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Planning Justification Report

In support of an Application for Consent, Zoning By-law Amendment
2095 County Road 6, Part Lot 26 Concession 4, Dummer Ward,
Township of Douro-Dummer, County of Peterborough

Prepared for: Paul and Jennifer Kidd

EcoVue Reference No.: 22-2493

Date: June 5, 2024

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- Draft Zoning By-law Amendment – **Appendix B**
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- D-4 Assessment (Cambium Inc., March 2023) – **Appendix D**

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1.0 BACKGROUND

This Planning Justification Report has been prepared on behalf of Paul and Jennifer Kidd, in support of a Zoning By-law Amendment (ZBA), and an application for Consent on a property known municipally as 2095 County Road 6, located in the Township of Douro-Dummer. This report will examine the proposed ZBA and Application of Consent to Sever in the context of the applicable land use planning policies.

1.1 Site Description / Existing Conditions

The subject lands are located on Part Lot 26, Concession 4, Dummer Ward, Township of Douro-Dummer, in the County of Peterborough, Roll Number 152202000417810. The subject property is a farm parcel that is approximately 18.6 hectares (46 acres) in size, with approximately 573 metres of frontage along County Road 6, east of and adjacent to (outside of) the Settlement Area of Hall's Glen. The subject property is situated to the east of the intersection of County Road 6 and McCracken's Landing Road. See **Figure 1 – Site Location**.

The subject lands include a barn, two (2) related sheds, and a Bell Cellular Tower within the southern portion of the property. The northern portion of the lot includes an existing two-storey single detached dwelling and accompanying shed. The existing two-storey single detached dwelling and the barn each have access to County Road 6 via separate driveways. The eastern and western portions of the subject lands are used for hobby farm purposes. Adjacent land uses are primarily rural, residential, and agricultural.

The single detached dwelling on the property is separated from the barn (and cell tower) by woodlands and wetlands that were evaluated through a Natural Heritage Evaluation (NHE) conducted by Cambium Inc. The subject lands include both key hydrologic and natural heritage features, including wetlands, seepage areas and springs, an intermittent watercourse (contained within the verified wetland boundary), candidate significant woodlands, and the habitat of endangered or threatened species.

The subject lands are also located within the influence area (i.e. 500 metres) of both an active and closed waste disposal site. These portions of the subject lands are currently zoned the Development (D2) Zone and the remaining lands within the lot are currently zoned the Rural (RU) Zone.

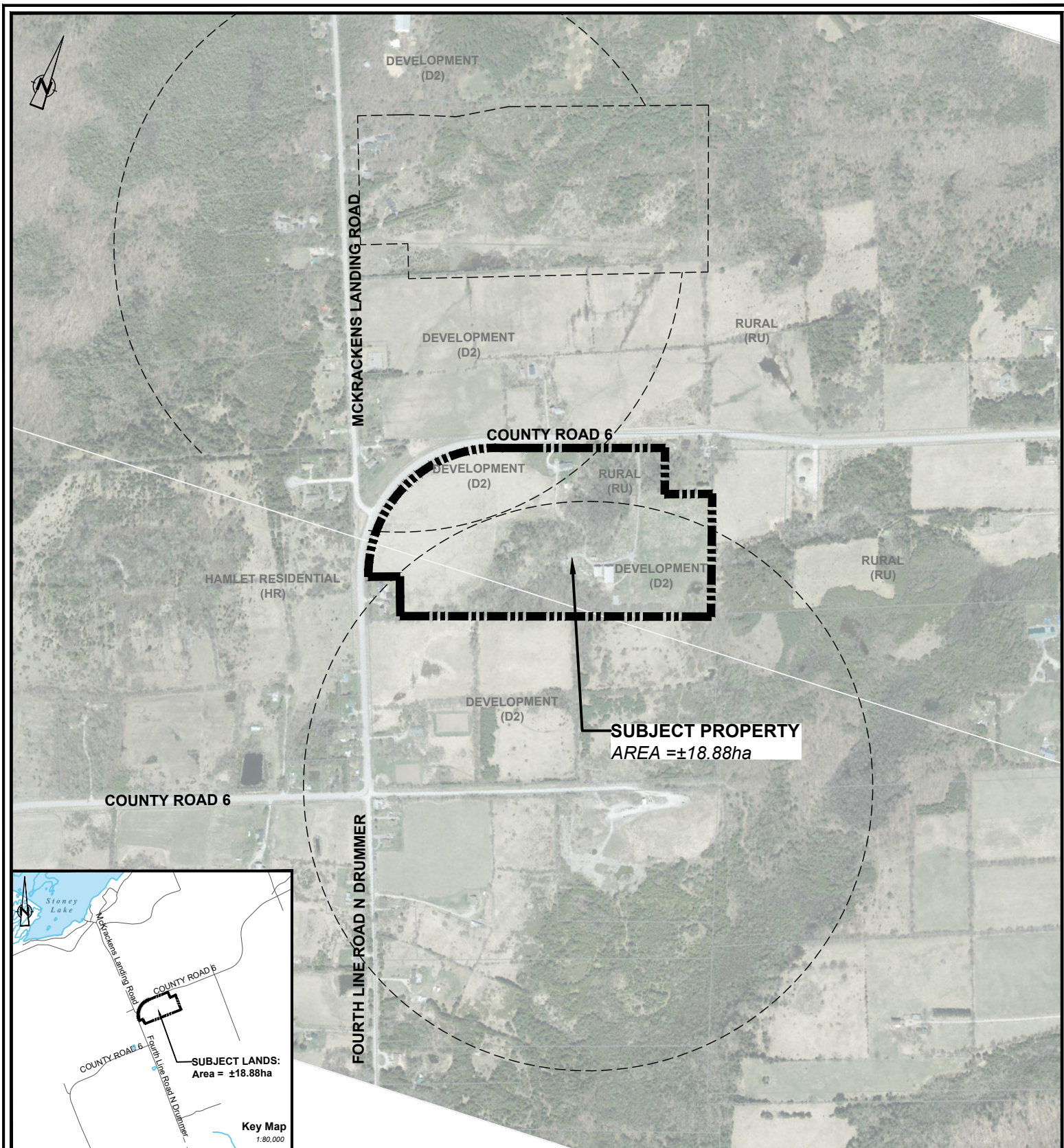


FIGURE 1 - SITE LOCATION



PROJECT NO: 22-2493

DATE: August 29, 2023

HORIZ. SCALE: 1:10,000

CR 6 SEVERANCE
PAUL KIDD

2095 County Road 6
PART OF LOT 26, CONCESSION 4
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

1.2 Development Description

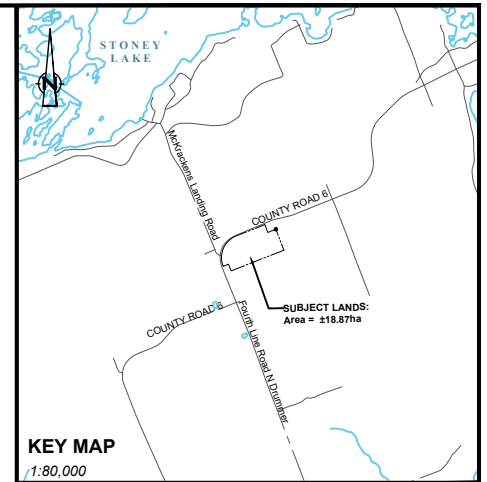
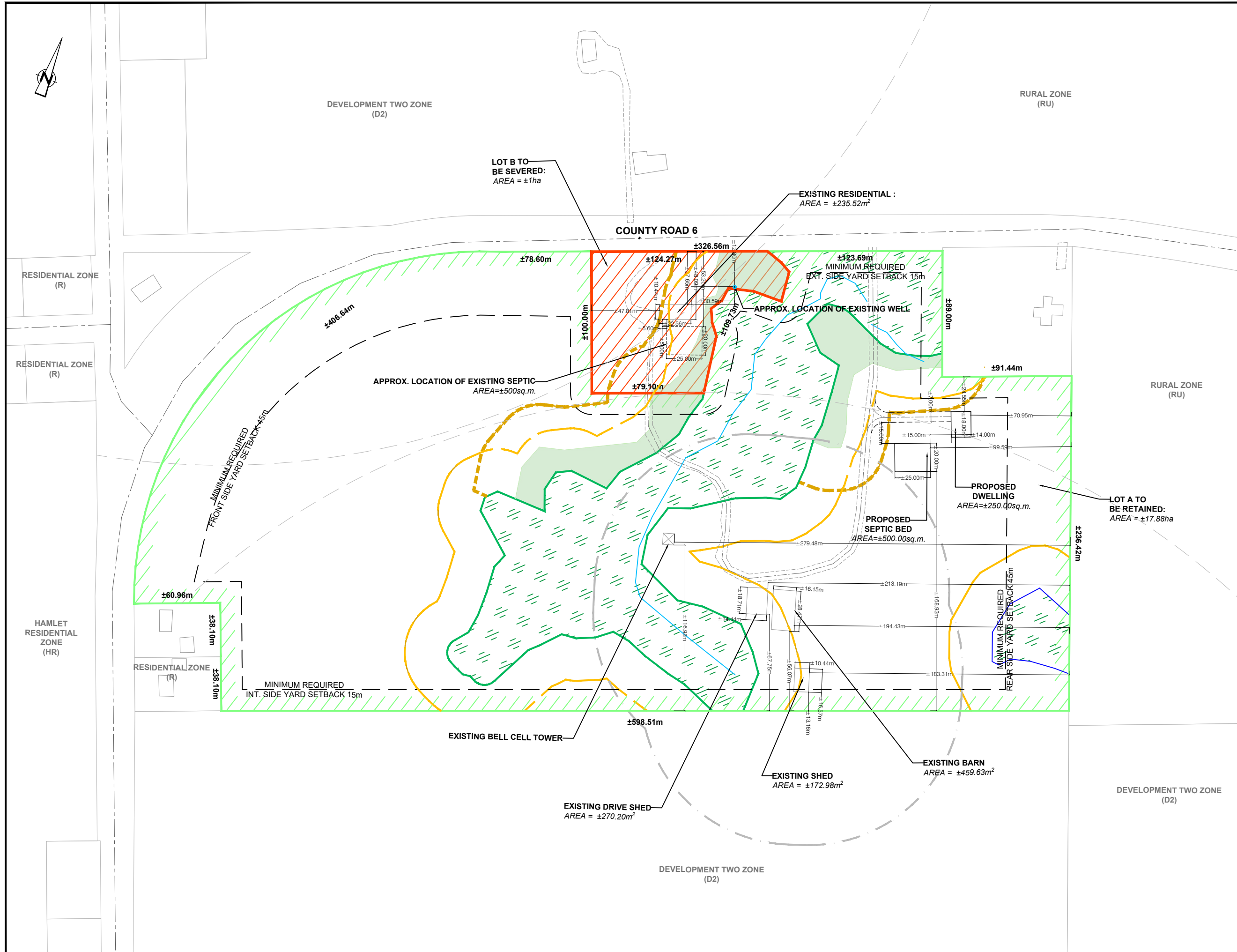
The applicant is proposing to:

1. Sever the existing residential dwelling from the balance of the lands within a proposed 1 hectare parcel; and
2. Rezone the retained lot to:
 - a. Apply an Environmental Constraint (EC) Zone over natural features identified in the submitted NHE,
 - b. Remove the Development (D2) Zone associated with the adjacent landfill and allow for a new single detached dwelling to be constructed on the retained lands, and
 - c. Add a Holding (H) Symbol to the proposed new zoning that will require the completion of an archaeological assessment and well samples prior to the construction of any new dwelling. See Sections 2.2.7 through 2.2.9 of this report for details.

A description of the proposed lots, as shown in **Figure 2 – Consent Sketch**, is provided below:

- **Severed Lot:** The proposed lands to be severed will be approximately one (1) hectare with 100 metres of frontage on County Road 6. The parcel to be severed is intended for the existing residential dwelling, associated septic system and well, and shed.
- **Retained Lot:** The parcel to be retained will be approximately 17.88 hectares with approximately 473 metres of frontage on County Road 6. A new residential dwelling is to be constructed on the retained lot.

It should be noted that a portion of the proposed lot line transects an area identified as potential significant woodland and the recommended vegetative protection zone of the identified wetland. Alternative orientations for the proposed lot lines were explored to avoid placing a lot line within the wetland VPZ and woodland. However, as the existing house is located within the VPZ wetland and directly adjacent to the woodland, such a configuration would not be possible without fragmenting agricultural lands. As such, a rezoning of these features is, in our opinion, an appropriate protection measure for protection, as opposed to reconfiguring the lot lines themselves.



