



Planning Justification Report (October 8, 2021)

Official Plan Amendment and Zoning By-law Amendment Applications

162 Douro 8th Line, Township of Douro-Dummer

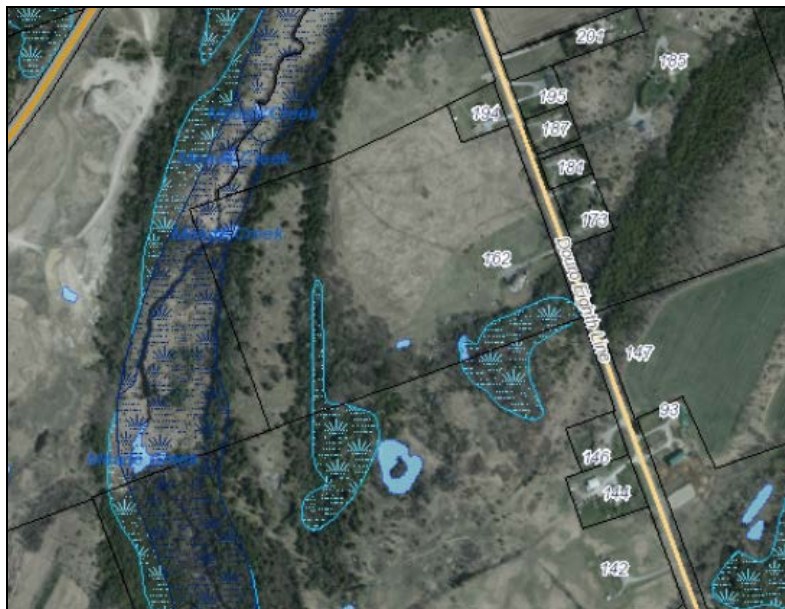
County of Peterborough

Introduction

This Planning Justification Report has been prepared in support of two related land use approval Applications, summarized as follows:

- i. Official Plan Amendment – to remove the aggregate designation affixed to the property; and
- ii. Zoning By-law Amendment to rezone the proposed retained lands to address the lot area (post – severance), and to rezone the two (2) proposed residential lot to a “modified” Sp. 80 – Special District 80, to permit their respective use for single unit dwelling purposes, and their associated lot areas.

The Property



(Source: County GIS Website, October 2021)

The Proposed Severance Plan

(Source: KMD Planning October 2021)

Two (2) severed lots are proposed – north part of the property, each to have a lot area of 4,000 square metres, each with 50 metres of frontage and 80 metres of lot depth. The lots are intended for single dwelling unit use.

The retained lot will continue to be used for residential purposes. No change to the existing buildings/property is required, other than the contemplated land severance.

County Pre-Consultation

The property owner did carry-out a mandatory pre-consultation with County Planning and Stakeholder Agency Staff (See Attachment 'H' for details).

Initially the County was advised of the following:

- i. Environmental Impact Study (EIS), was required due to wetlands and related natural features on or near the property

It has been subsequently determined that no EIS Report is required, given the distance of the proposed severed lots from said features. Moreover, there is no change contemplated nor required of the built nature of the proposed retained parcel of land in this instance; and

- ii. Aggregate Assessment, an Aggregate Assessment has been carried-out by Cambium Inc. A copy of the Assessment is included as part of the OPA/ZBLA Applications package filed with the County and Township Planning Departments.

The Pre-Consultation Meeting also confirmed the requirement of a Planning Justification Report in support of the OPA/ZBLA Applications.

Analysis

2020 Provincial Policy Statement (2020 PPS)

The 2020 PPS sets forth a series of policies that address a range of land use, planning, development and related topics on a provincial wide basis.

With respect to the OPA and ZBLA Applications, the following policies of the 2020 PPS are considered to have direct relevancy:

Section	Title - Comments
Part III	<p data-bbox="410 352 1036 386">How to Read the Provincial Policy Statement</p> <p data-bbox="410 428 1336 651">The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.</p> <p data-bbox="410 690 1016 724">Read the Entire Provincial Policy Statement</p> <p data-bbox="410 764 1336 1062">The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.</p> <p data-bbox="410 1102 1336 1209">While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.</p> <p data-bbox="410 1218 1256 1287">There is no implied priority in the order in which the policies appear.</p> <p data-bbox="410 1327 1317 1396">Opinion: The entire document has been reviewed for the purpose of preparing this Planning Justification Report.</p>
1.0	<p data-bbox="410 1423 935 1457">Building Strong Healthy Communities</p> <p data-bbox="410 1497 1317 1837">Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and</p>

	facilitating economic growth.
1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;</p> <p>b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>Opinion: The Pre-Consultation Meeting process determined that the proposed lots did not present any environmental or public health and safety concern/constraints (subsequent to the original Pre-Consultation Meeting). The property is not part of a Rural Settlement Area.</p>
1.1.3	<p>Settlement Areas</p> <p>Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.</p> <p>Opinion: The property are not part of a Rural Settlement Area.</p>
1.1.4	<p>Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands</p>

	<p>that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p> <p>Opinion: The property is located within the rural area of the Township (and County of Peterborough) and is not designated as a Rural Settlement Area.</p>
1.1.5	<p>Rural Lands in Municipalities</p> <p>1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p> <p>1.1.5.2 On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) limited residential development; f) other rural land uses. <p>1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.</p> <p>1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</p>

	Opinion: The proposed severed lots represent limited residential development in the rural area that is compatible with the landscape and which can be sustained by rural service levels.
1.6	Infrastructure and Public Service Facilities
1.6.6.4	<p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</p> <p>Opinion: The severed lots will be serviced by private on-site water and waste-water facilities. The area of both lots is appropriate for accommodating these services and will be reviewed by Peterborough Public Health as part of the Consent process.</p>

In summary, the OPA/ZBLA Applications serve to permit two (2) rural residential lots. The land severances will not negatively impact upon area aggregate resources, nor represent an environmental or archaeological concern.

It is my professional opinion that the OPA and ZBLA Applications are consistent with the policy directives of the 2020 PPS.

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

The 2019 Growth Plan came into effect on May 16, 2019 replacing the July 1, 2017 Growth Plan (which replaced the 2005 Growth Plan). The new 2019 Plan sets forth a series of detailed policies addressing population and employment growth and other related development, planning and land use matters for the Greater Golden Horseshoe Area. The County of Peterborough is located within the eastern portion of the outer-ring part of the 2019 Plan.

Relative to the OPA and ZBLA Applications, the following policies of the 2020 Growth Plan are considered to have direct relevancy:

Policy	Title - Details
1.2.1	<p data-bbox="418 394 669 426">Guiding Principles</p> <p data-bbox="418 468 1404 730">The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:</p> <ul data-bbox="418 772 1404 1810" style="list-style-type: none"> <li data-bbox="418 772 1404 888">• Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime. <li data-bbox="418 919 1404 1035">• Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability. <li data-bbox="418 1066 1404 1182">• Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. <li data-bbox="418 1213 1404 1329">• Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. <li data-bbox="418 1360 1404 1507">• Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government. <li data-bbox="418 1539 1404 1612">• Provide for different approaches to manage growth that recognize the diversity of communities in the GGH. <li data-bbox="418 1644 1404 1717">• Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions. <li data-bbox="418 1749 1404 1810">• Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food

	<p>network.</p> <ul style="list-style-type: none"> • Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities. • Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions. <p>Opinion: The OPA and ZBLA Applications conform to the policies of Section 1.2.1 of the Plan. The development / use of the property is compatible with area land uses and does not represent an environmental hazard.</p>
1.2.2	<p>Legislative Authority</p> <p>This Plan is issued under the authority of section 7 of the Places to Grow Act, 2005. It was approved through an Order in Council under that Act to come into effect on May 16, 2019. This Plan replaces the Growth Plan for the Greater Golden Horseshoe, 2017 that took effect on July 1, 2017.</p>
	<p>Read the Entire Plan</p> <p>This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies in Section 5, will assist decision-makers in understanding how the policies are to be implemented.</p> <p>While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.</p> <p>Opinion: The entire document has been read for the purpose of preparing this Planning Justification Report.</p>
2.2	<p>Policies for Where and How to Grow</p> <p>2.2.1 Managing Growth</p>

