor called the meeting to order at 5:02 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. None were declared.

5. Adoption of Agenda: November 5, 2024

**Resolution Number 382-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the agenda for the Regular Council Meeting, dated November 5, 2024, be adopted, as circulated.

Carried

6. Adoption of Minutes and Business Arising from the Minutes

6.1 Regular Council Meeting Minutes - October 15, 2024

**Resolution Number 383-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the Minutes for the Regular Council Meeting, dated November 5, 2024, be received and approved.

Carried

7. Consent Agenda (Reports voted upon by ONE motion) - No Debate

7.1 Municipal Appraisal Form (MAF) for Severance Files B-23-24, B-88-24 and B-89-24

7.2 Kawartha - Haliburton Children's Aid Society - News Release regarding resignation of Board of Directors

7.3 Eastern Ontario Wardens' Caucus (EOWC) - News Release regarding Fall Economic Statement

**Resolution Number 384-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Johnston

The Consent Agenda items for November 5, 2024, be received.

Carried

8. Delegations, Petitions, Presentations or Public Meetings:

8.1 Public Meeting - Zoning By-law Amendment File R-12-24 (Earnshaw)  
Public Meeting Report, Planning-2024-26

Property Address - Dummer Ward  
1450 Mill Line Road, Douro-Dummer  
Roll No. 1522-020-002-10501

**Resolution Number 385-2024**

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law  
Amendment File R-12-24 (Earnshaw) be declared open. (5:04 p.m.)

Carried

Township Planner, Christina Coulter reviewed the report for Council and  
the Public.

In attendance: None

In-person Comments: None

Comments received:

- Owner of 1480 Mill Line Road provided written correspondence, dated October 19, 2024, in support of the application.
- Bell Canada: No comments.
- Enbridge Gas Inc.: No objections.
- Otonabee Region Conservation Authority: Otonabee Conservation mapping indicates that the proposed development is located within a known natural hazard. The property is traversed with wetland features which are associated with flooding and unstable soils. The application provided a wetland assessment for the property which did not provide the necessary information to properly identify the wetland boundaries onsite. However, the Draft By-law is proposing to rezone the Provincially Significant Wetland and a 30-metre buffer and ORCA Staff are of the opinion that this is sufficient cover the feature and a buffer area associated with the hazards. Therefore, 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.

ORCA reviewed the application through their mandated responsibility under Ontario Regulation 686/21 and confirmed this application is not creating new or proposing to aggravate existing natural hazards.

ORCA mapping indicates that the lands are partially subject to Ontario Regulation 41/24 which is their "Prohibited Activities, Exemptions and Permits" regulation. Permits from ORCA may be required prior to any site alteration or construction in those regulated areas.

It was determined that the subject property is not located within a vulnerable area that is subject to Trent Source Protection Plan policies. Significant drinking water threats are not possible, and Restricted Land Use Notice is not required.

Carried

#### **Resolution Number 386-2024**

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That the Public Meeting regarding the proposed Zoning By-law Amendment File R-12-24 (Earnshaw) be declared closed. (5:14 p.m.)

Carried

#### **Resolution Number 387-2024**

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That Report, dated November 5, 2024, regarding ZBA File R-12-24 (Earnshaw) be received; and

That Council receives all comments related to File R-12-24; and

That the By-law to enact the amendment be passed at the appropriate time in the meeting.

Carried

8.2 Public Meeting - Zoning By-law Amendment File R-13-24 (Sandeman)  
Public Meeting Report, Planning-2024-27

Property Address - Douro Ward  
 800 Canal Road, Douro-Dummer  
 Roll No. 1522-010-005-24400

**Resolution Number 388-2024**

Moved by: Deputy Mayor Nelson  
 Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law Amendment File R-13-24 (Sandeman) Public Meeting Report, be declared open. (5:14 p.m.) Carried

Township Planner, Christina Coulter reviewed the report for Council and the Public.

In attendance: Owner, Deborah Sandeman and Agent, Holly Richards-Conley, Contractor, Jim Mollohan and Agent, Anthony DeCarlo on behalf of the owner of 810 Canal Road.

In-person Comments:

- Agent for the Owner of 810 Canal Road, spoke to the written comments and questions submitted.

