



ECOVUE

LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

317 Count Road 4, Township of Douro-
Dummer, County of Peterborough

Prepared for: Evan Leahy
May 23, 2025

This Planning Justification Report has been prepared in support of an
Official Plan Amendment and Zoning By-law Amendment
applications affecting the subject lands, known legally as:
317 County Road 4, Township of Douro-Dummer, County of
Peterborough

EcoVue Project No: 23-2596



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1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of an Official Plan amendment (OPA) and a Zoning By-law Amendment (ZBA) under the *Planning Act* affecting lands located at Part of Lot 3, Concession 9, Douro Ward, Township of Douro-Dummer, County of Peterborough and municipally known as 317 County Road 4 (**Figure 1 – Site Location**). The property owner is looking to rezone the lands to recognize the existing extractive industrial uses, add additional future uses and to permit the construction of a new storage building for farm equipment.

An application for OPA and ZBA are required to permit the proposed use on the subject site. This Report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the applications are consistent with and conform to the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

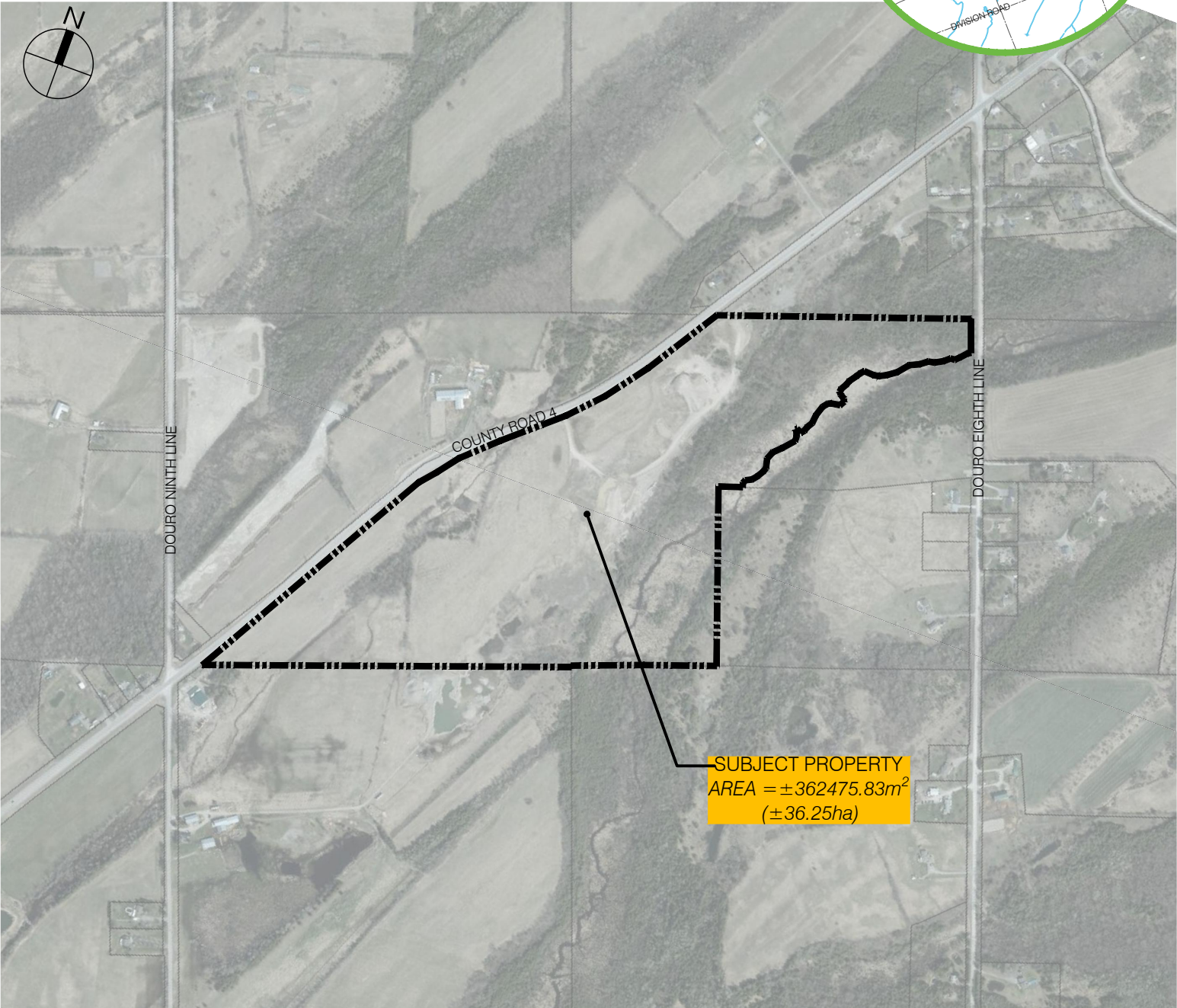
The subject property is located in Part of lot 3, Concession 9 in the former Douro Ward, Township of Douro-Dummer, County of Peterborough. The property is municipally known as 317 County Road 4 and is located on the east side of County Road 4 between the eighth and ninth lines of Douro. The property has 1081.3 metres of frontage on County Road 4 and is approximately 35.93 hectares in area. The property is surrounded by a variety of uses. Specifically, the property is bound by:

- Rural and Rural residential lands to the north;
- Rural lands and residential lands to the east;
- Extractive Industrial and rural lands to the south; and,
- Rural lands to the west.

The property is currently being operated as an aggregate and building material processing and recycling facility. The facility receives soils, topsoil, asphalt and concrete materials from construction projects, which is stockpiled on the site and either reused off-site or used onsite for backfilling/rehabilitation of the wayside pit area. As per comments from the Township, the proposed use will be referred to as a Wayside Pit for purposes of the OPA and ZBA process. Although the use is referenced as a Wayside Pit, no extraction will be taking place on the subject lands.

