



ECOVUE

LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

4488 County Road 29,
Part Lot 20, Concession 06
Township of Douro-Dummer, County of
Peterborough
Prepared for Kawartha Utility Services
May 6, 2025

This Planning Justification Report has been prepared in support of an application for an **Official Plan Amendment and a Zoning By-law Amendment** affecting the subject lands, known legally as: **4488 County Road 29, Part Lot 20, Concession 06, Township of Douro- Dummer, County of Peterborough**

EcoVue Project No: 22-2469



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1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of an application for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) affecting the subject lands, known legally as 4488 County Road 29, Part Lot 20, Concession 06, Township of Douro-Dummer, County of Peterborough (**Figure 1 – Site Location**). The property owner, Kawartha Utility Services (Applicant), is proposing to construct an operations and maintenance centre with associated parking and other facilities.

An amendment to the County of Peterborough Official Plan (CPOP) which will amend the provisions of the Township of Douro-Dummer Local Component which forms part of the CPOP, and an amendment to the Township of Douro-Dummer Comprehensive Zoning By-law (TDZB) are required to permit the proposed use of the property.

This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the OPA and ZBA for the subject lands are consistent with, and conform to, the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

The subject property is located at 4488 County Road 29 in the Township of Douro-Dummer. County Road 29 abuts the eastern property boundary, while Provincial Highway 28 runs along the western property boundary. Both are major transportation routes classified as arterial roads. The two roads intersect with each other and County Road 6 approximately 660 metres to the northeast of the property.

The total area of the property is approximately 5.32 hectares with approximately 289.1 metres of frontage on County Road 29. The property is vacant, characterised by agricultural fields with some trees and shrubs concentrated in a few areas.

The property is within a rural area of the Township. The surrounding area has a mix of rural, highway commercial, agricultural and residential properties. The Village of Lakefield is located approximately 1.2 kilometres south of the subject property.

1.2 The Proposed Development

The Applicant is proposing to develop the site with the construction a primarily single storey building with a partial second floor and approximately 6.5 metre height. The proposed area of the building will be approximately 1649.74 square metres and it will be located in the northern half of the property (**Figure 2**). Fifty-seven parking spaces are proposed, mainly to be located on the eastern side of the proposed building.

The Applicant provides a number of utility services and related functions for private and public sector clients. They have a fleet of large trucks and service vehicles as well as excavating equipment that is used in their work. The proposed building will function as an operations and maintenance centre for the Applicant. It will provide a location for servicing and maintaining the Applicant's fleet and equipment and for storage of materials. It will also provide office space for the Applicant's management and administrative staff.

An extra wide driveway entrance is proposed to provide vehicular access from County Road 29. The wider entrance is required to accommodate the size of vehicles used in the Applicant's operation. It may also function to provide access to development of the southern part of the property. However development of the remainder of the site is not part of the current proposal.

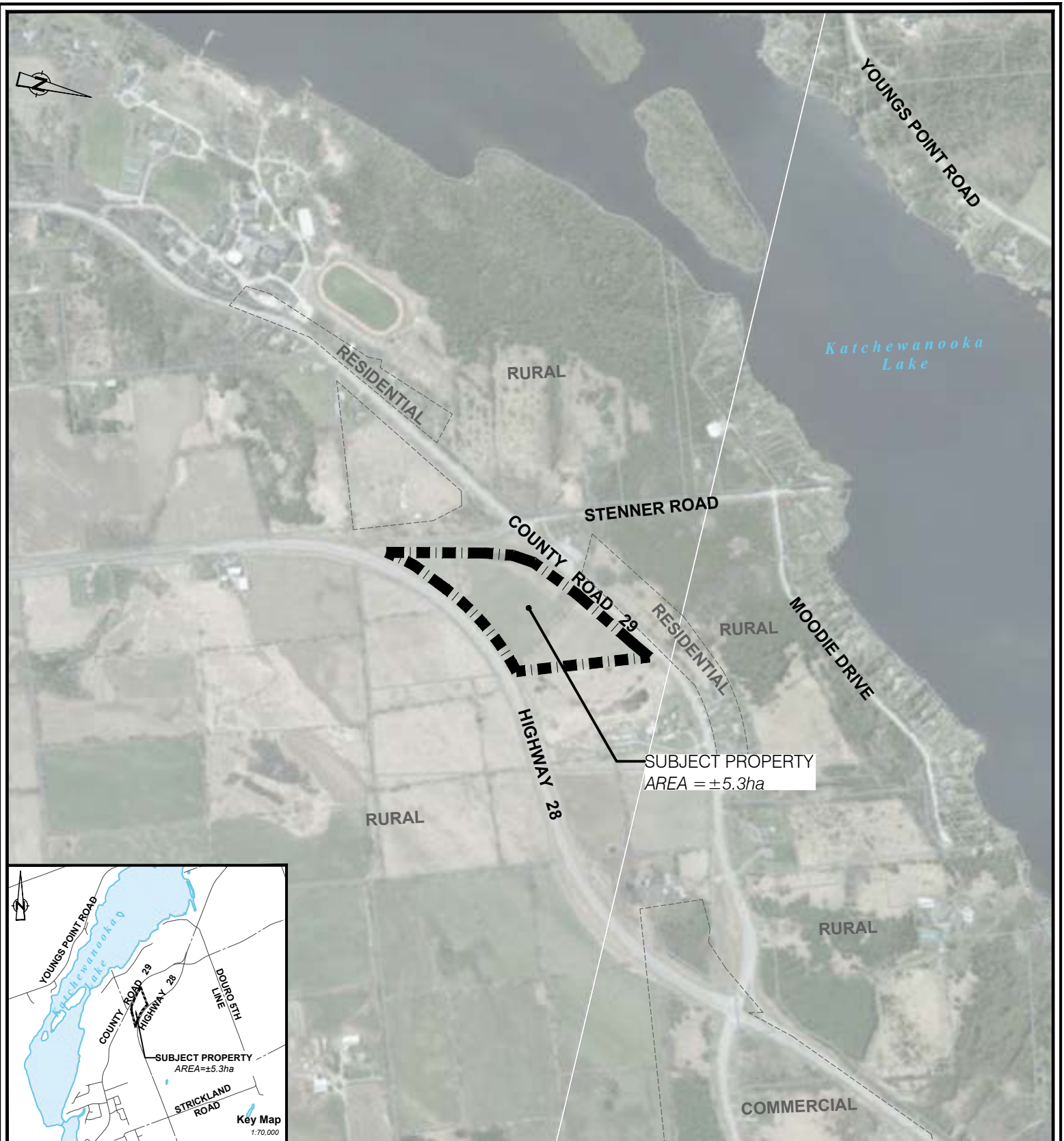


FIGURE 1 - SITE LOCATION

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Kawartha Utilities
Kawartha Utility Services
4488 COUNTY ROAD 29
PART OF LOT 20, CONCESSION 06
GEOG. TWP. OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

1.3 Official Plan Designation and Zoning

The subject property falls within the Rural designation in the County of Peterborough Official Plan (CPOP). The CPOP functions as the local Official Plan of four municipalities that are within the County, including the Township of Douro-Dummer. Section 6 and 7 of the CPOP include “Local Component” policies for the four local municipalities.

Through the provisions of the CPOP the subject property is included in site specific policy 6.2.2.11 (d)(i) which permits a number of recreational developments including a driving range, miniature golf course, petting zoo, pro shop, snack bar washroom facility and accessory buildings and structures (**Figure 3**). These uses are in addition to the uses permitted in the Rural designation of the CPOP.

In order to permit the proposed development, an amendment to the Official Plan (OPA) is required to change the designation to Rural Industrial and to remove site specific policy 6.2.2.11(d)(i). The recreational uses permitted under the special policy will no longer be permitted through the Rural Industrial designation.

(The new County Official Plan which designates the property as Commercial, has not yet received final approval from the Minister of Municipal Affairs and Housing. Therefore, this report deals with the Official Plan that is in force at the time of the application which is the fully approved CPOP.)

The subject property is zoned as Special District 101-Holding Zone (S.D. 101-H) in the Township of Douro-Dummer Comprehensive Zoning By-law (TDZB) (**Figure 4**). The S.D. 101-H zoning permits the same uses that are allowed in site specific Official Plan policy 6.2.2.11 (d)(i). The S.D. 101-H zoning specifically prohibits go cart racing and other forms of motor vehicle racing. The provisions include standards for lot area, frontage and other parameters. Also, a provision is included which states that the Holding symbol can be removed when a site plan agreement is entered into between the developer and Municipal Council.

