

Amendment No. 12  
To the  
Official Plan of the  
Township of Douro-Dummer

Growth Plan Amendment  
September 2010

Certificate  
Official Plan  
Of the  
Township of Douro-Dummer  
Amendment No. 12

The attached explanatory text and schedule, constituting Amendment No.12 to the Official Plan of the Township of Douro-Dummer, was adopted by the Corporation of the Township of Douro-Dummer by By-Law No. \_\_\_\_\_ in accordance with the provisions of section 17 of the Planning Act, R.S.O. , 1990 on the \_\_\_\_\_ day of \_\_\_\_\_ 2010.

\_\_\_\_\_  
Reeve, J.M. Jones

Corporate Seal of  
Municipality

\_\_\_\_\_  
Clerk, Linda Moher

This amendment to the Official Plan of the Township of Douro-Dummer which has been adopted by the Council of the Township of Douro-Dummer is hereby approved in accordance with the provisions of Section 17 of the Planning Act, R.S.O., 1990 as Amendment No.12 to the Official Plan of the Township of Douro-Dummer.

\_\_\_\_\_  
Date

\_\_\_\_\_  
County of Peterborough

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

**By-Law No. \_\_\_\_\_**

**A By-law to Adopt Township of Douro-Dummer  
Official Plan Amendment No. 12  
(Growth Plan Amendment)**

The Council of the Corporation of the Township of Douro-Dummer in accordance with the provisions of Section 17 of the Planning Act, hereby enacts as follows:

1. Amendment No. 12 to the Official Plan for the Township of Douro-Dummer consisting of the explanatory text and Schedule "1" is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Peterborough for approval of Amendment No. 12 to the Official Plan for the Township of Douro-Dummer.
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice under Section 17 Subsection 23 of the Planning Act.
4. This By-Law shall come into force and effect on the day of the final passing hereof.

Passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Signed \_\_\_\_\_  
Clerk

\_\_\_\_\_  
Reeve

Corporate seal  
Of Municipality

Certified that the above is a true copy of By-Law No. \_\_\_\_\_ as enacted and passed by the Council of the Township of Douro-Dummer on \_\_\_\_\_ 2010.

Signed \_\_\_\_\_  
Clerk of the Municipality

## Official Plan Amendment No. 12

Part A – The Preamble does not constitute part of this Amendment.

Part B – The Amendment consisting of the following text and schedules constitutes Amendment No.12 to the Official Plan for the Township of Douro-Dummer.

Also attached is Part C – The Appendices\_which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.

### Part A – The Preamble

#### Purpose

The purpose of the amendment is to incorporate planning policy that implements the Provincial Growth Plan for the Greater Golden Horseshoe and conforms to the County's Official Plan. Changes are being made to general Official Plan policies as well as to specific land use policies.

#### Basis

Legislation directly related to the Places to Grow Act requires municipalities to implement the policies of the Growth Plan for the Greater Golden Horseshoe through an amendment to their Official Plans. Over the course of several months, the County had been engaged in such an exercise. Following the formal approval of the County's OPA, local Official Plans were required to attain conformity with the County Plan.

By way of background, municipalities have prepared comprehensive plans for many years; however, growth management in Ontario took on new meaning with the passage of the Growth Plan for the Greater Golden Horseshoe by the Province of Ontario in 2006. The Growth Plan was enacted in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life, and related issues. The Growth Plan requires growing municipalities to plan extensively in keeping with Provincial goals on sprawl reduction, concentrated urban growth, affordable housing, economic development, open space and recreation, regional transportation, environmental protection, natural resources, public facilities and services.

The Growth Plan also provides a framework for calculated growth. Municipalities planning under the Plan are required to adopt county-wide policies that address growth within the County by directing the actions of the local municipalities. The Growth Plan establishes the primacy of comprehensive planning. The comprehensive plan is the starting point for any planning process and the centerpiece of local planning. The Douro-Dummer OP is being amended with this in mind.

The Township works towards the following objectives through its plans and policies. The most important ones are:

- Livable communities – planning with communities for change and growth in their local area
- Sense of place – reflecting the special character of a community
- Strong communities – strengthening people and municipalities to support change
- Connecting people and places – organizing transport and movement, where possible
- Place of opportunity – encouraging economic and commercial development
- Open spaces – maintaining parks, play areas and streets that support public life and activities
- Greening – enhancing the ecological and natural world
- Urban design – creating a quality built environment.

All of these policies contribute towards managing the Township's growth in a sustainable way. It is believed that with sustainable growth, people, the economy and the environment will all benefit in the short term and for future generations.