LEGEND

- EXISTING PARCEL
- EXISTING STRUCTURES
- EXISTING DRIVEWAY
- 30m WETLAND BUFFER
- 30m WOODLAND BUFFER
- EXISTING WETLAND (PROVIDED BY CAMBIUM, 2023)
- LANDS TO BE SEVERED
- LANDS TO BE RETAINED
- 108m MDS ARC FOR BARN
- POTENTIALLY SIGNIFICANT WOODLAND
- EXISTING SEEPAGE AREA (PROVIDED BY CAMBIUM, 2023)
- EXISTING SEPTIC SYSTEM
- EXISTING WELL
- EXISTING ZONING

NOTES:

- Property Boundaries are approximate

EXISTING STRUCTURE STATISTICS					
TYPE OF STRUCTURE	GROUND FLOOR AREA (sq.m)	GROSS FLOOR AREA (sq.m)	NUMBER OF STOREY	LENGTH (m)	WIDTH (m)
SINGLE DETACHED DWELLING	235.52	471.04	2	10.44	22.56
DRIVE SHED	270.2	540.4	2	18.71	14.44
SHED	172.98	345.96	2	16.57	10.44
BARN	459.63	919.26	2	28.47	16.15
BELL CELL TOWER	N/A	N/A	N/A	N/A	N/A

PROPOSED STRUCTURE STATISTICS					
TYPE OF STRUCTURE	GROUND FLOOR AREA (sq.m)	GROSS FLOOR AREA (sq.m)	NUMBER OF STOREY	LENGTH (m)	WIDTH (m)
SINGLE DETACHED DWELLING	250	250	1	10	14

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DRAWN BY: PP	PROJECT No.: 22-2493
APPROVED BY:	HORIZ. SCALE: 1:2,500
REVISION DATE: MAY 24, 2024	PLOT DATE: MAY 24, 2024

CR 6 SEVERANCE
 PAUL KIDD
 2095 County Road 6
 PART OF LOT 26, CONCESSION 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

1.3 Preliminary Severance Review

Paul and Jennifer Kidd completed a Preliminary Severance Review with the County of Peterborough. The County provided comments on August 16, 2019, stating that the proposal does not conform with provincial or municipal land use policy. Specifically, the County states that the proposed development does not conform to the County and Township Official Plans for the following reasons:

1. **Township Official Plan:** The proposed lot exceeds 1 (one) hectare in area (Section 6.2.2.5 (d) (ii))
 - This has been addressed via a consent sketch reconfiguration, as shown in **Figure 2**, and has been discussed in Section 3.2.1 of this report.
2. **County Official Plan:** *“within 500 metres of waste management footprints, only land uses compatible with the potential impacts or their engineered controls shall be permitted and may have to be determined by Official Plan amendment as a result of studies under Section 6.2.18.3 c). Ministry of Environment (MOE) recommends that the 500 metre assessment area be used as a study area to determine the impact of the landfill on land use proposals in accordance with MOE Guideline D-4: Land Use on or Near Landfills and Dumps.”* (Section 6.2.18.3 (e))
 - This has been addressed via a D-4 Assessment as discussed in Sections 2.2.3 and 2.2.9 of this report.

Furthermore, the County provided that the proposal, “does not appear to conform to the Growth Plan and/or PPS policies, stating the following:

3. **Growth Plan and/or PPS:** *“The proposed severed parcel appears to sever a key hydrologic feature including its related minimum vegetation protection zones contrary to 4.2.4.1 c) and 4.2.4.3 of the Growth Plan.”*
 - This has been addressed via an NHE as discussed in Section 2.3 of this report.

The Preliminary Severance Review is included as **Appendix A** for reference. In response to the Preliminary Severance Review comments, the following technical studies have been submitted in support of the applications for the ZBA and Consent:

- Draft Zoning By-law Amendment – **Appendix B**
- Natural Heritage Evaluation (Cambium Inc., April 2024) – **Appendix C**
- D-4 Assessment (Cambium Inc., March 2023) – **Appendix D**

The above studies were considered when determining the suitability of the subject property to support the proposed development in consideration of provincial and local planning policies.

2.0 PLANNING RATIONALE AND PROVINCIAL POLICY CONSIDERATIONS

A policy review and justification are required to support the proposed development. The following sections of this Report will review the applications for ZBA and Consent in the context of the applicable policies and provisions contained within provincial and local land use planning documents.

Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2014 Provincial Policy Statement (PPS), as well as the *Places to Grow Act*, 2005 and the associated A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). At the municipal level, policies from the County of Peterborough Official Plan (CPOP) (including policies specific to the Township of Douro-Dummer) and the Township of Douro-Dummer Comprehensive Zoning By-law are applicable.

In this section, the application is reviewed in the context of the policies and provisions contained within these documents.

2.1 Planning Act

Section 53(12) of the *Planning Act*, R.S.O, 1990, as amended (Planning Act) states that the approval authority for a consent shall have regard for Section 51(24), which indicates that “*in considering a [consent], consideration should be had, among other matters, to the health, safety, convenience and accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality*” in which the consent is located. In addition to these matters, the following specific items should also be considered (excerpts Section 51(24) in *italics*):

- (i) *The effect of development of the proposed development on matters of provincial interest as referred to in Section 2 of the Act:*



Section 2 of the *Planning Act* provides a list of “matters of provincial interest” that an approval authority shall have regard to when carrying out responsibilities under the act. The matters are discussed in the table below:

Table 1 - Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	As detailed in the submitted NHE and in Section 2.2.5 of this report, the proposal will not result in impacts to ecological systems.
(b) the protection of the agricultural resources of the Province;	The subject lands are not located within a prime agricultural area and will not impact any agricultural operations or resources.
(c) the conservation and management of natural resources and the mineral resource base;	The subject lands contain Candidate Significant Woodlands, potential habitat for endangered bats and a Butternut tree, as well as wetlands, a watercourse, and seepage area. However, the NHE submitted in support of this application concluded that any potential negative impacts can be appropriately minimized provided that the recommendations outlined within the report are adhered to.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	An Archaeological Assessment was not required within the Preliminary Severance Review. The subject lands do not contain known architectural, cultural, historical, or archaeological interest. Based on provincial screening criteria, however, the lands do contain archaeological potential due to the onsite wetland, seepage areas, and watercourse. The proposal to include a holding provision on the subject lands associated with demonstrating no impact on archaeological potential will ensure the conservation of any resources that may exist on the site in the event of new construction. As discussed in further sections of this report, impacts to potential natural features will be appropriately mitigated. However, these natural heritage features are not specifically identified or designated as areas of natural and scientific interest (ANSI).
(e) the supply, efficient use and conservation of energy and water;	The proposed severed lot already contains a residence with associated private septic and well. With respect to future development on the retained lot, the proposed residential building must meet the Ontario Building Code requirements for energy conservation methods.
(f) the adequate provision and efficient use of communication, transportation, sewage and	While the proposed severance is outside of a settlement area, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance



water services and waste management systems;	Separation requirements can be met. The subject lands are adjacent to the Hall's Glen Settlement Area. Adequate provision of communication, transportation, and sewage and water services can be made available.
(g) the minimization of waste;	It is understood that minimization of waste is under the purview of municipal waste reduction strategies. As shown on Peterborough County GIS and Searchable Waste Portal, curbside garbage collection services are provided to the subject lands.
(h) the orderly development of safe and healthy communities;	The proposed severance and infill development represents gentle intensification within an area designated as Rural which permits low density residential development as well as up to two (2) severances from a property as it existed 25 years prior to the date of application. The proposed severance and development represent orderly development. The proposed retained lands have been reviewed to ensure that adjacent developable lands can be accessed in the future.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the severance requires compliance with the building code which includes accessibility requirements. The proposed severed and retained lots are for low density residential use and will not create traffic hazards.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The nearest settlement areas are Hall's Glen, Warsaw, Lakefield, and Young's Point, which contain educational, health, social and cultural facilities.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed consent to sever will enable the construction of an additional lot for a residential dwelling within the community.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	The proposed lots are not understood to be impacted by natural hazards. Access to the proposed lots is available via a County Road. Furthermore, building code requirements regarding fire



	protection and any other health and safety matters will be met in future construction.
(p) the appropriate location of growth and development;	The proposed lots will provide opportunities for additional housing that is permitted within the Land Use Designation. The proposed lots will have sufficient area for private septic and well and will not result in impacts to natural resources. Vehicular access is available via a County Road. As such, the property is an appropriate location for growth and development.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The subject property is located in a rural area and does not require consideration for public transit. The subject lands are situated along a trail path that provide pedestrian connections along County Road 6 and McCrackens Landing Road.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposed lots are in keeping with the overall character of the surrounding area and are considerate of natural features both on, and adjacent to the subject lands.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The proposed dwellings will be subject to energy efficiency requirements under the Building Code which ensure minimal impacts to climate change emissions.

b) Whether the proposed [consent] is premature or in the public interest:

The proposed severance is not premature and is in the public interest. As discussed herein, supporting technical documents conclude that the retained lands can accommodate the proposed development, and that the additional lot will not result in premature or incompatible development.

The severance will be conditional upon the ZBA application being approved, ensuring that both the severed and retained lands have been appropriately zoned in accordance with what has been described in this report.

c) Whether the [consent] conforms to the official plan and adjacent plans of subdivision;

As noted herein, the proposal conforms to the County of Peterborough Official Plan and there are no adjacent plans of subdivision. Furthermore, the proposal would not inhibit future development on adjacent lands.

- d) *The suitability of the land for the purposes for which it is to be subdivided;*

Technical studies and this report demonstrate that the retained lot is suitable for the proposed development.

- e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them;*

The subject lands are located on a maintained county road. The owner will be required to convey a strip of land 15 metres along the frontage of the severed parcel for road widening purposes.

- f) *The dimensions and shapes of the proposed lots;*

While the shape of the proposed severance is irregular in order to address the natural heritage feature while including the existing well, the dimensions and sizing of the proposed severed and retained lots are consistent with nearby lot configurations and meet applicable zoning requirements. The dimension and shape of the retained lot is appropriate for the development proposed as it enables adequate access and is of sufficient size to accommodate the existing residential dwelling, accessory structures, as well as the accompanying well and septic.

- g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;*

The Consent Sketch and NHE submitted with this application address the applicable restrictions on the subject lands, including natural heritage features and their buffers. This submission details how the proposed development can be accommodated outside of these features. The proposal further identifies restrictions required to ensure conservation of archaeological resources.

- h) *Conservation of natural resources and flood control;*

As detailed in Section 2.3.2 of this report, the proposal will not have an impact on natural resources subject to the proposed mitigative measures. Ongoing protection of these resources are ensured via the proposed Zoning By-law amendment. Furthermore, as detailed in Section 2.2.7 of this report, flood hazards do not impact the proposed development.

i) The adequacy of utilities and municipal services;

As noted herein, the proposed lots will be serviced with private septic and well in an area with communication and energy services readily available. Given the size of the proposed lots and nearby well records, it is anticipated that the subject lands can be adequately serviced. Curbside garbage collection services are provided to the subject lands.

j) The adequacy of school sites;

The proposed development (severances) is understood to be for the purpose of permanent residential dwellings. It is anticipated that schools would have capacity for one (1) additional household, if required.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The subject lands are located on a maintained county road. The proposal can proceed even if lands for road widening purposes are deemed necessary by the municipality. It is also anticipated that any potential cash-in-lieu of parkland requirements will be addressed as a condition of consent.

l) The interrelationship between the design of the proposed plan of [consent] and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act;

As noted in Section 41(1.2) of the *Planning Act*, the development of 10 or less residential units is exempt from site plan approval.

Given the above, it is our opinion that the application complies with the provisions included in Section 51(24) of the *Planning Act*.

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides a policy framework for land use planning within the Province of Ontario. It is the responsibility of the local planning authority, in this case the County of Peterborough and the Township of Douro-Dummer, to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions are consistent with key provincial interests including policies related to settlement areas in urban and rural communities, the wise use and management of resources, and public health and safety.

2.2.1 Rural Areas and Lands in Municipalities

The subject property is not located within a settlement area and is therefore subject to Section 1.1.4 (Rural Areas in Municipalities) of the PPS. It is stated in this Section that “[r]ural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas and other resource areas”. The subject property is considered part of the rural lands as identified in Section 1.1.4.4 and growth and development may be directed to these areas in accordance with Section 1.1.5 of the PPS (see Section 2.2.2 below).

Section 1.1.4.1(a) states that “[h]ealthy, integrated and viable rural areas should be supported by ... building upon rural character and leveraging rural amenities and assets”. The proposed lots will be similar to, and consistent with, the scale and character of other rural residential development in the area. Furthermore, both the future dwellings will match the size and character of other residential structures in the area. Therefore, the proposed development will be consistent with the rural character of the area.

Given the above, it is our opinion that the proposed severance is consistent with the Rural Area policies of the PPS.

2.2.2 Rural Lands in Municipalities

Section 1.1.5 of the PPS speaks to rural lands in municipalities. It is stated in Section 1.1.5.2 that the permitted uses within rural lands include “limited residential development” and “the management or use of resources”. Severing the subject property into two parcels creates limited opportunity for residential development while maintaining parcel sizes that are adequate for resource management such as agriculture. Additionally, Section 1.1.5.4 of the PPS states that “[d]evelopment that is compatible with the rural landscape and can be sustained by rural service levels should be promoted”. The proposed

severance will result in two lots: the severed will be the configuration and size of a detached residential lot, and the retained lot will continue to be farmed and is large enough to accommodate an additional residence without impacting the existing agricultural uses.

Section 1.1.5.8 of the PPS states that *“New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”* Minimum Distance Separation calculations were prepared by the County and included in the Preliminary Severance Review (**Appendix D**). The proposed severed lot is outside of the applicable arcs for adjacent barns.

Given the above, it is our opinion that the proposed severance is consistent with the Rural Area and Lands policies of the PPS.

2.2.3 Land Use Compatibility

Policies within Section 1.2.6 of the PPS are meant to mutually protect the long-term viability of both industrial and more sensitive land uses from each other to ensure the mitigation and minimization of potential adverse effects, minimization of risk to public health and safety, as well as to ensure that proposed sensitive uses do not encroach on existing or planned facilities.

1.2.6.2 of the PPS states,

“Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;*
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;*
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and*
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.”*

Within the Preliminary Severance Review it was identified that the subject lands are located within the influence area (i.e. 500 metres) of both active (1951 County Road 6) and closed (2115 McCracken's Landing Road) waste disposal sites. In response, a D-4 Assessment was conducted by Cambium. Inc.