The property currently does not contain any buildings or structures. According to the available mapping, a portion of the Meade Creek Complex Provincially Significant Wetland is located on the property, as well as unevaluated wetlands.

Figure 1 - Site Location



Leahy Pit PJR
TD Consulting Inc.
317 County Rd. 4
Part of Lot 03
Concession 09
Geog. Twp. of Douro-Dummer
Township of Douro-Dummer
County of Peterborough

Project Number: 23-2596
Horiz. Scale: 1:10,000
Date: April 23, 2024


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1.2 Description off Proposed Development

The applicant is proposing to apply for an Official Plan Amendment and a Zoning By-law Amendment on the property to recognize the existing extractive industrial use of the property and to permit the proposed development of a storage structure for farm and construction equipment. The proposed storage building will be 36.6 by 23.2 metres and set back 60.4 metres from the centreline of County Road 4. All existing and proposed development will be set back at least 30 metres from the Provincially Significant Wetland.

The proposed development can be seen in **Figure 2 – Site Plan**.

The subject property is currently zoned Special District 194 (S.D. 194), Environmental Conservation (EC) and Environmental Conservation Provincially Significant Wetland (EC(P)) in the Douro-Dummer Zoning By-law and is designated Rural, Extractive Industrial, Industrial and Provincially Significant Wetland as per Schedule A4-1.

The Official Plan Amendment and Zoning By-law Amendment are required to recognize the site specific extractive industrial uses of the site and the storage building. To be clear, the applications will not permit any extraction of resources on the site.

1.3 Pre-Consultaiton

A pre-consultation meeting was held March 22, 2023, and was attended by the owners and their project manager. In addition to the Planning Justification Report, the following materials are being submitted in support of the applications:

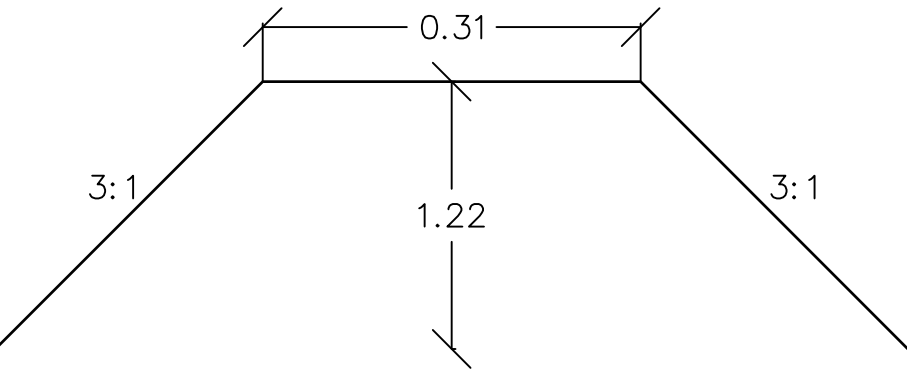
- Hydrogeological Study;
- Stormwater Management Report;
- Lot Grading and Drainage Plan;
- Land Use Compatibility Study;
- Environmental Impact Analysis;
- Archaeological Assessment (Not required due to the level of disturbance on the site already);
- Natural Resource Analysis (aggregate)
- Noise Impact Study (By-law No. 2003-59 addressed in this Report)

- Traffic Study;

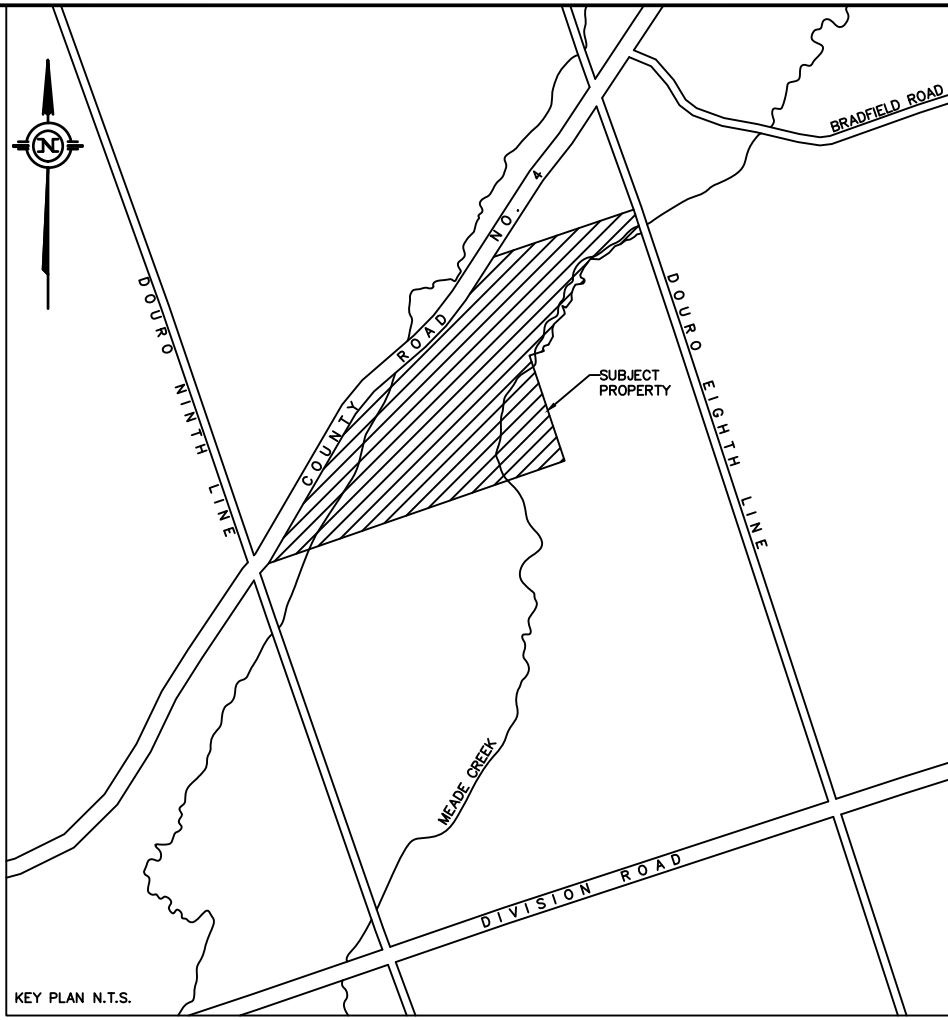
This report references the above reports throughout and relies on their conclusions related to various policy requirements.