In an effort to maintain the principles contained in the Growth Plan, severance activity needed to be reviewed. In order to encourage lot creation in hamlets areas, the number of new lots in such areas has increased from 3 new lots to 5 new lots without the need for a plan of subdivision while the lot eligibility timeframe for severances from rural properties is increasing from 22 years to 25 years.

There are some specific significant issues relating to the Growth Plan for the Greater Golden Horseshoe that warrant special attention. These relate to population forecasts, Greenfield Targets and Intensification Targets. The targets and forecasts have been determined through the County's Official Plan and reflected in this amendment.

Also contained as part of the amendment are 4 mapping changes that represent "housekeeping" matters. All four mapping changes reflect inadvertent mapping errors that occurred during previous drafts of the official plan, as amended.

### County Official Plan

Official Plan Amendment No. 7 to the County Official Plan represented the County's conformity exercise to the Province's Growth Plan for the Greater Golden Horseshoe. It was approved by the Ministry of Municipal Affairs and Housing in January 2010. The amendment to the Douro-Dummer Official Plan is in conformity to the County's amended Official Plan as well as to the Province's Growth Plan. As mentioned above, the Douro-Dummer Official Plan Amendment institutes the greenfield targets and population forecast as enunciated in the County Official Plan.

### Provincial Policy Statement

The Official plan Amendment conforms to the Provincial Policy Statement. It supports the goals, objectives and policies contained in the Provincial Policy Statement especially those related to communities and infrastructure.

### Conclusion

This amendment to the Douro-Dummer Official Plan represents the Township's conformity exercise for the Province's Growth Plan for the Greater Golden Horseshoe and the County Official Plan.

Upon approval of the County Official Plan Amendment No. 7, the Township has embarked upon a path to update its plan as it relates to the policies, direction, targets and forecasts contained therein. This amendment to the Douro-Dummer Official Plan is considered to be in conformity with the County Official Plan, the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.



			<p>application”, the Township may request additional information that it considers it may need when considering development proposals or Planning Act applications. Such information may include, but is not limited to, any of the following:</p> <ul style="list-style-type: none"> <li>• Servicing Options Report</li> <li>• Hydrogeological studies (in accordance with the MOE Guidelines)</li> <li>• Engineered Drainage Plan/Storm Water Management</li> <li>• Market Analysis/Justification Study</li> <li>• Traffic Study</li> <li>• Environmental Impact Analysis</li> <li>• Archaeological Study</li> <li>• Planning Study/Analysis</li> <li>• Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)</li> <li>• Noise Impact Study</li> <li>• Agricultural Land Usage Justification</li> <li>• Impact on Municipal/Other Services.</li> </ul> <p>For matters under the Township’s jurisdiction, the Township will review these studies and may do so internally or through the use of peer reviewers with the cost of such review at the proponent’s expense. Where appropriate, the Township may also consult with the County, Trent Severn Waterways or any other authority having jurisdiction or expertise. In addition, the peer review of studies may be coordinated with the County where practical to do so.”</p>
3	Section 5.1.2		<p>After last paragraph, ending in “...Local Improvement Act.”, add a new paragraph which will read:          “In an effort to control township expenditures and investments in hard infrastructure, development should generally occur as a logical extension of existing development. For larger developments, the Township may also identify a development phasing position either through an amendment to this plan, through a secondary plan exercise or through a resolution of Council depending upon the proposal.”</p>

5	Section 5.1.15		After first paragraph ending in "...servicing for all development.", add a new paragraph which will read: "For settlement areas, the construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met: a) Strategies for water conservation and other water demand management initiatives are being considered for implementation in the existing service area through source protection plans; or, b) If or when settlement areas may have full municipal services, plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets."
5	Section 5.1.15		In the first sentence of the 2 <sup>nd</sup> paragraph, add "multi-lot residential and non-residential" immediately after "...shall accompany all"
6	Section 5.1.15		In the first sentence of the 6 <sup>th</sup> paragraph, add "or hydro-geologist" immediately after "...by a professional engineer"
7	Section 5.1.24		At the end of the paragraph, add a new sentence which will read: "Lands designated for Industrial or Commercial use shall not be redesignated for residential use without a municipal comprehensive review."
8	Section 5.1.27.1(b)		Add a new subsection, "iv)", immediately following subsection "iii)", which will read: "the Township encourages intensification and infilling within existing settlement areas."

