

The background of the cover is a photograph of a rural landscape, overlaid with a semi-transparent dark green filter. In the foreground, there is a field of tall, dry grass. A utility pole with several power lines stands in the middle ground. In the background, there are several buildings, including a white barn-like structure on the left and a larger, darker building in the center. The sky is overcast and grey.

ECOVUE

LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

Township of Douro Dummer
Prepared for Sean Harris
March 6, 2026

This Planning Justification Report has been prepared in support of a **Zoning By-law Amendment application** affecting the subject lands, known legally as:

17 Indacom Drive, Township of Douro-Dummer

EcoVue Project No: 25-2865



416 Chambers Street
Peterborough, Ontario
K9H 3V1
PHONE // 705.876.8340
TOLL FREE // 877.652.1466
FAX // 705.742.8343
EMAIL // info@ecovueconsulting.com
WEB // www.ecovueconsulting.com

Table of Contents

1.0	BACKGROUND.....	1
1.1	Description of Subject Property and Surrounding Lands	2
1.2	Description of Proposed Development	3
1.3	Previous Approvals	4
1.4	Pre-Consultation	7
2.0	POLICY REVIEW	8
2.1	Provincial Planning Statement (2024).....	9
2.1.1	Rural Areas in Municipalities	9
2.1.2	Rural Lands in Municipalities.....	9
2.1.3	Sewage, Water and Stormwater	10
2.1.4	Natural Heritage.....	11
2.1.5	Mineral Aggregate Resources	12
2.1.6	Cultural Heritage and Archaeology	12
2.1.7	Natural Hazards and Human-made Hazards.....	13
2.2	Local Planning Documents	13
2.2.1	County of Peterborough Official Plan.....	13
2.2.2	Local Component – Douro-Dummer	14
2.2.3	Township of Douro-Dummer Zoning By-law	18
3.0	MARKET ANALYSIS	20
3.1	Market Analysis.....	21
4.0	SUMMARY	22

Figures

Figure 1 – Site Location..... 5

Figure 2 – Site Plan 6

Figure 3 – County of Peterborough Official Plan Schedule17

Figure 4 – Township of Douro-Dummer Zoning By-law Schedule.....19



1.0 Background

This Planning Justification Report has been prepared in support of a Zoning By-law Amendment affecting the lands municipally known as 17 Indacom Drive in the Township of Douro-Dummer, County of Peterborough. The purpose of the application is to permit the addition of a miniature golf course on the subject property as a complementary recreational use to the commercial uses already operating on site.

The subject property previously underwent a Zoning By-law Amendment and Site Plan Approval process to permit the existing commercial development, including the building currently occupied by Kawartha Sweet Eats, The Little Frozen Yogurt Company and The Little Building Company. As part of those approvals, supporting technical studies including stormwater management, traffic, servicing and grading were prepared and accepted by the Township. The proposed miniature golf course represents a modest expansion of the recreational and tourism-oriented activities available on the property. The development will utilize existing site infrastructure including access, parking, servicing and drainage systems previously approved through the *Planning Act* process.

The subject property is currently zoned Special District 177 (S.D.177) under the Township's Zoning By-law. While the site-specific zone permits a range of commercial and tourism-oriented uses, a miniature golf course is not currently listed as a permitted use. As such, a Zoning By-law Amendment is required to add a miniature golf course as a permitted use within the existing site-specific zone.

1.1 Description of Subject Property and Surrounding Lands

The subject property is legally described as Part of Lot 6, Concession 6, Douro Ward, Township of Douro-Dummer, and is municipally known as 17 Indacom Drive. The property has a total area of approximately 0.91 hectares (2.24 acres) and has approximately 8 metres of frontage on Indacom Drive, a Township-maintained road that connects directly to County Road 4 (Warsaw Road). The property is currently developed with a commercial building containing Kawartha Sweet Eats, The Little Frozen Yogurt Company and The Little Building Company. In addition to the building, the property contains several accessory features including a parking area, outdoor seating areas, a play structure, a model cabin display, landscaped areas and stormwater management pond.

The surrounding land uses include a mix of institutional, commercial, industrial and rural uses. Specifically:

- **County Road 4 (Warsaw Road)** is located to the north
- **Wood By Design and wetland areas** are located to the east
- **The Douro Community Centre and arena** are located to the south
- **Highway 28 and the County Public Works yard** are located to the west

The property is located at the intersection of two major transportation corridors in the Township, providing strong visibility and convenient access for commercial and tourism-related uses.

1.2 Description of Proposed Development

The proposed development consists of the addition of an 18-hole outdoor miniature golf course located on the northern portion of the subject property **Figure 2 – Site Plan**). The miniature golf course will be constructed primarily through landscape features including artificial turf putting surfaces, decorative obstacles, landscaping elements and pathways connecting each hole. The course will be integrated into the existing site layout and will function as a complementary recreational attraction associated with the existing commercial uses. A small storage building currently located on the property will be repurposed for the storage of golf clubs, balls and maintenance equipment associated with the course. No new buildings are proposed as part of the development.

The property was previously subject to a rezoning and site plan process for the established uses on site. At that time, a site-specific zone was applied to the site and numerous studies completed to support the development. Studies included stormwater management, traffic brief, site servicing and grading. These *Planning Act* applications permitted the buildings and accessory uses that are currently on site.

The miniature golf course is intended to operate as a seasonal recreational activity and is expected to attract families, local residents, and visitors travelling through the area. The addition of the course will provide an additional activity for customers visiting the existing businesses on site while contributing to tourism and recreation opportunities within the Township.