During the D-4 Assessment, the Township of Douro-Dummer received information from the MECP that there is no reference to a waste disposal site at 2115 McCracken Landing Road. The MECP does not have any file information to confirm that waste disposal activities have occurred at the subject property and *"Therefore, Guideline D-4 is not applicable to that location."* (Cambium, 2023). The D-4 Assessment further found *"no anticipated adverse impacts to the Site from the Hall's Glen waste disposal site via groundwater and surface water contamination by leachate, surface water runoff, and/or landfill-generated gasses..."*

Given the results of the D-4 assessment in accordance with MECP guidelines, the proposal to remove the Development (D2) Zone from the subject lands is appropriate and is consistent with Section 1.2.6 of the PPS.

2.2.4 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 or communal sewage and water services are not available, private servicing is permitted provided that *"site conditions are suitable for the long-term provision of such services with no negative impacts"*. Section 1.6.6.7 further details the criteria for stormwater planning, which focuses on ensuring stormwater management viability, reducing contaminants, including erosion controls, ensuring no impacts from a safety and environmental perspective, maximizing green space, and ensuring efficiency.

Existing private individual wells and septic systems are located on the retained lot and served by Wells 5105312 and 5101117 with well depths of 35 feet (10.7 metres) and 60 feet (18.3 metres) as well as flows of 5 and 10 gallons per minute (GPM). As mentioned, the proposed severed and retained lots will rely on private well and septic systems for water and wastewater servicing. The proposed lot configurations are understood to be sufficiently sized and designed to accommodate safe installation of private septic and well. At the time of construction of the dwelling unit, a permit will be required for the installation of a private septic system.

Similarly, the proposed lots are large enough to accommodate stormwater runoff from future dwellings, subject to the submission of a lot grading and drainage plan at the building permit phase.

As such the proposed development is consistent with Section 1.6.6 of the PPS.

2.2.5 Natural Heritage

The subject lands are located within Mixedwoods Plains Ecozone: Lake Simcoe Rideau Ecozone 6E according to Figure 1 of the PPS. A Natural Heritage Evaluation (NHE) was completed on the subject lands which identified the following features:

- Wetlands;
- Candidate Significant Woodlands;
- Habitat of Endangered and Threatened Species, including potential habitat for bats as well as a Butternut Tree on the subject property;
- an intermittent Watercourse; and
- Seepage Areas and Springs.

Section 2.1 of the Provincial Policy Statement provides direction to protect the form and function of significant natural heritage features, including significant wetlands, significant woodlands, and habitat of endangered and threatened species.

2.2.5.1 Wetlands

Section 2.1.4 of the PPS states that “[d]evelopment and site alteration shall not be permitted in: (a) significant wetlands in Ecozones 5E, 6E, and 7E...”. The wetlands on the subject property have not been identified as being provincially significant by the Ontario Ministry of Natural Resources and Forestry nor were they assessed as such within the submitted NHE. Regardless, a 30-metre buffer setback from the wetlands can be implemented to protect those features. Although the existing dwelling unit on the severed lot is situated within the 30-metre wetland buffer, the proposed severance will not exacerbate any existing encroachment within the 30-metre wetland buffer and all lot lines have been configured to avoid the feature. The wetland feature and its buffer are proposed to be rezoned to EC to ensure their protection.

In addition, the retained lot can accommodate the development of a new residential building envelope that is outside of the 30-metre buffer required by the NHE to protect the ecological functions of the delineated wetlands. As stipulated within the NHE, the 30-metre buffer, *“is sufficient to protect the existing form and function of hydrologic features provided that the area be maintained as the existing vegetation cover and be allowed to naturally self-sustain (i.e. no vegetation removals or grading).”* (Cambium, 2023)

2.2.5.2 Significant Woodlands

Section 2.1.5 states *“[d]evelopment and site alteration shall not be permitted in: ...b) significant woodlands in Ecoregions 6E and 7E...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions”*. Candidate Significant Woodlands were identified on the property based on water protection criteria and are shown on **Figure 2 – Consent Sketch**.

Although the proposed lot lines would transect a portion of the woodlands, the lot line does not constitute a development impact and will cause no negative impact to the natural features on the site. This is confirmed by the NHE conducted by Cambium, Inc. *“Provided the recommendations included herein are implemented, no negative impact to the existing form and function of the candidate significant woodland is anticipated to result from the proposed development.”* (Cambium, 2023)

As no negative impacts on the natural features or their ecological functions are anticipated, it is our opinion that the proposed development is consistent with Section 2.1.5 of the PPS.

2.2.5.3 Species at Risk: Habitat of Endangered and Threatened Species, Species of Concern

Section 2.1.7 of the PPS stipulates that, *“[d]evelopment and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.”* A Species at Risk (SAR) assessment was included within the Natural Heritage Evaluation. Three (3) endangered bat species have potential to be present on the subject lands: the Tri-coloured Bat, Eastern Small-footed Myotis, and Little Brown Myotis. While bats may use trees with large cavities for maternity roost habitat within the woodland and treed wetland portions of the subject lands, no cavity trees were identified during field investigations. No tree clearing is proposed as part of the proposed development, and as such, no impacts are anticipated to potential bat roosting habitat.

The NHE also identified potential significant wildlife habitat for multiple SAR, including Barn Swallow, Eastern Wood-pewee, Eastern Ribbonsnake, Yellow-banded Bumble Bee, and Monarch Butterfly. The proposed development does not require an assessment of Significant Wildlife Habitat (SWH) as the Ontario Natural Heritage Reference Manual (NHRM) requires a fulsome assessment if the creation of more than three (3) lots occurs through consent or plan of subdivision. As the proposed development involves the creation of one (1) additional lot, an assessment of SWH is not required. Additionally, the NHE found that, *“general habitats for the noted special concern species will remain on the Site and immediate area following the proposed development; therefore, designation as SWH is not considered to be warranted or required.”* (Cambium, 2023)

As such, it is our opinion that the proposal is consistent with Section 2.1.7 of the PPS.

2.2.5.4 Adjacent Lands

Section 2.1.8 of the PPS states that:

Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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.

Policy 2.1.8 makes it clear that the overall intent of the policy in Section 2.1 of the PPS is to prevent negative impact to natural features and their functions. The NHE states that:

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

As such, it is our opinion that the proposed development is consistent with Section 2.1 of the PPS.

2.2.6 Water

Section 2.2.2 of the PPS restricts development and site alteration:

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. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

Field investigation during the NHE confirmed the presence of an unnamed and unmapped intermittent watercourse that receives snowmelt during the spring freshet and overland flows during storm events. A mapped pond located on adjacent lands to the northeast of the subject lands appears to be connected to the intermittent watercourse, however two dug ponds observed on the subject lands (one along the southwestern wetland boundary and one at the southeast corner of the subject lands) are hydrologically disconnected from the watercourse. These dug ponds are discussed in the NHE as seepage areas.

The intermittent watercourse is located entirely within the lands delineated as wetlands. 30-metre Vegetative Protection Zones (VPZ) will be sufficient to protect the form and ecological functions of the watercourse and seepage areas. No new development is proposed within these areas and impacts to all identified natural features on the site will be mitigated via the recommendations within the submitted NHE. As such, it is our opinion that the proposed development is consistent with the intent and purpose of Section 2.2 of the PPS.

2.2.7 Cultural and Archaeological Resources

Section 2.6 of the PPS addresses cultural and archaeological resources. Cultural resources have not been identified on the subject land. Furthermore, EcoVue does not have access to provincial databases with known archaeological sites. As such, we typically defer to the municipality and respective First Nations as the review bodies with access to all necessary information for assessing archaeological potential, to identify if an archaeological assessment is required for a development proposal. As noted in the pre-consultation minutes, an archaeological assessment was not requested. As such, detailed analysis associated with the archaeological potential was not completed.

As per the definition of archaeological potential in the PPS, however, identifying archaeological potential is completed via a review of the Criteria for Evaluating Archaeological Potential prepared by the Ministry of Tourism, Culture and Sport (MTCS). These criteria were evaluated in the context of the subject property and resulted in the identification archaeological potential for the subject lands as it relates to proximity of the property to a secondary water source (i.e., the wetland and seepage areas which are located through the centre of the property).

Section 2.6.2 of the PPS states that *“Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”* It is our opinion that the purpose of Section 2.6.2 is to ensure the protection on archaeological resources and to ensure proposed development and site alteration, as defined under the PPS, will not impact those resources. The proposed lot to be severed already contains a dwelling and accessory structures. Since no additional development is proposed on the severed lot, impacts to archaeological resources are not anticipated.

However, as it is anticipated that the retained lot will be developed for a single detached dwelling, it is recommended that a holding provision be placed on the property until the completion of an archaeological assessment in order to ensure archaeological resources are protected in the event of future development. It is recommended the details of this holding provision be established in collaboration with interested indigenous communities and include requirements to ensure the building envelope is in an appropriate area where archaeological resources will be preserved. It is our opinion that the incorporation of this holding provision will ensure compliance with Section 2.6 of the PPS.

It should be noted that Indigenous consultation has not yet been undertaken for the subject proposal. Section 2.6.5 states that *“Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.”* It is anticipated that indigenous communities will be circulated on this application upon submission by municipal staff. It is acknowledged that comments from indigenous communities may be incorporated into the proposed conditions of consent.

2.2.8 Natural Hazards

Section 3.1 of the PPS addresses development that occurs within natural hazards and directs development and site alteration outside of hazardous lands and sites due to naturally occurring hazards,

including, but not limited to, flooding hazards, unstable (organic or steep) soils, and unstable bedrock (karst topography). Section 3.1.1 of the PPS states that: *"[d]evelopment shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of: ... c) hazardous sites."*

The subject lands were not found to be situated with a floodplain, as seen on the [Otonabee Conservation Floodplain Map](#), nor are they located within close elevation to any waterbodies subject to flooding hazards. There is ample space outside of any unstable soils (wetlands) to accommodate a residence.

2.2.9 Human-Made Hazards

The PPS further directs development away from areas of human-made hazards where there is an unacceptable risk to public health or safety or of property damage and will not create new or aggravate existing hazards. Section 3.2.2 of the PPS stipulates, *"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."*

The subject lands are located within the influence area (i.e. 500 metres) of both the Hall's Glen closed waste disposal site (1951 County Road 6), south of the subject lands, as well as the Douro-Dummer historical (2115 McCracken's Landing Road) waste disposal site, north of the subject lands. A D-4 Assessment was conducted by Cambium, as discussed in Section 2.2.3 of this report. The MECP has indicated that Guideline D-4 is not applicable to 2115 McCracken's Landing Road and that,

no anticipated adverse impacts to the Site from the Hall's Glen waste disposal site via groundwater and surface water contamination by leachate, surface water runoff, and/or landfill-generated gasses... As a matter of due diligence, Cambium recommends that any new supply well installed on-site be sampled at least once for those parameters outlined in Column 2, Schedule 5 of the document titled Landfill Standards: A Guideline On The Regulatory And Approval Requirements for New or Expanding Landfilling Sites (MECP, 2021).

It is recommended that testing for water quality standards be included in the holding provision or be addressed via a development agreement to be registered on title at the time of any well construction. With the inclusions of this recommendation, it is our opinion that the proposal is consistent with Section 3.2.2 of the PPS.

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The County of Peterborough is located within the Greater Golden Horseshoe and is therefore subject to the policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan/GPGGH). The Growth Plan is administered under the *Places to Grow Act, 2005* and is designed to inform “*decision-making regarding growth management and environmental protection in the GGH [Greater Golden Horseshoe]*”.

2.3.1 Policies for Where and How to Grow

In general, it is the intention of the Growth Plan to direct growth to settlement areas, in particular settlement areas with municipal services. However, according to Section 2.2.9.3 of the Growth Plan:

Subject to the policies in Section 4, development outside settlement areas may be permitted on rural lands for: ...a) the management and use of resources [and] c) other rural land uses that are not appropriate in settlement areas provided they: (i) are compatible with the rural landscape and surrounding local land uses; (ii) will be sustained by rural service levels; and (iii) will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

The subject applications will enable development that is compatible with the rural landscape and surrounding uses. The residential dwelling on the severed parcel is serviced by private individual well and septic and the proposed dwelling on the retained lot will be serviced in the same manner. The proposed development can be sustained by rural service levels and will not impact agricultural uses. As such, it is our opinion that the proposed severance is in conformity with the Rural Area policies of the Growth Plan.

2.3.2 Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features

Section 4 of the Growth Plan provides policies for the protection of important hydrologic and natural heritage features and areas. While most of the lands outside of settlement areas within the Growth Plan are designated as Natural Heritage Areas, Section 4.2.2.4 of the Growth Plan explains that, “*Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper- or single-tier official plan.*”

At the time of the writing of this report, it is understood that there is no Natural Heritage System (NHS) in effect within the County of Peterborough. While significant woodlands are a key natural heritage feature as defined within the Growth Plan, the policies of Sections 4.2.2 and 4.2.3 do not apply to the woodlands on the subject lands. That said, Section 4.2.3 of the Growth Plan contains policies applicable to key hydrologic features and areas located outside of settlement areas, as well as key natural heritage features within adopted natural heritage systems. Therefore, Section 4.2.3 applies to key hydrologic features, including wetlands, intermittent watercourses, and seepage areas, regardless of the presence of an NHS.

Section 4.2.3.1 of the Growth states that, “[o]utside of settlement areas, development or site alteration is not permitted... in key hydrologic features...” with some exceptions made for conservation, resource management, passive recreation (small structures and trails), agricultural uses, and expansions of existing uses (subject to conditions).

As demonstrated within both the EIS and the Consent Sketch (see **Figure 2**), the proposed severed lot consists of lot boundaries that are located outside of hydrologic features present on the subject property and has sufficient area to accommodate the existing residential dwellings as well as the associated septic system. As such, it is our opinion that the proposal conforms to Section 4.2.3.1 of the Growth Plan.

