



Planning Justification Report

192 County Road 4
Township of Douro-Dummer, Douro Ward
County of Peterborough

Prepared for 2832425 Ontario Inc.
June 4, 2024



This Planning Justification Report has been prepared in support of an Application for Zoning By-law Amendment AND an Application for Site Plan Approval affecting the subject lands, known legally as:

192 County Road 4, Geographic Township of Douro, Township of Douro-Dummer, County of Peterborough

EcoVue Project No: 22-2465



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1.0 Background



The following Planning Justification Report (PJR) is being submitted in support of an Application for Zoning By-law Amendment and an Application for Site Plan Approval under the *Planning Act*, affecting lands located at 192 County Road 4, Township of Douro-Dummer (**Figure 1 – Site Location**). The property owner is seeking to expand an existing self storage facility, known as Parkhill Storage, on the subject property.

An application for a Zoning By-law Amendment is required in order to rezone the subject lands to recognize the site-specific requirements of the proposed development and to amend Schedule 'B' of By-law Amendment 2011-51 which was approved by the Township of Douro-Dummer in 2011. Uses permitted on the site must comply with the specific building layout shown on Schedule 'B'. Since the applicant is proposing a site layout that does not align with the approved Schedule 'B' plan, an amendment to the zoning is required.

Additionally, as per the Township of Douro-Dummer's Site Plan Control By-law, an application for Site Plan Approval is required due to the expansion of an existing commercial use greater than 100 square metres.

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 conforms 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 192 County Road 4 in the Douro Ward of the Township of Douro-Dummer in the County of Peterborough. The property is located on the north side of County Road 4 within the Hamlet of Donwood and is approximately 2.27 hectares (5.62 acres) with approximately 145 metres (476 feet) of municipal frontage on County Road 4.

The property currently contains one (1) existing storage building with 151 temperature-controlled private self-storage units, an office, and a washroom. The balance of the lands contains sixteen (16) outdoor storage containers and fifty-five (55) spaces for outside storage (vehicle, trailer, etc.), as well as fenced solar panels in the south-west portion of the lot. The lands are grassed and/or landscaped with minor vegetation between the adjacent residential lands.

The lands are accessed by an existing entrance from County Road 4.

The subject property is designated Hamlet in the Local Component of the County of Peterborough Official Plan and currently zoned Special District 79 (S.D.79) according to Schedule B2 on the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21. The S.D.79 Zone