1.3 Previous Approvals

The subject property previously underwent a Zoning By-law Amendment and Site Plan Approval process to permit the existing commercial development currently operating on the site. As part of those approvals, a number of technical studies were prepared and accepted by the Township, including:

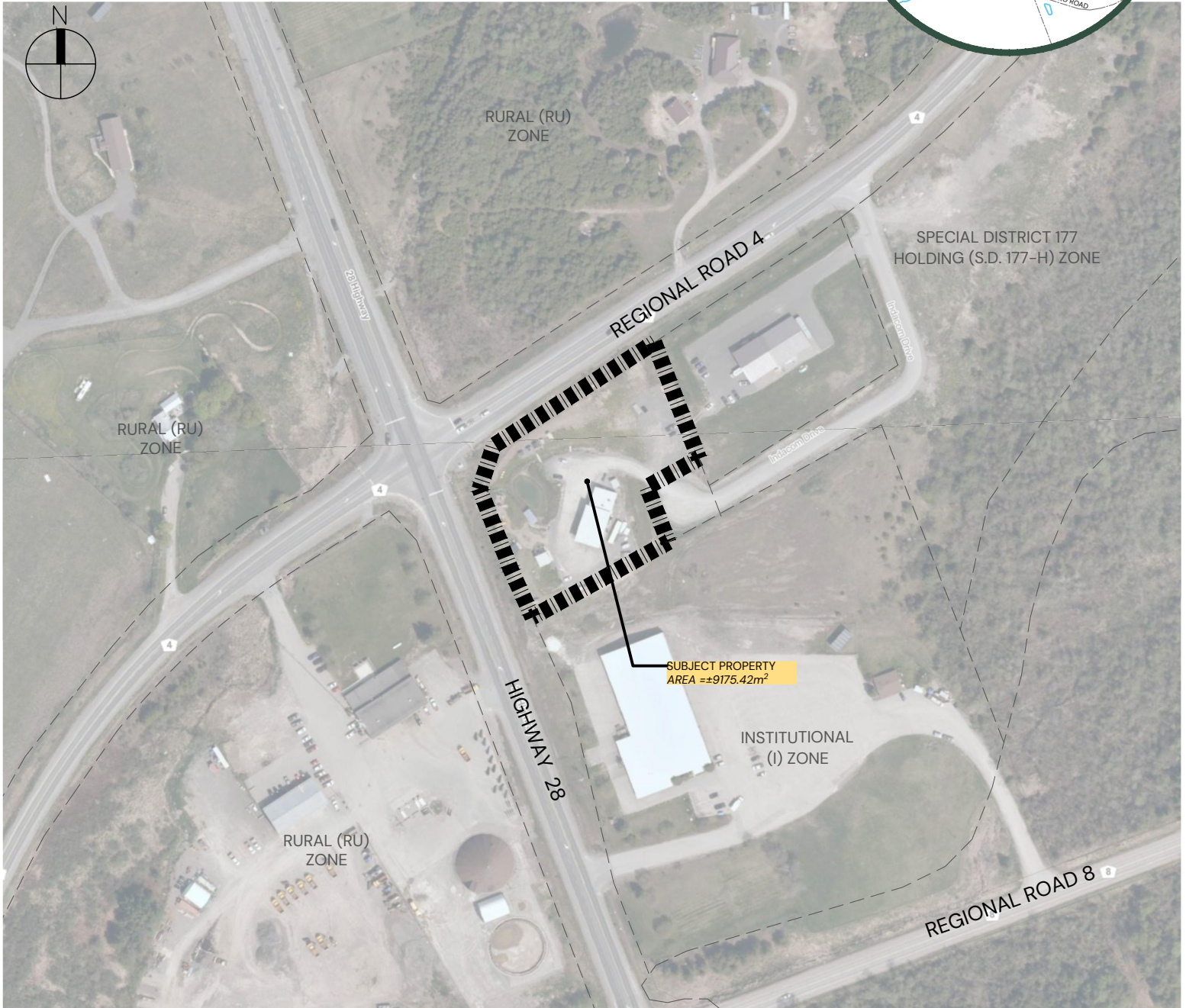
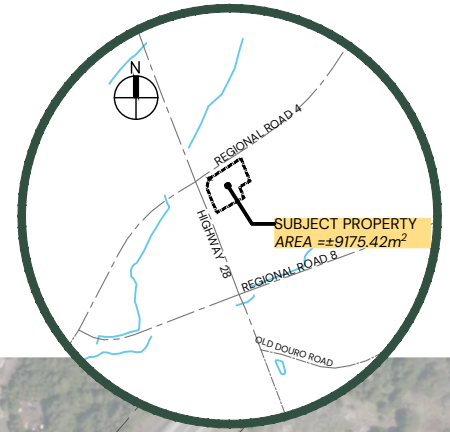
- Stormwater Management Report
- Traffic Brief
- Servicing and Grading Plan
- Landscaping Plan

These studies established the servicing framework and site design for the existing development. The proposed miniature golf course represents a minor expansion of the recreational and tourism-oriented uses on the property and does not significantly alter the servicing strategy, site access or drainage patterns previously reviewed through the Planning Act approval process.

In support of this application, the previously prepared technical studies and plans have been reviewed and updated, where necessary, to reflect the proposed miniature golf course and associated site modifications. The updated materials confirm that the proposed use can be accommodated within the existing servicing and site design framework.

As mentioned, the subject property is currently zoned Special District 177 (S.D. 177). While this zone permits a range of commercial and tourism-oriented uses, a miniature golf course is not currently listed as a permitted use. As such, a Zoning By-law Amendment is required to add a miniature golf course as a permitted use within the existing site-specific zone.