SITE STATISTICS

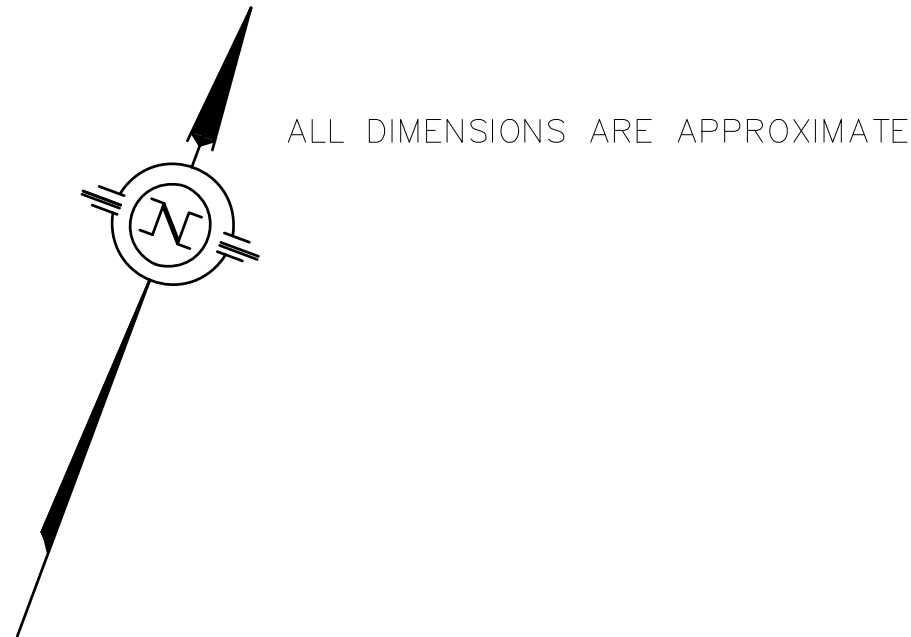
CURRENT ZONING	SPECIAL DISTRICT 194 (S.D.-194)	
MIN. LOT AREA	PERMITTED 400000m ² (40ha)	EXISTING 359168.6m ² (35.92ha)
MIN. LOT FRONTAGE	180m	1081.3m
PROPOSED ZONING	EXTRACTIVE INDUSTRIAL (M2)	
MIN. FRONT YARD	PERMITTED 30m	PROPOSED 51.2m
MIN. SIDE YARD	15m	340.4m
MIN. REAR YARD	15m	260.9m
MIN. WATER YARD	30m	219.4m
MAX. PIT AREA	80000m ² (8ha)	2060m ² (0.21ha)



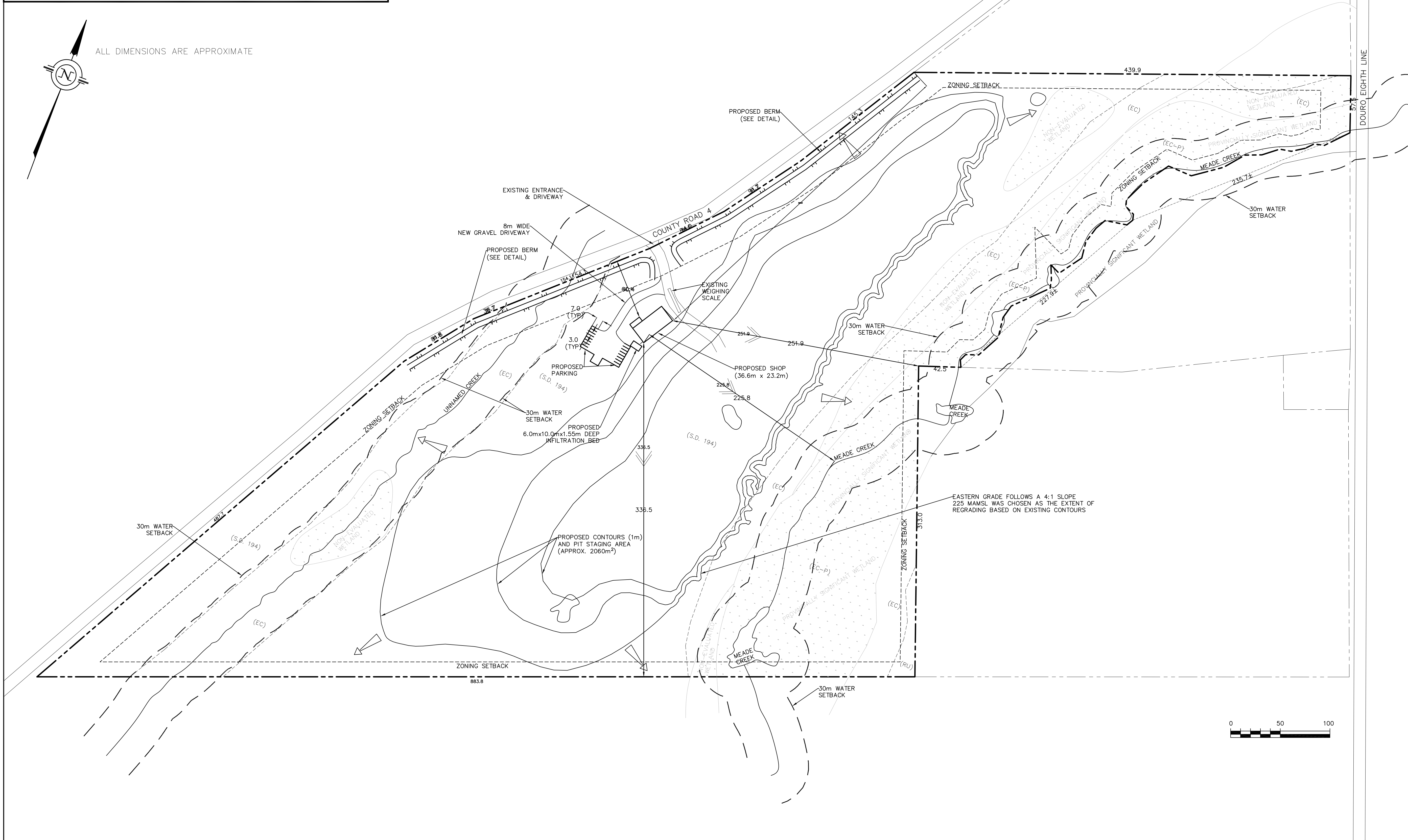
BERM DETAIL
N.T.S.