	<p>1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</p> <p>2. Forecasted growth to the horizon of this Plan will be allocated based on the following:</p> <p>a) the vast majority of growth will be directed to settlement areas that:</p> <ul style="list-style-type: none"> i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; <p>Opinion: The property does not form part of a designated rural settlement area.</p>
	<p>c) within settlement areas, growth will be focused in:</p> <ul style="list-style-type: none"> i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities; <p>d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;</p> <p>Opinion: The property does not form part of a designated rural settlement area.</p>
2.2.9	Rural Areas
	<p>1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.</p> <p>Opinion: The property does not form part of a designated</p>

	rural settlement area.
	<p>3. Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:</p> <p>a) the management or use of resources;</p> <p>b) resource-based recreational uses; and</p> <p>c) other rural land uses that are not appropriate in settlement areas provided they:</p> <p>i. are compatible with the rural landscape and surrounding local land uses;</p> <p>ii. will be sustained by rural service levels; and</p> <p>iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.</p> <p>Opinion: The proposed rural residential lots are considered a form of rural land use. The lots are compatible with the landscape and surrounding local land uses and can be sustained by rural service levels and will not adversely affect the protection of agricultural or resource-based uses.</p>

In summary, the OPA and ZBLA Applications seek to permit the proposed severance of the property to create two (2) lots intended for rural residential purposes. The form of residential land use is “limited” in nature, appropriate for and compatible with the rural setting.

It is our professional planning opinion that the OPA and ZBLA Applications are in Conformity with the policies of the 2020 Growth Plan.

County of Peterborough Official Plan

The property is designated as follow:

Portion of Property	Current Designation
Severed (Two Lots)	Extractive Industrial and Rural
Retained	Extractive Industrial, Rural, Provincial

	Significant Wetland
--	---------------------

Relative to the OPA and ZBLA Applications the following policies of the County Official Plan are considered to have direct relevancy:

Section	Title – Comments
2.3	<p>Local Official Plans</p> <p>It is the intent, and a requirement of the Planning Act that local official plans shall conform to this Plan and be one of the primary means of implementing the policies herein.</p> <p>In the event of a conflict between the provisions of a local official plan and the provisions of this Plan, the provisions of this Plan shall prevail to the extent of that conflict except where the local plan is more restrictive.</p>
2.4	<p>Local Zoning By-laws</p> <p>When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.</p>
2.6.3	Division of Land
2.6.3.1	<p>General Policies</p> <p>The acceptability of severances in Peterborough County shall be determined by applying the relevant policies contained in this Plan, policies contained in local Official Plans, the 2005 Provincial Policy Statement, and the provisions of the Planning Act. Under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan and/or the respective local Official Plan.</p>
2.6.3.5	<p>Rural Areas</p> <p>Residential severances for land holdings located in the Rural Area should be discouraged in favour of development in Settlement Areas as identified on Map 'A' in an effort to promote orderly growth and development. However, severances in the rural area may be considered</p>

	<p>subject to the following:</p> <p>A) If the proposed lot(s) has been identified by the Health Unit and/or the Ministry of the Environment as a proposal where;</p> <ul style="list-style-type: none"> i) municipal or communal services for water and/or sewer cannot be provided because of capacity problems or physical constraints; or ii) in the absence of municipal or communal water and sewage services, it is determined by the Health Unit and/or the Ministry of the Environment that the area for sewage disposal on the proposed lots does not or cannot be made 2-16 Official Plan County of Peterborough to meet the requirements of current Health Unit or Ministry of the Environment policy; <p>an application for severance shall not be granted.</p> <p>B) If it is determined by the local municipality, or the Ministry of the Environment that solid waste disposal cannot be provided, severances shall not be permitted.</p> <p>C) Lots shall have direct frontage on and access from publicly owned and maintained roads, unless otherwise permitted in local Official Plans.</p> <p>D) Applications which would create a traffic hazard because of limited sight lines on curves or grades shall not be granted.</p> <p>E) A severance from a farm operation may be granted if such is permitted in the local plan.</p> <p>F) Applications for severance may be granted when each of the severed and retained parcels is equivalent to a natural township lot (about 40 hectares).</p> <p>G) Consent applications shall comply with Minimum Distance Separation formula as established by the Province in order to minimize odour conflicts between livestock facilities and development, as amended from time to time.</p> <p>H) Consents in the Rural Area may be permitted in accordance with policies contained in local official plans provided the applicable policies of Sections 2.6.3.1, 2.6.3.5, 4.1.3 and 4.3 are complied with.</p>
--	---