In order to permit the proposal, an amendment to the Zoning By-law (ZBA) is required to change the zoning of the property to the Restricted Industrial (M1) Zone. Since there is a requirement in the TDZB limiting driveway widths to 9 metres, it will be necessary to rezone the property as a Special District where provisions of the M1 Zone apply, except for the limit on driveway width.

The requirements of the CPOP and TDZB and the way that they are fulfilled through the proposed development are discussed later in this report.

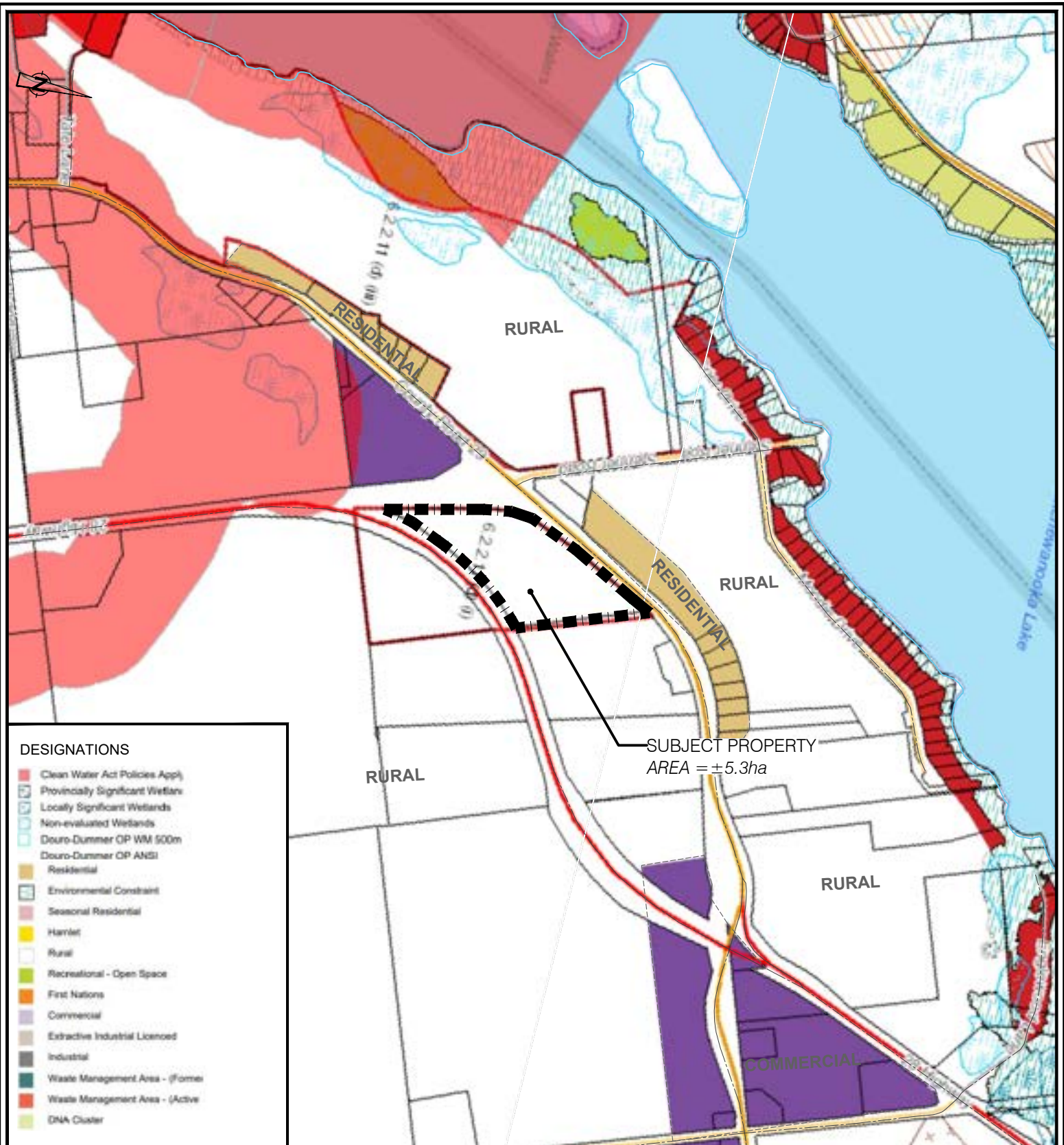


FIGURE 3 - TOWNSHIP OF DOURO-DUMMER OFFICIAL PLAN

Retrieved from County of Peterborough-Public GIS

Kawartha Utilities

Kawartha Utility Services

4488 COUNTY ROAD 29

PART OF LOT 20, CONCESSION 06

GEOG. TWP. OF DOURO

TOWNSHIP OF DOURO-DUMMER

COUNTY OF PETERBOROUGH

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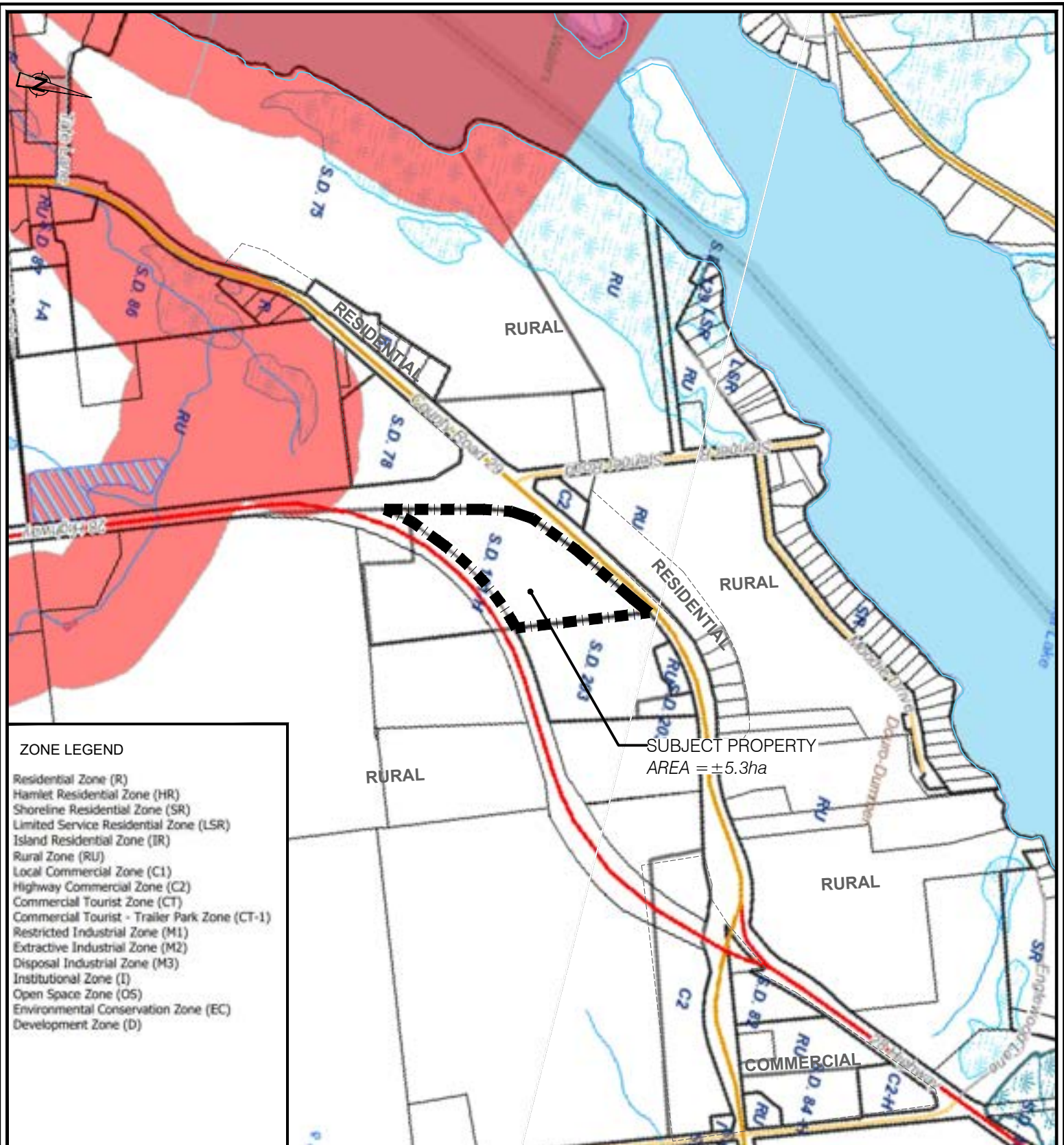