Section 4.2.4.1 of the Growth Plan states:

...a proposal for new development or site alteration within 120 metres of... a key hydrologic feature will require a... hydrologic evaluation that identifies a vegetation protection zone, which: a) is of sufficient width to protect the... key hydrologic feature and its functions from the impacts of the proposed change; b) is established to achieve and be maintained as natural self-sustaining vegetation; and c) for key hydrologic features [...] is no less than 30 metres measured from the outside boundary of the... key hydrologic feature.

Additionally, Section 4.2.4.2 explains, “Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.”

The NHE submitted with this application was prepared to meet the requirements of a hydrologic evaluation and provides a series of recommendations (Section 7 of the NHE) addressing potential impacts, identifying and establishing a 30 metre VPZ, and recommending mitigation measures to protect

natural heritage and hydrologic features and their ecological functions. As such, the subject application conforms to Section 4.2.4.1 and 4.2.4.2 of the Growth Plan.

2.3.2.1 Vegetative Protection Zone Exemptions

As previously noted, a portion of the proposed lot line enters the VPZ of the wetland on the subject lands. Section 4.2.4.3 of the Growth Plan notes the following with respect to VPZs:

Development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 4.2.3.1... [with Section 4.2.3.1 e) and f) providing exemptions for expansions to residential buildings and] ...conversions of legally existing uses which bring the use more into conformity with this Plan, subject to demonstration that the use does not expand into the key hydrologic feature or key natural heritage feature or vegetative protection zone unless there is no other alternative, in which case any expansion will be limited in scope and kept within close geographical proximity to the existing structure.

As the existing single detached dwelling on the proposed severed parcel is located within the VPZ of the wetland, and the wetland extends through the centre of the property, it is not possible to avoid the lot line through the VPZ without fragmenting agricultural lands which are currently managed as one operation. As such, it is our opinion that there is no other alternative to configuring the lot line within the VPZ and that the placement within the VPZ is limited in scope and in close proximity to the existing structure.

It should further be noted that although the “*creation of a lot*” is included in the definition of “*development*” under the PPS, it does not specify that no new lots are to be created with *portions* of natural features (or their buffers) within them. Such a policy would be impractical outside of urban areas and have no particular purpose. Natural features are not actively managed in rural areas. Lot lines have no discernible impact on the physical environment and the inclusion of portions of features and their VPZ on new lots can serve as an advantage, particularly if the effect of the application would be removing those lands from potential agricultural use (an exemption under the Growth Plan). Therefore, no impacts to the form or function of ecological features will result from the establishment of the proposed lot line through the VPZ. Furthermore, no new site alteration or construction activities are proposed within the severed lot.

Given the above, it is our opinion that the proposal conforms to with the Growth Plan



3.0 MUNICIPAL PLANNING DOCUMENTS

In addition to demonstrating consistency with provincial planning policies, it is necessary that the proposal conform to the policies and provisions of upper- and lower-tier municipal planning documents. As such, the policies of the County of Peterborough Official Plan (CPOP), associated local policies applicable to the Township of Douro-Dummer, and the Township of Douro-Dummer Comprehensive Zoning By-law 2000-21 are applicable.

3.1 County of Peterborough Official Plan (CPOP)

The County of Peterborough Official Plan (CPOP) does not contain land use designations, but instead identifies “Rural and Cultural Landscape”, “Shoreland Areas and the Waterfront” and “Settlement Areas” within Section 4 of the CPOP. The subject property is not located in a Settlement Area. For the purposes of the upper-tier policies, the subject property is considered “Rural” within the Rural and Cultural Landscape.

3.1.1 Division of Land: Rural Area Policies

According to Section 2.6.3.5, severances in rural areas can be considered based on the following criteria:

A) The availability of septic or other servicing (evaluated by Health Unit or Ministry);

The proposed parcel to be severed is one (1) hectare in area. The retained lot is to be approximately 17.9 hectares. The subject lands are considered “Rural” and the severed parcel contains a single detached dwelling that is serviced with existing septic and well. A future single detached dwelling will be constructed on the retained parcel, which will have an adequate area to accommodate a private well and septic system.

B) The availability of solid waste disposal;

Curbside pickup is available on the subject property for solid waste disposal.

C) The availability of frontage and access on a publicly owned and maintained road;

Both the proposed severed and retained lots will have frontage on and access to a publicly owned and maintained road: County Road 6.

D) The impact of the proposed severance on traffic or road safety due to sight lines;

The proposed severance is not anticipated to generate any traffic impacts.

E) A severance from a farm operation may be granted if permitted within the local plan.

Section 6 of the CPOP provides local plan policies for Douro-Dummer, with Section 6.2 providing local policies for rural lands. Pursuant to Section 6.2.2.2 of the CPOP, low density residential development is permitted. The proposed applications of Consent and ZBA meet the criteria of Section 6.2.2.5 of the CPOP as detailed in Section 3.2.1 of this report.

F) The size of the severed and retained lots;

The proposed lot to be severed is approximately one (1) hectare and the proposed lot to be retained is approximately 17.88 hectares.

G) Compliance with Minimum Distance Separation;

The proposal complies with MDS I policies according to the calculations conducted by the Peterborough County Planning Department). The entirety of the proposed parcel to be severed exists outside of the MDS I Arcs of 108 metres.

H) Compliance with Sections 2.6.3.1, 2.6.3.5 (addressed above), 4.1.3 and 4.3.

Section 2.6.3.1 addresses General Policies which echo those included in the PPS and Growth Plan. The subject proposal conforms to these policies as addressed in Section 2.2 of this report.

Section 4.1.3 - Natural Environment General Policies which also echo the PPS and Growth plan policies regarding natural and human made hazards which are addressed in Section 2.2 of this report.

Section 4.3 – Rural and Cultural Landscape: The overall goal of the Rural and Cultural Landscape policies is “to preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry”. The creation one (1) residential lot through a consent for severance will maintain the rural character of the area while providing new housing to the Township without negatively impacting the natural environment. It is our opinion that the proposed development conforms to the policies of Section 4.3.

- l) *Avoidance of scattered to strip development where local municipalities have local Official Plan policies in order to avoid unjustified or uneconomical expansion of infrastructure.*

The creation of one lot will not result in expansion of infrastructure and is not creating new strip development given the pre-existing entrances.

3.1.2 County Roads

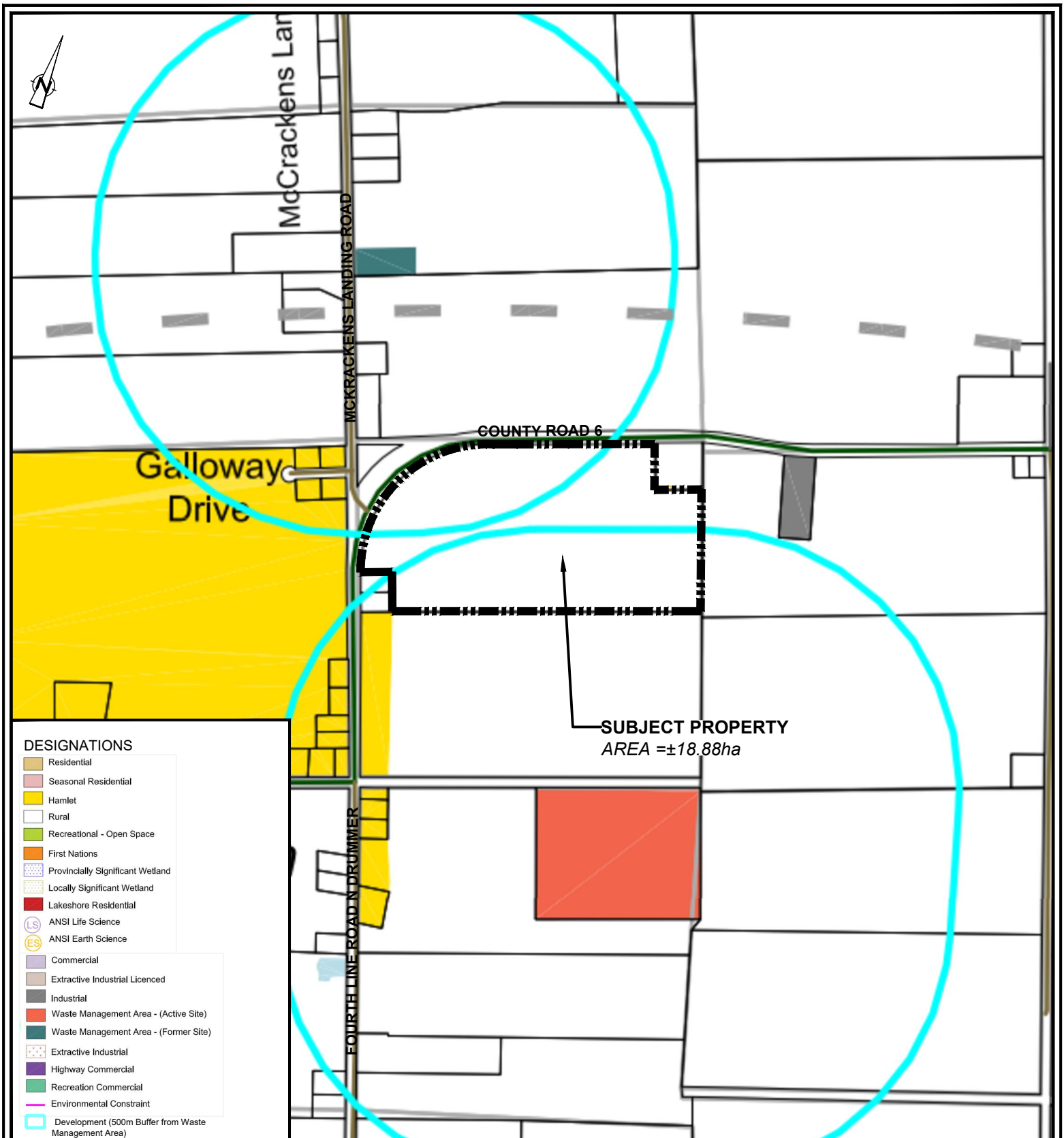
Per Section 5.3.3.3 of the CPOP, *“Development adjacent to or impacting on County Roads is subject to the County Roads Policies and entrance standards as set out in Appendix B to this Plan. In addition, setbacks from County Roads, unless stated elsewhere in a County By-law passed under the Municipal Act, will be in accordance with the Ministry of Transportation Corridor Control and Permit Procedures Manual.”* In compliance with Low Traffic Volume Entrances standard for residential in rural areas, the minimum required spacing of 150 metres between entrances for the severed and retained lots is satisfied.

3.1.3 Summary

Overall, the proposal conforms with the General Policies regarding the Division of Land, including those policies for Rural Areas (Section 2.6.3.5). In our opinion, the proposed severance will provide a suitable building site that will not negatively impact natural features on the subject lands.

3.2 Local Official Plan Policies - Township of Douro-Dummer Official Plan (DDOP)

The County of Peterborough Official Plan (CPOP) serves as the lower tier Official Plan for the Township of Douro-Dummer. Schedule “A4-2” to the Township of Douro-Dummer Official Plan (DDOP) designates the entirety of the subject lands as Rural (see **Figure 3**).



**FIGURE 3 - TOWNSHIP OF DOURO-DUMMER OFFICIAL PLAN
SCHEDULE 'A4-2'**

PROJECT NO: 22-2493

DATE: August 29, 2023

HORIZ. SCALE: 1:10,000

CR 6 SEVERANCE
PAUL KIDD

2095 County Road 6
PART OF LOT 26, CONCESSION 4
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



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3.2.1 Rural Policies

Per Section 6.1.1, a parcel of land in Douro-Dummer is “eligible for consent if it has been recorded as a separate parcel in the Land Registry Office for a minimum of 25 years prior to the date of severance application”. As noted within the preliminary severance review, the County has determined that the subject property is eligible for a severance as has been considered a separate parcel for at least 25 years.

Section 6.2.2.3 outlines policies governing land use in areas designated Rural in the Township of Douro-Dummer. Non-rural related uses are discouraged and should be located within designated growth centres and hamlets. The policies permit a maximum of one single detached dwelling per lot, and new development must comply with the Minimum Distance Separation formulae.

Section 6.2.2.5 speaks to Residential Consents. In the Township of Douro-Dummer, two (2) consents to create new lots may be granted on an eligible lot provided that the following criteria are met, and all other relevant policies of the CPOP are complied with:

- i) The applicant has owned the property for a minimum of 5 years; and*
- ii) The size of a new lot created by severance specifically and exclusively for a residential use shall not exceed 1 hectare in area. The area may exceed 1 hectare if there are other rural uses in addition to, or separate from, the residential use (i.e. hobby farms, recreational uses). The maximum lot area in such instances will be stipulated in the Zoning By-Law.*

The applicant has owned the property for over five (5) years and the proposed severed lot will not exceed one (1) hectare in area. The proposal will not interfere with the efficient operation of a neighbouring farm unit and is in conformity with the MDS requirements. Both properties are fronting onto a publicly-assumed road.

3.2.2 Waste Management Area

The subject lands are located within the 500-metre influence area (Waste Management Area) of active and closed waste disposal sites, as demonstrated on Schedule ‘A4-2’ of the Official Plan. As noted in Section 6.2.18.3 e) of the Official Plan, “only land uses compatible with the potential impacts or their engineered controls shall be permitted and may have to be determined by Official Plan amendment as a

result of studies under Section 6.2.18.3 c). MOE recommends that the 500 metre assessment area be used as a study area to determine the impact of the landfill on land use proposals in accordance with MOE Guideline D-4: Land Use on or Near Landfills and Dumps.”