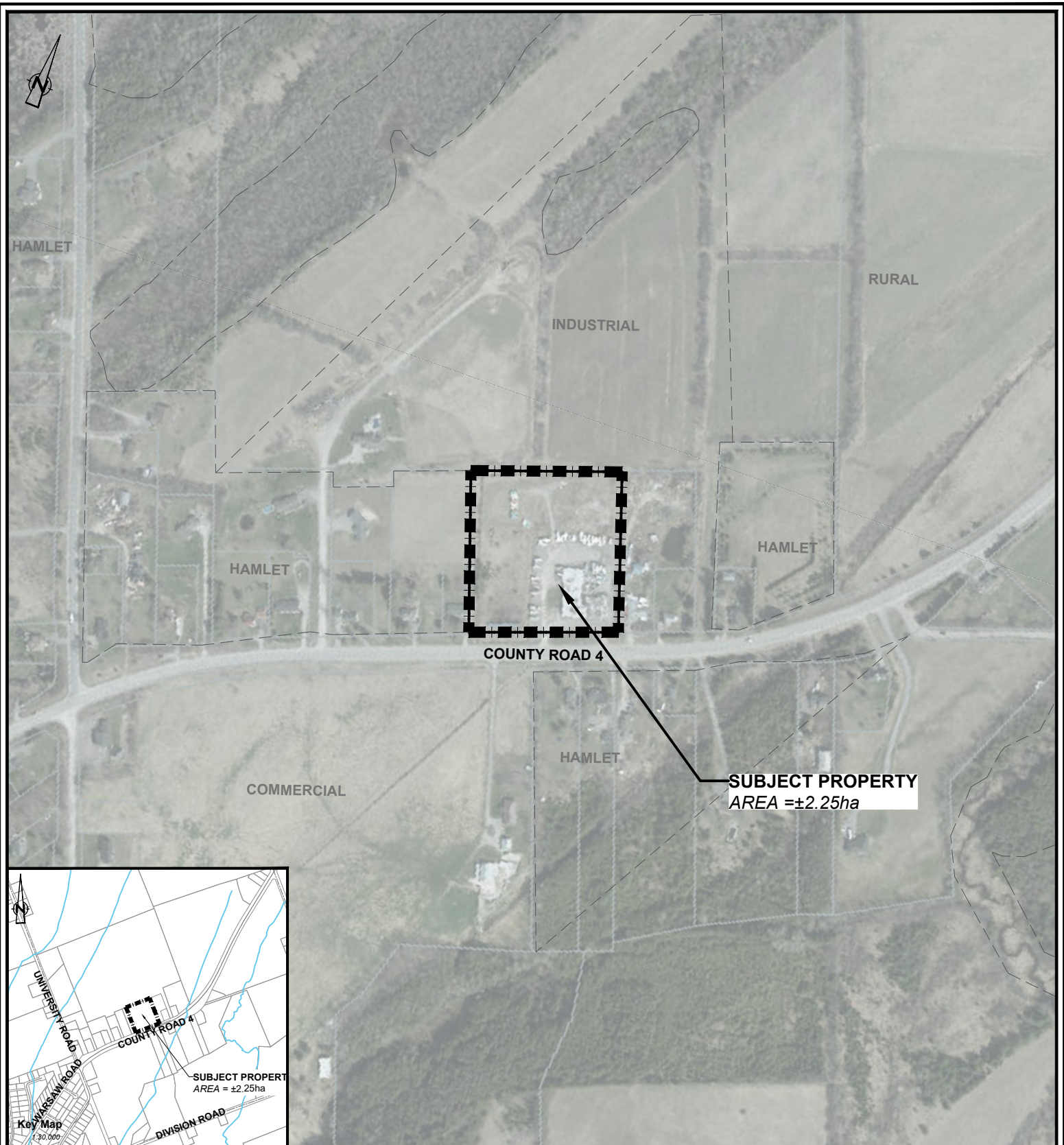


FIGURE 1 - SITE LOCATION

SELF STORAGE EXPANSION

Tom Livis
 192 County Rd 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

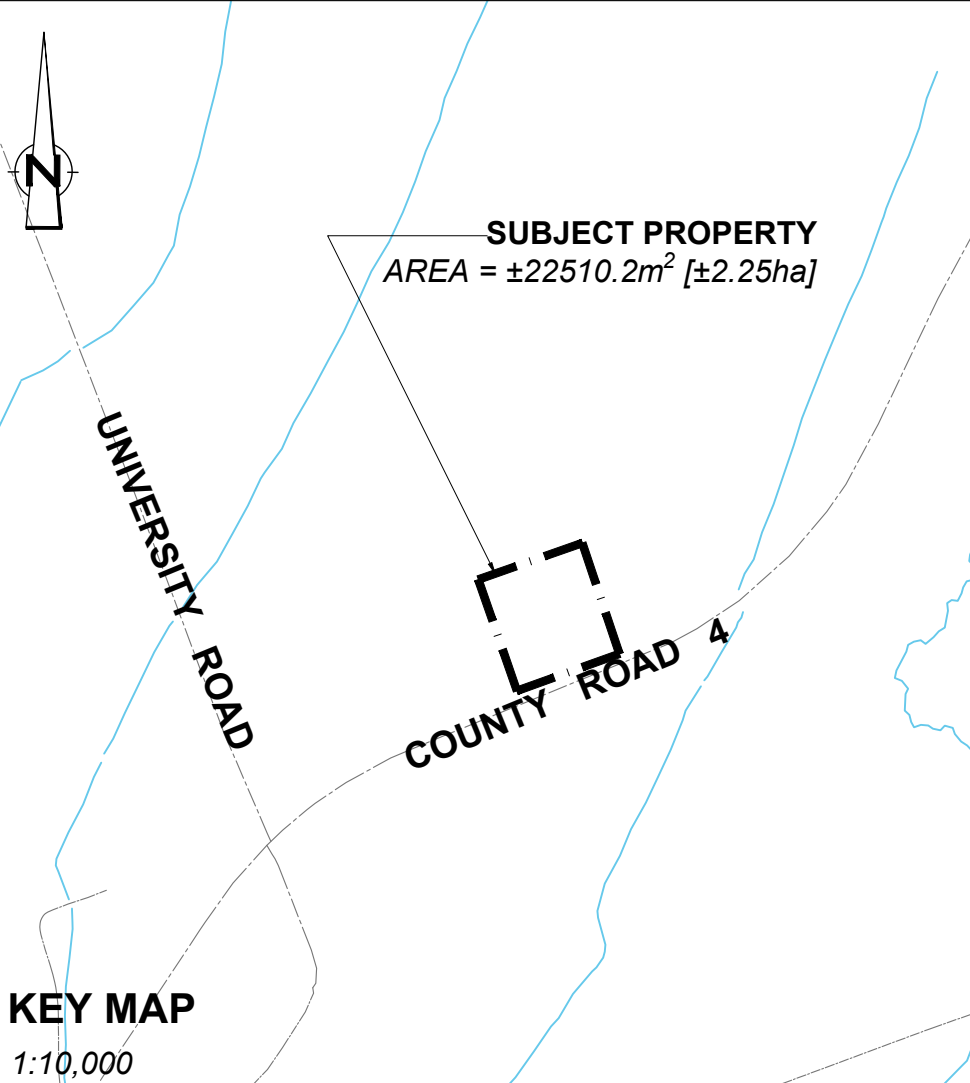


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PROJECT NO: 22-2465

DATE: NOVEMBER 10, 2023

HORIZ. SCALE: 1:5,000



LEGEND

- SUBJECT PROPERTY
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING GRAVEL DRIVEWAY (TO REMAIN)
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED EMERGENCY VEHICLE ACCESS
MIN. WIDTH = 9m
MIN. C.L. TURNING RADIUS = R12m
- EXISTING FLOODPLAIN LIMIT - 209.88m
(Retrieved from WMI & Associates Flood Hazard Assessment Summary)
- NEW FLOODPLAIN BOUNDARY
- BOTTOM OF SLOPE
- TOP OF SLOPE
- CULVERT
- TREE LINE
- WELL

SITE STATISTICS			
Special District 79 Zone (S.D. 79)	REQUIRED	PROPOSED	
LOT FRONTAGE (MIN)	100m	144.22m	
FRONT YARD (MIN)	15m	14.52m (existing)	
SIDE YARD (MIN)	15m	12.60m (existing)	
REAR YARD (MIN)	15m	15m	
DISTANCE BETWEEN BUILDINGS (MIN)	7.5m	7.5m	
OUTSIDE VEHICLE STORAGE SPACES ALLOWED (MAX)	49 lots	22 lots (existing)	
MAXIMUM HEIGHT	11m	<11m	
MAXIMUM LOT COVERAGE (%)	25%	21.32%	

DESCRIPTION	AREA			LOT COVERAGE
	sq.m	sq. ft	ha	
SUBJECT PROPERTY	22510.21	242299.88	2.25	N/A
PROPOSED STORAGE BUILDINGS (7 TOTAL)	3417.63	36787.37	0.34	15.18%
SOLAR PANELS	90.00	968.75	0.01	0.40%
EXISTING 1 STOREY BUILDING	1292.67	13914.29	0.13	5.74%

NOTES:
 TOPOGRAPHIC SURVEY BASE PROVIDED BY RICHMOND SURVEYING INC., COMPLETED ON DEC 9, 2023.

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DRAWN BY:	MC/PP	PROJECT No.:	22-2465
APPROVED BY:		HORIZ. SCALE:	1:400
REVISION DATE:	MAY 29, 2024	PLOT DATE:	MAY 29, 2024

SELF STORAGE EXPANSION
 Tom Livis
 102 County Rd 4
 PART OF LOTS 1 & 2,
 CONCESSION 10
 GEOC. TRIP OF SOUND
 NOW IN THE TWP. OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

LEGEND

- 216.30 - EXISTING ELEVATION
- GS - GARAGE SILL
- CPAD - CONCRETE PAD
- UP - UTILITY POLE
- PWF - POST AND WIRE FENCE
- TS - TOP OF SLOPE
- CONIFEROUS TREE
- DECIDUOUS TREE
- DS - DOOR SILL
- RF - ROOF

NOTES:

- ELEVATION SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM GPS OBSERVATION REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CANNET (2010).
- SITE BENCHMARKS SHOWN ON THE FACE OF THIS PLAN.
- THIS IS NOT A LEGAL OR BOUNDARY SURVEY

permits the following uses: *a business or professional office, a self storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.*

The surrounding land uses are primarily low density residential, with a few commercial/industrial and home-based businesses along County Road 4; lands within the immediate vicinity of the proposed development are zoned Rural (RU) and Special District Exception Zones (S.D.90; S.D.91; S.D.115; S.D.192; S.D. 193). The property is bound by:

- Residential uses to the west;
- Industrial/residential uses east;
- A future residential subdivision to the north (currently agricultural); and,
- County Road 4 and agricultural/residential uses to the south.

1.2 Description of Proposed Development

The property owner is proposing to expand the existing self storage business, Parkhill Storage, by constructing seven (7) additional buildings that will contain individual storage units each. The proposed buildings will be accessible from the outside and have been designed to meet building and fire code requirements for storage use, and range in total area from 445 square metres to 595 square metres.

As shown in **Figure 2 – Concept Plan**, the proposal also includes an additional parking area (16 customer parking spaces existing; 22 total parking spaces proposed) to serve the additional storage units. The existing building, which is served by an existing septic system and well, will remain, and will continue to serve the existing Parkhill Storage business. No changes are proposed to the existing building or private servicing. A new internal driveway will be constructed and will connect to the existing entrance from County Road 4. The driveway will be built to emergency access standards and will provide adequate ingress and egress for storage unit users.

As stated, the S.D.79 Zone permits the following uses: *a business or professional office, a self storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use.* Although no new uses are being proposed as part of this application, the proposed Zoning By-law Amendment will amend the provisions of the S.D.79 Zone, contained in Section 21.79.2 of the Township's Zoning By-law, to permit the site-specific characteristics of this proposed development.

1.3 Application for Site Plan Approval

According to the Township of Douro-Dummer's Site Plan Control By-law (By-law No. 2022-58), Section 3, and specifically Section 3.1, states that "[a]ny new commercial or industrial building or building addition, greater than 100 square metres of gross floor area [...]" is subject to Site Plan Control.

As such, the following Report will provide an evaluation of applicable Provincial and local policies as they relate to Site Plan Control and Site Plan Approval under the *Planning Act*.

1.4 Pre-Consultation

A pre-consultation meeting was held by the Township of Douro-Dummer on March 16, 2023, and was attended by EcoVue Consulting Services Inc. staff and the property owner. A copy of the Pre-consultation Notes, which outline the supporting materials required to be submitted with the applications for Zoning By-law Amendment and Site Plan Approval, are provided in **Appendix A** to this Report.

In accordance with these Notes, the following materials have been prepared in support of the Zoning By-law Amendment and Site Plan Approval applications:

1. Planning Justification Report, prepared by EcoVue Consulting Services Inc.;
2. Site Plan, prepared by EcoVue Consulting Services Inc.;
3. Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering Limited;

The report provided by Tatham identified that runoff from the site and from surrounding properties crosses the subject lands north to south and north to southeast. As such, the SWM Calculations were completed with the increased overland runoff in mind.