FIGURE 4 - TOWNSHIP OF DOURO-DUMMER ZONING BY-LAW

Retrieved from County of Peterborough-Public GIS

Kawartha Utilities

Kawartha Utility Services

4488 COUNTY ROAD 29

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1.4 Supporting Documentation

A number of reports have been prepared to support the application and to address matters raised through the pre-consultation process with Peterborough County and the Township of Douro-Dummer. The studies summarized below are those which were identified as necessary to assess the proposed development:

- A **Stormwater Management Report** has been completed by Tatham Engineering (**Appendix A**). It calculated pre- and post-development stormwater flows for the subject property and the appropriate method for conveying stormwater from the site. The study proposes the use of a dry pond on the site to control post-development stormwater flows to pre-development levels. The stormwater management facility will also provide an enhanced level of water quality control in part through the use of a sand filter. The study has also recommended the use of erosion and sedimentation measures during construction. The study concluded that both the quantity and quality of stormwater resulting from the proposal can be appropriately controlled.
- A **Transportation Impact Brief** was prepared for the proposal by Tatham Engineering (**Appendix B**). The road network in the vicinity of the property was investigated and the number of existing as well as future vehicle trips were determined. The traffic from the proposed use of the site and functioning of the site entrance as well as roads and intersections in the area were analysed. The study reviewed the potential impacts of traffic generated by proposal and concluded that the level of service on the existing road network will remain acceptable. It concluded that no improvements to roads or intersections including right and left turn lanes into the site would be warranted.
- A **Hydrogeological Assessment and Sewage System Design** (**Appendix C**) was completed by Cambium Inc. The study reviewed the characteristics of the site and the surrounding area. It investigated the substrate and groundwater conditions of the property. The assessment included reviewing the characteristics of wells in the area, digging test pits and installing a test well. The study also determined the requirements of the proposed development for water usage and sewage treatment. The study concluded that the proposed development could be appropriately serviced with private well and septic systems. A conceptual water balance was completed. The study also included a design and location for the proposed septic system.
- A **Stage 1 and 2 Archaeological Assessment** has been completed by Northeastern Archaeological Associates Ltd. (**Appendix D**). The study completed a Stage 1 and 2 assessment of the property using standard measures including shovel tests. The study did not find any material of cultural significance or otherwise. It concluded that the subject property does not contain any archaeological resources of significance and that no further archaeological work on the property

is required. If archaeological resources are discovered on the property during construction it is recommended that work should stop and an archaeologist should be contacted.

- A **Wetland Assessment Report** was completed by Cambium Inc. (**Appendix E**). The proposal assessed the significance of two (2) small wetland areas: one in the southern part of the property and the other off-site on the property to the north. The assessment was completed to address a comment during the pre-consultation process from the Otonabee Region Conservation Authority that the property appeared to be impacted by unmapped wetlands and a requirement by the Township to determine if wetlands impacted the site. The wetland assessment concluded that a small wetland is present on the property and another is off site. In view of the characteristics and condition of the wetlands, the report recommends a 10 metre development setback from the wetland to the southwest and a 30 metre setback from the off-site wetland to the northeast. The proposed development will maintain the recommended setbacks.

The above studies support the development of the property. There were no issues raised in the studies that would require amendments to the proposed development. The results and recommendations of the studies are discussed further in the remainder of this report where appropriate.



2.0 Policy Review

Requirements for OPA and ZBA applications are found in the *Planning Act* R.S.O. 1990, c.P. 13, as amended (Act) which provides the legislative framework for municipal land use planning. The Act identifies matters of provincial interest, requires that decisions regarding applications be consistent with the Provincial Planning Statement (2024) (PPS) and conform to provincial plans, and directs planning authorities to prepare Official Plans and Zoning By-laws which provide policy direction and development standards at the municipal level.

These planning policy documents provide the fundamental elements that shape the physical and social structure of our communities. In this section of the report, the proposed ZBA is discussed in the context of these documents.

2.1 The Planning Act

All applications under the *Planning Act* (Act) must have regard for matters of provincial interest included in Section 2. (a) to (r) of the Act. Furthermore, Section 3 (5) requires planning decisions to be consistent with policy statements issued under Section 3(1) and to conform to provincial plans.

Section 2 of the *Planning Act* provides a list of “matters of provincial interest” for which planning authorities must have regard in carrying out their responsibilities under the Act. The way that these matters are addressed by the proposal is 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;	The Hydrogeological Study and Sewage System Design, and the Wetland Assessment Report for the property have identified appropriate measures to protect groundwater resources and small wetlands in the vicinity. The property is within an area of a highly vulnerable aquifer. The proposal is not expected to impact the highly vulnerable aquifer, the small wetlands or any significant natural heritage features.
(b) the protection of the agricultural resources of the Province;	Agricultural uses are not accommodated on the site and the proposal will not establish a sensitive use. As such, the proposal will not impact agricultural uses.

(c) the conservation and management of natural resources and the mineral resource base;	The subject property does not contain significant natural resources or mineral resources.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	No features of significant architectural, cultural, historical, archeological or scientific interest have been identified on the property or in the vicinity. The archaeological assessment completed for the property did not find any significant archaeological resources. The proposal is not expected to affect the conservation of these features.
(e) the supply, efficient use and conservation of energy and water;	The Hydrogeological Study and Sewage System Design and The Stormwater Management Study have demonstrated that the proposal can be serviced with private water and septic services without negatively impacting ground or surface water. The proposal will be subject to the energy efficiency requirements of the Ontario Building Code.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposal will be serviced by private sewer and water services. Appropriate groundwater supply is available and a suitable septic system can be accommodated on the site. Waste will be collected on the property and removed from the site in accordance with municipal requirements. The site is serviced by municipal roads.
(g) the minimization of waste;	The proposal will be subject to municipal waste management requirements.
(h) the orderly development of safe and healthy communities;	The proposal represents orderly development within the community. The site is designated and zoned for the development of active recreational uses which include extensive use of the property and development of

	structures. The proposed industrial use will result in a similar level of development of the site as that which is already permitted.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	The proposal will comply with all requirements to provide accessibility to persons with disabilities.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	Adequate educational, health, social, cultural and recreational facilities are available to service the proposal. The proposal will not cause changes in the provision and distribution of services.
(j) the adequate provision of a full range of housing, including affordable housing;	N/A
(k) the adequate provision of employment opportunities;	The proposal will provide continued employment for the Applicant's staff.
(l) the protection of the financial and economic well-being of the Province and its municipalities;	The proposal will result in a new and improved operations and maintenance centre for the applicant which will add to the economic well being of the area.
(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 proposal is not expected to impact the protection of health and safety.

(p) the appropriate location of growth and development;	The subject property is an appropriate location for growth and development. It is in an area that is already designated for a more intensive use. The property has frontage on two highways and the proposed use should not cause negative impacts on other properties.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposal will meet all legislative and planning policy requirements related to sustainability. Public transit is not available in the vicinity of the subject property. Pedestrian connections will be provided where appropriate.
(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 proposal will provide a compatible and well designed development in an area where it is appropriate.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	The development will comply with legislative and planning policy requirements related to climate change.

2.2 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024 and provides policy direction on matters of provincial interest as they are related to land use planning. All planning applications that are made after that date are subject to the provisions of the PPS.

The PPS was issued by the Province under Section 3 of the Planning Act and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Act. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

2.2.1 PLANNING FOR PEOPLE AND HOMES

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities in part by accommodating an appropriate range and mix of land uses including employment uses. The proposal will provide for a rural industrial use in an appropriate location that will provide for the continued employment of the Applicant's staff. It will assist in providing for a complete community.

2.2.2 RURAL AREAS IN MUNICIPALITIES

Section 2.5.1 of the PPS states in part that healthy integrated and viable rural areas should be support by; *(e) ... promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources....*

The proposal will help diversify the economic base of the area and provide for continued employment opportunities.

Furthermore, the proposal will not conflict with the rural character of the area. It will be located in an area surrounded by rural uses and on a relatively large property between two highways. The proposed use will be appropriate for the area.