As previously noted, a D-4 Assessment, dated March 7, 2023, was prepared by Cambium Inc. Within the D-4 Assessment Report it was concluded that the proposal is not subject to land use compatibility requirements. As such, it is our understanding that an Official Plan Amendment would not be required and that the proposed development is in conformity with the policies of 6.2.18.3, in addition to General Policy 7.2.5, of the DDOP.

3.2.3 Criteria for Assessing Consent Applications

Section 7.12 of the CPOP outlines criteria for assessing consent applications in the lower-tier municipalities included in the CPOP such as the Township of Douro-Dummer. The following summarizes the relevant policies from this section and associated commentary:

- *The proposed lot must front upon an improved public street or road*

Both of the proposed severed and retained lots have existing access to County Road 6, an improved public road with year-round maintenance. Entrance permits would not be required for either lot.

- *The proposed consent shall not jeopardize future plans for comprehensive residential development*

The subject property is in a rural area outside of any settlement area and is not subject to comprehensive residential planning.

- *Proposed consent shall not create landlocked parcels or impede access to interior portions*

Both the proposed severed and retained lots have existing access to a publicly maintained and improved road.

- *The impact of the proposed severance on the Municipality’s financial status shall be considered (upgrading of roads, municipal servicing, development charges, etc.)*

There are no foreseeable impacts of the proposed severance on the financial status of the Municipality. Within the Preliminary Severance Review, Engineering and Design Division of the Public Works Department included that the owner shall dedicate a strip of land 15 metres from the centreline of County Road 6 along the frontage of the severed parcel for road widening purposes. This dedication can be accommodated by both parcels, severed and retained, if required.

- *Compatibility with adjacent land use and traffic*

The proposed land use is rural residential in nature, which is compatible with surrounding rural land use and will not generate any significant change in traffic patterns or volumes. A Traffic Study was not required within the Preliminary Severance Review.

- *The availability of suitable servicing such as fire protection, school facilities and busing, police protection, etc.*

It is assumed that servicing similar to that which is available to the severed parcel would be available to the retained parcel and is suitable for the addition of one rural residential dwelling.

- *“The creation of lots fronting on and having direct access to a Provincial Highway or County Road should generally be discouraged where an alternative access is available from a Township Road. A consent shall not be granted where the consent does not comply with the policies of the applicable road authority.” (7.12.11)*

Both severed and retained lots have pre-existing access to County Road 6 and alternative access to a Township Road is not available. The creation of new lot lines would not create new entrances along County Road 6.

- *All consent applications (where applicable) should be reviewed by [Peterborough Public Health] to determine suitability for septic systems and wells*

The preliminary severance review did not request a review by Peterborough Public Health in advance of submission (existing private septic and well is located on the severed parcel). Given the size of the retained parcel, private servicing is feasible on the subject property.

- *A sketch plan of the proposed development shall be submitted in support of the application for consent*

No buildings are currently proposed. The applicant is proposing an additional lot with the potential for the future construction of a rural residential dwelling. The sketch identifies a potential building envelope which would pose no adverse impacts to the natural heritage features on the property.

- *Lots shall be a suitable size and shape for the proposed use. For consents in the Rural Component, a hydrogeologic study may be required to confirm adequacy of potable water supply and suitability for sewage disposal.*

A hydrogeological study was not requested as part of the Preliminary Severance Review by the County and is not, in our opinion, necessary given the size of the retained lot. Due to the location of the existing well servicing the two-storey single detached dwelling and the location of the wetland features, the proposed eastern lot boundary is intended to include the existing well within the severed lot while avoiding the natural heritage feature (wetland). The overall lot size for the severed lot is not to exceed one (1) hectare in area. According to CPOP policies, the size and shape of the proposed lots are suitable for rural land use.

Overall, the proposed severance conforms to the relevant land use policies of the Township of Douro-Dummer Official Plan (DDOP).

3.3 Township of Douro-Dummer Comprehensive Zoning By-Law No. 2000-21

According to Schedule 'A' of the Township of Douro-Dummer Comprehensive Zoning By-Law, the subject lands are currently zoned as follows (**see Figure 4**):

- The portions of the subject lands within the 500-metre radii of the active and former waste disposal sites are currently zoned the Development (D2) Zone;
- The remaining lands are currently zoned the Rural (RU) Zone.

It is proposed that the natural features on the property be rezoned to the Environmental Constraint (EC) Zones and that the D2 zones be removed based on the results of the D-4 Assessment. The remaining lands on the severed lot would be rezoned to the Residential (R) Zone and the remaining lands on the retained lot would be rezoned to a Rural (RU) Zone (**see Figure 5**) to allow for the existing hobby farm.

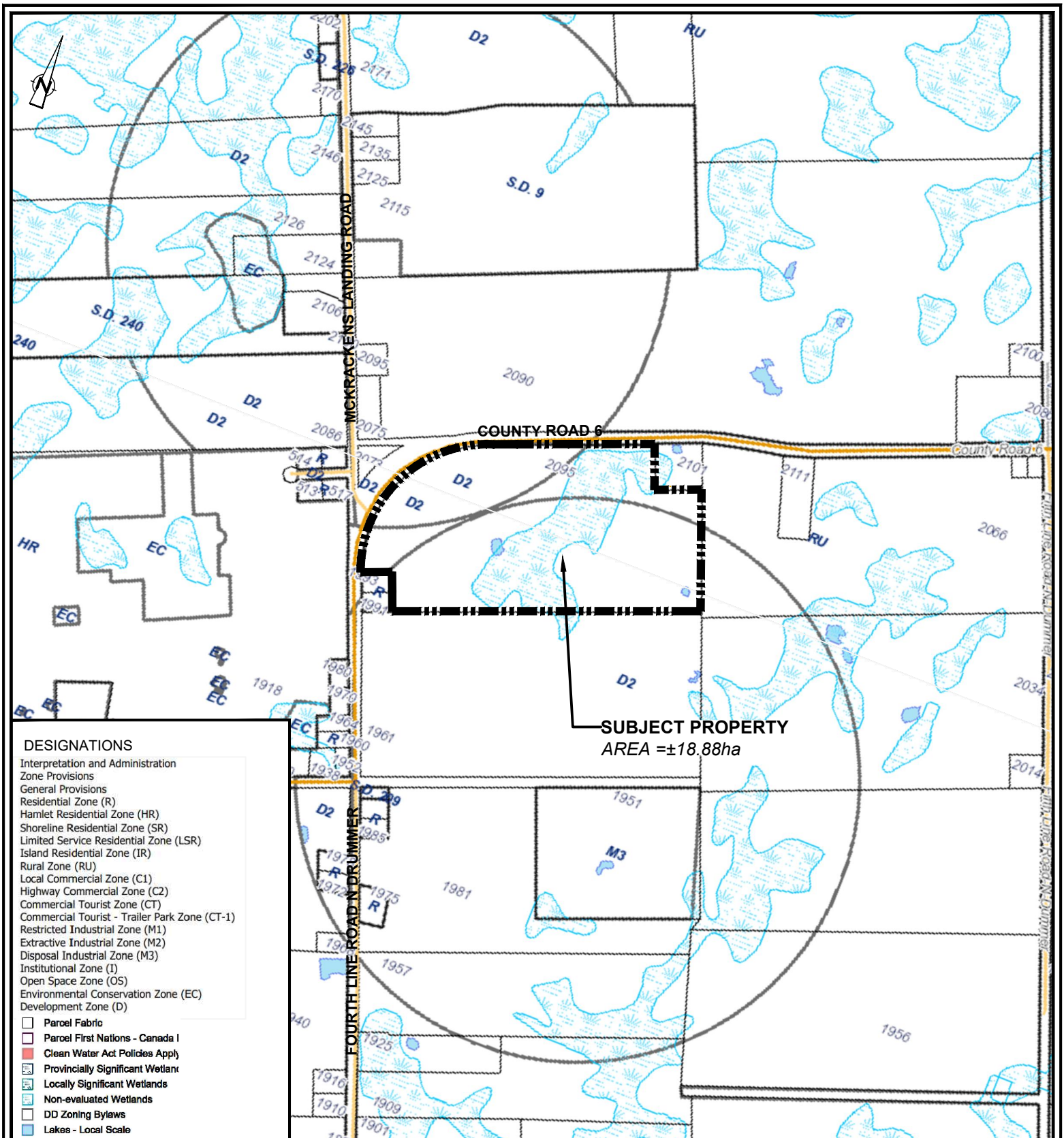


FIGURE 4 - DOURO-DUMMER ZONING BY-LAW
 Retrieved from Peterborough County Online GIS &

By-Law No. 10-1996

CR 6 SEVERANCE

PAUL KIDD

2095 County Road 6

PART OF LOT 26, CONCESSION 4

TOWNSHIP OF DOURO-DUMMER

COUNTY OF PETERBOROUGH

PROJECT NO: 22-2493

DATE: August 29, 2023

HORIZ. SCALE: 1:10,000



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MC CRACKENS
LANDING ROAD

LOT 27
CON 4
DUMMER

COUNTY ROAD 6

LOT 27
CON 4
DUMMER

COUNTY ROAD 6

LOT 26
CON 4
DUMMER







-  LANDS TO BE REZONED FROM THE DEVELOPMENT TWO (D2) ZONE TO THE RURAL (RU) ZONE.
-  LANDS TO REMAIN IN THE RURAL (RU) ZONE.
-  LANDS TO BE REZONED FROM THE DEVELOPMENT TWO (D2) ZONE TO THE ENVIRONMENTAL CONSTRAINT (EC) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL (RU) ZONE TO THE ENVIRONMENTAL CONSTRAINT (EC) ZONE.
-  LANDS TO BE REZONED FROM THE DEVELOPMENT TWO (D2) ZONE TO THE SPECIAL DISTRICT 258 - HOLDING (S.D.258-H) ZONE.
-  LANDS TO BE REZONED FROM THE RURAL (RU) ZONE TO THE SPECIAL DISTRICT 258 - HOLDING (S.D.258-H) ZONE.

FIGURE 5 - PROPOSED ZONING BY-LAW AMENDMENT

SCHEDULE CR 6 SEVERANCE PAUL KIDD

2095 County Road 6
PART OF LOT 26, CONCESSION 4
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



www.ecovueconsulting.com

PROJECT NO: 22-2493

DATE: MARCH 14, 2024

HORIZ. SCALE: 1:4,000

Tables 2 and 3 outline the required and proposed provisions in the RU and R zones for the retained lot and severed lots respectively. Non-complying regulations are shown in *italicized bold*).

Table 2: Applicable Regulations for Rural (RU) Zone

Regulations	Required	Current	Proposed (Retained Lot)
a) Minimum Lot Area (Hobby Farm)	10 ha (100,000 m ²)	±18.88 ha (188,800 m ²)	±17.88 ha (178,800 m ²)
b) Minimum Lot Frontage (Hobby Farm)	135 m	> 135 m	> 135 m
c) Minimum Front Yard	45 m	± 37.65 m (existing house)	> 45m
d) Minimum Interior Side Yard	15 m	15 m	15 m
e) Minimum Exterior Side Yard	45 m	> 45 m	> 45 m
f) Minimum Rear Yard	15 m	± 15 m	± 15 m

Table 3: Applicable Regulations for the Residential (R) Zone

Regulations	Required	Proposed (Severed)
a) Minimum Lot Area	4,000 m ²	10,000 m ² (1 ha)
b) Minimum Lot Frontage	45 m	± 100 m
c) Minimum Front Yard	15 m	>15 m
d) Minimum Interior Side Yard	6 m	>6 m
f) Minimum Rear Yard	15 m	±51.89 m
j) Maximum Lot Coverage	15%	2.4%
l) Maximum Number of Primary Dwelling Units per Lot	1	0



The existing residential dwelling does not comply with the provisions of the RU Zone and is considered “legal non-complying”. The proposed severance and associated rezoning will rectify the area non-compliance (front yard setback) and does not introduce any zoning deficiencies to the retained lot. The proposed severed lot complies with the zoning regulations for a permanent single detached dwelling.

4.0 SUMMARY

This planning report describes the proposed application for a Zoning By-law Amendment (ZBA) and application for consent to sever in the context of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), County of Peterborough Official Plan and policies specific to the Township of Douro-Dummer. It is the opinion of the author that the proposed ZBA and application for consent:

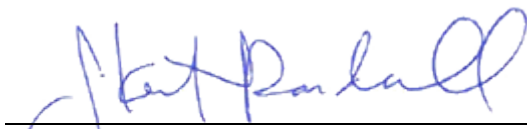
- Are consistent with the applicable policies of the 2020 Provincial Policy Statement;
- Ensure that Peterborough County meets the goals and objectives of Provincial policy;
- Conform to the Peterborough County Official Plan; and
- Meets the provisions and policies in the and the Township of Douro-Dummer Comprehensive Zoning By-Law No. 2000-21

The proposed land use will comply with the proposed rezoning of the subject lands, subject to refinement of the wetland and woodland boundaries as part of the EC Zone, and will not exacerbate any existing non-complying deficiencies. It is in our opinion that, provided the mitigation measures recommended in the NHE are implemented, that the proposed consent to sever will meet the intent of the applicable land use policies.

Given the above, it is my opinion that the proposed ZBA represents good planning and should be approved accordingly.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.



