



PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

May 12, 2022

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

Attention: Martina Chait, Clerk

Dear Ms. Chait

**Re: 4034 Centre Road – Zoning By-law Amendment and Site Plan
Approval, Part of Lot 10, Concession 9, Douro Ward, Township of
Douro-Dummer, Planning Peer Review – 2nd Submission
Township File No. R-17-21
D.M. Wills Project No. 22-88002**

D.M. Wills Associates Limited (Wills) has completed the second submission Planning Peer Review with respect to Part Lot 10, Concession 9, Blocks 7 to 8, Douro Ward, municipally known as 4034 Centre Road. The following information was received as part of the second submission:

- Revised Application to Amend Zoning By-law 10-1996
- Revised Site Plan, prepared by M.J. Davenport and Associates Limited, dated April 2021
- Response Letter, prepared by M.J. Davenport and Associates Limited, dated April 2022
- Landscaping Plan
- Erosion Control Plan

Amendments to Proposed Development

Based on the second submission, it is understood that certain amendments or clarifications to the proposed development have been undertaken as follows:

- The garage is intended to be attached to the dwelling and is therefore deemed part of the principle building; and
- Only one accessory shed is now proposed.

However it is understood that the application maintains the request for an increased maximum lot coverage from 15% to 17.1% to support the foregoing development.



Comments

Based on the information submitted, we provide the following comments in consideration of the second submission:

1.0 Source Water Protection (SWP) Restricted Land Use Notice

No additional SWP Restricted Land Use Notice has been submitted with respect to the proposed zoning by-law amendment. As previously requested, please submit the additional Notice or alternatively confirmation from the Risk Management Officer that an additional Notice is not required.

2.0 Zoning By-law Amendment Application

2.1 Form Details & Information

Comments previously provided with respect to setbacks outlined in Section 10 of the application have been satisfied. However, there appear to still be inconsistencies between the application form and site plan:

- The dwelling area noted on the application form does not match the site plan.
- Height as noted for the accessory building differs slightly on the site plan and application form.
- Details for the swimming pool, such as setbacks and area have not been provided on the application form. However it does appear to have been included in the form with respect to lot coverage.

Please clarify/confirm those details. The application form and/or the site plan should be updated to ensure complete and consistent setbacks and development details are provided.

2.2 Lot Coverage

Comments with respect to updating the lot coverage on the site plan have been satisfied.

2.3 Parking & Driveway

Comments with respect to illustrating the full extent of the driveway have been satisfied.



2.4 Swimming Pool

Section 3.44 of the Township's Zoning By-law appears to have been satisfied through the second submission, save and except for those comments noted in Section 2.1 above.

It is noted that Section 3.44.4 requires a professional engineered design and specifications for any swimming pool prior to the issuance of a building permit.

2.5 Holding Symbol

Comments from the March 4, 2022 letter with respect to including mitigation measures as part of the site plan agreement remain relevant.

3.0 Planning Report

An updated planning report or response letter with respect to planning items was not received with the second submission. Respectfully, we would request a letter of response for the third submission which identifies how each of the foregoing comments have been addressed, for ease of reference and efficiency of our review.

4.0 Site Plan Application

4.1 Site Plan Drawing

It is acknowledged that certain of the additional information requested, inclusive of the floodline setback, has been incorporated on the site plan drawing. However, it appears that other information as required remains outstanding on the site plan, notably as follows:

- Scale bar;
- Complete statistical summary. Although it is noted that certain items are included in the area summary table of the site plan, as per the Site Plan Control guidelines, the statistical summary should include all development parameters, in addition to those listed, such as required and proposed setbacks to buildings/structures;
- Building Entrances (both pedestrian and vehicular);
- Separation distance between pool and the dwelling; and
- Although the response letter dated April 14, 2022 indicates that revision dates have been included on plans, no revisions dates are noted.



4034 Centre Road – Township of Douro-Dummer (R-17-21) – Second
Submission
Page 4 of 4
May 12, 2022

4.2 Landscaping Plan

The landscaping plan does not reflect standards in accordance with the Township's Site Plan Control guidelines. As previously provided, the plan should be prepared by a qualified professional and take into consideration recommendations of the scoped EIS.

4.3 Elevation Drawings

We are to understand that building elevations have been submitted though were not received as part of this second review. Respectfully, we would request receipt of those drawings with the third submission.

We trust that this information is suitable for your purposes at this time. Please contact our office if you have any questions or require clarification.

Respectfully submitted,

A handwritten signature in black ink that reads 'A. Dougherty'.

Amanda Dougherty, B.A. (Hons.)
Senior Land Use Planner

AD/DT/hd