Additionally, the proposed drive aisles on the site are within the North Meade Creek floodplain. To develop within this portion of the floodplain, a Cut and Fill Balance is required, whereby portions of soil on the site outside of the flood plain will be moved to the areas of the drive aisle within the floodplain in order to provide safe access (a maximum of 0.3 m below the floodline). The cut and fill will not result in any impacts to the floodplain, including downstream storage capacity. The floodplain within the site is characterized as an area of backwater where there is no active conveyance of flood water. The SWM

Reports includes *“a summary of cut and fill calculations to support floodline adjustments that will make the site more conducive to development.”*

This report further states that, following the implementation of the included SWM works, the post development peak flows will be less than the existing peak flow rates. Furthermore, the SWM Report provides *“enhanced level of quality control for all runoff generated from the proposed development. Safe conveyance of the major storm peak flows through the site, including runoff from all external lands to the downstream drainage system, has been provided”*.

The SWM Report concludes that proper installation and maintenance of the siltation and erosion control facilities and strict housekeeping measures will reduce sediment transportation and improve stormwater quality.

4. Transportation Impact Brief, prepared by Tatham Engineering Limited;

The Transportation Impact Brief (TIB) evaluated the increase in traffic generated from the proposed expansion of the existing use. The study concluded that, in total, *“the development is expected to generate 3 additional trips in the AM peak and 6 additional trips during the PM peak”*. The TIB concluded that the existing road system can accommodate the proposed enlargement, the site lines are acceptable as they relate to County of Peterborough standards, and there is no turn lane required to support the development.

5. Stage 1 and Stage 2 Archaeological Assessment, prepared by Irvin Heritage Inc.

- Record of Engagement with Indigenous Communities is included;

The Stage 1 Archaeological Assessment concluded that previous development of the lands resulted in very high disturbance across most of the site; however the archaeological potential of the entirety of the property could not be confirmed. As such, a Stage 2 Assessment was undertaken which did not identify any archaeological resources or artifacts of archaeological importance. Notwithstanding, should anything be discovered during construction, work will cease, and the appropriate authorities will be contacted.

6. Concept Plan Review Report, prepared by Andrew Smith Building Design Inc.

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 2020 Provincial Policy Statement (PPS) and 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). At the municipal level, the County of Peterborough Official Plan (CPOP), and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 (DDZBL) are applicable.

In this section of the Report, the applications are reviewed in the context of the policies and provisions contained within these documents.

2.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020, 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 policies of the PPS. 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 BUILDING STRONG AND HEALTHY COMMUNITIES

Section 1.0 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 1.1.1 of the PPS, “[h]ealthy, liveable and safe communities are sustained by:

- a) *Promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term; and*
- b) *Accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...*”

The proposed development is located within a rural settlement area (Donwood) on an underutilized commercial parcel. The proposed development will enhance the existing use on the subject lands and provide additional benefit to the residents in the area, or seasonal residents en route to the recreational areas of the Kawartha Lakes, who are likely to utilize the self-storage units.

2.1.2 SETTLEMENT AREAS

The proposed development is located within the Hamlet of Donwood, a rural settlement area; as such, Sections 1.1.3 and 1.1.4 of the PPS are applicable.

Section 1.1.3 of the PPS speaks to development within Settlement Areas. Section 1.1.3.1 states that “[s]ettlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted”. Section 1.1.3.2 states that “[l]and use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit supportive, where transit is planned, exists or may be developed; and (g) are freight supportive.”*

Section 1.1.4.2 it states that “[i]n rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted”. Furthermore, Section 1.1.4.3 states “[w]hen directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.”

The proposed development will provide for a commercial use within the rural settlement boundary, thereby contributing to the overall growth and vitality of the settlement area and the Township. The development will intensify an existing use occurring on an underutilized property within the hamlet boundary and will continue to be serviced via the existing septic system and well.

2.1.3 SEWAGE, WATER AND STORMWATER POLICIES

Policies related to Sewage, Water and Stormwater are found in Section 1.6.6 of the PPS. Section 1.6.6.4 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 on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development [...]"

The proposed development will be serviced by the existing private individual well and septic system on the subject lands, which the existing building is connected to. There is no anticipated increase in usage or consumption. Therefore, it is our opinion that the proposal is consistent with Section 1.6.6.4 of the PPS.

Furthermore, Section 1.6.6.7 of the PPS states

- a) *minimize, or, where possible, prevent increases in contaminant loads;*
- b) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- c) *mitigate risks to human health, safety, property and the environment;*
- d) *maximize the extent and function of vegetative and pervious surfaces; and*
- e) *promote stormwater management best practices, including stormwater attenuation and*
- f) *re-use, water conservation and efficiency, and low impact development.*

The proposed development will increase the impervious surface on the subject lands and as such, stormwater management must be considered. A formal Stormwater Management Plan has been prepared in support of the Zoning By-law Amendment and Site Plan Approval applications and included with this submission. A summary of the SWM Report is contained in Section 1.4 of this Report.

2.1.4 NATURAL HERITAGE

Section 2.1 of the PPS states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant natural features and significant habitat of endangered and threatened species. Section 2.1.5 of the PPS states that development or site alteration is not permitted within features such as significant woodlands, significant wetlands, and significant wildlife habitat, unless it can be demonstrated that there will be no negative impacts; Section 2.1.6 states that development within fish habitat or habitat of endangered or threatened species shall not be permitted except in accordance with provincial and federal requirements. Lastly, Section 2.1.8 states that development shall not be located within

lands adjacent (i.e. within 120 metres) of any natural heritage features unless it can be proven that the proposed development will not negatively impact the ecological function of the feature.

According to the available mapping, there are no natural heritage features on or adjacent to the property.

As such, it is our opinion that the proposed development conforms to the intent of Section 2.1 of the PPS.

2.1.5 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 2.6.2 of the PPS states that “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”

A Stage 1 and Stage 2 Archaeological Assessment has been completed by Irvin Heritage Inc. A summary of the Assessment is contained in Section 1.4 of this Report. The Assessment concluded that there are no items of archaeological importance or significance located within the property boundaries. As such, no additional assessment is required.

A Record of Engagement has been provided by Irvin Heritage Inc., which includes the correspondences to Curve Lake First Nation inviting them to be on-site for the Stage 2 test pits and inviting them to review the Stage 1 and 2 following their final drafting. It is our understanding that no response was received.

Notwithstanding, should anything be discovered during construction, work will cease, and the appropriate authorities will be contacted.

As such, the proposal is consistent with Section 2.6 of the PPS.

2.1.6 NATURAL HAZARDS AND HUMAN MADE HAZARDS

Section 3.1 and 3.2 of the PPS address developments that occur within natural and human-made hazards. Section 3.1.2 c) states that “[d]evelopment and site alteration shall not be permitted within: [...] areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards [...], unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard[...].”

Section 3.1.7 goes on to state that: “development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are

minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:

- a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;*
- b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;*

The subject property is located within the Meade Creek floodplain, according to mapping provided by the Otonabee Region Conservation Authority (ORCA). Additionally, due to the elevations of the subject lands, and the development occurring on surrounding lands, the property currently experiences an overland flow of stormwater. The property directly to the east and the lands being developed to the north currently outlet water across this property (north to south and north to southeast) to the existing drainage sewers on County Road 4.

As such, a Stormwater Management Report was requested in support of the applications for Zoning By-law Amendment and Site Plan Approval. Furthermore, due to a portion of the subject lands being located within the Meade Creek floodplain, a Cut and Fill Balance has been prepared in order to properly floodproof the site.

As summarized in Stormwater Management and Floodplain Cut and Fill Balance Report has been prepared by Tatham Engineering Limited and in Section 1.4 of this Report, portions of soil from the site outside of the floodplain will be moved to the areas of the drive aisle within the floodplain in order to provide safe access (a maximum of 0.3 m below the floodline). The cut and fill balance/floodline adjustment will ensure proper and safe access to vehicles and people utilizing the subject lands in times of increased stormwater.

- c) new hazards are not created and existing hazards are not aggravated;*
- d) and no adverse environmental impacts will result”.*

The Stormwater Management and Floodplain Cut and Fill Balance Report outlines the impacts to quality and quantity of stormwater pre- and post-development of the site. As summarized in the SWM Report and in Section 1.4 of this Report, the Report concludes that the post development peak flows will be less than the existing peak flow rates, and that enhanced SWM measures will be incorporated into the development to provide additional quality and quantity control measures. The Report also includes specifics related to the cut and fill balance floodline alteration, which is being proposed to better manage overland flow across the site. Notwithstanding, the proposed works concluded in the SWM Report will not aggravate existing hazards or create new hazards.