Figure 1 – Site Location



Indacom Drive (Douro-Dummer) ZBA & SPA

Sean Harris

17 Indacom Drive, Douro-Dummer
 Part of Lot 06
 Concession 06
 Geog. Twp. of Douro
 Township of Douro-Dummer

Project Number: 25-2865

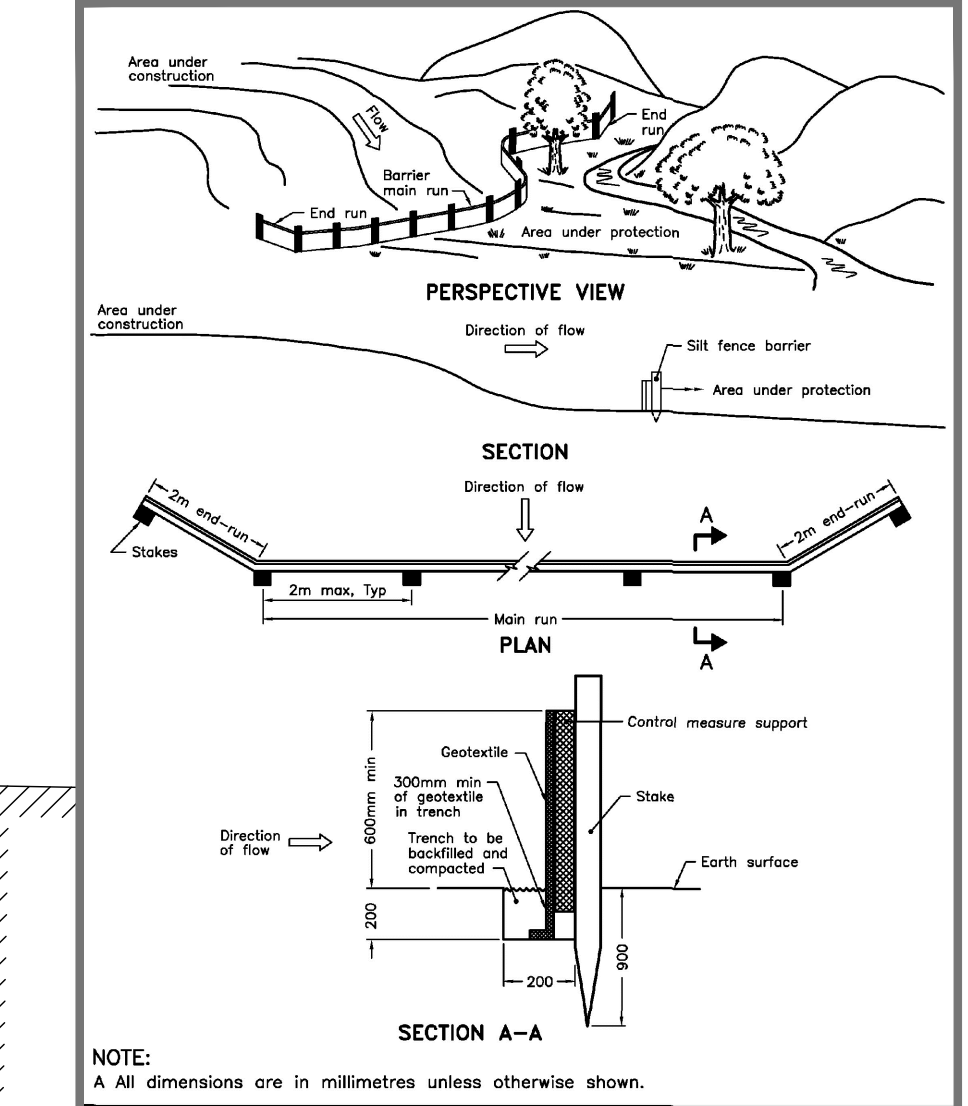
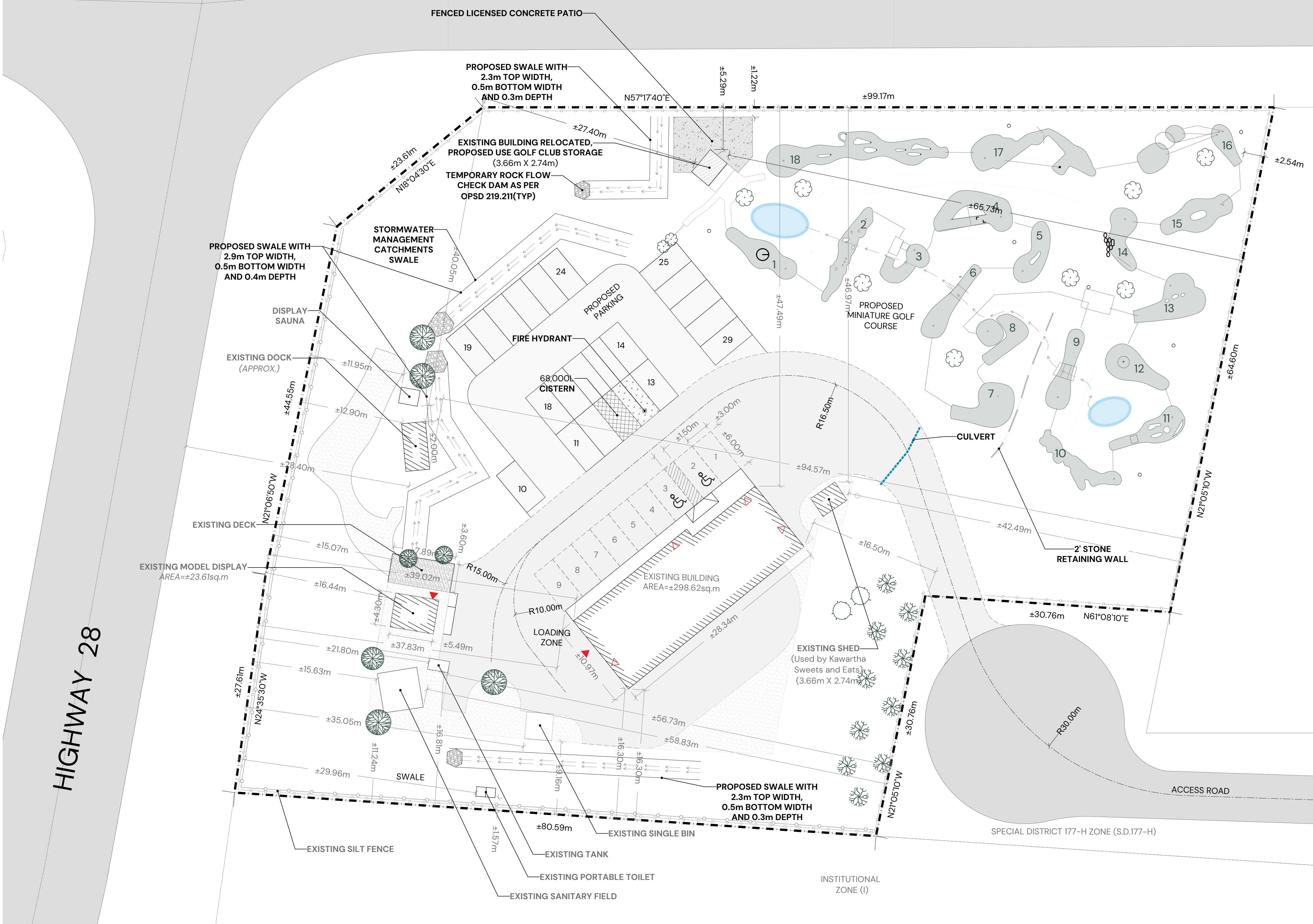
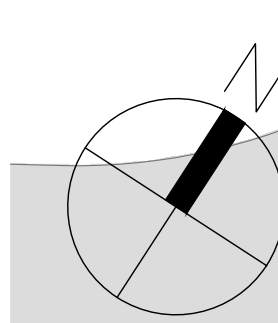
Horiz. Scale: 1:3,000