KEY PLAN N.T.S.



ALL DIMENSIONS ARE APPROXIMATE



Nº:	DATE	DESCRIPTION	BY
REVISIONS			
PROJECT TITLE:			
LEAHY PIT - ROLL #1522010004048000 PT LOT 3, CON 9, DOURO TOWNSHIP COUNTY OF PETERBOROUGH			
DRAWING TITLE:			
PROPOSED SITE PLAN			
TD Consulting INC. 155 St David St Lindsay, Ontario K9V 4Z6 Phone : (647)-535-9461 e-mail : info@td-consulting.ca			
DRAWN BY: DT		PROJECT Nº:	
DESIGNED BY: TD		022-769	
APPROVED BY: TD		DRAWING Nº:	
DATE: JAN 2023		SCALE: AS SHOWN	
		SP-1	



2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the *Planning Act* and the associated 2024 Provincial Planning Statement. At the municipal level, the County of Peterborough Official Plan (CPOP) including the local component and the Township of Douro-Dummer Zoning By-law (DDZB) are applicable. In this section of the Report, the applications are reviewed in the context of policies and provisions contained within these documents.

2.1 Provincial Planning Statement (2024)

The new 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024. This document replaces the current 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe. This new document provides policy direction on matters of provincial interests as they are related to land use planning. The PPS is 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.

2.1.1 RURAL AREAS IN MUNICIPALITIES

It is stated in Section 2.5.1(a) that “[h]ealthy, integrated and viable rural areas should be supported by...building upon rural character and leveraging rural amenities and assets”. The subject lands currently contain an existing residential dwelling. The proposed amendment proposes to create two (2) residential lots, each proposed to contain a residential dwelling on private individual well and septic. As noted, there are a number of single detached dwellings on rural residential lots on 5th Line to the north of the subject lands. Therefore, it is our opinion that the proposed severances will maintain the rural character of the area.

2.1.2 RURAL LANDS IN MUNICIPALITIES

Section 2.6 of the PPS speaks to rural lands in municipalities. It is stated in Section 2.6.1 that permitted uses within rural lands shall include:

- a) *The management or use of resources;*
- b) *Resource-based recreational uses (including recreational dwellings not intended as permanent residences);*

- c) *Residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d) *Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *Home occupations and home industries;*
- f) *Cemeteries; and,*
- g) *Other rural land uses.*

The existing aggregate use is associated with the “management and use of resources” and the proposed agricultural building is accessory to an agricultural use, both of which are permitted uses as per Section 2.6 of the PPS.

2.1.3 SEWAGE, WATER AND STORMWATER POLICIES

Policies related to Sewage, Water and Stormwater are found in Section 3.6 of the PPS. Section 3.6.4 states that:

“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 onsite 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 [...]”

Municipal servicing does not exist for the subject lands and no servicing is proposed to be established on the subject lands as both the existing and proposed use do not require on-site servicing.

Furthermore, Section 3.6.8 of the PPS states that *“Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*

- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.”*

As discussed in the Stormwater Management Report included with the submission, stormwater will be attenuated on site through an infiltration bed. Stormwater quality and quantity can be accommodated entirely on-site, with no increased impacts to human health, safety, property, and the environment.

2.1.4 NATURAL HERITAGE

Section 4 of the PPS contains policies regarding the wise use and management of resources. Specifically, 4.1.4 states that *“development and site alteration shall not be permitted in*

- a) Significant wetlands in Ecoregion 5E, 6E, and 7E,*

And further stated in Section 4.1.5 that development and site alteration shall not be permitted in:

- b) Significant woodlands in Ecoregions 6E and 7E*
- c) Significant wildlife habitat*

Unless it has been demonstrated that there will be no negative impact on the natural features or their ecological functions”.