Therefore, based on the findings and proper implementation of the SWM works, it is our opinion that the proposal is consistent with Sections 3.1 and 3.2 of the PPS.

2.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan prevails where this a conflict with the PPS.

The subject lands are located within the Greater Golden Horseshoe. Therefore, any planning application on the subject lands must conform to the policies of the Growth Plan.

2.2.1 POLICIES FOR WHERE AND HOW To Grow – Managing Growth

Section 2.2.1.2 b) of the Growth Plan states that “*growth will be limited in settlement areas that: i. are rural settlements; ii. are not serviced by existing or planned municipal water and wastewater systems; or [...]*”.

The above policy permits growth within rural settlement areas that are not municipally serviced. It is our opinion that the proposed use, which will continue to utilize the existing private well and septic system without any proposed increase in usage or required capacity, conforms to Section 2.2.1.2 b) of the Growth Plan.

Section 2.2.1.2 e) goes on to state that “*development will be generally directed away from hazardous lands*”. The Definitions contained in Section 7 define “hazardous lands” as “[...] *the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits*”. This would include those lands within the flood plain as they could be subject to flooding at times of high rainfall.

To manage the existing flood plain on the subject lands, it is proposed that a flood plain cut and fill balance will occur. Section 4 of the Stormwater Management and Floodplain Cut and Fill Balance Report contains specific details speaking to the flood plain adjustment being proposed to accommodate the proposed development. Notwithstanding, the Report concludes that the proposed development can be accommodated on the subject lands based on the proper installation and maintenance of the siltation and erosion control facilities and strict housekeeping measures detailed in the SWM Report.

2.2.2 NATURAL HERITAGE SYSTEM

Section 4.2.2 of the Growth Plan sets out policies for protecting natural heritage features and biodiversity throughout the Growth Plan area. *“The natural heritage system for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.”* Since the subject property is located within the Donwood rural settlement boundary, the policies relating to Natural Heritage System do not apply.

Therefore, it is our opinion that the proposed development conforms to the policies of the Growth Plan.

2.3 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 and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 are reviewed in the sections below.

2.3.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The County of Peterborough Official Plan (CPOP) is a high-level document intended to direct all forms of development to appropriate lands within the County, while protecting important natural features, such as lakes, rivers, woodlands, and species habitat. The plan is also intended to provide opportunities for future growth and development within the County of Peterborough and its lower-tier municipalities, including the Township of Douro Dummer, while maintaining the general character of the area. Applicable policies within the CPOP are addressed below. The Plan provides several schedules (maps) that identify land use designations.

The subject lands are designated Settlement Areas according to Section 4.2 to the County of Peterborough Official Plan (CPOP). As stated in Section 4.2.2 of the CPOP, one of the objective of the Settlement Areas is *“to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses [...]”*

Section 4.2.3 confirms that the Hamlet of Donwood is considered a Settlement Area, and states that *“[w]here the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems”*. The proposed development will continue to be serviced by private on-site well and septic system, which is consistent with the policies of this Section.

Speaking to the Meade Creek floodplain, Section 4.1.3.2 a) states that *“[a]reas which are either: rendered inaccessible to people and vehicles during times of flooding hazards, e[...] (unless it has been demonstrated that the area has safe access that is appropriate for the nature of the development and the natural hazard); [...] will be precluded from new development in local plans, in recognition of potential threats to life and property.”*

Although the subject lands are not considered a floodway based on a one-zone concept, a Flood Hazard Assessment Summary Letter prepared for the adjacent pan of subdivision states that the regulatory flood elevation is 209.88 metres. Based on Tatham’s calculations, they confirm that the floodplain present on the subject lands is a result of *“backwater caused by the North Meade*

Creek crossing at County Road 4 which consists of three (3) CSP culverts ranging in size from 800 to 1000 mm in diameter”.

Notwithstanding, this Section goes on to say that “[...] the County recognizes that there are portions of floodplains which could potentially be safely developed with no adverse impacts [...]”. It is our opinion that the proposed Floodplain Cut and Fill Balance, and the measures detailed throughout the SWM Report, will ensure the proper development of the subject lands.

It is therefore our opinion that the proposed development is consistent with Section 4.1.3.2 of the CPOP.

2.3.2 LOCAL COMPONENT – COUNTY OF PETERBOROUGH OFFICIAL PLAN

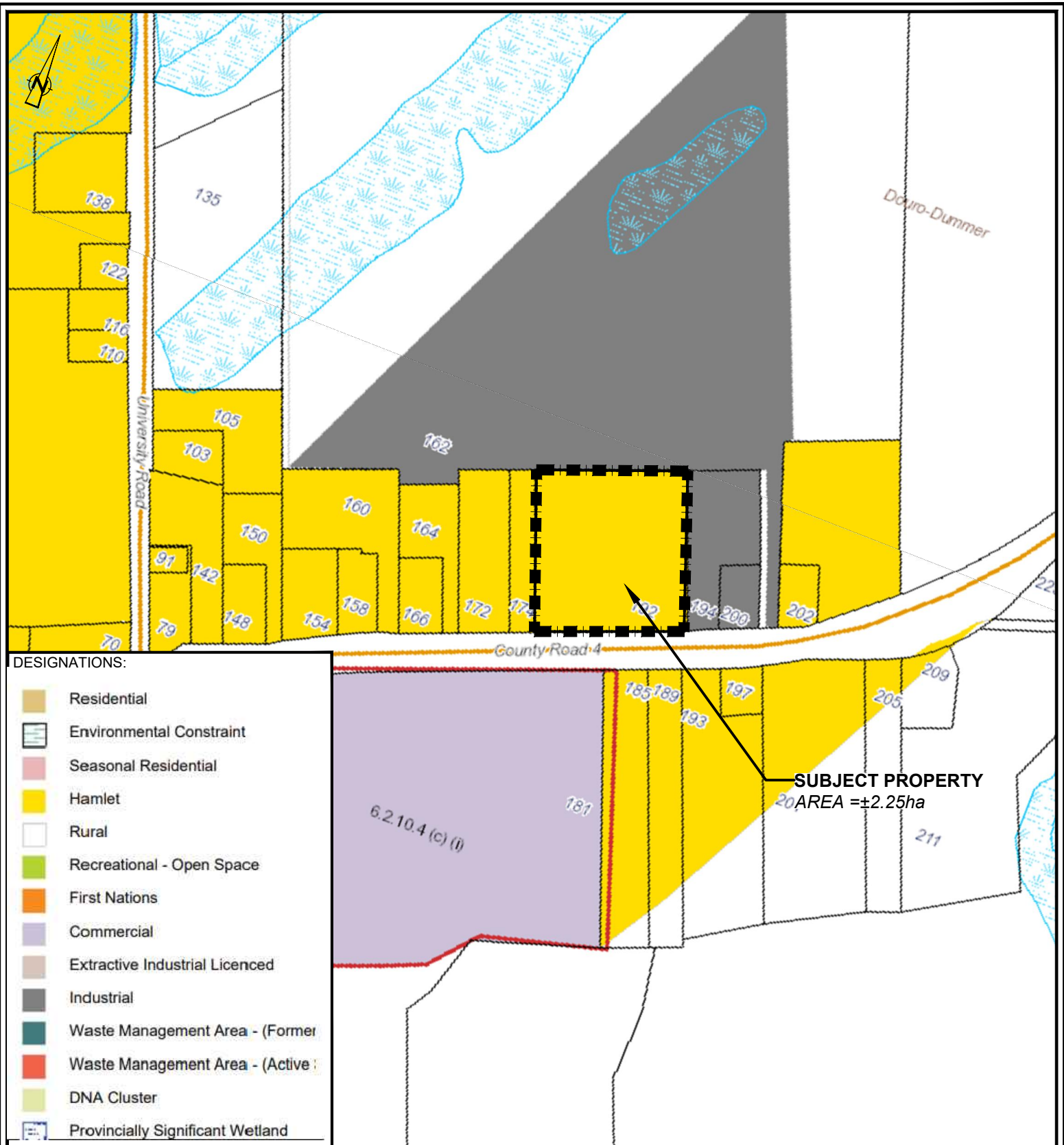
Local Official Plan policies applicable to the Township of Douro Dummer are contained in Sections 6.0 and 7.0 of the CPOP. According to the County of Peterborough GIS, which delineates the designations of the Local Component of the CPOP, the subject lands are designated Hamlet.