Date: August 25, 2025

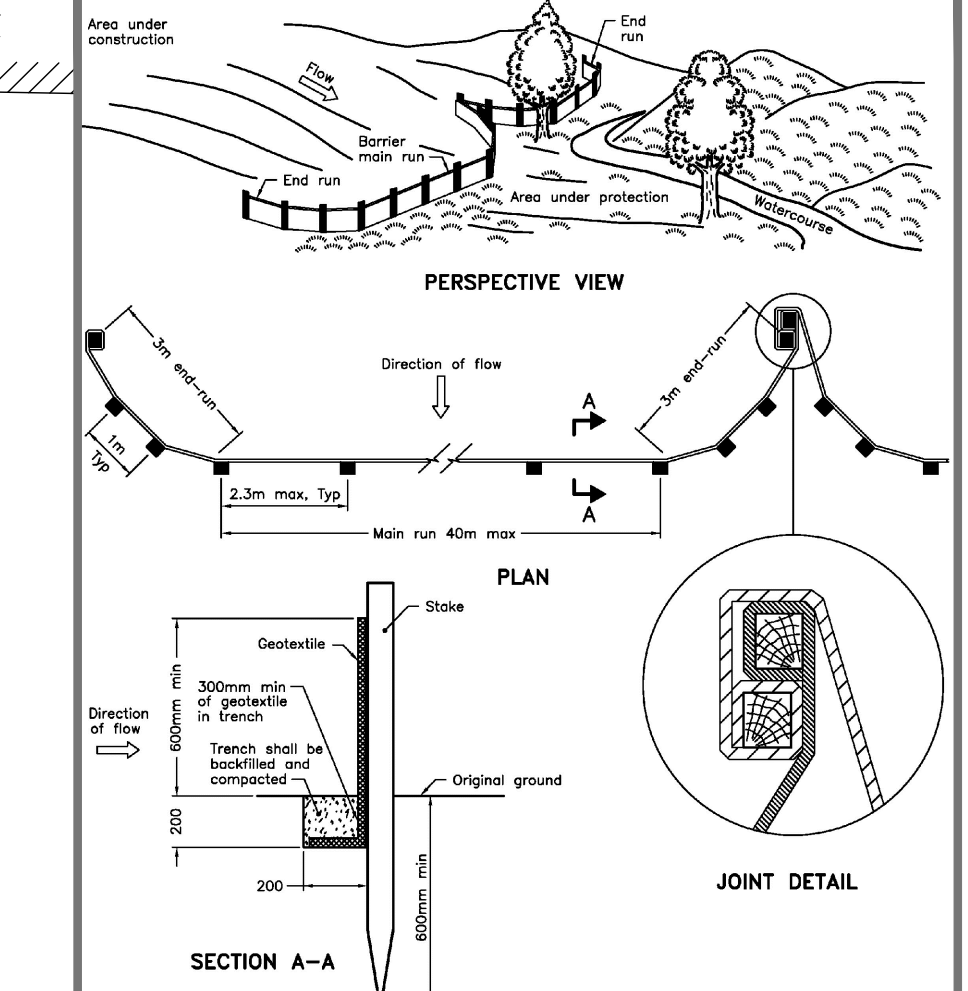
ECOVUE
 LAND USE PLANNING & DEVELOPMENT

416 Chambers Street
 Peterborough, ON K9H 3V1
 T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

REGIONAL ROAD 4



NOTE:
A All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2006 [Rev 1]
HEAVY-DUTY SILT FENCE BARRIER
OPSD 219.130



NOTE:
A All dimensions are in millimetres unless otherwise shown.
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2021 [Rev 3]
LIGHT-DUTY SILT FENCE BARRIER
OPSD 219.110

SITE PLAN-PROPOSED DEVELOPMENT SP2

Indacom Drive (Douro-Dummer) ZBA & SPA
Sean Harris
17 Indacom Drive, Douro-Dummer
Part of Lot 06
Concession 06
Geog. Twp. of Douro
Township of Douro-Dummer

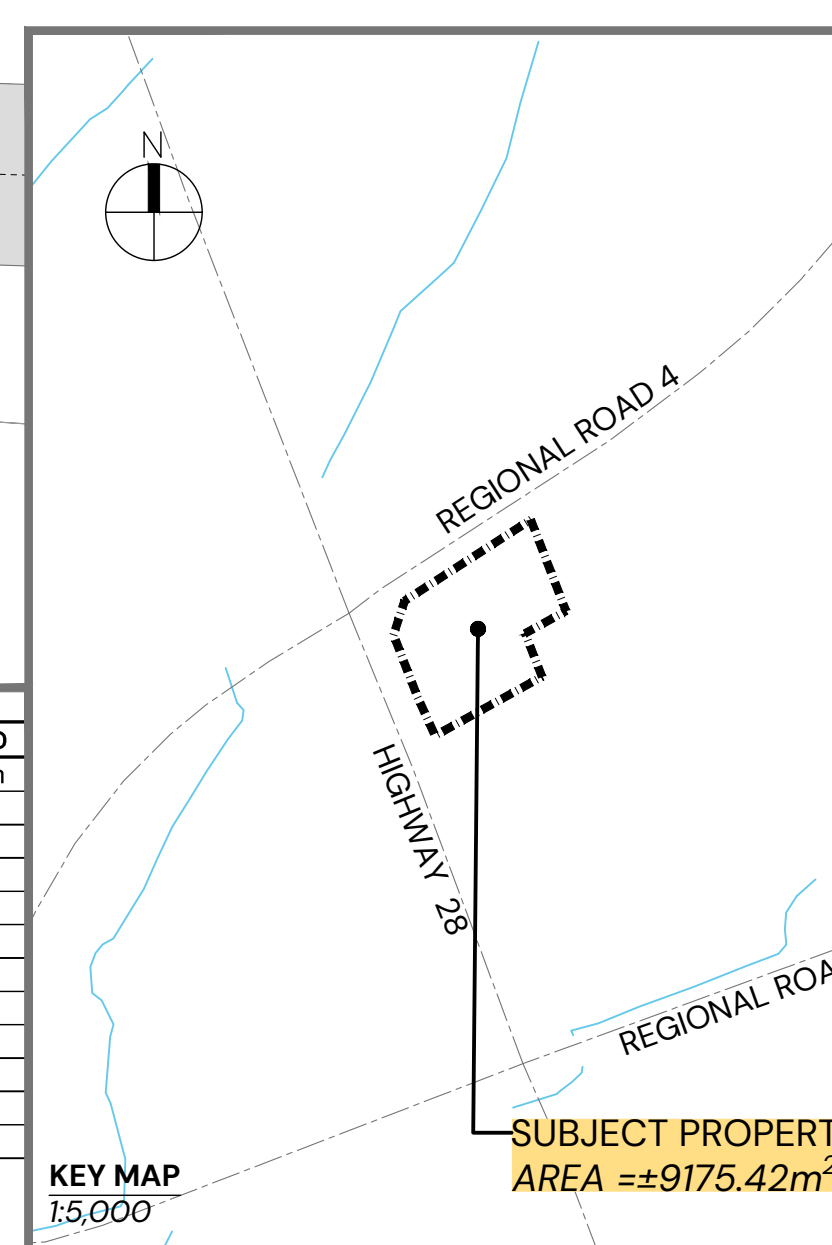
Project Number: 25-2865
Drawn By: PP
Horiz. Scale: 1:250
Revision Date: March 04, 2026