As mentioned, the Meade Creek Provincially Significant Wetland (PSW) is located to the east portion of the proposed development area/existing disturbed area. The property also contains woodland features associated with the PSW. An Environmental Impact Analysis was completed and has been included as part of the submission. The analysis determined there will be no impacts on the wetland or its features and function as a result of the existing or

proposed development. Further, the study concluded that there would be no impacts to wildlife, wildlife corridors, or the woodland.

As such, it is out opinion that the proposal is consistent with the policies of Section 4.1 the PPS.

2.1.5 NATURAL HAZARDS AND HUMAN MADE HAZARDS

Chapter 5 of the PPS address developments that occur within natural and human-made hazards. Section 5.2.2 states that “[d]evelopment shall generally be directed to areas outside of:

- a) *hazardous lands adjacent to the shorelines of the Great Lakes –St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.”*

The subject property does not contain any natural hazards (such as steep slopes or floodplains) or human-made hazards. Therefore, the proposed development is consistent with Chapter 5 of the PPS.

2.2 Local Planning Documents

In addition to demonstrating consistency with Provincial planning policies, it is necessary that the proposal conforms to the policies and provisions of the municipal planning documents. The County of Peterborough Official Plan including the Local Component for Douro–Dummer, and the Douro–Dummer Zoning By-law are reviewed in the sections below.

2.2.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The upper-tier sections of the Couty of Peterborough Official Plan (CPOP) do not contain land use designations. Instead, Section 4 of the CPOP identifies “Rural and Cultural Landscape”, “Shoreland Areas and the Waterfront”, and “Settlement Areas”.

The subject lands are located within the Rural area on Schedule ‘A’ to the County of Peterborough Official Plan (CPOP). Section 4.3 of the CPOP generally indicates that the Rural

and Cultural Landscape designation is intended to permit limited development that matches the character of the Rural Areas within the County and does not impact the quantity or quality of groundwater or prime agricultural uses and/or lands. These policies are further supported by the “general” section (Section 4.3.3.1), which states that the rural area will be the focus of “resource activity, resource base recreational activity and other rural land uses”.

The existing material processing and recycling facility is already considered part of the “other rural land uses” as described in the policy above. Further, the addition of the agricultural building to the property will maintain the rural area character of the area. There will be no impacts to groundwater or prime agricultural uses or lands.

2.2.2 LOCAL COMPONENT – COUNTY OF PETERBOROUGH OFFICIAL PLAN

Local Official Plan policies applicable to the Township of Douro-Dummer are contained in Section 6.0 and 7.0 of the CPOP. According to the County of Peterborough GIS, which delineates the designations of the Local Component of the CPOP, the subject lands are designated Rural, Extractive Industrial, Industrial and Provincially Significant Wetland.

Section 6.2.2 permits a range of uses in the Rural designation; however, the existing aggregate-related uses are not permitted, and an Official Plan Amendment (OPA) is needed. Further to this, the Industrial designation does not explicitly permit the existing and proposed uses. In addition, the OPA will recognize that the aggregate products stored and processed will not originate from the site as Section 6.2.13.2 requires that “the majority of the raw materials used in the final product comes from the site”.

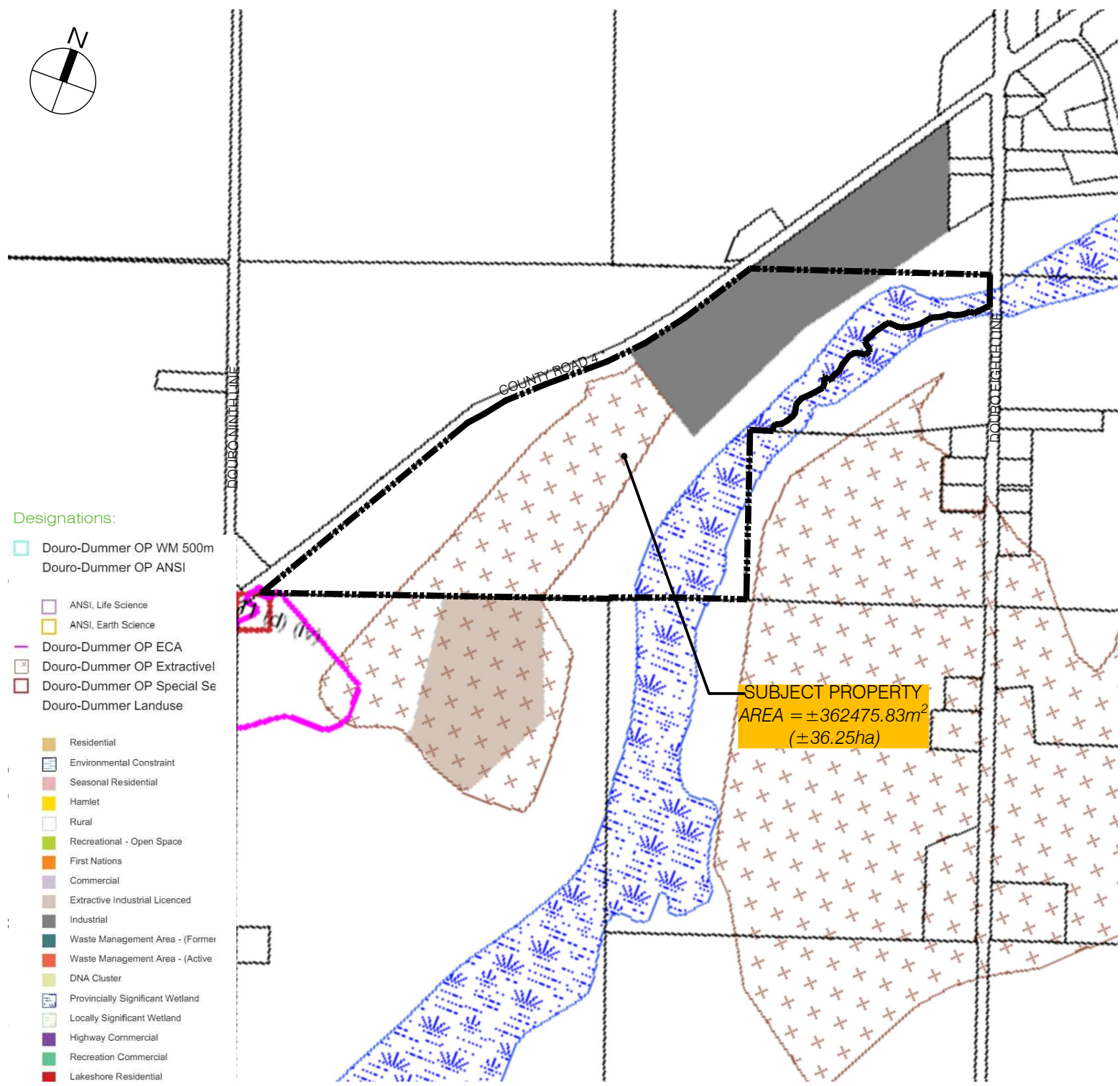
While it is recognized a portion of the property is designated Provincially Significant Wetland, none of the proposed development will occur in this area or within 30 metres of the wetland.