Section 6.2.3 outlines policies applicable to the Hamlet designation. According to Section 6.2.3.1, the Hamlet designation “*refers to existing settlement areas which function as residential and commercial service nodes. They may contain a mix of residential, commercial, small scale industrial, public and institutional facilities.*” The hamlet of Donwood has therefore been identified as an ideal location for the expansion of the existing use, as commercial and small-scale industrial uses are permitted within the hamlet.

Speaking specifically to permitted uses, Section 6.2.3.2 states that the Hamlet designation “*may include retail and service commercial uses deemed necessary to serve the surrounding agricultural, rural and/or recreational areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community.*” Although storage uses are not explicitly stated above, it is our opinion that the use will serve the residential and agricultural community within the surrounding area and conforms to the spirit and intent of this policy.

Section 6.2.3.3 contains hamlet-specific policies. The applicable policies, and a summary of the proposed development’s compliance with them, is included below:

- a) The uses permitted in Hamlet areas and regulations for such uses shall be defined in the implementing Zoning By-law. Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall*



DESIGNATIONS:

- Residential
- Environmental Constraint
- Seasonal Residential
- Hamlet
- Rural
- Recreational - Open Space
- First Nations
- Commercial
- Extractive Industrial Licenced
- Industrial
- Waste Management Area - (Former)
- Waste Management Area - (Active)
- DNA Cluster
- Provincially Significant Wetland

FIGURE 3 - TOWNSHIP OF DOURO-DUMMER OFFICIAL PLAN
 Retrieved from the County of Peterborough - Public GIS

SELF STORAGE EXPANSION

Tom Livis
 192 County Rd 4
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH



PROJECT NO: 22-2465
 DATE: NOVEMBER 10, 2023
 HORIZ. SCALE: 1:5,000

be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage.

A summary of the applicable provisions from the Township's Zoning By-law is contained in Section 2.3.3 of this Report. Furthermore, it is our opinion that the expanded self-storage use is compatible with the uses occurring in the surrounding area. The lands located directly north of the subject property, known municipally as 162 County Road 4, are being developed for residential purposes via plan of subdivision. As such, the expansion of the current use will serve the incoming population.

b) "Efforts shall be made to maintain a favourable ratio of residential to commercial and industrial assessment within the Townships. No development in a hamlet shall be approved if it will result in an undue financial burden on the municipality, [...]"

The proposed development will result in the expansion of an existing use, which will not impact the ratio of residential to commercial assessment. There are financial impacts to the Township resulting from this proposal.

f) New commercial and industrial uses shall be permitted only by an amendment to the Zoning By-law. An application for a Zoning By-law amendment shall comply with the policies in Section 7.14 of this Plan.

The subject lands are already zoned to permit a self-storage facility; the amendment is required to permit the site-specific characteristics of the proposal. Notwithstanding, a review of 7.14 is provided later in provided below.

2.3.2.1 CRITERIA FOR ASSESSING COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT

Section 7.14 contains policies applicable to proposed commercial development within the County, including the Township of Douro-Dummer (non-applicable policies have been omitted):

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

The amendment is required to recognize the site-specific characteristics of this proposal; a self-storage use is already permitted on the subject lands. Therefore, it is our opinion that the proposal conforms in principle to the requirements of the Zoning By-law and will further comply with the proposed changes that are being sought through the amendment

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 subject lands are directly accessed from County Road 4, a municipally maintained 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.

It is our opinion that although the settlement area policies permit higher forms of development, it is our opinion that the existing self-storage use represents a relatively low impact to the surrounding uses. Given the low volume of unit users at the site at any given time, there expansion of the storage unit use will not result in excessive noise or other nuisances.

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.

In support of the proposed development and the ability for County Road 4 to contain the proposed enlargement, a Transportation Impact Brief has been prepared. The study concludes that the proposed enlargement to the self-storage business can be accommodated under current conditions, and no additional turn lanes or entrances to the property are required.

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.

Please refer to the submitted Site Plan prepared by EcoVue Consulting Services Inc., which delineates the proposed buffer strip, in accordance with the Township's Zoning By-law.

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.

Twenty-two (22) interior parking spaces are proposed to serve patrons and owners of the self-storage units. Please refer to the submitted Site Plan prepared by EcoVue Consulting Services Inc., which delineates the proposed parking area, in accordance with the Township's Zoning By-law.

7.14.7 Advertising and signs shall be strictly limited.

No additional signage is proposed as part of this development. Existing signage on-site has been permitted in accordance with the Township's By-laws.

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

Outside vehicle storage is currently permitted in accordance with the provisions of the S.D.79 Zone. Notwithstanding, any additional maintained open/outdoor storage of goods will be screened from public view.

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 proposed enlargement will occur on a property already containing a self-storage use; no new commercial uses are proposed.

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 subject lands will continue to utilize the existing entrance onto County Road 4. No additional entrances to the property are proposed. The Transportation Impact Brief prepared by Tatham Engineering confirms that the existing entrance is and will continue to be sufficient and no alterations/upgrades are required.

Based on the above, it is our opinion that the proposed development and associated applications for Zoning By-law Amendment and Site Plan Approval conform with the policies of the CPOP.

2.3.3 TOWNSHIP OF DOURO-DUMMER COMPREHENSIVE ZONING BY-LAW NO. 2001-21

According to Schedule B2 of the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21 (DDZBL), the property is zoned in the Special District 79 (S.D.79) Zone (**Figure 4**).

According to Section 21.79.1.1, the S.D.79 Zone permits the following uses: “a *business or professional office, a self storage, building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use*”.

Table 2 outlines the setback requirements for the S.D.79 Zone in comparison to the proposed development (non-complying dimensions are shown in ***bold and italics***).

Table 1 – S.D.79 Zone Requirements

Lot Regulation (S.D.79 Zone)	Required	Proposed Development
Minimum Lot Area	1.5 hectares	2.27 hectares (5.62 acres)
Minimum Lot Frontage	100 metres	~145 metres (476 feet)
Minimum Front Yard	15 metres	14.52 metres (existing structure)* 19.37 metres (to proposed units)
Minimum Side Yard	7.5 metres	12.6 metres (existing structure) 14 metres (proposed)
Minimum Rear Yard	15 metres	15 metres
Maximum Height	11 metres	11 metres
Maximum Lot Coverage	25%	20.93%
Minimum Landscaped Open Space	10%	> 10 %
Minimum Distance Between Buildings	7.5 metres	7.5 metres
Required Parking Spaces	One (1) space per 80 square metres (861.1 sq ft.) of gross floor area	22 spaces

* The existing structure is considered legal non-complying; as such the reduced front yard setback is permitted

As demonstrated in the above table, the proposed expanded storage facility and existing building meet the regulations for permitted uses in the S.D.79 Zone, which are contained in Section 21.79.2. However, the permitted uses are further subject to the provisions of Section 21.79.2.1, which include the following:

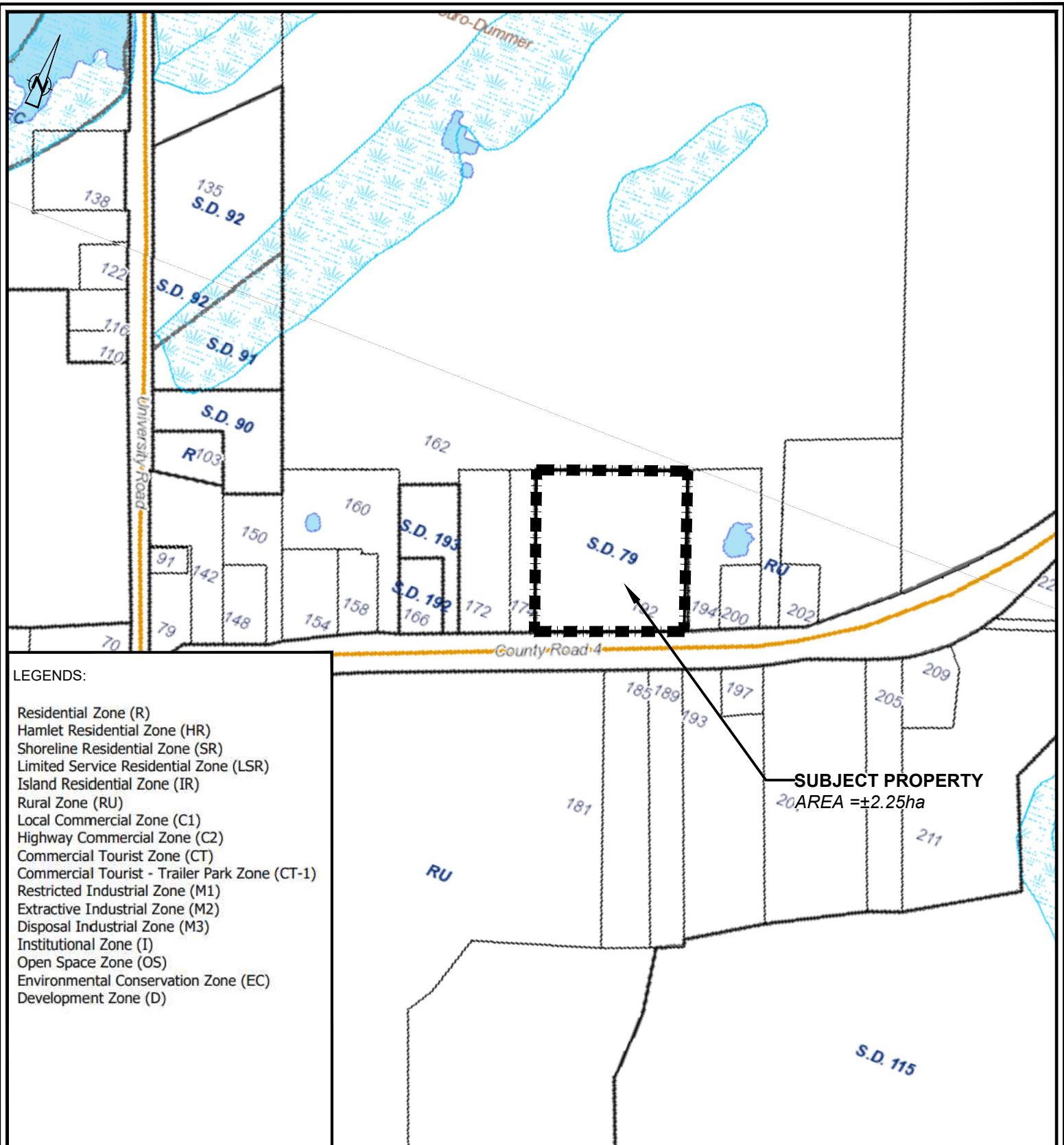


FIGURE 4 - TOWNSHIP OF DOURO-DUMMER ZONING BY-LAW
 Retrieved from the County of Peterborough - Public GIS

21.79.2.1.1 *No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.*

21.79.2.1.2 *The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".*

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

21.79.2.1.3 *For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-laws Schedule "B".*

21.79.2.1.4 *A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".*

21.79.2.1.5 *Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).*

21.79.2.1.6 *Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres*

(861.1 square feet) of gross floor area shall be provided. All other parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as ‘customer parking’ on the site plan for ‘Phase 1’ of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule “B”, shall be for the use of transient customers only.”

A number of the above-noted provisions are no longer applicable and/or required to support the proposed development of the subject lands – these provisions attempted to capture the specifications of a previous proposal for the property in lieu of a formal Site Plan application. For example, the Site Plan prepared by R.L. Fleguel dated July 29, 2011 (Schedule “B” to the existing S.D.79 Zone By-law) is no longer being utilized and would be replaced by this Zoning By-law Amendment.

Therefore, it is proposed that those provisions which are no longer applicable to the proposed development (i.e. 21.79.2.1.1 through 21.79.2.1.6), be removed. Additionally, it is proposed that Schedule “B” of the currently By-law be removed entirely, as the site is subject to Site Plan Control. Any aspects of buildings, structures and parking discussed in these provisions can be managed via the Township’s Site Plan Control By-law.

2.3.3.1 PARKING

Off street parking requirements are outlined in Section 3.31 of the DDZBL. Since a storage facility is not identified among the uses listed in Section 3.31, it is considered a use that is “*Permitted by this By-law other than those Listed in this table*” for the purposes of determining parking space requirements. As per Section 3.31, 1 parking space is required per 36 square metres of total gross floor area. Notwithstanding, the S.D.79 has a site-specific provisions which permits “*a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided*”.

As such, the proposed storage facility requires 59 parking spaces to serve the full development. The existing building currently provides approximately 16 parking spaces. This means that a total of 43 additional parking spaces would be required on the property. As shown on the Concept Plan (**Figure 2**), six (6) additional parking spaces are proposed to be created, for a total of 22 parking spaces to service the development.

It is the opinion of the authors that 22 parking spaces is sufficient to service the proposed and existing development. Users of the storage units will not be parked for long periods of time. Typically, storage unit users will load or unload items into the storage unit in a short time period within the driveway adjacent to the unit door. Additionally, storage unit users visit their units on an infrequent basis. Therefore, it is our opinion that the minimum parking requirements of Section 3.31 are not necessary to serve the needs of the proposed use.

2.3.3.2 DRAFT ZONING BY-LAW TEXT

In support of the application for Zoning By-law Amendment, Draft By-law Text has been provided which captures the proposed development:

“21.79.1 Permitted Uses

21.79.1.1 *a business or professional office, a self-storage business, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use*

21.79.2 Regulations for the Uses Permitted in Section 21.79.1

Lot Regulation	Proposed Amended S.D.79 Provisions
Minimum Lot Area	1.5 hectares
Minimum Lot Frontage	100 metres
Minimum Front Yard	15 metres
Minimum Side Yard	7.5 metres
Minimum Rear Yard	15 metres
Maximum Height	11 metres
Maximum Lot Coverage	25%
Minimum Landscaped Open Space	10%
Minimum Distance Between Buildings	7.5 metres
Required Parking Spaces	22 parking spaces

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line

21.79.2.1.2 For the purposes of the Special District-79 (S.D.79) Zone, a “self-storage business” is defined as *“premises used for the temporary storage of items, which contains secured storage areas and/or lockers which are generally accessible by individual loading doors for each storage unit or locker, or stored outdoors in a secured area”*

21.79.2.1.3 For the purposes of the Special District-79 (S.D.79) Zone, a “truck/trailer rental depot” shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principal storage use of the property.

3.0 Summary



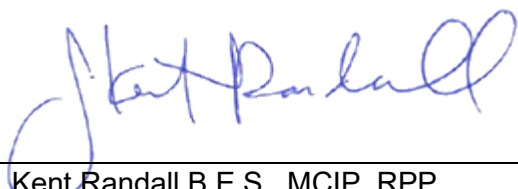
This planning report describes the proposed Zoning By-law Amendment application for a proposed self storage facility and provides analysis for the application in the context of the Provincial Policy Statement, Growth Plan, the County of Peterborough Official Plan, and the Township of Douro-Dummer Comprehensive Zoning By-law No. 2001-21.