LEGEND

SUBJECT PROPERTY	EXISTING STORM WATER DITCH	PROPOSED STORM WATER CATCHMENTS SWALE
EXISTING PARCEL	PROPOSED DRIVEWAY	AREA DESIGNATED FOR 68,000L CISTERN
EXISTING DRIVEWAY (TO REMAIN)	PROPOSED RETAINING WALL	PROPOSED STORAGE
EXISTING BUILDING	PROPOSED HEAVY DUTY SILT FENCE	PROPOSED SWALE
PROPOSED EMERGENCY VEHICLE ROUTE	PROPOSED LIGHT DUTY SILT FENCE	PROPOSED TEMPORARY ROCK FLOW CHECK DAM

- NOTES:**
- Property boundaries shown on this plan are based on the landscape plan prepared by Lakeview Engineering, which references the survey boundary from the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, Peterborough, Ontario, dated August 14, 2013.
 - Topographic information is based on the Topographic Survey prepared by Beninger Surveying Ltd., dated August 14, 2013.
 - The height of existing building is ±9m.
 - The height of existing model display is ±6m.
 - Heavy duty silt fence detail is in accordance with Ontario Provincial Standard Drawing OPSD 219.130, Rev. 1, November 2006.
 - Light duty silt fence detail is in accordance with Ontario Provincial Standard Drawing OPSD 219.110, Rev. 3, November 2021.
 - Existing building is classified as Group E – Mercantile occupancy.
 - Existing model display office building is classified as Group D – Business and Personal Services occupancy.
 - The proposed swale and culvert information has been obtained from the SWM Report Site Plan prepared by Greer Galloway, dated February 26, 2026.
 - Existing storm water ditch is removed and replaced with the proposed parking lot.

ZONING STATISTICS		
SPECIAL DISTRICT 177 ZONE	REQUIRED	PROPOSED
LOT AREA (MN.)	4050sq.m	9175.42sq.m
LOT FRONTAGE (MN.)	60m	30.76m
MIN. SETBACKS		
FRONT YARD (MIN.)	15m	16.50m
EXT. SIDE YARD (MIN.)	15m	47.49m
INT. SIDE YARD (MIN.)	6m	16.30m
REAR YARD (MIN.)	15m	39.02m
MIN. FLOOR AREA	100sq.m	640.90sq.m
MIN. FIRST STOREY FLOOR AREA	60sq.m	342.28sq.m
MAX. LOT COVERAGE	15%	3.73%
MAX. BUILDING HEIGHT	9m	<9m
MAX. NUMBER OF DWELLING UNITS PER LOT	1	N/A
PARKING SPACES (6m x 3m)		27 Parking spots + 2 accessible



1.4 Pre-Consultation

A Pre-Consultation meeting with the Township of Douro-Dummer occurred in November 2024. The purpose of the meeting was to present the proposal to staff and discuss the required applications and any technical information that would be needed in support of a submission. As discussed at the meeting, in addition to the Zoning By-law amendment, the proposal will also be subject to Site Plan Control under Section 41 of the *Planning Act*. It was confirmed that the Township would accept both the ZBA and Site Plan Approval (SPA) applications concurrently.

In addition to the Planning Justification Report, the Township requested a number of technical reports in support of the ZBA. As noted, the applicant had undertaken technical review in support of the previous ZBA and SPA approval. The following previously submitted reports and plans have been updated and included with this submission:

- Site Plan
- Landscape Plan
- Grading Plan
- Servicing Confirmation Letter
- Updated Traffic Brief
- Updated Stormwater Management Plan
- First Nation Consultation Record
- Fire Protection Exemption Letter

Based on the Pre-Consultation notes provided by the Township, it is our opinion that the submission meets the complete application requirements related to the prescribed information for a Zoning By-law Amendment under the *Planning Act*.



2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the 2020 Provincial Policy Statement (PPS). At the municipal level, the County of Peterborough Official Plan (CPOP), including the Douro-Dummer local policies and the Township of Douro Dummer Comprehensive Zoning By-law (DDZB). The application for Zoning By-law Amendment must be reviewed in the context of these documents in order to ensure consistency and conformity with applicable land use planning policy and provisions.

2.1 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority – in this case the County of Peterborough and the Township of Douro-Dummer – to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authority must ensure that their decisions are consistent with key provincial interests including policies related to rural areas in municipalities, the wise use and management of resources, and public health and safety.

2.1.1 RURAL AREAS IN MUNICIPALITIES

As the subject property is not located within a settlement area, the policies in Section 2.5 (Rural Areas in Municipalities) are applicable. It is stated in Section 2.5.1 (f) that *“healthy liveable and safe communities are sustained by providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets”*. It is further stated in Section 2.5.3 that *“growth and development may be directed to rural lands in accordance with policy 2.6...”*.

The proposed miniature golf course will provide an additional tourism and recreational opportunity within the Township and will complement the existing commercial uses on the subject lands as discussed in section 2.6.

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.*

As described herein, the proposed application is for the development of a miniature golf course on the subject lands. No new buildings are proposed as part of the development, and the project will consist primarily of landscape modifications to accommodate the course within the existing site. The proposed use represents a small-scale recreational tourism activity that complements the existing commercial uses on the property and is appropriate within the rural context. Accordingly, the proposed development is consistent with Sections 2.5 and 2.6 of the PPS.

2.1.3 SEWAGE, WATER AND STORMWATER

According to Section 3.6.4, 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.

The site currently utilizes temporary washroom facilities (porta-potties) which were accepted as part of the servicing approach for the existing development. These facilities will continue to service the proposed miniature golf course. As outlined in the provided Site Servicing Letter, one unit currently exists on site and it has been acknowledged that additional units may be provided if required to accommodate increased seasonal demand.