9	Section 5.1.34		<p>Add the following after the 2nd bullet point ending in "...Schedule 'A2'":</p> <ul style="list-style-type: none"> <li>• "Lands designated 'Commercial' on Schedules 'A1', 'A2' and 'A4'.</li> </ul> <p>Lands designated for Commercial use shall not be redesignated for residential use without a municipal comprehensive review.</p> <p>In order to promote the efficient use of land and minimize parking for employment lands, the County encourages municipalities to identify situations, where feasible, that make use of shared parking areas."</p>
10	Section 5.1		<p>Add new subsection immediately after section 5.1.36 as follows:</p> <p><b><u>5.1.37 Settlement Areas</u></b></p> <p>In an effort to create efficiencies with existing infrastructure, to curtail cost associated with the development of lands that may warrant the extension of services, to create nodes of residential and commercial activity and to preserve the agricultural activities and rural nature of the Township, development will be directed to existing settlement areas and those areas designated for development. In this regard, the establishment of new settlement areas will not be permitted."</p>
11	Section 5.2.1		<p>After the first paragraph ending in "...are also permitted.", add the following new paragraph which will read:</p> <p>"Where it is not feasible to locate within a settlement area, resource activities, resource-based recreation and other rural land uses may be located outside of settlement areas."</p>

12	Section 5.3		<p>After the first paragraph ending in "...the existing area.", add the following new paragraph which will read:</p> <p>"The establishment of new settlement areas or hamlet areas will not be permitted. A municipal comprehensive review is required in order to expand settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement areas within a Township, planning justification as opposed to a municipal comprehensive review shall be required for the adjustment to ensure goals, objectives and policies contained in this Plan are achieved."</p>
13	Section 5.3.2	Delete "future extended" in the 1 <sup>st</sup> sentence of the 1 <sup>st</sup> paragraph	
14	Section 5.3.2	Delete the last sentence of the first paragraph beginning with: "Minor extensions to existing hamlet..."	<p>Replace with: Development by consent, where appropriate, is encouraged to occur as a logical extension of the existing built-up area."</p> <p>After the first paragraph, add the following new paragraph which will read:</p> <p>"Secondary suites or secondary dwelling units shall be permitted subject to meeting criteria as established in the Zoning By-law and applicable Health Unit standards."</p> <p>After the last paragraph ending in "...with the municipality.", add the following 2 new paragraphs which will read:</p> <p>"Subdivisions and condominiums outside of settlement area boundaries for permanent residential use may only be permitted in site specific locations designated for such use as of June 16, 2006.</p> <p>The Township may identify, where practical, a phasing sequence for developments in settlements that are deemed to be a sufficient size to allow phasing to be implemented."</p>

15	Section 5.3.3		<p>After the first paragraph ending in "...of such systems.", add the following new paragraph which will read:</p> <p>"For settlement areas, the construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:</p> <p>a) Strategies for water conservation and other water demand management initiatives are being considered for implementation in the existing service area through source protection plans, or,</p> <p>b) If or when settlement areas may have full municipal services, plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets."</p>
16	Section 5.3.4		<p>After the first paragraph ending in "...can be satisfied.", add the following new paragraph which will read:</p> <p>"Secondary suites or secondary dwelling units shall be permitted subject to meeting criteria as established in the Zoning By-law and applicable Health Unit standards."</p>
17	Section 5.3.5		<p>Add "multi-lot residential" immediately after "...for any new"</p>
18	Section 5.3.8		<p>After the last paragraph ending in "...from residential uses.", add the following new paragraph which will read:</p> <p>"In order to promote the efficient use of land and minimize parking for employment lands, the County encourages municipalities to identify situations, where feasible, that make use of shared parking areas."</p>
19	Section 5.4.2		<p>After the second paragraph ending in "...waste disposal system.", add the following new paragraph:</p> <p>"For settlement areas, the construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:</p> <p>a) Strategies for water conservation and other water demand management initiatives are being considered for implementation in the existing service area through source protection plans, or,</p> <p>b) If or when settlement areas may have full</p>

		<p>Delete “expansion” in the first sentence of the 3<sup>rd</sup> paragraph</p>	<p>municipal services, plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets.”</p> <p>Replace with: “development”</p> <p>After the last paragraph ending in “...or Provincial highways.”, add the following new paragraphs which will read:  “A municipal comprehensive review is required in order to expand settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement area within a Township, planning justification shall be required for the adjustment to ensure goals, objectives and policies contained in this Plan are achieved.</p> <p>Secondary suites or secondary dwelling units shall be permitted subject to meeting criteria as established in the Zoning By-law and applicable Health Unit standards.</p> <p>Subdivisions and condominiums outside of settlement area boundaries for permanent residential use may only be permitted in site specific locations designated for such use as of June 16, 2006.”</p>
20	Section 5.5.2	<p>In the 9<sup>th</sup> paragraph, delete the first sentence and “In this regard...” of the second sentence</p>	<p>Replace with:  “Subdivisions and condominiums outside of settlement area boundaries for permanent residential use may only be permitted in site specific locations designated for such use as of June 16, 2006.”</p> <p>In the 12<sup>th</sup> paragraph add “by plan of subdivision or condominium” immediately following “...of residential uses”.</p> <p>In the 16<sup>th</sup> paragraph add “unless by registered plan of subdivision or condominium as per above” immediately after “...shall not be permitted”.</p>