Comment Received:

- Owner of 800 Canal Road: The written comments can be summarized as follows:
  - Two test holes for the property were not in the area of the proposed septic bed.
  - The site plan does not include the elevation of the lot. The applicant has dumped 2 truckloads of fill with the intention of making the lot higher than the neighbours. Swales should be mandatory on north, south and east borders to solve the water run-off problem.
  - The site plan does not show driveway length and width.
  - The site plan does not show distance from Trent Canal (30 metres is required).

- The site plan does not show the location of the wells at 810 Canal Road and 796 Canal Road. The well at 796 Canal Road is less than 15.24 metres from the proposed septic bed. The Owner of 796 Canal Road has said he will move his well but hasn't applied to do so. It is questionable whether he has enough land to do so. This building application is no dependant on him moving his well.
- The site plan does not show the location of the proposed well. The new well needs to be a minimum of 15.24 metres from the current well at 810 Canal Road.
- The site plan does not show the distance from the end of the septic bed to the culvert that goes under the road directly into the Trenta Canal.
- The site plan does not indicate how many bedrooms and bathrooms. The Township tells me 2 bedrooms and 2 bathrooms.
- According to the building code, septic systems are calculated on number of bedrooms and bathrooms. This system must also be built to the maximum use probability in case the home is sold in the future (for example the second floor could easily accommodate 4 bedrooms or an apartment), therefore the maximum septic system should be applied.
- The amendments are not minor adjustments.
- We oppose the amendments to:
  - decrease the minimum lot area from 768 square metres to 766 square metres;
  - decrease the minimum rear yard from 11 metres to 4 metres since building that close to our fences and shed would undermine them;
  - increase the maximum first story floor area from 58 square metres to 134 square metres – this is 230% higher than the Official Plan recommends;
  - increase the maximum lot coverage from 7.5% to 17.5% - this is 233% higher than the Official Plan recommends;
  - increase the maximum height from 9 metres to 9.1 metres;

- decrease the minimum setback for a septic system from a public road from 15 metres to 6 metres – 6 metres is too close, the culvert beside the road goes into the Trent Canal;
  - decrease the minimum south side yard from 6 metres to 1.5 metres – the applicant owns the property to the south and no allowance should be made;
  - decrease the minimum north side yard from 6 metres to 5 metres – this house is too large for this lot.
  - We request that the application for septic be sent to the Federal and Ontario Ministries of the Environment for approval. Canal Road is under the Federal ministry as well as Ontario Ministry.
  - The proposed upstairs bedroom is approximately the same square footage as the house at 810 Canal Road.
  - 796 and 800 Canal Road are owned by the same people but different names. It is probable that one of the properties will either be rented or sold. As such the new building should adhere to the present zoning by-laws.
  - The owner of 800 Canal Road was aware of the limitations on the property when she purchased.
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- Bell Canada: No comments.
  - City of Peterborough: No comments or concerns in relation to the proposed rezoning application.
  - Enbridge Gas: No objections to the application.
  - Kawartha Pine Ridge District School Board: No concerns or issues with the proposed application related to their mandate.
  - Otonabee Region Conservation Authority: Otonabee Conservation mapping indicates that the proposed development is not located within a known natural hazard. Therefore, 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. ORCA has reviewed this application through their mandated responsibility under Ontario Regulation 686/21. This application is not creating new

or proposing to aggravate existing natural hazards. ORCA mapping indicates that the lands are partially subject to Ontario Regulation 41/24 which is their "Prohibited Activities, Exemptions and Permits" regulation. Permits from ORCA may be required prior to any site alteration or construction in those areas regulated areas.

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

Carried

### **Resolution Number 389-2024**

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the Public Meeting regarding the proposed Zoning By-law Amendment File R-13-24 (Sandeman) Public Meeting Report be declared closed. (5:32 p.m.)

Carried

### **Resolution Number 390-2024**

Moved by: Councillor Watt

Seconded by: Councillor Vervoort

That Report dated November 5, 2024, regarding Zoning By-law Amendment – File R-13-24 be received; and

That Council receive all comments related to Zoning By-law Amendment File R-13-24; and

That the By-law to enact the amendment be passed at the appropriate time in the meeting.