Rural Industrial policies are outlined in Section 6.12.3 and the applicable policies are outlined below.

- d) *Rural industrial sites shall be developed to minimize potential conflicts with surrounding land uses. Circulation shall be designed to minimize penetration of industrial traffic into or through residential areas. Industrial development located near residential uses shall be limited to light manufacturing activity and service-related industries, with high performance standards, to minimize incompatibility with*

residential uses. Rural Industrial uses should have an approved direct access to a Provincial Highway or Collector Road and should be sited in such a manner as to facilitate easy access by motorized vehicles.

Figure 3 - Township of Douro-Dummer Official Plan Online GIS



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Geog. Twp. of Douro-Dummer
Township of Douro-Dummer
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While the subject lands are located in a rural area of the Township, there is an existing farm parcel located across the road from the entrance to the subject lands. The property is located on a County Road and has access to Highway 28. Compatibility is discussed in detail below.

- d) *No uses shall be permitted which, from the nature of the processes or materials uses, is declared by the local Health Unit to be noxious under the Health Protection and Promotion Act as amended.*

The uses on site are not considered to be noxious in nature.

- e) *Permitted Rural Industrial uses shall minimize smoke emissions, noise, odours or other forms of pollution. Guideline D6: Compatibility Between Industrial Facilities and Sensitive Land Uses of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.*

The applicant is working with the Ministry of the Environment, Conservation and Parks (MECP) through an in progress Environmental Compliance Approval (ECA) to ensure the use is operating to the acceptable standards. Further to this, the use has been reviewed from a hydrogeological perspective and deemed to have minimal impact on surface water and groundwater regimes. Additional environmental analysis as determined that there are no environmental impacts from the operation. Monitoring programs have been recommended to ensure the site continues to operate without impacts.

Additionally, the site will operate within the hours permitted in the Township's Noise By-law to ensure no noise impacts to the surrounding properties.

- f) *Sufficient off-street parking shall be provided to accommodate employees, visitors and customers. Access points to parking facilities shall be limited in number and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.*

As demonstrated on the attached Site Plan, 16 parking spaces have been provided on site.

- g) *Off-street loading facilities shall be provided to minimize traffic congestion in industrial areas.*

As shown on the attached site plan, one (1) loading space has been provided.

- h) *Adequate land area shall be preserved to permit a buffer strip between Rural Industrial areas and any adjacent residential areas. The buffer strip should consist of plantings, solid fences, a landscaped berm or any combination of these.*

A berm is proposed to be constructed along the front of the property on County Road 4 to provide buffering between the residential use and the rural industrial use.

- k) *All Rural Industrial development shall be adequately regulated by suitable provisions in the Zoning By-law including adequate setbacks from property lines, appropriate off-street parking and loading requirements, landscaped area or buffering requirements in certain cases, prohibition of nuisances, and control over outside storage.*

A discussion of the use and its compliance with the zoning provisions are discussed in the section below.

- n) *Applications to amend the Official Plan to designate additional Rural Industrial areas shall have regard to Sections 7.9 and 7.14 of this Plan.*

These sections of the CPOP are addressed below.

- o) *Development applications for Rural Industrial lands shall be accompanied by a hydrogeology report that addresses servicing options and meets the requirements of the Ministry of the Environment and the Health Unit.*

A hydrogeology report has been prepared in support of this submission and is attached.

- p) *The Rural Industrial designation shall be subject to site plan control as outlined in Section 7.17. The Township may require a preliminary site plan as support to an application for a Zoning By-law Amendment. This site plan shall be reviewed by the Township, and all relevant agencies to determine suitability of access, compatibility with surrounding land uses, and the impact that the proposal may have on surrounding septic systems, groundwater or natural habitat.*

A preliminary Site Plan has been prepared in support of these applications. It is anticipated that once the OPA and ZBA are approved, a formal comprehensive site plan submission will occur.

Section 7.9 of the CPOP speaks to criteria for assessing Official Plan Amendment applications. Applicable sections are outlined below.

7.9.3 *The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to:*

A) the existing environmental and/or physical hazards and opportunities;

B) the potential impacts of these hazards; and,

C) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate;

D) the anticipated impacts of the proposed use on the natural environment.