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





Consent Application, Zoning By-law Amendment
2095 County Road 6, Part Lot 26 Concession 4, Dummer Ward,
Township of Douro-Dummer, County of Peterborough
June 5, 2024

Appendix A

Preliminary Severance Review

Peterborough County Land Division

Preliminary Severance Review



Prepared by the Peterborough County
Planning Department

Name: Paul & Jennifer
Kidd

Agent:

Date: August 16, 2019

Lot: 26

Concession: 4

Municipality: Dummer Ward
Township of Douro-Dummer

Description: 2095 County Road 6

Phone: 705-761-9556

Email:
paul.kidd@coviacorp.com

Office Phone:

Communication Sent To:

Owner:

Agent:

	Severed	Retained
County O.P. Description	Rural Area	Rural Area
Municipal O.P. Designation	Rural	Rural
Municipal O.P. Effective Date	April 2014	April 2014
Municipal Zoning	(RU), (D2)	(RU), (D2)
Municipal Zoning By-Law Number in effect	10-1996	10-1996
Area/Lot Dimensions	±1.6 hectares with ±125 m of frontage on County Road 6	±17 hectares with ±400 m of frontage on County Road 6
Existing Use/Buildings	Dwelling and shed	3 barns, 2 shed

Intent: To sever a residential lot. Roll No.(s) 1522-020-004-17810.

County Official Plan Policy Review: The subject property is described as Rural Area in the County of Peterborough Official Plan. Section 2.6.3.5 of the Plan suggests that residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas in an effort to promote orderly growth and development. However, severances in the Rural Area may be considered provided Health Unit, road frontage and access and Minimum Distance Separation requirements can be met (Ss.2.6.3.5 (A), (C) & (G)) and provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with (S.2.6.3.5 (H)).

Municipal Official Plan Policy Review: The subject property is designated Rural in the Local Component of the County Official Plan. Low density residential development shall be permitted (S.6.2.2.2) including one single detached dwelling per lot in the Rural designation (S.6.2.2.3(b)).

In the Rural designation, a maximum of two severances are permitted from a property as it existed 25 years prior to the date of application (Ss.6.1.1 & 6.2.2.5(d)).

Peterborough County Land Division records indicate that the subject property has not received any severances for a new lot in the last 25 years, therefore the lands appear to be eligible for consent.

In addition to the above requirement, for a residential lot in the Rural designation, the landowner must have owned the property for a minimum of 5 years, and the size of the new lot created specifically for a residential use shall not exceed 1 hectare in area (S.6.2.2.5(d)(i)&(ii)). Based on the property's assessment information and sales history, the property owner appears to have owned the property for the minimum 5 years. Since the proposed lot exceeds 1 hectare in area, the proposal does not appear to conform to the Official Plan.

The subject property is located within the influence area (i.e. 500 metres) of both an active and closed waste disposal site. Section 6.2.18.3 (e) of the Official Plan states, "within 500 metres of waste management footprints, only land uses compatible with the potential impacts or their engineered controls shall be permitted and may have to be determined by Official Plan amendment as a result of studies under Section 6.2.18.3 c). Ministry of Environment (MOE) recommends that the 500 metre assessment area be used as a study area to determine the impact of the landfill on land use proposals in accordance with MOE Guideline D-4: Land Use on or Near Landfills and Dumps." Although the proposed severed lot currently contains a dwelling, it would appear plans for the retained parcel include a new dwelling. As such, studies to investigate, among other things, gas leachate and hydrogeology are to be carried out to the satisfaction of the Township and the MOE and those studies shall indicate that development can safely take place. Until this is confirmed the proposal does not conform to the Official Plan. The D-4 series guidelines that speak to land use compatibility considerations around closed and/or open waste disposal sites is attached.

The subject property fronts onto County Road 6. Section 7.12.11 states that "the creation of lots fronting on and having access to a County Road should generally be discouraged where an alternative access is available from a Township road. A consent shall not be granted where the consent does not comply with the policies of the applicable road authority." Please see attached comments from the County's Infrastructure Services Department (formerly Public Works Department).

As applicable, consents must meet road frontage & access, Zoning By-law, Health Unit and Minimum Distance Separation (MDS) requirements (Ss. 7.2.3, 7.12.4, 7.12.1, 7.12.12).

Municipal Zoning By-Law Review: The severed parcel is zoned Rural (RU) and Development (D2) in the Township's Zoning By-Law. A residential use is permitted in the (RU) zone (S.9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4). An existing permanent dwelling is permitted in the (D2) Zone (S.20.2.1). The severed parcel appears to meet the minimum lot area and frontage requirements of the (RU) Zone and permitted use provisions of the (D2) Zone.

The retained parcel is zoned Rural (RU) and Development (D2) in the Township's Zoning By-Law. A residential use is permitted in the (RU) zone (S.9.1.5), provided the parcel has a minimum lot area of 0.4 hectares and a minimum lot frontage of 45 metres (S.9.2.4). New residential development is not permitted within the (D2) Zone. As discussed under the Municipal Official Plan Policy Review, a study or studies carried out by a qualified engineer to review potential impacts from the landfill on the proposed new dwelling... It is recommended that the applicant discuss the proposal with the Township to determine if a rezoning of the retained parcel can be supported.

Provincial Policy Review: The Provincial Policy Statement, 2014 (PPS) and Growth Plan for the Greater Golden Horseshoe, 2019 (GPGGH) apply to this proposal.

The subject property is located within a Candidate Agricultural Area, as identified in the new Agricultural System for the Greater Golden Horseshoe (Growth Plan, 2019). Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the County Official Plan. Until such time, Candidate Agricultural Areas will be subject to the rural policies of the PPS. Section 1.1.5.2 of the PPS allows for limited residential development on rural lands.

The following key hydrologic features have been identified on or adjacent to the subject property: non-evaluated wetlands and seepage areas/springs. Section 4.2.3.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, is not permitted in key hydrologic features. Section 4.2.4.1 of the Growth Plan (2019) states that development and site alteration, including lot creation, within 120 metres of a key hydrologic feature will require a natural heritage evaluation/hydrologic evaluation that identifies a vegetation protection zone (VPZ) that is no less than 30 metres. Development, including the creation of new lots, is not permitted within this 30 metre setback. Since it appears that the severed parcel cannot achieve the minimum 30 metre setback from the non-evaluated wetland (see maps attached), the proposal does not appear to conform with the Growth Plan.

The following natural heritage features have been identified on or adjacent to the subject property: potential habitat of endangered and threatened species. Policy 2.1.7 of the PPS prohibits development and site alteration, including lot creation, within habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment is required as part of the natural heritage evaluation, referenced above. Attached to this review is the Ministry of Environment, Conservation and Parks Client's Guide to Preliminary Screening for Species at Risk to assist with meeting ESA requirements.

Minimum Distance Separation Formula I (MDS I) as per policy 1.1.5.9 of the 2014 Provincial Policy Statement has been calculated for the livestock facilities (i.e. barns) on the subject property (see calculations and map attached). The proposed severed lot contains an existing dwelling. MDS 1 is not applied where a new lot is proposed with an existing dwelling and that dwelling is already located on a separate lot from the livestock facilities (2017 MDS 1, guideline #9). However, an MDS 1 setback is always required for

a proposed lot with an existing dwelling when prior to the consent, that dwelling is located on the same lot as an existing livestock facility and after the consent, the dwelling would be on a lot separate from the same existing livestock facility. This is because such a proposal could create a potential odour conflict as the dwelling and livestock facility will be on separate conveyable lots if the severance is approved (guideline #9). The MDS 1 setback/arc encroaches slightly onto the proposed severed lot. The lot size will need to be reduced in order to conform with the maximum lot size requirements under the Official Plan. Considering this, the proposal would appear to meet MDS 1 setback requirements.

Additional Notes:

The lands appear to be regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Conservation Authority. Therefore, the proposal should be discussed with Alex Bradburn at (705) 745-5791 ext.227 to determine what, if any permits may be necessary.

The applicant and any prospective owners are advised that endangered and/or threatened species exist in the area and may exist on the site. It is the responsibility of the landowner to identify endangered and threatened species and their habitat within the property prior to undertaking work, and to ensure that the work/activity will not result in negative impacts. Landowners are encouraged to consult with the Ministry of Environment, Conservation and Parks (MECP) if they have questions about the *Endangered Species Act, 2007 (ESA)*. Any sightings of a threatened or endangered species during development and construction on the property must be reported in accordance with the ESA.

Agencies Contacted by Planning Department (marked with an X):

- This Preliminary Severance Review has been circulated to the local Municipality of Douro-Dummer**
- County Infrastructure Services (i.e. Roads) ;**
- Conservation Authority ;**
- First Nations ;**
- Other** Choose an item.

Agencies to be Contacted by Owner/Agent (marked with an X):

- Health Unit**
- Conservation Authority**
- Township**
- Ministry of Environment, Conservation and Parks**

- Source Water Risk Management Officer
- Trent-Severn Waterway
- First Nations
- Other

Proposal does not appear to conform to the Growth Plan for the Greater Golden Horseshoe (2019) and/or Provincial Policy Statement (2014) policies.

The severance proposal does not appear to conform to the Growth Plan (2019). The proposed severed parcel appears to sever a key hydrologic feature including its related minimum vegetation protection zones contrary to 4.2.4.1 c) and 4.2.4.3 of the Growth Plan.

Proposal does not appear to conform to County Official Plan policies.

The severance proposal does not appear to conform to the County Official Plan. Section 2.6.3.1 states that "under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan."

Proposal does not appear to conform to Township Official Plan policies.

The severance proposal does not appear to conform to the Township Official Plan. The severed parcel is larger than the maximum 1 hectare that is permitted for a residential lot and given that the subject property is located within 500 metres of both active and open waste disposal sites, studies to investigate, among other things, gas leachate and hydrogeology are required to demonstrate that development can safely take place on the retained parcel. Until this is confirmed, the proposal does not conform to the Official Plan.

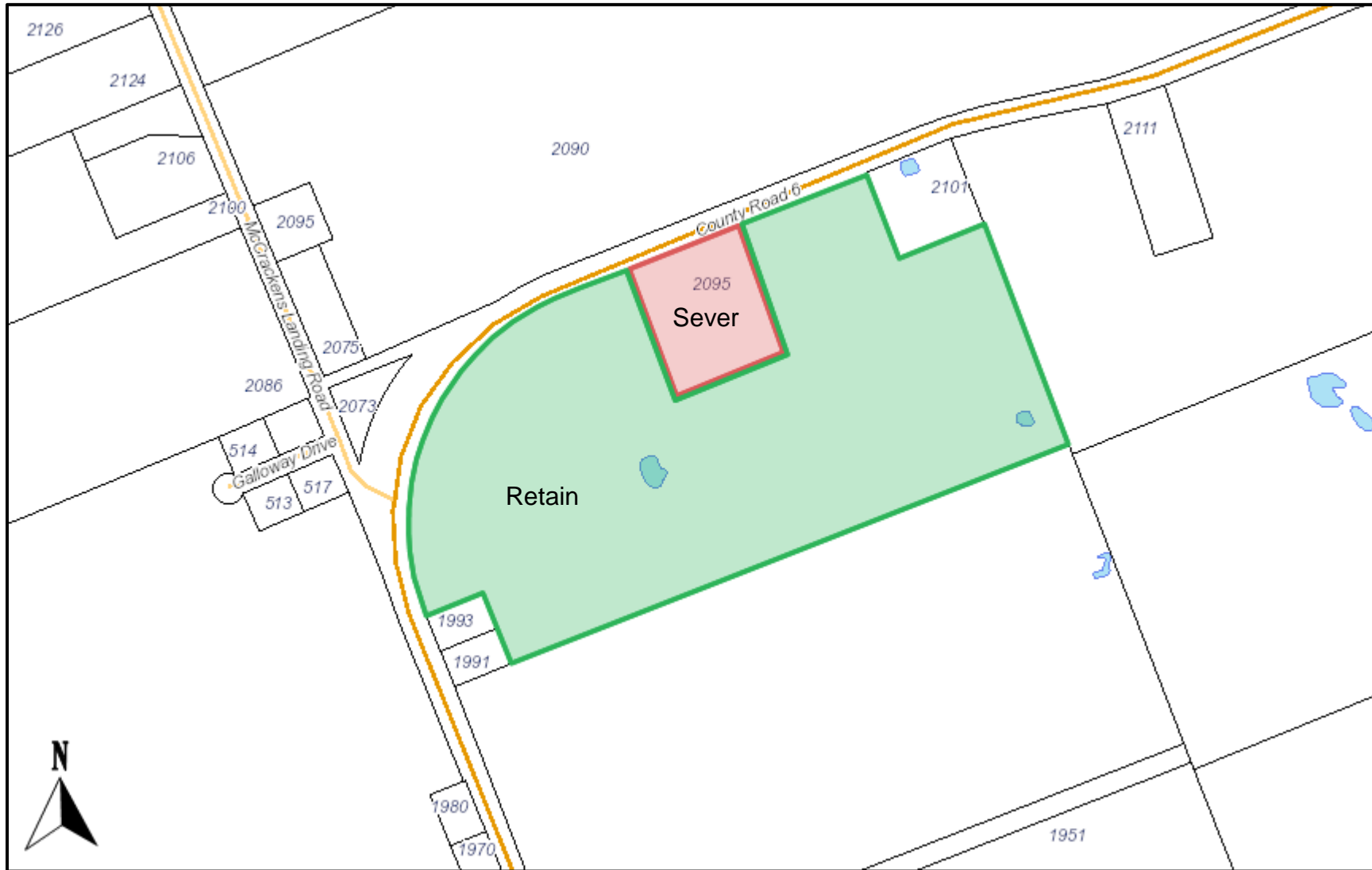
- Application requires confirmation from the Township or identified agency regarding policy conformity. **Please note that the landowner should be aware that members of the local council may not support a rezoning or minor variance to create a lot that is not in compliance with the provisions of the zoning by-law.****

Reviewed By: Caitlin Robinson

Important

Our position on the overall conformity of the proposal is based on information available at the time of review. Subsequent information from commenting agencies can change our comments relating to any formal application for severance which is subsequently filed. Therefore, the above-noted comments should not be construed as preliminary approval or denial of a proposal but recognized as a position of the County Planning Department based on the availability of current information.