This servicing approach reflects the seasonal and recreational nature of the proposed use and does not require the installation of additional permanent servicing infrastructure. Accordingly, no further servicing upgrades are required to accommodate the proposed miniature golf course. Section 3.6.8 outlines policies for stormwater management. Specifically, *“planning for stormwater management shall:*

- a) be integrated with planning for sewage and water service 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 outlined in the Stormwater Management Report prepared by Greer Galloway, stormwater will continue to be managed on site through enhanced grassed swales that direct runoff toward the existing drainage outlet along Highway 28. The updated stormwater review confirms that the proposed miniature golf course can be accommodated within the existing stormwater management framework for the site. Further details are provided in the report

2.1.4 NATURAL HERITAGE

Section 4.1 of the PPS requires that natural heritage features and areas be protected for the long term. Based on available mapping and a review of the subject lands, there are no identified woodland or wetland features located on the property. The proposed miniature golf course will be developed within previously disturbed and developed portions of the site and will not result in impacts to natural heritage features.

2.1.5 MINERAL AGGREGATE RESOURCES

Section 4.5 of the PPS speaks to mineral aggregate resources. According to information from the Township, the property contains a secondary aggregate sand and gravel resource. Section 4.5.2.5 states that *“if known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest;
and
- c) the issues of public health, public safety and environment impact are addressed.

The proposed miniature golf course represents a low-impact recreational use consisting primarily of surface landscaping elements and does not involve permanent buildings or deep excavation. As such, the proposed development is temporary in nature and non-invasive, and will not sterilize or preclude the potential future extraction of aggregate resources on the properties.

2.1.6 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 4.6.2 states that planning authorities *“shall not permit development or site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.”*

As requested through the application process, the applicant reached out to the applicable First Nation communities, Hiawatha First Nation and Curve Lake First Nation on September 29, 2025, to provide an opportunity for review and comment on the proposed development. At the time of writing, no comments or concerns have been received.

Based on the disturbed nature of the subject property and the existing development on site, an archaeological assessment was not considered necessary for the proposed works. The proposed miniature golf course will be developed within previously altered portions of the property and does not involve significant ground disturbance.

Should any archaeological resources or artifacts be discovered during construction, all work will cease immediately and the appropriate authorities will be notified in accordance with applicable provincial requirements

2.1.7 NATURAL HAZARDS AND HUMAN-MADE HAZARDS

Sections 5.2 and 5.3 of the PPS generally direct development and site alteration to steer away from natural hazards and human made hazards. The site is not associated with any natural hazard, such as floodplain, steep slopes or unstable soils or bedrock. Also, there are no human-made hazards associated with the subject lands.

2.2 Local Planning Documents

In addition to demonstrating consistency with Provincial planning documents, it is necessary that the proposal conform to the policies and provisions of the upper and lower-tier municipal planning documents. The County of Peterborough as the upper-tier also includes a local component that speaks to Douro-Dummer and the Township of Douro-Dummer Zoning By-law are applicable.

2.2.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The upper tier sections of the County 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 and Cultural Landscape on Schedule ‘A’ to the CPOP. The Rural and Cultural Landscape outlines policies for farmland protection and how growth and development can occur with minimal impacts to agricultural practices. Specifically, it is stated in Section 4.3.3.1 that

“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 addition to the subject property will be a non-agricultural use on lands outside a prime agricultural area. It will provide a new seasonal activity for residents and travellers and may provide for additional employment opportunities. There will be no impact to the natural environment as the proposed course is seasonal in nature and is a non-permanent and non-invasive installation. As such, the proposal conforms to the CPOP.

2.2.2 LOCAL COMPONENT – DOURO-DUMMER

The subject lands are designated Industrial on Schedule A4-1. Further, the property is also subject to a Site Specific Policy Area 6.2.12..4 (c)(ii) (**Figure 3 – County of Peterborough Official Plan Schedule A4-1**). This Special Policy Area permits a range of uses including highway commercial uses. As per Section 6.2.10 the Highway Commercial designation permits places of amusement and recreation theme parks. As such, the miniature golf use is permitted on the subject lands.

Section 7.14 of the CPOP outlines criteria for assessing commercial, industrial and institutional development within the Township. Applicable criteria are addressed below:

7.14.1 the proposal shall conform to the requirements for the appropriate zone in the implementing by-law.

The proposed use does require a zoning by-law amendment to permit the new use. The Zoning By-law amendment is discussed further below in this Report.

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 utilize an existing driveway off Indacom Drive, a Township Road, which connects directly to County Road 4.

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 proposed development is occurring on a property with existing commercial uses and on a property separated from residential 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 concept plan, an additional 16 parking spaces will be added to the property to accommodate the new use.

7.14.9 Commercial and service industrial uses shall be encouraged to locate in nodes, adjacent to existing concentrations of commercial development. Consideration will be given to commercial and industrial uses outside of existing designated areas only if there is a demonstrated need and no appropriate vacant land exists within the designated area.

The property is located at the corner of Highway 28 and County Road 4. The subject lands are located in an emerging node surrounding the Highway 28/County Road 4 intersection, which includes, in addition to the uses on the subject property, the Douro Arena and the County Works yard.

7.14.12 Access points to commercial and industrial uses shall be restricted in number and located to avoid any undue conflict with the normal and safe functioning of any adjacent road.