	<p>I) Where local municipalities have specific Official Plan policies regarding scattered or strip development, the County will support local municipalities in their effort to control scattered or strip development and support development that is appropriate for the infrastructure which is planned or available and avoid the need for unjustified or uneconomical expansion of this infrastructure</p> <p>Opinion: The proposed lots meet the applicable tests of 2.6.3.5. There is sufficient land base to support the installation of an individual well and septic systems and the proposed lots front on a municipally-maintained road. The OPA and ZBLA Application serve to permit the proposed lot severances, of which Consent Applications will be filed with the County Land Division in due course.</p>
4.1.3.3	<p>Mineral Aggregate and Non-Aggregate Mineral Resources</p> <ul style="list-style-type: none"> • Mineral aggregate and non-aggregate resources shall be recognized and managed by local Official Plans as limited and non-renewable natural resources to be protected for long-term use; • Local municipalities, in consultation with the County, the Ministry of Northern Development and Mines and the Ministry of Natural Resources shall review development proposals with respect to mineral aggregate and non-aggregate resources; • In areas of significant mineral aggregate and non-aggregate resource potential, as identified by the Ministry of Natural Resources, the Ministry of Northern Development and Mines, private landholders or the development industry in consultation with the local municipalities, uses which do not preclude future access to and extraction of these potential resources may be permitted. All other uses of the land which prohibit future access to and extraction of the resources shall be considered secondary and generally discouraged until such time as the resource is substantially depleted. Alternative land uses may be permitted where: <ul style="list-style-type: none"> — extraction would not be feasible; or — the proposed use of the land serves a greater long-term interest of the general public; — prior to any approval of a change in land use, the proponent shall consult with the County and the Ministry of Natural Resources and will be required to prepare a study indicating the nature of the land use

	<p>change, detailing the deposit's potential for extraction and demonstrating the compatibility and the need for the alternative land use.</p> <p>Opinion: An Aggregate Assessment Report addressing the Aggregate designation has been prepared by Cambium Inc., in support of the proposed severed residential lots.</p>
4.3	<p>Rural and Cultural Landscape</p> <p>The rural and cultural landscape represents all land areas outside of an identified settlement area, that are not:</p> <ul style="list-style-type: none"> • shoreland areas as described in Section 4.4; • significant natural heritage features or other natural resources listed in Section 4.1; • utilized for transportation purposes, physical services and utilities; • used for recreation and open space purposes.
4.3.1	<p>Goal</p> <p>To preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry.</p>
4.3.2	<p>Objectives</p> <ul style="list-style-type: none"> • to permit an amount and type of development in the rural area consistent with maintaining its rural and cultural landscape; • to reinforce the historical relationship between settlement areas and the surrounding farm community to which the settlement areas provide basic services; • to provide for limited rural development and to ensure that such development does not threaten the quality or quantity of ground and surface water; 4-24 Official Plan County of Peterborough • to ensure that the agricultural industry remains viable; • to preserve prime agricultural soils and protect farms, where possible, from activities and land uses which would limit productivity or

	<p>efficiency;</p> <ul style="list-style-type: none"> • to encourage compatible economic diversification including greater flexibility for on-farm activities, home-based businesses and agri-tourism; • to preserve the farm community as an important social resource; • to encourage local municipalities within similar watersheds to participate, coordinate and carry out sound land use and environmental management practices.
4.3.3	<p>Policies</p> <p>Notwithstanding the description of the rural and cultural landscape at the beginning of Section 4.3, the policies of Section 4.3.3 apply wherever relevant throughout the County.</p>
4.3.3.1	<p>General</p> <ul style="list-style-type: none"> • Local municipalities should encourage and, where appropriate require, through the passage of tree cutting by-laws public and private land owners to maintain the forested appearance of the landscape; • In recognition of potential impacts new growth and development may have on entire watershed systems, the County encourages communication between municipalities within the same watershed area when development proposed within the rural and cultural landscape is considered to have a potential impact on the quality and function of the watershed: • this consultation process, may involve: <ul style="list-style-type: none"> ➤ the identification of areas for subwatershed management plans, carrying capacity studies of waterbodies or any such other studies and testings that would be appropriate to determine the environmental sensitivity of areas and their development potential; • funding arrangements among the municipalities in the watershed, and/or the private industry and Provincial Ministry agencies if studies and testings are deemed appropriate and required. • Rural areas will generally be the focus of resource activity, resource