2.2.3 RURAL LANDS IN MUNICIPALITIES

Section 2.6.1 of the PPS lists permitted uses in rural areas in municipalities, which include other rural land uses. The proposal represents an appropriate industrial use in a rural area. It is located on a County Road which will provide access for the Applicant's vehicles to travel to work sites. The work of the Applicants in part serves rural areas through the installation of septic systems and excavation services for various functions. This work will be facilitated through the proposed development.

Pursuant to Section 2.6.2 and 2.6.3 the proposed development can be sustained by the rural level of services and it is appropriate for the level of infrastructure that is available.

The proposal should not constrain agricultural and resource related uses and it will comply with Minimum Distance Separation policies as required in Sections 2.6.4 and 2.6.5.

2.2.4 EMPLOYMENT

Section 2.8.1.1 of the PPS directs planning authorities to promote economic development and competitiveness in part by providing for an appropriate range and mix of employment and other uses and by providing opportunities for a diversified economic base.

The proposal is consistent with this direction since it will add to the range and mix of uses and will help diversify the economic base by providing an appropriate industrial use that can be accommodated in a rural area.

The remainder of the policies in section 2.8 of the PPS involve employment areas and do not directly relate to the subject property. However, based upon the above, our opinion is that the proposal is consistent with Section 2.8 of the PPS.

2.2.5 SEWAGE, WATER AND STORMWATER

Section 3.6 of the PPS provides policies related to sewage, water and stormwater services. Sections 3.6.2 to 3.6.4 set out a hierarchy of sewage and water services where the preferred form is municipal sewer and water services in settlement areas. Where they are not available, communal sewer and water services are preferred, and private services may be available where there are no municipal or communal services.

Section 3.6.4 states:

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.

Neither municipal nor communal sewer and water services are available for the subject property. Therefore, individual on-site sewage and water services are proposed. The Hydrogeological Assessment and Sewage System Design and the Stormwater Management Report have determined that the development can be serviced with private septic and water and that the site can accommodate these services without negative impacts.

Section 3.6.8 provides policies for Stormwater Management. The policies in part require in Section 3.6.8 (b) the minimization and prevention of increased stormwater volumes and contaminant loads, in Section 3.6.8 (c) the minimization of erosion and changes in the water balance, and in Section 3.6.8 (d) the mitigation of risks to human health, safety, property and the environment. As demonstrated through the Stormwater Management Report the proposed stormwater management measures will control stormwater discharge and contaminant loads, potential erosion and changes in the water balance are addressed, and risks to human health, safety, property and the environment will be mitigated.

2.2.6 NATURAL HERITAGE

Section 4.1 of the PPS includes policies to protect natural heritage features and functions. As stated earlier, two small wetland areas have been identified in the vicinity and through the Wetland Assessment

Report appropriate setbacks have been identified to protect these areas. The proposed development will not encroach close to the setback distances. It should be noted that these wetlands are not considered to be Provincially significant.

No significant natural heritage features have been identified on the property or in the vicinity. Therefore our opinion is that the proposal is consistent with Section 4.1 of the PPS.

2.2.7 WATER

Section 4.2 sets out policies regarding the use, management and protection of water. Section states:

Development and site alteration shall be restricted 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, which may require mitigative measures and/or alternative development approaches.

The Hydrogeological Assessment and Sewage System Design (Hydrogeological Report) found that the subject property is identified in the Ministry of Environment, Conservation and Parks (MECP) Source Water Protection Atlas as being within an area with a highly vulnerable aquifer. The Hydrogeological Report has determined that the proposal is not expected to negatively impact the highly vulnerable aquifer.

2.2.8 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 4.6 of the PPS sets out policies for cultural heritage and archaeology. As noted previously, the Archaeological Assessment completed for the site found no archaeological resources.

In view of the above, our opinion is that the proposed OPA and ZBA are consistent with the above policies.

The remainder of the policies in the PPS are not directly related to the proposed development.

Based upon the above factors our opinion is that the proposed OPA and ZBA are consistent with the 2024 PPS.

2.3 County of Peterborough Official Plan

The County of Peterborough Official Plan (CPOP) provides policy direction for land use and development applications at the County level. It also includes in Sections 6 and 7 specific land use and planning policies for four lower tier municipalities including the Township of Douro-Dummer. These policies and the associated schedules function as the local official plans for these municipalities.

As stated previously, the subject property is designated as Rural in the CPOP – Local Component and is subject to Special Policy 6.2.2.11(d)(i) which provides for a number of recreational uses. In order to permit the proposed use of the site, an amendment to the CPOP is required to redesignate the property Rural Industrial and remove Special Policy 6.2.2.11 (d)(i). An Environmental Constraint designation is proposed for the small wetland located in the southern part of the property.

The manner in which the proposed development fulfills the relevant policies of the CPOP is discussed in the remainder of this report.

2.3.1 RURAL AND CULTURAL LANDSCAPE

Section 4.3 of the CPOP includes policies for the rural and cultural landscapes. These include all lands outside of settlement areas excluding shoreland areas, significant natural heritage features and other natural resources, areas used for transportation purposes, and areas used for recreation and open space.

The subject property falls within the category of a rural and cultural landscape as defined above.

Section 4.3.3.1 states in part:

Rural areas will generally be the focus of resource activity, resource 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 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;....

The proposed development will establish a non-agricultural use in a rural area. The site is located outside of prime agricultural areas and other designated agricultural areas. It will establish a rural industrial land use which will provide an employment opportunity and will not negatively impact the natural environment. Therefore, the proposed OPA and ZBA conform to the above-noted policy.

Furthermore, pursuant to the remaining policies in this section, the proposed development will use a combination of existing and planned infrastructure, it will comply with Minimum Distance Separation (MDS) requirements, it will not negatively affect the highly vulnerable aquifer area, and it can be appropriately serviced with a private well and septic system.

2.3.2 NATURAL ENVIRONMENT

Section 4.1 of the CPOP sets out policies related to the natural environment.

As noted earlier, there are two small wetlands which affect the subject property. The policies in Section 4.1.3.1 prohibit development in provincially significant wetlands. However, the two wetlands on and adjacent to the subject property are not provincially significant. The policies in this section permit development within or adjacent to non-provincially significant wetlands if an Environmental Impact Assessment is completed which demonstrates that there will be no negative impact. The Wetland Assessment report prepared for the proposal has reviewed the significance of the wetland areas and established appropriate buffers which will be maintained in the development of the proposal. The southern wetland which is located on the property will be placed in an Environmental Constraint designation to ensure its future protection. The proposed development is expected to have no negative impact on the wetlands.

Section 4.1.3.5 sets out policies for water resources. It states that local plans will designate strategic water resources on map schedules. It also states that the County will prepare a source water protection plan and that land use policies for the plan are in Section 5.7 of the CPOP.

The policies in this section also state that the quality and quantity of ground and surface water, and the hydrogeologic function of strategic water resources will be protected and that local plans may require environmental analyses for some development in strategic water resource areas.

The Hydrogeological Assessment and Sewage System Design state that, according to the MECP Source Water Protection Information Atlas, the majority of the property is within a highly vulnerable aquifer. The report states that the land use practices associated with the proposed development site are not expected to cause any contamination of water resources and the highly vulnerable aquifer is not expected to be impacted.

Section 5.7 of the CPOP provides policies for Source Water Protection. In Section 5.7.3.1 the CPOP states that policies in the Trent Source Water Protection Plan apply to vulnerable areas identified in Schedule C1 of the CPOP. The subject property is not included in the vulnerable areas on Schedule C1. Therefore, the Source Water Protection policies do not directly apply to the subject property.

That said, given the conclusions of the Hydrogeological Assessment and Sewage System Design report that the highly vulnerable aquifer is not expected to be impacted by the proposal, our opinion is that the general intent of the Source Water Protection policies to protect vulnerable groundwater will be maintained.

2.3.3 INDUSTRIAL AND COMMERCIAL SECTOR

Policies for industrial and commercial areas are included in Section 4.6.3.2 of the CPOP. The policies state that commercial and industrial uses should be directed to settlement areas or to commercial and

industrial areas designated in Official Plans. While the subject property is designated Rural, Special Policy 6.2.2.11 (d)(i) permits recreation related commercial uses on the property.