21	Section 5.5.3	In bullet point (a), delete "March 28, 2006"	Replace with: "October 22, 2008"
22	Section 5.5.4		At the end of the first sentence, add "where appropriate" immediately following "County/City Health Unit"  In the second sentence, add "by plan of subdivision or condominium" immediately following "shoreline residential developments"
23	Section 6.2	Delete "22" in the first sentence of the second paragraph that begins with "A parcel of land..."	Replace with "25"
24	Section 6.2.1.3		Add a new paragraph after the second paragraph ending in "of this Plan.", which reads: "Notwithstanding the above, a lot may be created that requires a right-of-way over the County Scenic River Road Trail, subject to County approval, where there is no other alternative for access and provided all other applicable policies for lot creation are met."
25	Section 6.2.1.6	Delete the word "Additional" in the second sentence	
26	Section 6.2.1.8		Add a new sentence at the end of the paragraph which reads: "Where proposed lots have frontage on both a local road and a County road or Provincial highway, access shall be from the local road."
27	Section 6.2.1.16		Add "Outside of Hamlet areas," at the start of the paragraph, immediately before "severances should not..."  At the end of the paragraph, add a new sentence which will read: "In Hamlet areas, development should represent a logical extension of the existing built environment."

28	Section 6.2.2.2	Delete “2 hectares” in bullet point (c)	<p>Replace with “1 hectare”</p> <p>At the end of bullet point (c), add a new sentence which shall read as follows:  “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.”</p>
29	Section 6.2.3.1	Delete “3” in the first sentence	<p>Replace with “5”.</p> <p>Add “there is access from a public road” immediately following “...can be demonstrated that”</p>
30	Section 7		<p>Add a new paragraph after the first paragraph, ending in “...use and transportation.”, which will read:  “As a means to implement the Growth Plan for the Greater Golden Horseshoe, the Township will strive to coordinate transportation planning, transportation infrastructure development/maintenance and land use planning.”</p>
31	Section 8.12.3		<p>Add a new bullet point, “(p)”, immediately following bullet point “(o)”, which will read:  “Conformity to the County Official Plan, the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement.”</p>
32	Section 8.18		<p>Add a new definition for “Municipal Comprehensive Review”, which will read:  “an official plan review, initiated by the Township which:</p> <ul style="list-style-type: none"> <li>a) achieves the targets and forecasts in this Plan; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;</li> <li>b) utilizes opportunities to accommodate projected growth through intensification and redevelopment;</li> <li>c) confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement, 2005;</li> <li>d) is integrated with planning for infrastructure and public service facilities; and considers cross-jurisdictional issues.”</li> </ul>

33	Schedule "A1 – Land Use and Transportation – Dummer Ward"	Delete "Industrial" and "Rural" in Part Lot 1, Concession 1, Dummer Ward	Replace with "Rural" and "Industrial" as shown on attached Schedule 1.
34	Schedule "A2 – Land Use and Transportation – Douro Ward"	Delete "Special Policy Area" on Part Lot 6, Concessions 6 & 7, Douro Ward	Replace with "Rural" as shown on attached Schedule 1 and add an arrow.
35	Schedule "A2 – Land Use and Transportation – Douro Ward"	Delete "Rural" and "Aggregate Resources" on Part Lot 1, Concession 4, Douro Ward	Replace with "Aggregate Resources" as shown on attached Schedule 1.
36	Schedule "A2 – Land Use and Transportation – Douro Ward"	Delete the Proposed Peterborough By-pass in Lots 1-3, Concession 10	Replace with new line indicating Proposed Peterborough By-pass as shown on attached Schedule 1.

Schedule '1' To Official Plan Amendment No. 12 Township of Douro-Dummer  
Official Plan:

## Part C – The Appendices

The following appendices do not constitute part of Amendment No.12 but are included as information supporting the document.

Appendix I - Correspondence

Appendix II - Minutes of the Public Meeting