	<p>based recreational activity and other rural land uses. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural 4-25 Official Plan County of Peterborough areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas;</p> <ul style="list-style-type: none"> • Development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure; • New land uses, including the creation of lots, and new or expanding land use facilities, shall comply with the minimum distance separation formulae. • New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable; • Throughout the rural area, home based business uses will be encouraged as permitted in the local plans; • Research in the fields of soil science and hydrogeology has concluded that fractured bedrock aquifers can be contaminated by micro-organisms originating from untreated septic tank effluent and urban runoff. To minimize the risk of contamination to water resources, it is policy of the County that development permitted by local municipalities be directed to areas where the depth of soil is sufficient to retain and treat micro-organisms, as well as provide a stable anchoring platform for raised (imported material) tile bed systems. <p>Opinion: The proposed lots conform to the objectives and policies of the County's Rural and Cultural Landscape Areas. The development is limited in area, does not impact prime agricultural areas and be sustained by rural service levels. The proposed location of the lots are in proximity to other established residential properties. No environmental impacts have been identified as a result of the proposed development/severances.</p>
6.2.2	Rural

	<p>.1 General Principles</p> <p>The Rural designation applies to areas where Class 4, 5, 6 and 7 and Organic soils under the Canada Land Inventory Soil Capability for Agriculture predominate and areas where previous non-farm development has effectively limited the future of intensive farm activity.</p> <p>.2 Permitted Uses</p> <p>The predominant use of land within the Rural designation may include all agricultural uses outlined in Section 6.2.1 of this Plan. Other permitted uses shall include forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife.</p> <p>Development by consent will be permitted within the Rural designation, although that development shall be limited and will be subject to the following policies.</p> <p>A very limited amount of small-scale commercial uses, or farm-related commercial/industrial uses will also be permitted. Commercial and industrial uses shall be subject to site plan control, and shall require a site specific amendment to the implementing Zoning By-law, as part of the approval process.</p> <p>Low density residential development as defined by the Policies of Section 6.2.2.3, home occupations and home industries shall be permitted.</p> <p>.3 Rural Policies</p> <p>a) It shall be a policy of this Plan to discourage the development of non-rural related uses within the Rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base. Non-rural growth related uses shall be encouraged to locate within designated growth centres and hamlet areas as identified on the land use schedules.</p> <p>b) A maximum of one single-detached dwelling shall be permitted on a lot.</p> <p>Opinion: The Official Plan Amendment and Zoning By-law Amendment Applications, if approved, will permit two (2) rural</p>
--	--

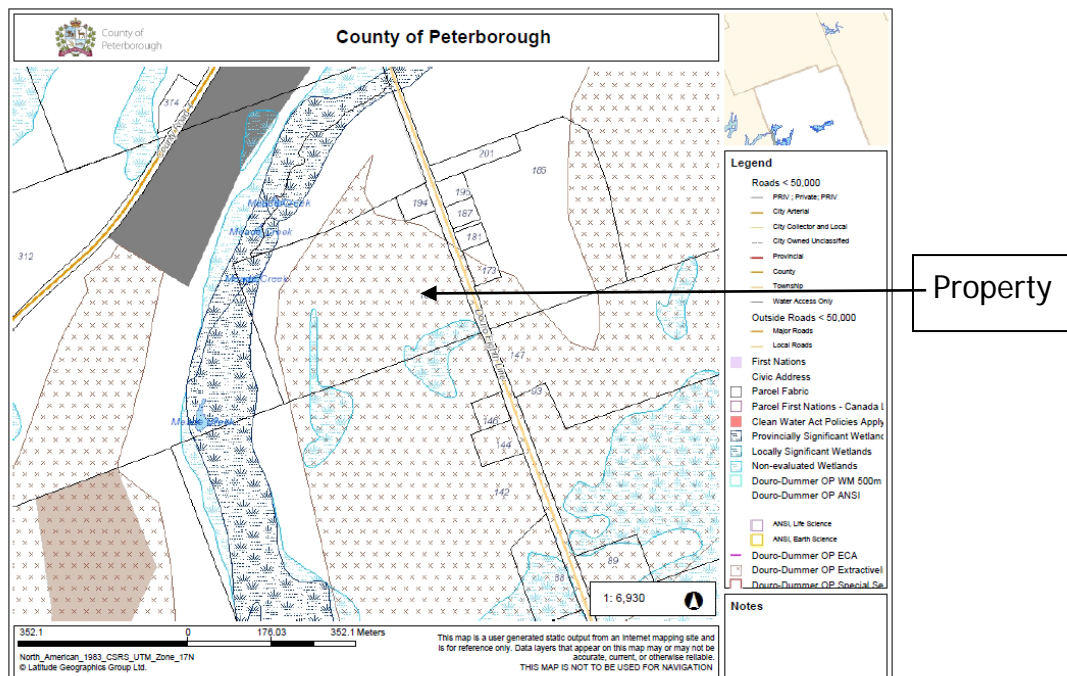
	residential lots, each to contain one (1) single unit dwelling.
6.2.13	<p>EXTRACTIVE INDUSTRIAL</p> <p>6.2.13.1 - General Principles</p> <p>The participating Townships contain areas with high quality mineral aggregate reserves. It is the intent of this Plan to recognize legally existing pits and high potential aggregate resource areas and to protect them from incompatible land uses.</p> <p>6.2.13.2 - Permitted Uses</p> <p>The predominant use of land within the Extractive Industrial designation shall be sand, gravel and quarry operations.</p> <p>Aggregate extraction operations shall be developed with minimal impacts on surrounding natural and cultural resources. All expended aggregate pits and quarries shall be rehabilitated.</p> <p>c) Generally, only licensed pit and quarry operations shall be zoned for extraction in the implementing Zoning By-law. The area zoned should correspond precisely to the area licensed under the Aggregate Resources Act. Potential aggregate resource areas which are not licensed shall be zoned in a holding or Rural Zone until such time as the lands are licensed, thereby protecting the lands from incompatible development.</p> <p>h) All pit and quarry operations must be licenced by the Ministry of Natural Resources and must meet the requirements of the Aggregate Resources Act.</p> <p>i) Lands designated as Extractive Industrial may be converted to non-industrial uses only through a municipal comprehensive review where it has been demonstrated that:</p> <p>i) There is a need for the conversion;</p> <p>ii) The Township will meet the employment forecasts allocated to it by the County of Peterborough pursuant to the Growth Plan for the Greater</p>