Section 4.6.3.2 also includes the following policy:

New development proposals for lands outside of areas designated for commercial and industrial uses, are subject to Official Plan and Zoning By-law amendment by the local municipalities and must address County interests by demonstrating that the proposals make efficient use of existing infrastructure and services and do not adversely affect the environment, surface and ground water resources and municipal drinking water systems;...

The subject property is not designated commercial or industrial, although the special policy does permit some recreation-related commercial uses. However, as demonstrated in the studies submitted in support of the applications, the proposal will make efficient use of infrastructure, it can be appropriately serviced, and it will not negatively affect the environment, surface and groundwater resources and municipal drinking water. Through the applications, the proposal will proceed through the required Official Plan Amendment and Zoning By-law Amendment processes.

It should be noted that the new County Official Plan which is not yet into effect, designates the subject property as Commercial and designates the adjacent properties to the northeast as Employment. These proposed designations further support the type of use intended for the subject property though the proposed OPA and ZBA.

2.3.4 SANITARY SEWAGE AND WATER

Section 4.7.3.2 sets out policies for sanitary sewage and water. They include a hierarchical approach for providing services which is similar to the policies in Sections 3.6.2 to 3.6.4 of the PPS. The policy states in part:

...individual services may be used for more than 5 lots in areas outside of settlement areas provided the site conditions are suitable for the long-term provision of such services;...

Where private communal or individual systems are permitted, the County encourages the use of innovative approved technologies that significantly reduce effluent impacts;...

While the policies in Section 4.7.3.2 do not specifically permit rural industrial uses on private services, through the above provisions, they recognize that small scale developments can be permitted on private services when it is appropriate. The Hydrogeological Assessment and Sewage System Design report has prepared a design for the sewage system that is appropriate for the site.

2.3.5 ARCHAEOLOGICAL RESOURCES

Policies related to the protection of archaeological resources are included in Section 5.2.3.3 of the CPOP. The policies require the preparation of an archaeological study by a licensed archaeologist where the potential presence of archaeological resources has been identified by the Ministry of Culture (now the Ministry of Tourism, Culture and Gaming and Ministry of Sport).

Through the pre-consultation process for the project it was determined that an archaeological assessment would be required for the property. As mentioned previously, an archaeological assessment was completed which found no archaeological resources on the property,

2.3.6 TRANSPORTATION

Section 5.3 of the CPOP includes policies related to transportation.

In Section 5.3.3.2 the CPOP states that development adjacent to Provincial highways requires permits issued by the Ministry of Transportation in order to maintain the long term function of the highway. The policies also state that where possible access to developments should be from a municipal road rather than direct access from the provincial highway.

A permit will be obtained from the Ministry of Transportation for the proposed development, if required. As required above, entrance to the site will be from County Road 29 and not directly from Highway 28. Therefore the proposal conforms to the above policies.

Section 5.3.3.3 sets out requirements for development adjacent to County roads. It states that the development is subject to County Roads policies and entrance standards. As required, the design of the proposed access to the property will be designed in accordance with the County's road policies and entrance standards.

In view of the above, our opinion is that the proposal conforms to the above policies.

2.3.7 LAND USE COMPATIBILITY

Policies to ensure that new land uses are compatible with existing land uses are provided in Section 5.5.

Section 5.5.3.1 states:

The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines.

Land use compatibility issues are not expected between the proposed development and adjacent land uses. The majority of the activities that will be undertaken on the site involve equipment and vehicle maintenance and storage of materials. Much of the activity will take place in the proposed building. Also, the site will function as a centre for parking the Applicant's vehicles and travel to locations where work will be carried out. The types of activities that will take place on the site are not expected to cause compatibility issues.

Furthermore, the proposed building will be setback substantially from adjacent properties which will assist in mitigating impacts.

Therefore, our opinion is that the proposed land use will conform with the above policies.

2.3.8 RURAL INDUSTRIAL

Section 6.2.12 of the CPOP sets out policies for the Rural Industrial designation. In Section 6.2.12.1, the CPOP indicates that the Rural Industrial designation is intended to accommodate dry industrial uses including light manufacturing and service related industrial firms. Light industrial uses are intended to be based on private water supply and sewage disposal.

Permitted uses are provided in Section 6.2.12.2 and they include light manufacturing, processing, fabricating, storage of goods and materials, contractor's yards, lumber yards, transport terminals and automotive uses including service stations and repair garages. The proposed use is a dry industrial use that is similar to those noted above. Activities that are anticipated in the operations and maintenance centre include servicing and maintenance of vehicles and equipment, storage and workshop activities. The centre will also function as the hub for traveling to and from work sites and as a contractor's yard.

The specific policies for Rural Industrial areas are included in Section 6.2.12.3. Section 6.2.12.3 (a) states in part that rural industrial uses are designated to increase employment opportunities and strengthen the Township's tax base. The proposal will contribute to this objective.

The proposed use is predominantly a dry use which will not require the use of water as part of an industrial process as required in Section 6.2.12.3 (c).

Section 6.2.12.3 (d) states that rural industrial uses shall be developed to minimize potential impacts with surrounding land uses. This policy also states that rural industrial uses should have an approved direct access to a provincial highway or collector road. The proposed use of the site is not expected to have negative impacts on surrounding land uses and it will have direct access to County Road 29.

Section 6.2.12.3. (e) and (f) restrict uses that use or emit noxious materials and that would result in pollution. The intent is that rural industrial uses should be compatible with surrounding land uses and comply with the provincial D-6 guidelines.

The proposal will not use or emit noxious materials and is not expected to cause land use compatibility issues.

Section 6.2.12.3.(g) requires rural industrial uses to provide sufficient off street parking for employees, visitors and customers, and that access to parking facilities will be limited and designed for safety. The proposal includes 57 parking spaces which will accommodate employees and others expected to use the site. Only one access is proposed from County Road 29, which will be appropriately designed.

As required in Section 6.2.12.3 (i) there is adequate land area around the proposed buildings and structures to provide buffer areas from adjacent properties. Appropriate provisions will be provided in the Zoning By-law for the property as required in Section 6.2.12.3 (k).

The proposed OPA will have regard for Sections 7.9 to 7.14 of the CPOP pursuant to Section 6.2.12.3 (n).. A hydrogeology study has been prepared for the proposal as required in Section 6.2.12.3 (o). The report addresses the servicing of the property as required in this section.

Section 6.2.12.3 (p) requires the proposal to be subject to site plan control. Site plan requirements will be addressed as may be required.

In view of the above, our opinion is that the proposed OPA and ZBA will conform with the relevant policies in Section 6.0.

2.3.9 LOCAL PLAN POLICIES – GENERAL DEVELOPMENT

Section 7.0 of the CPOP provides general local plan policies for the Township of Douro-Dummer.

2.3.9.1 GENERAL POLICIES

Section 7.2.2 indicates that a parkland dedication may be required through a cash in lieu contribution. The proposal will comply with this provision as may be required.

Section 7.2.3 requires compliance with Minimum Distance Separation (MDS) requirements from agricultural facilities. There are no known agricultural facilities in proximity that would require application of the MDS guidelines.

Section 7.2.6 requires notice under the Clean Water Act, 2006 when there is development within identified vulnerable areas. As noted earlier the subject property is not within vulnerable areas identified on Schedule C1 of the CPOP.

2.3.9.2 WATER SUPPLY AND SANITARY SEWAGE DISPOSAL

Section 7.4.4 restricts commercial and industrial development to dry uses on properties where there are no full municipal services or communal services available. The proposed use of the property is a dry use which is not expected to use substantial amounts of water.

Section 7.4.11 indicates that planning approvals should not be given to proposals that require large sewage systems that use more than 10,000 litres/day of water. The Hydrogeological Assessment and Sewage System Design has calculated the required design flow for the sewage system as under 4,000 litres/day. Therefore, the proposal is not restricted by this policy.

2.3.9.3 STORMWATER MANAGEMENT

Section 7.5.1 requires that for any development proposal, the Township should be satisfied that adequate storm drainage to a suitable outlet will be provided.

Furthermore, Section 7.5.2 requires that for major development proposals, runoff shall be minimized and the impact of the proposal on drainage patterns shall be identified. It also states in this section that preference will be given to proposals that reduce runoff, that natural vegetative cover should be encouraged, and developments which can have a significant impact on surface drainage shall provide comprehensive drainage plans. In addition, proposals for Official Plan or Zoning By-law Amendments are not to be approved if they have significant adverse impact on surface drainage, flooding, water quality or erosion and that the Township shall ensure that proposals are reviewed by the appropriate authorities to ensure that these policies are met.