It is the opinion of the author that:

- The proposed development is consistent with the applicable provisions of the 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The proposed development conforms to the purpose and intent of the County of Peterborough Official Plan;
- An amendment to the Township's Zoning By-law is required to permit the site-specific features of the development;
- An application for Site Plan Approval is required, in accordance with the Township of Douro-Dummer's Site Plan Control By-law;
- The proposed development represents good planning and is in the public interest.
- The applications for Zoning By-law Amendment and Site Plan Approval should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



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



Jessica Rae Reid, B.A
Planner

4.0 Appendices



4.1 Appendix A: Pre-consultation Summary: Township of Douro- Dummer

Notes from Pre-consultation Meeting

Property: 192 County Road 4
Zoning: Special District 79 (S.D. 79)
Official Plan Designation: Hamlet
Meeting Date: March 16, 2023
In attendance: Planner - Christina Coulter
Temporary CBO – Don Helleman
Building Administrator – Leisha Newton
Deputy Fire Chief – Derrick Huffman
ORCA – Don Allin
Peterborough County – Ken Scullion, Planner
Peterborough County – Daniel Ilkiewicz, & David Hovinga, Engineering
Agent – Beverly Saunders, EcoVue Consulting Services Inc.
Owners/Applicant – Tom Livisianos

Comments:

Proposal: To add eight separate self-storage buildings and outdoor vehicle rental spots.

To discuss the proposed development in relation to the floodplain, and obtain the site-specific flood elevation to be properly delineated.

Fire Department:

- If putting in a retention pond vs a stored water container, then it will need to be designed for that purpose – lined to retain water, ice formation consideration and dry hydrant location and access.
- Fire Route as per OBC design
- Required fire protection water calculation needs to be assessed and provided as well as confirming water storage and dry hydrant connection location, and confirm pipe size, connection type and fitting and height of connection
- Fire Department would like Owner/Operator to be aware of NFPA 855 for the storage of lithium ion batteries – particularly chapter 14. Thermal runaway is a serious concern and if allowing this type of storage, the only way to control it is with water (sprinklers). There are other mitigation strategies like disconnecting from device (tool, e-bike, golf cart, etc) protect terminals, protect battery from impact damage, no outlets to allow charging that can be considered, early warning (fire alarm connected to FD) but some language should be put into their rental agreements. Here is a clip on these potentials <https://www.msn.com/en-ca/news/us/officials-sound-alarm-over-rise-of-lithium-ion-battery-fires/vi->

Planning and Building:

Setbacks:

- Front yard setback from east corner of existing building must be shown on plan (14.56 m) - deficient. Site Statistics Table indicates front yard is 17.19 m – please correct.
- East interior side yard setback from existing building must be shown on plan (12.6 m) – ok, but needs to be corrected on Site Statistics Table.
- The metal-clad shed on the west property line may need to be moved when a rezoning is undertaken as it will not be permitted to be located on the property line.

Height:

Township's [Zoning By-law](#) permits 11 m max. Proposing less than 11 m. OK

Lot coverage:

Township's Zoning By-law permits 25% and 24.22% proposed. OK but does this include solar panels? Show lot coverage of solar panels on site plan.

Lot area:

Township's Zoning By-law requires 1.5 ha minimum. Add lot area to Site Statistics Table.

Landscaped Open Space (defined in Section 22.117 of By-law):

Township's Zoning By-law requires minimum 10%. Add landscaped open space to Site Statistics Table and show on plan.

Other Zoning:

- Generally speaking the entire S.D. 79 Zone will need to be updated. Please consider the standards and provisions of the Restricted Industrial Zone (M1) and S. 14.2.1 which apply to a self-storage building.
- 21.79.1.1 change permitted use from "a self storage building" (which suggests one) to "self-storage buildings".
- 21.79.2.1.1 ensure northeast parking spot is more than 1.5 m from east lot line (show on plan).
- 21.79.2.1.2 does the number of trucks and trailers permitted for rental depot need to change from 8 and change reference to Phase 1 Plan. Confirm definition of "truck/trailer rental depot" is ok with Applicant.

- 21.79.2.1.3 change reference to Phase 1 and add to north, east and west sides. (15 m normally required in 14.3 and reference and show compliance with 3.32 for planting strip requirements).
- 21.79.2.1.4 reduce from 49 spaces to 38 spaces if necessary and change reference to Phase 1.
- 21.79.2.1.5 outside vehicle storage require reduction in setback of eastern side lot line from 3 m to? Ensure western side lot line is 7.5 m.
- 21.79.2.1.6 Parking to be provided in accordance with S. 3.31, identify if any relief is required. Identify parking surface treatment on site plan.
- 21.79.2.1.7 requires a rezoning.
- 3.19 illumination identify on site plan. Please identify any advertising or signs, fencing. Provide intended hours of operation.

Septic:

Only septic lids are shown on site plan. Identify septic bed.

Well:

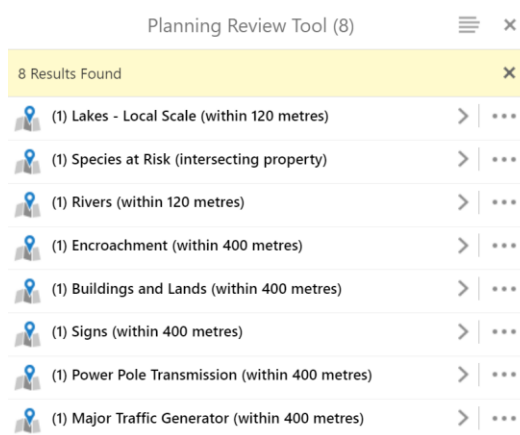
Show on site plan.

Hydro:

Structure cannot be built under overhead electrical conductor (OC). If within 5m of OC, more information required.

Review of roll file, GIS, and other records:

1. Roll file: Property was rezoned to S.D. 79 via By-law No. 2011-51.
2. GIS:
Buildings: None listed.
Planning tool:



Official Plan:

Designated Hamlet on Schedule 'A4-4' and within the Urban Fringe Control Area Boundary (Schedule 'A4-1').

The Hamlet Designation refers to existing settlement areas which function as residential and commercial service nodes. These areas may contain a mix of residential, commercial, small scale industrial, public and institutional facilities. (S. 6.2.3.1 of Official Plan).

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as a builders' supply, feed mill, public garage, farm implement dealer which primarily serve the surrounding rural-agricultural community. (S. 6.2.3.2).

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances, and control over outside storage. (S. 6.2.3.3 (a)).

Within the Urban Fringe Control Area Boundary the Township shall request comments from the City of Peterborough in assessing applications for highway commercial, rural industrial or rural residential development that is deemed desirable by the Township (S. 6.2.17.3 (c)). The City indicated they do not have any comments on the application (e-mail March 15, 2023).

Planning Justification Report must address Section 7.14 – Criteria for assessing commercial development.

7.17 Site Plan Control

County Official Plan Component: Local municipalities shall consider and review economic development proposals on the basis of their potential impact to the watershed area. Where it is considered, by the local municipality, the Ministry of Natural Resources, the Conservation Authority and/or the Ministry of the Environment that a proposed industrial, commercial or tourism operation would negatively impact or alter the quality and function of the watershed, the local municipality, in consultation with other municipalities in the watershed, the County, the Provincial Ministries, Conservation Authority and the proponent of the development, shall identify and conduct appropriate studies to determine the extent of development permitted to ensure water quality and quantity and the protection of the natural environment (S. 4.6.3.1).

(See Also Sections 4.2, 4.6.3.2, 5.5, 5.6 of the County Component).

Provincial Policy Statement (2020):

S. 3.1 Natural Hazards ORCA to provide comment.

S. 1.3 Employment

S. 2.1.7 Natural Heritage species at risk flag. The landowner/applicant, not the planning authority, is responsible to demonstrate compliance with the Endangered Species Act prior to any on-site development (clearing, grading, roads, infrastructure, buildings) regardless of planning approvals or EIS/survey efforts/data in accordance with MECP comments/guidance.

Growth Plan:

While the subject property is adjacent to key natural heritage features and key hydrologic features, a natural heritage/hydrologic evaluation is not required since the subject lands are located within a settlement area as it relates to Policy 4.2.4.1 of the Growth Plan.

Peterborough County: (comments provided by email March 16, 2023)

Regarding required studies for the proposal the County will require a Storm Water Management Report and Traffic Report be completed for the site.

A key point within the traffic report is that the entrances are required to meet current specifications (MTOD, OPSD, or CSAS). They appear to not meet current standards. The entrances are required to be paved within the County's road allowance as well. There are currently two entrances to the site, which is permissible however, they will need to be justified within the report. The report will need to address current traffic and proposed traffic.