	<p>Golden Horseshoe;</p> <p>iii) The conversion will not adversely affect the overall viability of the industrial area, and achievement of the intensification target, density targets, and other policies of the Growth Plan for the Greater Golden Horseshoe;</p> <p>iv) There is existing or planned infrastructure to accommodate the proposed conversion; the lands are not required over the long term for the industrial purposes for which they are designated; and</p> <p>v) Cross-jurisdictional issues have been considered j) In circumstances where the aggregate resource in an Extractive Industrial designation has been depleted and the license has been surrendered, an official plan amendment may be approved to redesignate the lands to Rural or Agriculture or other suitable designation without the requirement of a municipal comprehensive review.</p> <p>Opinion: The Aggregate Assessment Report has been confirmed that the Extractive Industrial designation can be removed from the property. This will be addressed by way of the OPA Application.</p>
--	---

It is our professional opinion that the Consent Application is in keeping with the policy directives of the County Official Plan.

Local Official Plan (Douro-Dummer)

The Township Official Plan designates the subject lands as "Rural."



(Source: County of Peterborough GIS, October 2021)

In summary, the County Official Plan policies generally permit land severances, such as contemplated by the property owners.

The Aggregate designation affirmed to the property is to be removed as confirmed through the required Aggregate Assessment (Cambium Inc.).

The Local Official Plan (Township of Douro – Dummer) policies permit the proposed land severances, subject to the removal of the Aggregate designation.