As stated previously, a Stormwater Management Report has been completed for the proposal which has calculated the amount of runoff that will be generated by the development and has identified appropriate measures to control runoff. The proposed measures will control both stormwater quantity and quality. Measures to control erosion and sedimentation resulting from construction activities are also recommended in the report. Based upon the recommendations of this study, the requirements of the above policies have been met.

Section 7.5.4 requires that impervious surfaces be minimized for proposed developments in vulnerable areas. As noted previously, the proposal is not within a vulnerable area identified in Schedule C1 of the CPOP. While the Hydrogeological Assessment and Sewage System Design has identified a highly vulnerable aquifer in the area it has determined that it will not be negatively impacted by the proposal. In addition, much of the subject property will not be altered by the proposed development and will be able to infiltrate runoff.

2.3.9.4 LAND USE COMPATIBILITY

Section 7.7.1 of the CPOP requires that compatibility be maintained between sensitive land uses and industrial and commercial land uses.

The types of activities that will be taking place on the site are not expected to cause compatibility issues for other properties. The provincial D-6 guidelines set out factors to be considered when establishing industrial uses in proximity to sensitive land uses. The type of activities associated with the operations and maintenance centre are similar to a Class 1 industrial use under the D-6 guidelines. There is some potential for noise from trucks entering and leaving the site to impact sensitive uses. However, the majority of traffic entering and exiting the site is expected to be concentrated during brief morning and evening periods when trucks are travelling to and returning from work sites. Sensitive uses in the area would already be experiencing traffic noise from County Road 29 and Highway 28.

The D-6 guidelines recommend a 70 metres area of influence and a minimum 20 metre separation distance for Class 1 industries. There is a potential sensitive use on the property on the opposite side of County Road 29 which appears to be a highway commercial use, although the property is designated Residential on the Township of Douro-Dummer Land Use Schedule ('A4-1') to the CPOP. Since County Road 29 is between the subject property and the potentially sensitive use, the minimum 20 metre separation distance is maintained. Furthermore, the proposed building is set back more than 50 metres from County Road 29, which will provide an additional buffer for any activities taking place in the building which could have an impact. Further buffer and landscape considerations may be implemented via Site Plan Control, if necessary.

In consideration of the above factors, our opinion is that the proposed use will be compatible with surrounding land uses.

2.3.9.5 CRITERIA FOR ASSESSING OFFICIAL PLAN AMENDMENT APPLICATIONS

Section 7.9 of the CPOP sets out the matters that the Township will consider when evaluating applications for Official Plan Amendments.

As required in Section 7.9.1 there should be a need for the proposed use. There is a need for the proposal since the Applicant requires a better location for its operations centre and the subject property will provide a suitable site.

Section 7.9.2 requires consideration of the extent to which existing designated areas in the proposed category are developed and the nature and adequacy of the development. The proposed OPA is intended to permit a somewhat unique use on the subject property. There are no other areas in the vicinity of the subject property that are within the Rural industrial or Industrial designation.

Section 7.9.3 requires consideration of the physical suitability of the land for the proposed use in the case of lands with potential hazards. The subject property should not be subject to hazards. There are environmental constraints with regard to the wetlands, However appropriate buffers will be maintained and the wetland that is on the property will be appropriately zoned and designated.

Section 7.9.4 requires consideration of the adequacy of roads in the area in relation to the proposed development, the convenience and accessibility of the site for vehicular and pedestrian traffic and safety, the adequacy of potable water supply, sewage disposal and other municipal services in view of the requirements in Section 7.3 and required technical reports, and opportunities for the protection and enhancement of the natural environment.

The proposal has appropriate and safe road access. Potable water is available through a private well and sewage will be treated through a private septic system. The two wetlands in proximity to the site, which are the only potentially significant environmental features that may be impacted will be protected with appropriate buffers. The proposal is supported by a traffic impact study which has demonstrated that the roads in the area and proposed access are appropriate. The Hydrogeological Assessment and Sewage System Design has determined that private well and sewage treatment are appropriate. The wetland assessment has determined that the wetlands will be protected with appropriate buffers.

Pursuant to Section 7.9.5 and the proposal will be compatible with adjoining areas as discussed previously.

With regard to Section 7.9.6, the proposal is not expected to impact the value to adjacent properties, and it should have no effect on the financial position of the Township pursuant to Section 7.9.7.

Regarding Section 7.9.8, the proposed development is not expected to impact agricultural uses and pursuant to Section 7.9.9, the subject property is not on prime agricultural land.

The subject property is not in proximity agricultural facilities and therefore Minimum Distance Separation calculations are not required pursuant to Section 7.9.10.

The provincial Growth Plan is no longer in effect and therefore Section 7.9.11 does not apply.

As noted earlier, the subject property is not identified as a vulnerable area on Schedule C1 of the CPOP. The Hydrogeological Assessment and Sewage System Design has identified an area of high aquifer vulnerability in the vicinity and has determined that it should not be impacted by the proposal. Therefore the proposal conforms to Section 7.9.12 of the CPOP.

In consideration of the above, our opinion is that the proposed OPA has appropriate consideration for the requirements of Section 7.9 of the CPOP.

2.3.9.6 CRITERIA FOR ASSESSING COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT

Pursuant to Section 7.14.1 of the CPOP, the proposal will conform to the appropriate zoning category in the implementing Zoning By-law. The proposed ZBA will apply the appropriate zoning categories to the subject property.

The proposal will have direct and safe access onto an arterial road, as required in Section 7.14.2 of the CPOP.

The proposal will be in keeping with the type of development in the surrounding area and will not conflict with surrounding uses as required in Section 7.14.3.

Pursuant to Section 7.14.4, a traffic study has been completed which demonstrates that the traffic generated by the proposed development can be accommodated by the existing road network.

Pursuant to Section 7.14.5 of the CPOP, the proposal will maintain separation from residential uses as required in the Zoning By-law.

An off-street parking area to accommodate employees and visitors is proposed pursuant to Section 7.14.6 of the CPOP.

The proposal will comply with signage requirements and open storage requirements pursuant to Section 7.14.7 and Section 7.14.8.

Pursuant to Section 7.14.9, there is a need for the proposal and there do not appear to be vacant designated sites in the area that would be available.

Regarding Section 7.14.10 the proposed use is not a noxious trade, business or manufacture. Furthermore, the proposed use will not result in excessive smoke or other types of emissions pursuant to Section 7.14.11.

Access to the site will be limited to one driveway from County Road 29, which conforms for the intent of Section 7.14.12.

Pursuant to Section 7.14.13, the proposal is not within an area that has been identified as a high potential aggregate resource area.

The proposal will be compatible with the small wetland located on the property which will be designated Environmental Constraint, and the wetland located to the north of the site. There are no other areas designated as Environmental Constraint in the vicinity. The proposal conforms to Section 7.14.14.

Pursuant to Section 7.14.15, the proposal will be compatible with Otonabee Region Conservation Authority's water management practices and pursuant to Section 7.14.16 no notice is expected to be required under Section 59 (2) of the Clean Water Act. As stated previously, the proposal conforms to the policies in Section 5.7 of the CPOP.

In consideration of the above factors, our opinion is that the proposed OPA conforms to Section 7.14 of the CPOP.

2.3.9.7 TRANSPORTATION POLICIES

Policies for the County transportation networks are set out in Section 7.26 of the CPOP. Section 7.26.1.1 identifies the classification of the road network within the County.

The policies indicate that access is to be limited to provincial highways and to arterial/collector roads. As stated earlier, no access is proposed from the property to Highway 28 and only one access point will be provided to County Road 29. Therefore, the proposed development conforms to Section 7.26.1.1 of the CPOP.

Regarding Section 7.26.1.2 the proposed development will have access to an improved public road maintained year round as required in Section 7.26.1.2 (iii).

The proposal will conform with any need for a road widening as required in Section 7.26.1.2.(iv) of the CPOP.

Pursuant to Section 7.26.1.2 (x) appropriate setbacks will be incorporated in the development of the site from the roadway.

With Regard to Section 7.26.1.2 (xi), the Hydrogeological Study and Sewage System Design report has determined that the proposal will not have a negative impact on the area of high aquifer vulnerability.