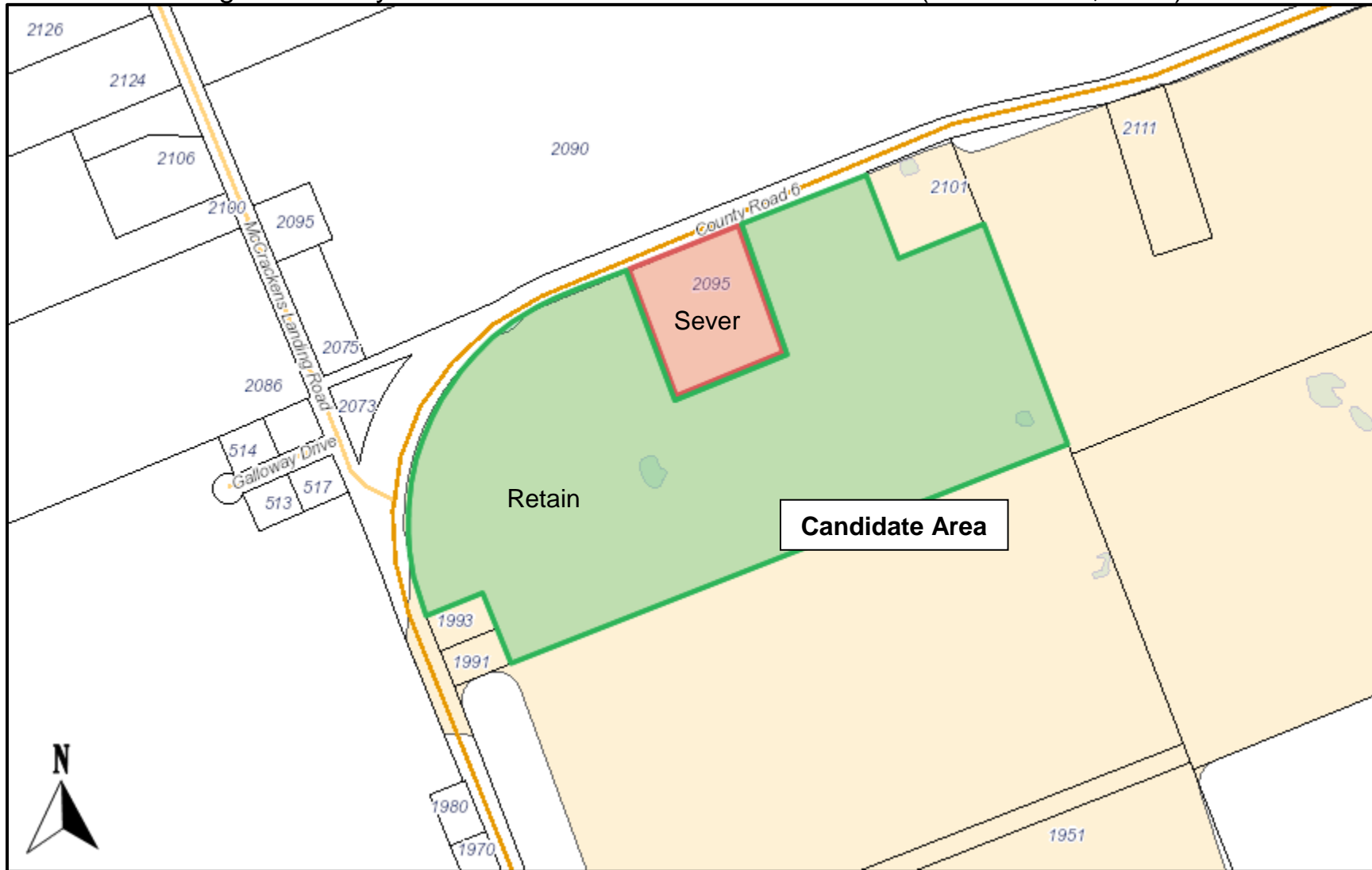
Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)
Severance Sketch



Scale (metric)
1:6000 (1"=500')

Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)

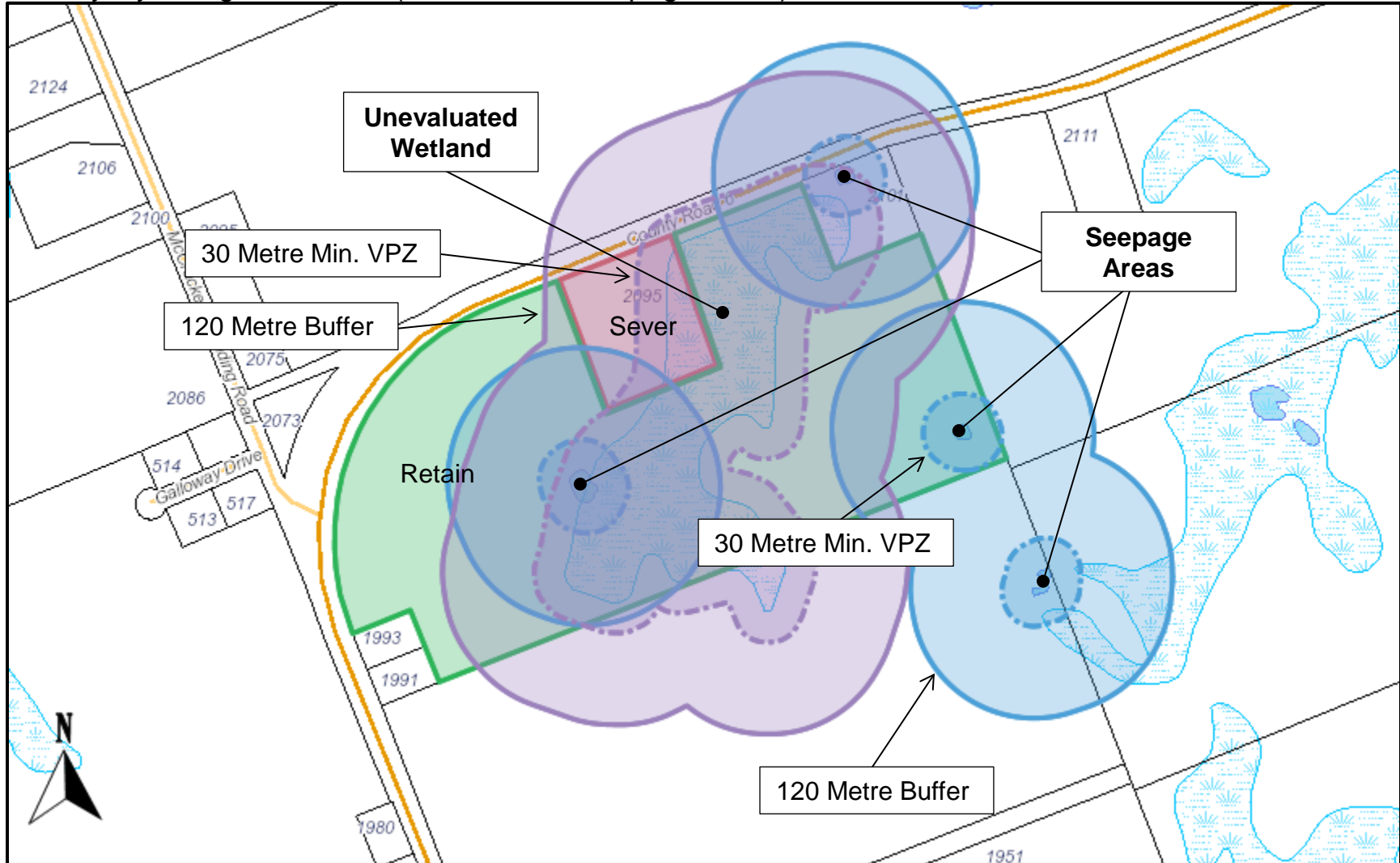
Agricultural System for the Greater Golden Horseshoe (Growth Plan, 2019)



Scale (metric)
1:6000 (1"=500')

Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)

Key Hydrologic Features (i.e. wetlands/seepage areas) – 120 metre buffer and 30 metre min VPZ

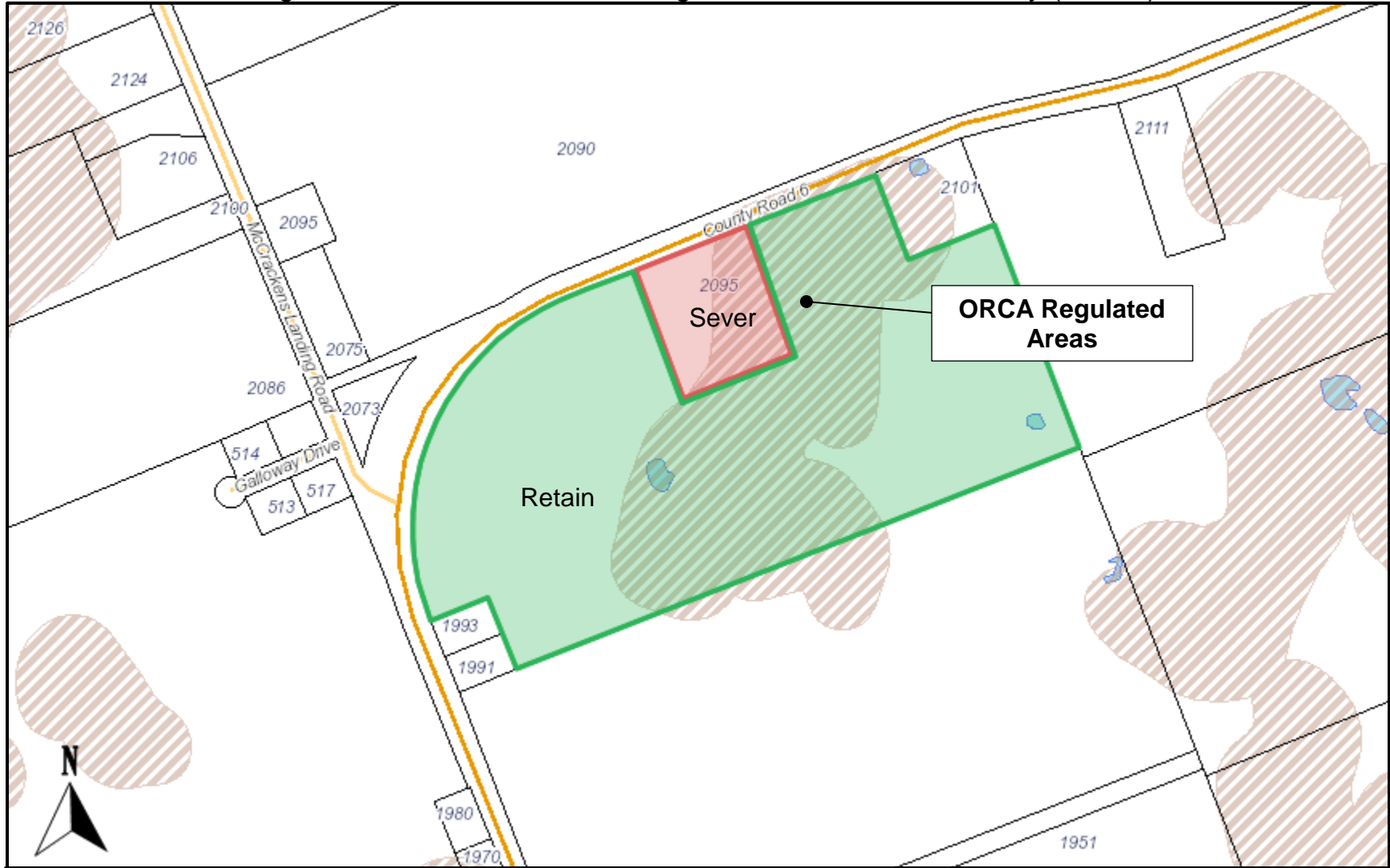


NOTE: Development and site alteration is not permitted within key hydrologic features (i.e. wetlands); any development proposed within the 120 metre buffer surrounding key hydrologic features requires a natural heritage evaluation/hydrologic evaluation to identify a vegetative protection zone (no less than 30 metres). No development, including lot creation within the 30 metre vegetation protection zone.