Carried



- 8.3 Presentation - Lois Wallace and Chair Roz Moore from the Environment Council for Clear, Ston(e)y and White Lakes - Presentation for Stronger Shoreline Protections: Promoting Natural Shorelines for Lake Health and Economic Sustainability

**Resolution Number 391-2024**

Moved by: Councillor Johnston

Seconded by: Councillor Vervoort

That Staff be directed to review existing shoreline By-laws in other jurisdictions, and to prepare a report outlining their findings;

Additionally, Staff are requested to draft a By-law incorporating relevant elements from the review, and to bring the report and draft By-law back for Council discussion. Carried

9. Public Comment Period - No Debate or Decision

10. Staff Reports

- 10.1 Report and Capital Project Status

**Resolution Number 392-2024**

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

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

- 10.2 2025 Budget Update - Schedule and Policing Costs, Treasurer-2024-23

**Resolution Number 393-2024**

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the report, dated November 5, 2024, regarding the 2025 Budget Update – Schedule and Policing Costs be received and that the budget schedule, including the three special meetings in January and the final draft budget presentation on March 4, 2025, be approved. Carried

**Motion**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That Council directs Staff to present the budget at inflation which was 1.6% in September and the OPP increase would be in addition to inflation.

Defeated

**Resolution Number 394-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That Staff be directed to work on the 2025 budget with the 1.6% increase target, that staff be reminded that this is a target while also maintaining service levels and that the OPP increase be excluded at this time. Carried

11. Committee Minutes and Other Reports:

11.1 Public Library Board Meeting Minutes - September 10, 2024

**Resolution Number 395-2024**

Moved by: Councillor Watt

Seconded by: Councillor Johnston

That the minutes from the Public Library Board Meeting, held on September 10, 2024, be received.

Carried

11.2 Peterborough OPP Detachment Board Meeting Minutes - September 30, 2024

**Resolution Number 396-2024**

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the minutes from the Peterborough OPP Detachment Board Meeting, held on September 30, 2024, be received.

Carried

12. Correspondence – Action Items:

12.1 Municipality of Waterloo - Resolution Regarding Solve the Humanitarian Crisis

**Resolution Number 397-2024**

Moved by: Councillor Johnston

Seconded by: Councillor Watt

That the Resolution from the Municipality of Waterloo, dated October 10, 2024, regarding Solve the Humanitarian Crisis be received. Carried

12.2 County of Northumberland - Resolution Regarding 'Public Sector Salary Disclosure'

**Resolution Number 398-2024**

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the Resolution from the County of Northumberland, dated October 21, 2024, regarding 'Public Sector Salary Disclosure' be received. Carried

12.3 Ontario Good Roads Association - Resolution Regarding Establishment of an Ontario Rural Road Safety Program

**Resolution Number 399-2024**

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Johnston

That the resolution from the Ontario Good Roads Association regarding establishment of an Ontario Rural Road Safety Program be received and supported. Carried

12.4 Ministry of Energy and Electrification - Letter Regarding Ontario's Affordable Energy Future

**Resolution Number 400-2024**

Moved by: Councillor Vervoort

Seconded by: Councillor Watt

That the letter from the Ministry of Energy and Electrification, dated October 23, 2024, regarding Ontario's affordable energy future be received and supported.

Carried

13. By-laws:

13.1 By-law 2024-64 - To amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" Parent Roll No. 1522-020-002-10501 (ZBA File R-12-14)

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That the By-law 2024-64 to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" Parent Roll No. 1522-020-002-10501 (ZBA File R-12-14), be passed, in open Council this 5th day of November 2024 and that the Mayor and the Clerk be directed to sign same and affix the Corporate Seal thereto.

Carried

13.2 By-law 2024-65 - To amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" Parent Roll No. 1522-010-005-24400 (ZBA File R-13-24)

Moved by: Deputy Mayor Nelson

Seconded by: Councillor Watt

That the By-law 2024-65 to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law" Parent Roll No. 1522-010-005-24400 (ZBA File R-13-24), be passed, in open Council this 5th day of November 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** - Remembrance Day Ceremony will be held on November 11, 2024, starting at 11:00 a.m. at Warsaw Cenotaph located at 895 Water Street, Warsaw, ON.

17. Closed Session: None

18. Confirming By-law - 2024-66

Moved by: Councillor Watt

Seconded by: Deputy Mayor Nelson

That By-law Number 2024-66, being a By-law to confirm the proceedings of the Regular Meeting of Council, held on the 5th day of November, 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

19. Next Meeting

Coffee and Conversation with Council – November 6, 2024

Regular Council Meeting – November 19, 2024

20. Adjournment

**Resolution Number 401-2024**

Moved by: Councillor Johnston

Seconded by: Deputy Mayor Nelson

That this meeting adjourn at 6:38 p.m.

Carried

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Mayor, Heather Watson

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Clerk, Martina Chait-Hartwig