Therefore our opinion is that the proposed OPA and ZBA conform to the policies in Section 7.26.

2.3.9.8 PARKING FACILITIES

Section 7.26.1.3 includes policies for parking facilities. As stated earlier an off street parking facility will be provided on site for employees and others using the proposed operations centre. Only one access from County Road 29 is proposed. Therefore the proposal conforms to Section 7.26.1.3 (i).

Screening of the parking area will be provided if required pursuant to Section 7.26.1.3.(iii).

Regarding Section 7.26.1.3 (x), the Hydrogeological Assessment and Sewage System Design has determined that the proposal should not negatively impact the area of high aquifer vulnerability.

In view of the above, our opinion is that the proposed development conforms to the requirements in Section 7.26.1.3 of the CPOP.

The remaining sections of the CPOP are not directly applicable to the proposal. Therefore, in consideration of the above factors, our opinion is that the proposed OPA and ZBA conform to the relevant policies in the CPOP, including the Local Component applicable to the Township of Douro-Dummer.

2.4 Township of Douro-Dummer Comprehensive Zoning By-law

The Township of Douro-Dummer Comprehensive Zoning By-law (TDZB) provides standards for development and land use within the Township. As noted earlier, the subject property is zoned as a Special District 101-H (S.D. 101-H). The existing zoning permits a number of recreational uses including, a driving range, a miniature golf course, a petting zoo, pony rides, kiddy cars, water bumpers, a pro shop, a snack bar and a washroom facility, and accessory buildings, structures and uses inclusive of a tourism information facility. However, a go-cart racing facility or any other form of motor vehicle racing is not permitted. The holding provision requires that a site plan agreement be entered into with the Township before it can be lifted.

While the existing zoning would permit significant development of the site. It does not specifically permit the intended use of the property as an operations and maintenance centre for Kawartha Utilities. Therefore, a Zoning By-law Amendment is required to place the property in a Restricted Industrial (M1) zone in order allow the proposed use.

Section 3.31.3 includes standards for access to properties in the Township. It states in part:

Except as may otherwise be provided for herein, the following provisions shall apply to ingress and egress driveways:

(a) access to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 metres but not more than 9 metres in width;

(b) the maximum width of any combined ingress and egress driveway measured along the street line shall be 9 metres;

(c) the minimum distance between any two driveways on one lot, or between a driveway and an intersection of street lines, measured along the street line intersected by such driveway shall be 9 metres;....

The proposed use of the property includes a double driveway with a proposed width of 12.19 metres to provide access and egress to the property. The extra wide driveway is intended to provide suitable access for the Applicant's vehicles and equipment and also to accommodate potential future development on the remainder of the property. Therefore, the proposed use will require relief from the above provisions of Section 3.31.3 of the TDZB.

Sections 3.31.4 and 3.31.5 provide standards for parking spaces and for parking area surfaces. The proposed development of the site will comply with these requirements.

Section 3.43 includes standards for the separation between industrial uses and sensitive land uses. Section 3.43.1 (a) requires a minimum 20 metre setback for Class 1 Industrial facilities from sensitive land uses. As stated earlier in this report, no sensitive land uses have been identified. The proposed use is separated from potential sensitive land uses by County Road 29 which has a 20 metre-wide road allowance and by an additional 52.77 metre setback of the proposed building from the property line. This should provide a sufficient buffer to mitigate any potential impact.

Section 3.55 provides requirements for sewage systems. This section requires that sewage systems be located a minimum of 30 metres from the high water mark and a minimum of 3 metres from any street or private road. The location of the proposed sewage system for the development complies with these provisions.

Section 3.55 also requires that properties located adjacent to provincial highways are subject to the requirements of the Ministry of Transportation. The proposal will comply with any requirements of the Ministry of Transportation.

Section 14 of the TDZB includes regulations for the Restricted Industrial (M1) Zone. A variety of uses are permitted through Section 14.1. They include a cartage or transport depot in Section 14.1.1, a contractor's yard in Section 14.1.3, a municipal service garage, warehouse or storage yard in Section 14.1.7 and a workshop in Section 14.1.16. These uses accommodate the types of uses that will take place on the property through the proposed operations and maintenance centre. The proposed use of the property primarily falls within the definition of a number of the uses noted above. Therefore, our opinion is that the use of the property is allowed through the uses permitted in the M1 Zone.

The regulations that apply to these permitted uses are provided in Section 14.2.1 which states the following:

14.2.1 Regulations for Uses Permitted in Sections 14.1.1 to 14.1.18 Inclusive

a) Minimum Lot Area .91 ha

b) Minimum Lot Frontage 60 m

- c) Minimum Front Yard 15 m*
- d) Minimum Interior Side Yard 9 m*
- e) Minimum Exterior Side Yard 15 m*
- f) Minimum Rear Yard 15 m*
- g) Minimum Water Yard 30 m*
- h) Maximum Lot Coverage 30%*
- i) Maximum Building Height 10.5 m*

The subject property and proposed development meet or exceed all of the above standards.

Section 14.3 sets out planting requirements for properties in the M1 Zone where they abut properties in the Residential, Commercial, Institutional or Open Space zones. The subject property does not immediately abut a property in one of the zones. However, planting strips will be provided in the development of the property through Site Plan Control, if required.

Section 19 provides standards for the Environmental Conservation (EC) Zone. The permitted uses in Section 19.1 include conservation and reforestation and other similar uses as provides for the preservation of the natural environment. Passive recreational uses are also permitted.

The intent is for the wetland area and its buffer area in the southern part of the property to be rezoned Environmental Conservation (EC) and it will be used only for conservation purposes. No buildings or structures are proposed for the area that will be zoned EC.

No lot area, lot frontage or other provisions regulating the size of properties zoned EC are provided in Section 19 of the TCZB.

A comparison of the existing zoning standards for the property, the M1 Zone standards, and the proposed standards for the development of the property are provided in the Table below.

Table 2 – Comparison of Zone Standards

Lot Regulation S.D.101 - H	Required	M1 Zone	Proposed Special District Zone
Height (maximum)	3-storeys or 10.6 m., whichever is greater	10.5 metres	10.5 metres

Lot Area (minimum)	7 hectares	.91 hectares	5.32 hectares
Lot Frontage (minimum)	280 metres	60 metres	289.1 metres
Front Yard (minimum)	14 metres	15 metres	52.8 metres
Parking	54 spaces (minimum)	46 spaces (1 space/36 square metres of GFA)	57 spaces
Access	9 metres, combined access and egress driveways	9 metres combined access and egress driveways	12.19 metres

The provisions of the M1 Zone apply to the proposed development of the site. However, because of the proposed extra wide driveway for access and egress, relief is required from Sections 3.31.3 (a) and (b) of the TDZB. Therefore, the proposal requires a Special District zoning. A copy of the draft zoning by-law amendment is attached as an appendix to the report.

In consideration of the above factors, our opinion is that the proposed development of the property meets the intent of the Restricted Industrial Zone provisions in the TDZB.

2.5 Summary of Planning Opinion

As discussed in this report, the proposed development of the subject property includes the construction of a building, and associated parking area and facilities to function as an operations and maintenance centre for Kawartha Utilities. The proposed development is within a rural area of the Township of Douro Dummer on a property between two highways. Access is available from County Road 29.

A more intensive use has already been approved for the subject property through the current Official Plan designation and zoning which permit active recreational uses and associated commercial development. The proposal will provide for a more intensive use of the property that is consistent with past approvals and is appropriate for the location of the site. It will require an Official Plan Amendment and Zoning By-law Amendment in order to permit the rural industrial use. Our opinion is that the location and characteristics of the property are appropriate for the proposed use.

The proposal has regard for all matters of provincial interest and is consistent with the applicable provisions of the PPS.

The proposed Official Plan Amendment to redesignate most of the property Rural Industrial addresses all of the policy requirements in the CPOP. The OPA also places the small wetland in the southern part of the property in an Environmental Constraint designation. Technical studies have been completed to address any potential hydrogeological impacts, stormwater management, traffic impacts, archaeological concerns and wetland issues. The reports have demonstrated that the proposed development can proceed without negative impacts and that all policy requirements can be met.

The proposed Zoning By-law Amendment will rezone most of the site in a Special Restricted Industrial zone. Most standards of the Restricted Industrial zone (M!) are met by the proposal. However, because the proposal includes an extra-wide driveway a Special District zoning is required to provide relief from provision 3.31.3 (a) and (b).