As discussed in the attached Environmental Impact Statement, the proposed use can occur on the site without any impacts to the features. Appropriate setbacks have been identified and no works will occur in these areas. Furthermore, there are no physical hazards that would have the potential to impact the existing and proposed uses.

7.9.4 *The location of the area under consideration with respect to:*

a) the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas;

b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;

c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the

Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and

d) opportunities for the protection and enhancement of the natural environment.

A number of studies have been conducted in support of this submission to assess the impacts. The subject property is located on a main County Road with easy access to Highway 28 and contains an existing entrance that is safe for commercial vehicles. While there are environmental features on the site, no site works or alteration are occurring in these areas or the associated setbacks.

7.9.5 The compatibility of the proposed use with uses in adjoining areas.

The subject lands are located in a predominately rural area of the Township. Where industrial uses are already occurring. Additionally, while there is residential uses in the immediate area, steps have been taken, such as the construction of a berm to provide proper buffering.

7.9.7 The potential effect of the proposed use on the financial position of the Township.

The proposed use would allow for a rural industrial use on the subject lands, allowing the Township to increase their tax base.

7.9.10 The Minimum Distance Separation requirements of the Provincial Policy Statement shall be met for new uses being proposed in proximity to existing livestock facilities.

According to MDS Guideline #10, MDS is only required to be met when applications for rezoning or re-designation allow for a more sensitive use. This is not the case for this application.

7.9.11 Demonstration of how the proposal conforms to the Provincial Growth Plan.

The proposal is discussed in the context of A Place to Grow: Growth Plan for the Greater Golden Horseshoe in Section 2.2 of this Report.

Section 7.14 of the CPOP outlines criteria for assessing Commercial, industrial and institutional development.

7.14.1 The proposal shall conform to the requirements for the appropriate zone in the implementing Zoning By-law.

The proposal is discussed in relation the applicable zoning by-law in Section 2.3.3 below.

7.14.2 These uses shall have direct access to an arterial road, collector road or Provincial highway, and should be sited to permit easy and safe access by motor vehicles.

The proposed use will have direct access to County Road 4, which is an arterial road.

7.14.3 The proposal shall be in keeping with the existing size and type of development in the surrounding area. Proposals which will conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the Township that the concerns can be overcome.

The proposal will be keeping with the existing development in the surrounding area and all compatibility issues have been addressed throughout this Report.

7.14.4 Proposals which will create a substantial increase in traffic along local roads travelling through existing or potential residential areas shall not be permitted.

A Traffic Impact Statement (TIS) has been prepared in support of the submission and is attached. As noted in the TIS, traffic will access the site from the existing entrance on County Road 4, which can accommodate any increase in traffic resulting from the new development.

7.14.5 All proposals located adjacent to residential uses shall be separated by a buffer strip, as set out in the implementing Zoning By-law.

The applicant has proposed to install a berm along the frontage of the property to provide a buffer between the adjacent uses.

7.14.6 Adequate off-street parking shall be provided and access points shall be limited in number and designed in a manner which will minimize the danger to vehicular traffic.

As shown on the attached site plan, 16 parking spaces have been provided on the site and one (1) loading space.

7.14.8 Open storage of goods or materials shall be permitted provided storage is suitably screened from adjacent uses and from public view

As mentioned, a berm will be constructed along the frontage of the property. All storage of materials will be screened from neighbouring properties.

7.14.11 Permitted uses shall minimize smoke emissions, noise, odours or other forms of pollution. The appropriate standards and requirements of the Ministry of the Environment shall be adhered to and shall be the minimum acceptable standard.

The applicant is working with the Ministry of Environment, Conservation and Parks (MECP) to ensure that the in progress ECA is upheld. Additionally, work on site will not occur between the hours of 9 pm and 5 am in compliance with the Township's noise by-law.

7.14.14 The Township shall have regard for the compatibility of the proposed development with areas designated as Environmental Constraint.

The PSW lands on the subject property are not impacted by the proposed development. All uses are setback an appropriate distance from this feature.

As such, through the proposed OPA, it is our opinion the proposed development is suitable for the subject lands.

2.2.3 TOWNSHIP OF DOURO-DUMMER ZONING BY-LAW

According to the County of Peterborough GIS, the subject property is zoned Special District 194 (S.D. 194), Environmental Conservation (EC), and Environmental Conservation Provincially Significant Wetland (EC(P)) (**Figure 4**).

The site-specific zone and the environmental constraint zones do not permit a wayside pit. It is expected that the S.D 194 zone will be amended to include those uses permitted in the Extractive Industrial (M2) and the Disposal Industrial (M3) Zone to acknowledge the current and proposed uses on the property. The EC and EC(P) zones will be maintained.

In addition to recognizing the wayside pit uses, the following uses will also be permitted under the amended S.D 194 Zone:

- All uses currently permitted in the M2 Zone and

- The following uses from the M3 Zone
 - A waste management facility;
 - A sewage treatment plant or lagoon;
 - A recycling facility;
 - A salvage yard;
 - A warehouse; and
 - A retail or wholesale outlet o business office accessory to the above uses.