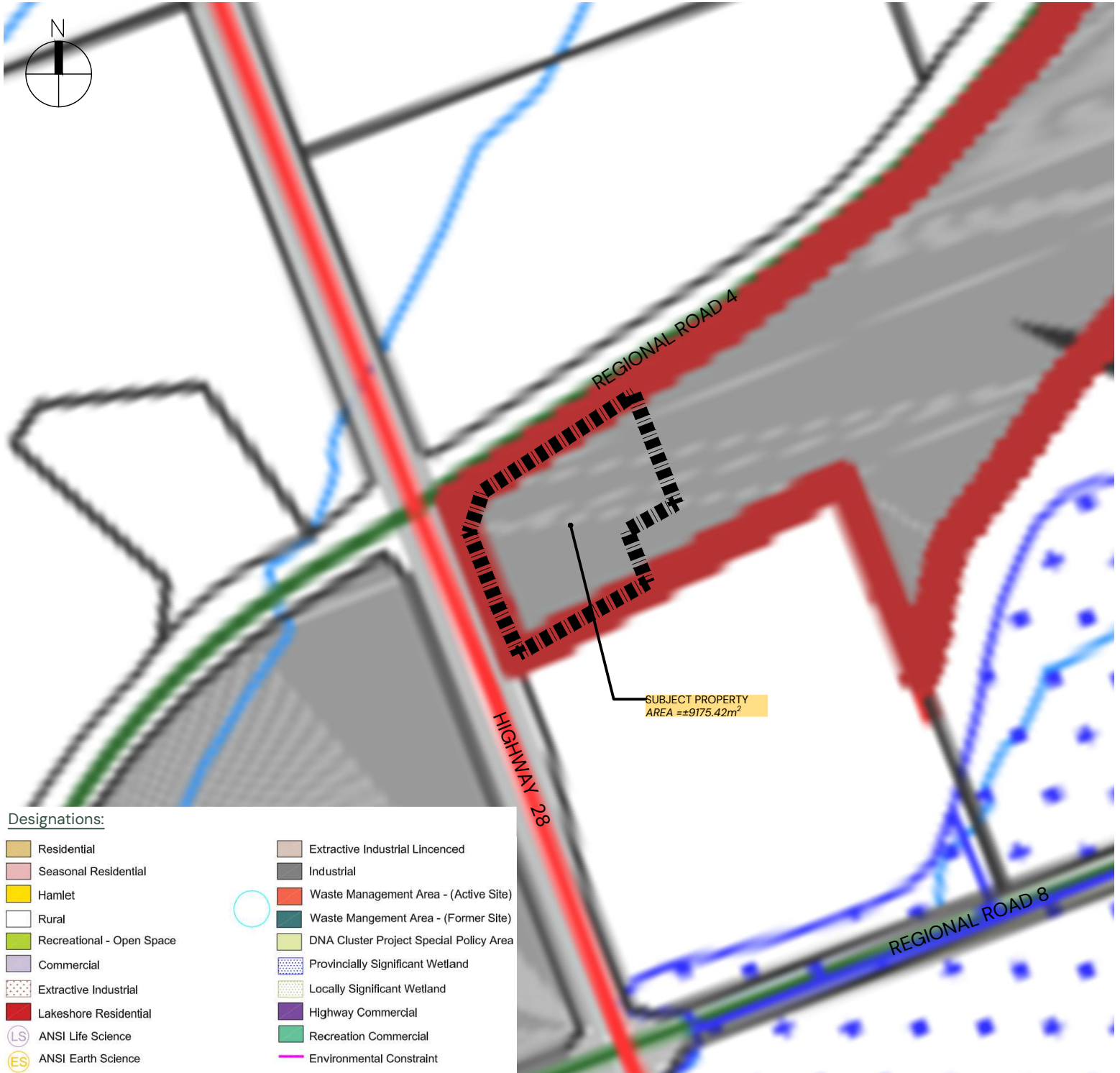
The proposed development will be accessed via an existing driveway that connects to County Road 4. This road services the uses already established on site. No new entrances will be created as a result of this application.

7.14.13 The Township shall have regard for high potential aggregate resource areas and existing aggregate operations and the compatibility of the proposed development with these areas.

As noted above, the Township has identified secondary aggregate deposit on the subject property. It is the opinion of the authors that the proposed use is temporary in nature and non-invasive that it will not interfere with high potential aggregate resource area.

Therefore, it is our opinion that the proposed ZBA conforms to the County of Peterborough Official Plan.

Figure 3 - Township of Douro-Dummer Official Plan Schedule A4-1



Indacom Drive (Douro-Dummer) ZBA & SPA

Sean Harris

17 Indacom Drive, Douro-Dummer

Part of Lot 06

Concession 06

Geog. Twp. of Douro

Township of Douro-Dummer

Project Number: 25-2865

Horiz. Scale: 1:3,000

Date: August 25, 2025

ECOVUE
LAND USE PLANNING & DEVELOPMENT

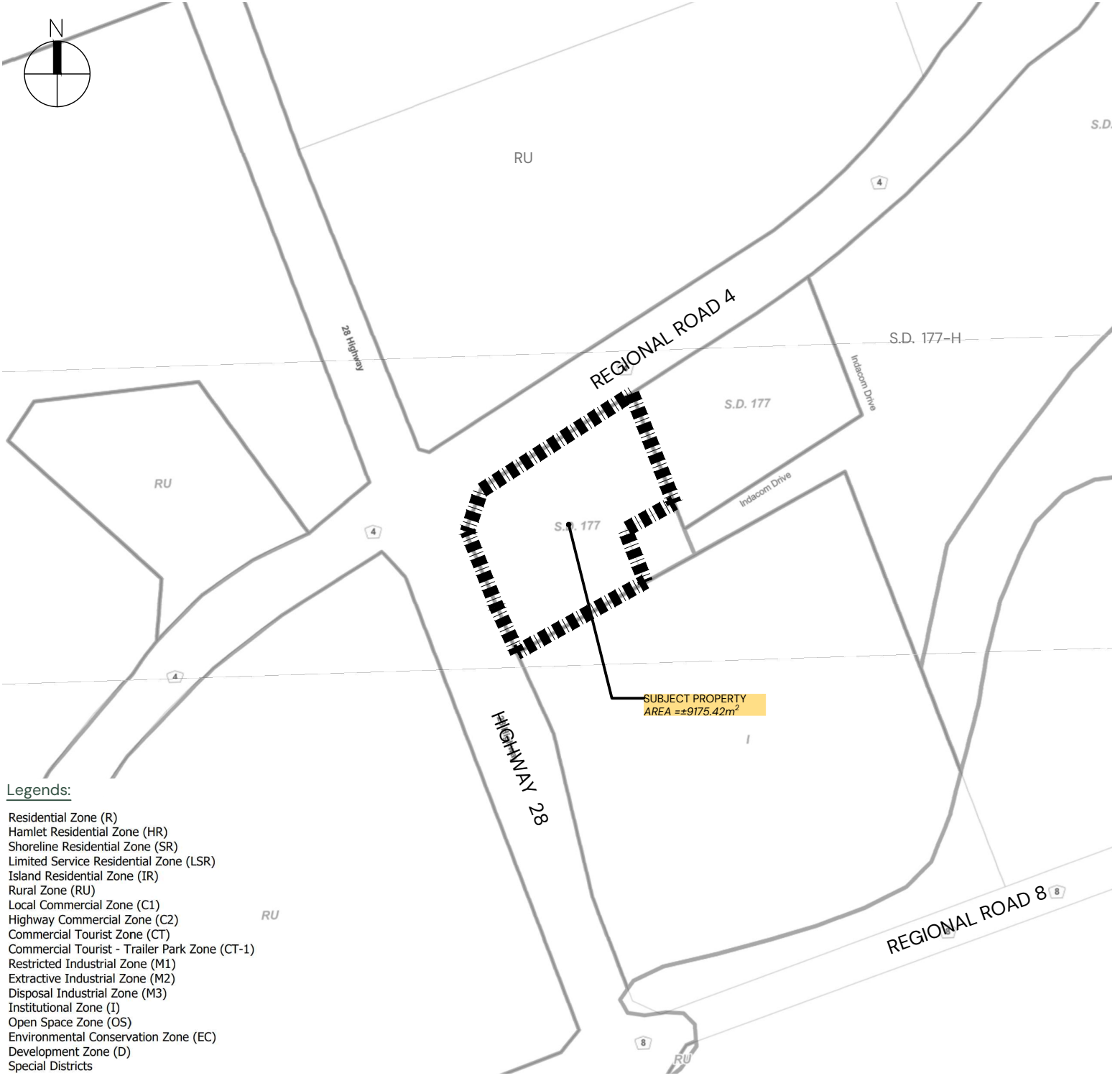
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