The wetland and its buffer area in southern part of the property will be rezoned as Environmental Conservation. The buffer area of the northern wetland will be respected in the development of the property.

In view of the above, our opinion is that the proposed ZBA meets the intent of the TDZB.

After considering all of the relevant planning policies that apply to the proposal and the results of the technical studies prepared for the proposal, our opinion is that all applicable policies have been addressed and the proposed OPA and ZBA should be approved.



3.0 Summary



This planning report describes the proposed development of an operations and maintenance centre for Kawartha Utilities on a property at 4488 County Road 29 in the Township of Douro-Dummer. This report includes an analysis of the proposal in the context of the applicable requirements of the Act, the Provincial Planning Statement, the County of Peterborough Official Plan and incorporated policies of the Township of Douro-Dummer Official Plan, and the provisions of the Township of Douro-Dummer Comprehensive Zoning By-law..

Based on the foregoing, it is our opinion that:

- The proposed Official Plan Amendment and Zoning By-law Amendment comply with the applicable provisions of the *Planning Act*, R.S.O., 1990, c. P. 13.
- The Official Plan Amendment and Zoning By-law Amendment are consistent with the applicable policies of the Provincial Planning Statement, 2024.
- The proposal conforms to the applicable policies of the County of Peterborough Official Plan and the incorporated policies of the Township of Douro-Dummer Official Plan.
- The proposed Zoning By-law Amendment will permit the proposed development and it complies with the intent of Township of Douro-Dummer Comprehensive Zoning By-law.
- The proposed development represents good planning and is in the public interest.
- The applications for the Official Plan Amendment and Zoning By-law Amendment should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



Chris Conti, M.E.S., MCIP, RPP
Senior Planner



4.0 Appendices

4.1 Appendix A:

Stormwater Management Study

4.2 Appendix B: Traffic Impact Brief

4.3 Appendix C: Hydrogeological Assessment and Sewage System Design

4.4 Appendix D : Stage 1 and Stage 2 Archaeological Assessment

4.5 Appendix E: Wetland Assessment Report

4.6 Appendix F: Draft Official Plan Amendment

Draft Proposed Amendment # XX to the County of Peterborough Official Plan

Purpose

The Official Plan Amendment (OPA) proposes to redesignate the subject lands from Site Specific Policy 6.2.2.11 (d) (i) to Rural Industrial which will apply to the area of the proposed development, and Environmental Conservation which will apply to a wetland area and associated buffer.

Location

The site of the proposed OPA is located at 4488 County Road 29, Lot 20, Concession 06, Geographic Township of Douro, Township of Douro-Dummer (subject property).

Basis

The proposed OPA is based upon an application to amend the County of Peterborough Official Plan submitted by EcoVue Consulting on behalf of Kawartha Utility Services Inc.

The proposed development involves construction of a 1649.74 square metre building with 57 parking spaces and associated facilities on a 5.32 hectare site which will serve as an operations and maintenance centre for Kawartha Utilities. The proposed building will be primarily single storey with a partial second floor. It will be serviced with private septic and well. Access will be provided from County Road 29.

The subject property is an appropriate location for the proposed Rural Industrial use. The site is located in a rural area between two highways. It can accommodate the proposed operations and maintenance centre without negative impacts on surrounding uses. The small wetland in the south part of the site will be protected and will not be impacted.

The proposed Official Plan Amendment meets all applicable planning policy requirements. It has regard for matters of provincial interest.

The proposal is consistent with the policies for rural areas and rural lands in the Provincial Planning Statement (PPS). The proposal can be sustained by rural levels of service and it will help diversify the economic base in a rural area. Furthermore, it will not cause negative impacts on water resources or natural heritage features and functions. The proposal is consistent with the PPS.

The proposal conforms to the Rural and Cultural Landscape and Natural Heritage policies in the County of Peterborough Official Plan. The proposed use is appropriate for a rural area and will be compatible with other land uses. Based upon supporting studies, the proposal have no negative impact on natural heritage features and functions and it will not affect sensitive groundwater resources. The proposed use conforms to the intent of the Rural and Commercial policies, and it conforms to the relevant policies for the Rural Industrial and Environmental Constraint designations in the County of Peterborough Official Plan.

A Zoning By-law Amendment application has been submitted to the Township of Douro-Dummer to bring the zoning provisions in conformity with the proposed Official Plan designations.

The Amendment

The Amendment consisting of the following text and schedule constitutes Amendment No. "XX" to the Official Plan of the County of Peterborough.

Details of the Amendment

The Official Plan of the County of Peterborough is hereby amended as follows:

1. Schedule "A4-1" - Land Use and Transportation Douro Ward for the Township of Douro-Dummer is hereby amended by changing the land use designation from Rural subject to Site Specific Policy 6.2.2.11 (d)(i) to Rural Industrial and Environmental Constraint for certain lands located in Part of Lots 20, Concession 06, Douro Ward, as shown on Schedule "1", attached hereto and forming part of this amendment.

Implementation

The provisions set forth in the County of Peterborough Official Plan, as amended, shall apply in regard to this amendment.



STENNER ROAD

COUNTY ROAD 29

HIGHWAY 28

LOT 20
CON 6
DOURO

LOT 20
CON 7
DOURO



LANDS TO BE RE-DESIGNATED FROM THE SITE SPECIFIC POLICY 6.2.2.11(d)(i) DESIGNATION TO THE RURAL INDUSTRIAL DESIGNATION.



LANDS TO BE RE-DESIGNATED FROM THE SITE SPECIFIC POLICY 6.2.2.11(d)(i) DESIGNATION TO THE ENVIRONMENTAL CONSTRAINT DESIGNATION.



www.ecovueconsulting.com

PROJECT NO: 22-2469

DATE: APRIL 03, 2025

HORIZ. SCALE: 1:3,000

OFFICIAL PLAN AMENDMENT SCHEDULE 1 KAWARTHA UTILITIES

4488 COUNTY ROAD 29
PART OF LOT 20, CONCESSION 06
GEOG. TWP. OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

4.7 Appendix G: Draft Zoning By-law Amendment

**The Corporation of the Township of Douro-Dummer
BY-LAW Number 2025-__**

**Being a By-law to amend the By-law Number 10-1996, as amended, otherwise
known as the “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, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to further 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 is known municipally as 4488 County Road 29 and more particularly described as Part Lot 20, Concession 06 (Douro Ward) as shown on Schedule “1” attached hereto (subject lands) and forming part of this By-law.
2. Section 21 Special Districts is amended by changing the zoning category on a portion of the subject lands to Environmental Conservation (EC) and by deleting subsection “21.101 Special District 101-Holding Zone (S.D. 101-H)” in its entirety for the subject lands and replacing it with the following:

21.101 Special District XXX-Holding Zone (S.D. XXX-H) – Roll No. 010-001-35700

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

21.101.1 Permitted Uses

Those uses permitted in Section 14.1 of the Restricted Industrial Zone (M1) of By-law 10-1996, as amended.

21.101.2 Regulations for Permitted Uses

All regulations of Section 14.2 of the Restricted Industrial Zone (M1) of By-law 10-1996, as amended, shall apply with the following exception:

- | | |
|---------------------------|---------|
| a) Maximum Driveway Width | 12.19 m |
|---------------------------|---------|

3. All other relevant provisions of By-law 10-1996, as amended, shall apply.

If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

By-law passed this ____th day of ____, 2025.

Heather Watson, Mayor

Martina Chait-Hartwig, Clerk



STENNER ROAD

COUNTY ROAD 29

HIGHWAY 28

LOT 20
CON 6
DOURO

LOT 20
CON 7
DOURO



LANDS TO BE REZONED FROM THE SPECIAL DISTRICT 101-H ZONE TO THE SPECIAL DISTRICT XXX - H ZONE.



LANDS TO BE REZONED FROM THE SPECIAL DISTRICT 101 -H ZONE TO ENVIRONMENTAL CONSERVATION (EC) ZONE.

ECOVUE
LAND USE PLANNING & DEVELOPMENT

www.ecovueconsulting.com

PROJECT NO: 22-2469

DATE: MARCH 21, 2025

HORIZ. SCALE: 1:3,000

ZONING BY-LAW AMENDMENT SCHEDULE 1 KAWARTHA UTILITIES

4488 COUNTY ROAD 29
PART OF LOT 20, CONCESSION 06
GEOG. TWP. OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



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