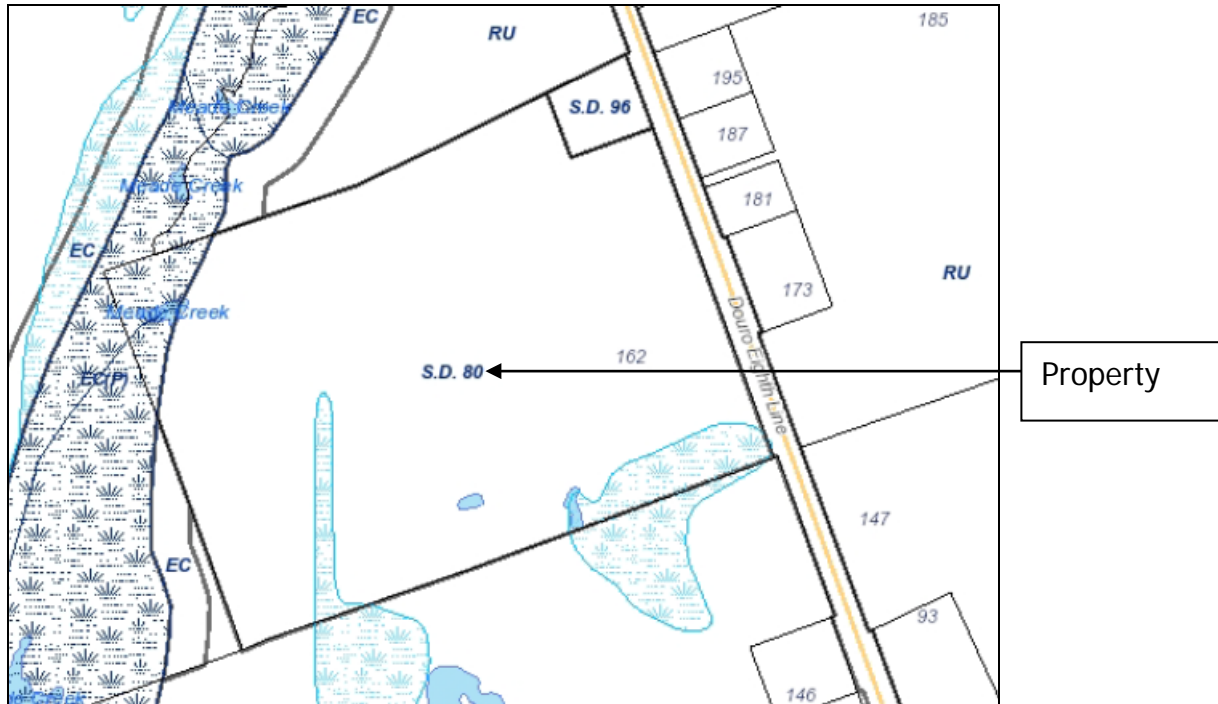
The form of residential land use is appropriate for and compatible with the rural setting.

It is our professional opinion that the OPA and ZBLA Applications are in keeping with the general purpose and intent of the policy directives of the Township Official Plan (both upper and lower tier components).

Township of Douro-Dummer Zoning By-law

The property is currently zoned S.D80 – Special District 80 and EC (P) – Environmental Constraint.

Map Schedule Detail



(Source: County of Peterborough GIS Website, October 2021)

To permit the proposed land severance is recommended that the property be rezoned as followed:

Parcel	Recommended Zoning
Retained	Rural "modified – to address the reduced lot area EC (P) zone to remain in effect.
Severed Lot 1	SP 80 "modified"
Severed Lot 2	SP 80 "modified"

Zoning Summary

Parcel	SP – 80 Zone “modified”
Retained (Note EC (P) Zone to remain in effect)	<p>Modify current exception to read as follows:</p> <p>Permitted Uses</p> <p>1. Those uses permitted in Section 9.1</p> <p>Regulations</p> <p>Those regulations contained in Section 9.2 except</p> <p>a) Minimum lot area 12.2 hectares; and</p> <p>b) Minimum lot frontage 170 metres.</p>
Severed (Both)	<p>Modify current exception to read as follows:</p> <p>Permitted Uses</p> <p>1. A permanent detached single dwelling unit.</p> <p>Regulations</p> <p>Those regulations contained in Section 9.2.3, except:</p> <p>a) Minimum lot area 0.4 hectares.</p>

The SP.80 – zone requires a minimum lot area of hectares. The proposed retained lot (post-severance scenario) would have a lot area of hectares. Thus, the requirement for the reduced lot area.

The two (2) severed lots are recommended to be zoned as SP.80 “modified” to recognize their intended use for single unit dwelling purposes, each having a lot area of 4,000 square metres, based upon 50 metres lot frontage and 80 metres lot depth respectively.

It is my professional planning opinion that the OPA and ZBLA Applications are in keeping with the general purpose and intent of the regulatory provisions of the Zoning By-law.

Summary

It is our professional planning opinion that the Official Plan and Zoning By-law Amendment Applications are:

- Consistent with policy directives of the 2020 PPS;
- In Conformity with the policy directives of the 2020 A Place to Grow Plan;
- In keeping with the general purpose and intent of the policy provisions/directives of both the County of Peterborough and the Township of Douro-Dummer Official Plan;
- In keeping with the general purpose and intent of the regulatory provisions of the Township of Douro-Dummer Zoning By-law; and
- Representative of Good Planning.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'K. M. Duguay', with a stylized flourish extending from the end.

Kevin M. Duguay, MCIP, RPP