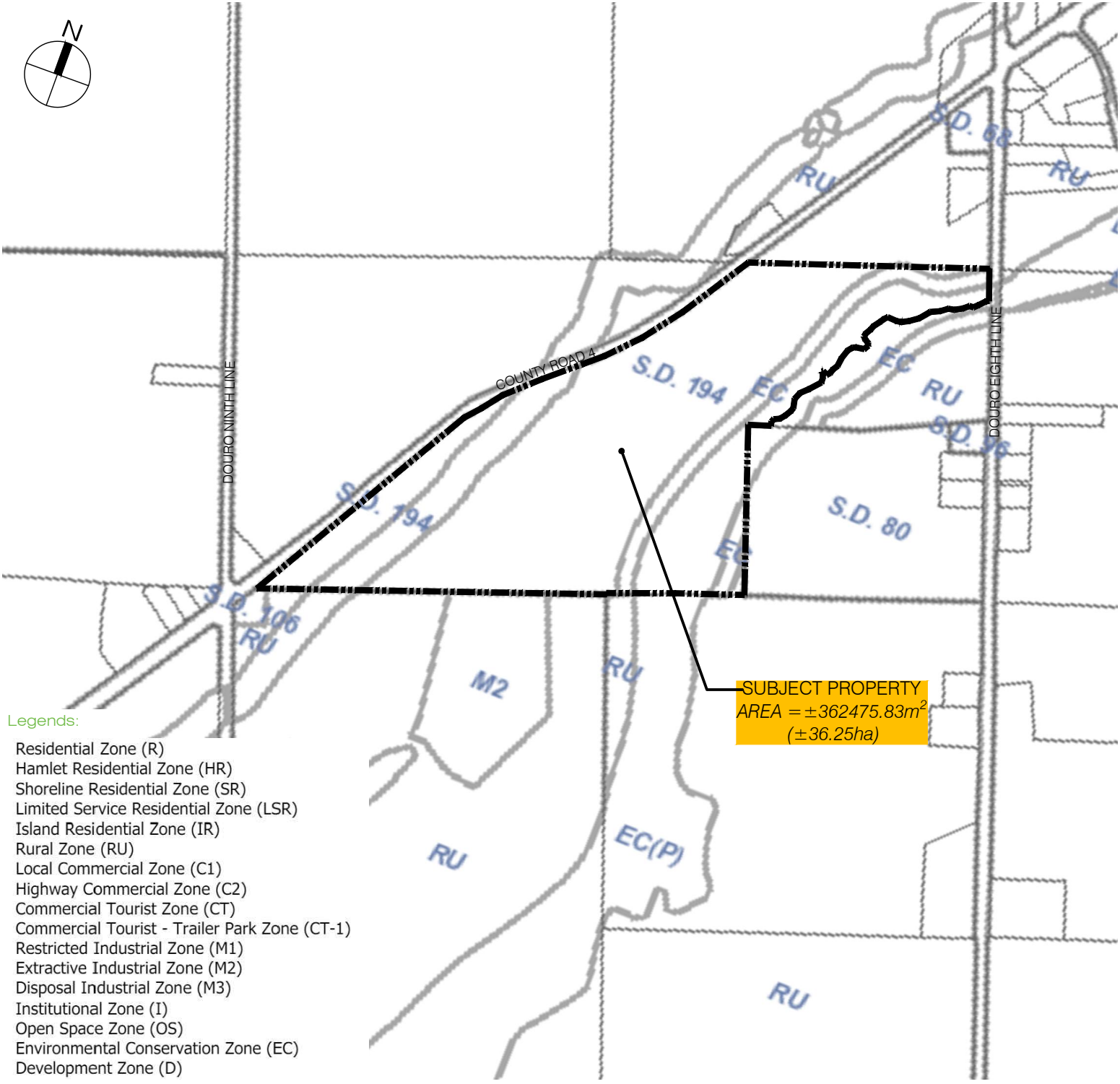
The below table reviews the subject lands in the context of the M2 Zone. As the site exists, it is currently undersized to meet the lot area requirement. As we are amending the site-specific zone, the lot area will be recognized through this amendment. All other provisions can be met for the current uses on the property.

Table 1 Zone Requirements

Lot Regulation (M2)	Required	Proposed
Minimum Lot Area	40 ha	35.92 ha
Minimum Lot Frontage	180 m	1081.3 m
Minimum Front Yard	30 m	60.4 m
Minimum Rear Yard	15 m	251.9 m
Minimum Side Yard	15 m	336.5 m
Minimum Water Setback	30 m	225.8 m

As such, it is our opinion that the proposed ZBA complies with the Douro Dummer Zoning By-law.

Figure 4 - Township of Douro-Dummer Zoning Bylaw Online GIS



Leahy Pit PJR
TD Consulting Inc.
317 County Rd. 4
Part of Lot 03
Concession 09
Geog. Twp. of Douro-Dummer
Township of Douro-Dummer
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3.0 Summary

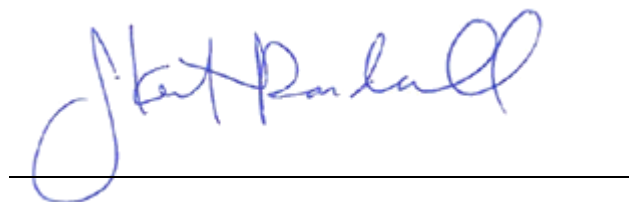
This planning report describes the proposed Official Plan Amendment and Zoning By-law Amendment applications and provides analysis for these applications in the context of the Provincial Policy Statement, the County of Peterborough Official Plan, and the Douro-Dummer Zoning By-law.

It is the opinion of the author that:

- The proposed development is consistent with the applicable provisions of the 2024 Provincial Planning Statement.
- The proposal conforms to the purpose and intent of the County of Peterborough Official Plan.
- An Amendment to the Local Component of the County Official Plan will be required to permit the proposed use.
- An amendment to the Township's Zoning By-law will be required to permit the proposed development.
- The proposed Official Plan and Zoning By-law amendments represent good planning and is in the public interest.
- The applications should be approved.

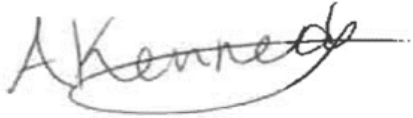
Respectfully submitted,

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