2.2.3 TOWNSHIP OF DOURO-DUMMER ZONING BY-LAW

According to the available mapping, the subject property is zoned Special District 177 (S.D. 177) in the Township of Douro-Dummer Zoning By-law (**Figure 4 – Township of Douro-Dummer Zoning By-law Schedule**). The S.D.177 zone permits a range of uses; however, a miniature golf course is not currently listed as a permitted use, and therefore a Zoning By-law Amendment is required. As the property is already subject to site-specific zoning, the proposed amendment would modify the existing S.D.177 zone to add a miniature golf course as a permitted use.

Given that there are no buildings or structures associated with the miniature golf course, the proposed use will comply with all regulations of the S.D.177 Zone. The proposed use will not require any changes to the existing buildings or structures.

Figure 4 - Township of Douro-Dummer Zoning Bylaw Map (Online GIS)



Legends:

- Residential Zone (R)
- Hamlet Residential Zone (HR)
- Shoreline Residential Zone (SR)
- Limited Service Residential Zone (LSR)
- Island Residential Zone (IR)
- Rural Zone (RU)
- Local Commercial Zone (C1)
- Highway Commercial Zone (C2)
- Commercial Tourist Zone (CT)
- Commercial Tourist - Trailer Park Zone (CT-1)
- Restricted Industrial Zone (M1)
- Extractive Industrial Zone (M2)
- Disposal Industrial Zone (M3)
- Institutional Zone (I)
- Open Space Zone (OS)
- Environmental Conservation Zone (EC)
- Development Zone (D)
- Special Districts

Indacom Drive (Douro-Dummer) ZBA & SPA

Sean Harris

17 Indacom Drive, Douro-Dummer
 Part of Lot O6
 Concession O6
 Geog. Twp. of Douro
 Township of Douro-Dummer

Project Number: 25-2865

Horiz. Scale: 1:3,000

Date: August 25, 2025



416 Chambers Street
 Peterborough, ON K9H 3V1
 T 705.876.8340 | F 705.742.8343
 www.ecovueconsulting.com



3.0 Market Analysis

3.1 Market Analysis

This market analysis considers the appropriateness and demand for the proposed miniature golf course in the context of the site location, surrounding land uses and tourism activity within the broader area. As mentioned, the subject property is located at the intersection of Highway 28 and County Road 4, which serves as a well-travelled corridor providing access to cottage and recreational destinations throughout the region. As a result, the area experiences regular seasonal traffic from residents and visitors travelling to recreational areas within the Township and surrounding municipalities.

The property already functions as a small commercial destination through the existing businesses operating on the site, including food and retail uses that attract both local residents and travellers passing through the area. The proposed miniature golf course would introduce a family-oriented recreational activity that complements these existing uses and enhances the overall visitor experience on the property. Miniature golf facilities represent a small-scale recreational tourism use that is commonly associated with cottage and recreational areas. These types of attractions are typically seasonal in nature and serve both local residents and visitors travelling through the area.

With the recent closure of a miniature golf facility in Peterborough, opportunities for this type of recreational activity have become more limited within the City and County of Peterborough. The proposed development would therefore contribute to the range of recreational and tourism-related amenities available within the broader area.

Given the modest scale of the proposed course, its integration with existing commercial uses on the property, and the location of the site along a major travel route, the proposed use is not anticipated to result in adverse impacts on surrounding commercial or recreational uses. The proposed miniature golf course also supports the Provincial Planning Statement objective of promoting diversified tourism and recreational opportunities within rural areas, while making use of an existing commercial site and established infrastructure.

Based on the foregoing, it is our opinion that there is sufficient demand and an appropriate market context to support the proposed miniature golf course on the subject property.



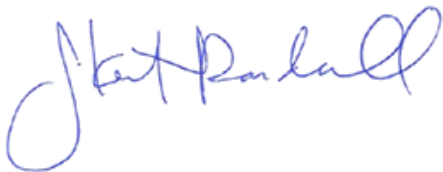
4.0 Summary

This Planning Justification Report describes the proposed addition of a miniature golf course on the subject lands and provides an analysis of the application in the context of the Provincial Planning Statement (2024), the County of Peterborough Official Plan, and the Township of Douro-Dummer Zoning By-law. Based on the foregoing analysis, it is the opinion of the author that:

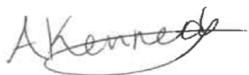
- The proposed use is consistent with the applicable policies of the Provincial Planning Statement (2024);
- The proposed use conforms to the applicable policies of the County of Peterborough Official Plan;
- An amendment to the Township of Douro-Dummer Zoning By-law is required to permit the proposed use, and this report outlines the details of the proposed amendment;
- The proposed development represents appropriate and compatible development on the subject property; and
- The application for Zoning By-law Amendment should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



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



Ashlyn Kennedy B.E.S
Intermediate Planner



416 Chambers Street
Peterborough, Ontario
K9H 3V1

PHONE // 705.876.8340

TOLL FREE // 877.652.1466

FAX // 705.742.8343

EMAIL // info@ecovueconsulting.com

WEB // www.ecovueconsulting.com