Scale (metric)
1:6000 (1"=500')

Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)

Regulated Areas – Otonabee Region Conservation Authority (ORCA)

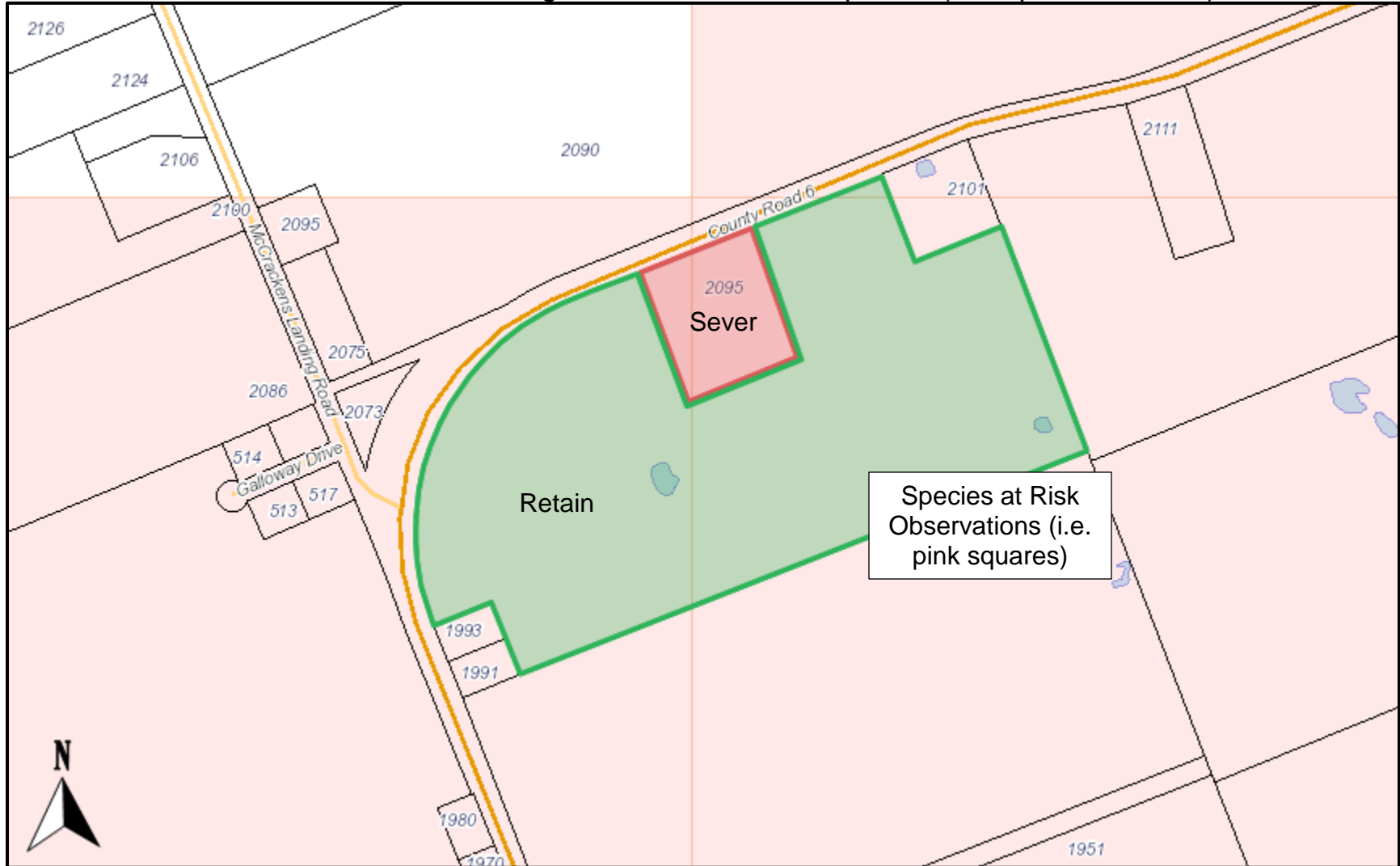


NOTE: The subject lands are traversed by wetlands; these features and areas are regulated by Regulation 167/06, the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation of the Otonabee Region Conservation Authority.

Scale (metric)
1:6000 (1"=500')

Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)

Potential Habitat of Endangered or Threatened Species (i.e. Species at Risk)

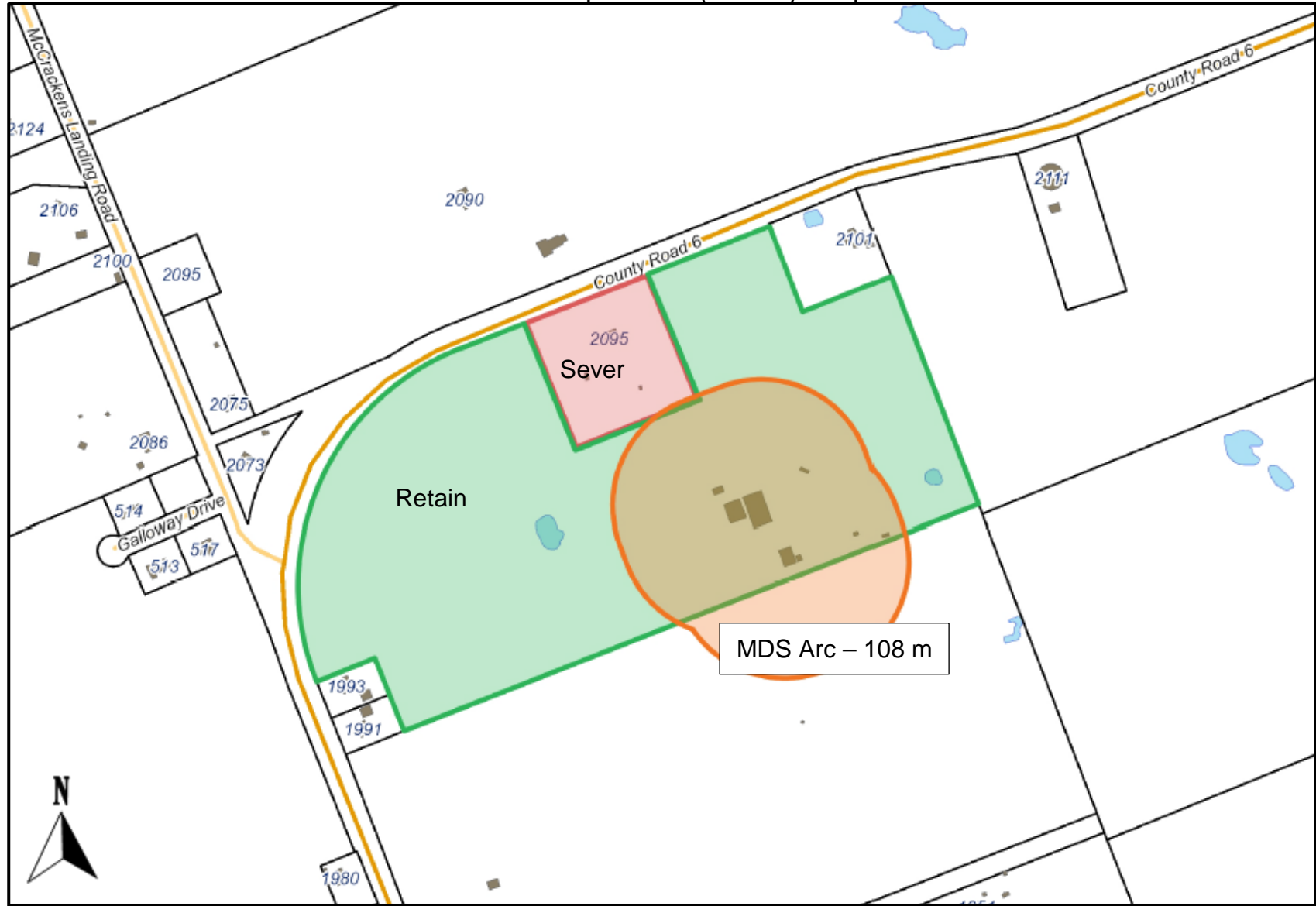


NOTE: The Ministry of Environment, Conservation and Parks (MECP) has identified a Species at Risk within the area marked above (i.e. pink squares). A Species at Risk Assessment may be required to determine whether any species or their habitat, is located on the subject lands and determine where development and site alteration may be permitted.

Scale (metric)
1:6000 (1"=500')

Roll # 1522-020-004-17810
Lot 26, Concession 4, Dummer
(Kidd)

Minimum Distance Separation (MDS I) Requirements



NOTE: New development, including lot creation, is not permitted within the MDS arc(s) shown above.

Scale (metric)
1:6000 (1"=500')

Minimum Distance Separation I

Worksheet 1

Prepared By: Caitlin Robinson, Planner, County of Peterborough

Description: Kidd - Preliminary Severance Review

Application Date: Friday, August 16, 2019

Municipal File Number: N/A

Proposed Application: Lot creation for a maximum of three non-agricultural use lots
Type A Land Use

Applicant Contact Information

Paul and Jennifer Kidd
2095 County Road 6
Douro-Dummer, ON, Canada K0L 2H0

Location of Subject Lands

County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 4, Lot: 26
Roll Number: 152202000417810

Calculation Name: *Farm 1*

Description: Barn on retained lands

Farm Contact Information

Paul and Jennifer Kidd
2095 County Road 6
Douro-Dummer, ON, Canada K0L 2H0

Location of existing livestock facility or anaerobic digester

County of Peterborough, Township of Douro-Dummer
DUMMER, Concession: 4, Lot: 26
Roll Number: 152202000417810
Total Lot Size: 19 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	10	10.0	46 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 10.0

Potential Design Capacity (NU): 20.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)	
0.7	X 199.99	X 0.7	X 1.1		108 m (354 ft)	TBD	
						Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
						108 m (354 ft)	TBD

Preparer Information

Caitlin Robinson
Planner
County of Peterborough
470 Water Street
Peterborough, ON, Canada K9H 3M3
Phone #1: (705) 743-0380
Email: crobinson@ptbocounty.ca

Signature of Preparer: _____ Date: _____
Caitlin Robinson, Planner

NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



Infrastructure Services
Engineering & Design

Kyle Darling
Engineering Technician

Location:
310 Armour Road
Peterborough, Ontario
K9H 1Y6

Mailing Address:
470 Water Street
Peterborough, Ontario
K9H 3M3

Ph: (705) 775-2737 ext.
3203
Fax: (705) 749-2551

kdarling@ptbocounty.ca

www.ptbocounty.ca

Severance Review Form

Applicant: Paul and Jennifer Kidd

File No.:

Date: 2019-08-01

County Road: 6

Speed limit in front of subject property: 60km/hr and 80km/hr (Retained),
80km/hr (Severed).

Conditions:

Traffic Study required

Yes

No

Road Widening required

Length/Width/Location of Widening: The owner shall lay out and dedicate to The County of Peterborough a strip of land 15 metres from the centreline of County Road 6 along the frontage of the severed parcel for road widening purposes.

Entrance meets County spacing requirements:

Yes

No

Permits:

Single Entrance Permit required for Severed

Yes

No

Single Entrance Permit required for Retained

Mutual Drive Entrance Permit required

Notes / further comments:

The existing entrance from County Road No. 6 onto the proposed retained parcel meets the requirements for an entrance under the County of Peterborough's Entrance By-Law #2012-26 (No entrance permit is required).

The existing entrance from County Road No. 6 onto the proposed severed parcel meets the requirements for an entrance under the County of Peterborough's Entrance By-Law #2012-26. (No entrance permit required).

If you have any questions/concerns please contact Kyle Darling at 705-775-2737 Ext. 3203.

Kyle Darling
Engineering Technician
Engineering & Design Division,
Public Works Department





Consent Application, Zoning By-law Amendment
2095 County Road 6, Part Lot 26 Concession 4, Dummer Ward,
Township of Douro-Dummer, County of Peterborough
June 5, 2024

Appendix B
Draft Zoning By-Law Amendment
EcoVue Consulting Inc.

**THE CORPORATION OF THE
TOWNSHIP OF DOURO-DUMMER**

BY-LAW 2024-XX

**Being a By-Law passed to amend The Township of Douro-Dummer
Comprehensive Zoning By-law No. 10-1996, as otherwise 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, R.S.O. 1990, c. P.13, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas Section 36 of The Planning Act, R.S.O. 1990, c. P.13, as amended, permits the Council to place a Holding (H) symbol on any zoning category assigned to property;

And Whereas the purpose of the Holding (H) symbol is to restrict specific uses of the property until conditions imposed by Council have been met;

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

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

1. The area affected by this By-law consists of land in Concession 4, Part of Lot 26, Dummer Ward, in the County of Peterborough, as indicated on Schedule "A" attached hereto, and forming part of this by-law, more particularly described as:

**Concession 4, Part of Lot 26, Dummer Ward, 2095 County Road 6,
Roll No.: 1522-020-004-17810**

2. Section 21 – Special Districts, is amended by the replacement of "21.258, Intentionally Left Blank" immediately following 21.257, "Special District 257 Zone (S.D. 257)" respectively. The replacement by-law shall read as follows:

- a. 21.258 Special District 258 – Holding Zone (S.D. 258-H) Zone
– Roll No. 1522-020-004-17810

No person shall within any Special District 258 Holding (S.D. 258-H) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

21.258.1 Permitted Uses

21.258.1.1 all uses permitted in the Residential (R) Zone of By-Law 10-1996, as amended, shall apply;

21.258.2 Holding Provisions

The holding Provisions attached to the Special District 258-H (S.D. 258-H) Zone shall be removed when the following actions have been secured to the satisfaction of the Township:

21.258.2.1 An archaeological assessment is prepared, by a qualified professional at the applicant's expense, and is approved by the appropriate authority and;

21.258.2.2 Sampling for the installation of a private well for water servicing demonstrates that both the quality and quantity of a private individual well can service a future residential dwelling, in accordance with D-5-5 standards.

3. All other relevant provisions of By-law 10-1996, as amended, shall apply.
4. This By-law shall become effective on the date that it is passed by the Council of the Township of Douro-Dummer, subject to the provisions of Section 34 of the *Planning Act*, R.S.O 1990, as amended
5. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

READ a first and second time this __ day of ____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

Heather Watson, Mayor

Martina Chait-Hartwig, Clerk



Consent Application, Zoning By-law Amendment
2095 County Road 6, Part Lot 26 Concession 4, Dummer Ward,
Township of Douro-Dummer, County of Peterborough
June 5, 2024

Separate Cover
Appendix C
Natural Heritage Evaluation
Cambium Inc.



Consent Application, Zoning By-law Amendment
2095 County Road 6, Part Lot 26 Concession 4, Dummer Ward,
Township of Douro-Dummer, County of Peterborough
June 5, 2024

Separate Cover
Appendix D
D-4 Assessment
Cambium Inc.