It is highly recommended that the traffic consultant contact County staff (Daniel Ilkiewicz, DIlkiewicz@ptbocounty.ca) directly regarding the above noted requirements.

ORCA:

Based on the flood plain analysis that was completed for the neighbouring planned subdivision (May 2021), it is suggested that the clean up on the site would require a confirmation of the current elevations.

Back Water effect due to Meade Creek or a tributary thereof further to the east. ORCA would require some clarification of the depths and cross-sections through the site through a Lot Drainage and Grading Plan and a Flood Study. ORCA would like to see a demonstration that there are no negative impacts off-site of the proposed activity.

ORCA can provide modelling to the applicant for Flood Hazard Analysis upon request through a data sharing agreement.

An ORCA permit will be required for any construction. Visit <https://www.otonabeeconservation.com/wp-content/uploads/2023/01/2022-072-Appendix-A-Fee-Policy-and-Schedules-2023Jan01Posted.pdf>

MTO: (comments provided by email on March 23, 2023)

The Ministry has determined that the subject lands do not fall within MTO's permit control area, therefore we have no comments to offer this application.

Curve Lake First Nation:

Did not attend or send comments.

Please contact Tiffany at Curve Lake First Nation and provide proof of additional consultation as part of complete application package tiffanyM@curvelake.ca

Pre-consultation Checklist for Development

- Servicing Options Report (for developer >5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) Click or tap here to enter text.
- Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (If private individual systems are accepted, proponent to prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable) Click or tap here to enter text.
- Storm Water Management Plan Click or tap here to enter text.
- Source Water Protection (if in Vulnerable area, require RMO review – Terri Cox, Abigail Morkem, or HBM) Click or tap here to enter text.
- Market Analysis/Justification Study as part of Planning Justification Report
- Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥ 25 lots or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses) wildlife, ANSI's etc.) Click or tap here to enter text.
- Archeological Study (known site; 3 or more new lots; on a watercourse, ZBA/OPA for golf course)(if the site has already been fully disturbed and the location of the application is within the disturbed area then a study isn't usually required, same with projects that do not require excavation such as a slab on grade garage or addition **Applicant to confirm with CLFN**
- Planning Justification Study/Analysis Click or tap here to enter text.

- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
Click or tap here to enter text.
- Noise Impact Study Click or tap here to enter text.
- Traffic Study Click or tap here to enter text.
- Agricultural Land Use Justification Click or tap here to enter text.
- Lot Drainage and Grading Plan Click or tap here to enter text.
- Flood Study Click or tap here to enter text.
- Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the township requests) Click or tap here to enter text.
- Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses) Click or tap here to enter text.
- Record of Site Condition (converting from an commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use) Click or tap here to enter text.
- Minimum Distance Separation Calculation (where barns exist within 1 km) Click or tap here to enter text.
- Peer Review Reimbursement Agreement Click or tap here to enter text.
- Site Plan Approval Major fee \$4000, plus minimum deposit of \$5000.
- Rezoning Application: Zoning By-Law Amendment fee is \$1,500 plus ORCA fee <https://www.dourodummer.ca/en/planning-and-development/resources/Zoning-By-law-Amendment-Application---Revised-02-2023.pdf>
- Preliminary Development Agreement: fee \$1000 + \$5250 deposit.
- Development Deposit Click or tap here to enter text.
- Line of Credit Click or tap here to enter text.

The Corporation of the Township of Douro-Dummer

By-law Number 2022-58

Being a By-law to Designate the Township of Douro-Dummer as a Site Plan Control Area

Whereas under the provisions of Section 41 (2) of The Planning Act, R.S.O. 1990, as amended, authority is granted to Councils of Municipalities to designate a site plan control area, where an Official Plan is in effect;

And Whereas Section 7.17.1 of the County of Peterborough Official Plan designates all lands in the Township as a Site Plan Control Area;

And Whereas Section 41 (13) of The Planning Act, R.S.O., 1990, as amended, provides authority for the Council of a Municipality to pass a By-Law prescribing certain classes of development to be exempt from Section 41 (4) and (5) of The Planning Act, 1990, as amended, and providing for the delegation of any of the Council's powers or authority as provided therein;

And Whereas the whole of the area covered by the Official Plan is designated as a site plan control area which is all within the limits of the Corporation;

Now Therefore the Council of The Corporation of the Township of Douro-Dummer enacts as follows:

1. In this by-law:
 - 1.1. **"Development"** means the construction, erection or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot;
 - 1.2. **"Corporation"** means The Corporation of the Township of Douro-Dummer;
 - 1.3. **"Owner"** means the owner of land whose interest in the land is defined and whose name is specified in the proper Registry of Land Titles Office;
 - 1.4. **"Person"** includes an owner;
 - 1.5. **"Gross Floor Area"** means the aggregate of the floor areas of all the storeys of a building including the floor area of any basement but not of a cellar or subcellar, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level but excluding car parking areas

within the building and, for the purpose of this paragraph the walls of an inner court and shall be deemed to be exterior walls.

2. The whole of the area covered by the Official Plan for the Township of Douro-Dummer is designated as a site plan control area insofar as lands in all the zoning categories under the Township of Douro-Dummer Zoning By-law number 10-1996, as amended, save and except for those uses specifically exempted under section 4 of this by-law.
3. Within the various commercial, industrial and institutional, rural and agricultural zones, projects of the following magnitude shall require site plan approval:
 - 3.1. Any new commercial or industrial building or building addition, greater than 100 square metres of gross floor area;
 - 3.2. Any other new non-residential building, or building addition greater than 100 square metres of gross floor area;
 - 3.3. Any project as determined by the Chief Building Official and/or the Planner within an aggregate resource area;
 - 3.4. The approval process has been delegated to the Chief Building Official and the Planner. Agreements shall be signed by the Clerk and the Mayor as per changes enacted by Bill 109.
4. The following projects shall be exempt from site plan control:
 - 4.1. Any construction or alteration of a single-family dwelling, duplex or semi-detached dwelling,
 - 4.2. Any building accessory to the uses described in paragraph 4.1 of this section;
 - 4.3. An inground or above ground swimming pool constructed in connection with the uses described in paragraph 4.1 of this section;
 - 4.4. Any new non-residential building including any accessory building less than 100 square metres of gross floor area;
 - 4.5. Any building addition less than 100 square metres of building area or floor area, whichever is greater;
 - 4.6. Any interior alteration to a building or change of use, but not a change of use to a group home;
 - 4.7. Any agricultural and farm related buildings or structures that are utilized in active farming operations;

- 4.8. Any project which the Council of the Corporation by resolution specifically exempts from the application of the within By-law.
5. Notwithstanding the aforementioned exemptions, site plan control shall apply to:
 - 5.1. Any project, as determined by the Chief Building Official and/or the Planner, which is the subject of a rezoning application or;
 - 5.2. Any project where site plan control is imposed as a condition of an application to the County Land Division Committee.
6. Notwithstanding any of the provisions of any By-law which may be inconsistent with the By-law, no person shall undertake any development in the site plan control area unless the Chief Building Official and Planner have approved the following:
 - 6.1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under Section 7, subsection 7.1.
 - 6.2. Drawings showing plan, elevation and cross-section views for each building to be erected within a site plan control area which are sufficient to display:
 - 6.2.1. The massing and conceptual design of the proposed building;
 - 6.2.2. The relationship of the proposed building adjacent buildings, streets, and exterior areas to which members of the public have access; and
 - 6.2.3. The provision of interior walkways, stairs and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings, but which exclude the following: the layout of interior areas, other than the interior walkways; stairs and escalators referred to in clause 6.2.3; the colour, texture and type of materials; window details; construction details; architectural detail and interior design.
7. As a condition to the approval of the plans and drawings referred to in Section 6, the Corporation may require the owner to:
 - 7.1. Provide to the satisfaction of and at no expense to the municipality any or all of the following:
 - 7.1.1. Widening of highways that abut on the land;
 - 7.1.2. Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs;

- 7.1.3. Off street vehicular loading and parking facilities, either covered or uncovered access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways;
- 7.1.4. Walkways, including the surfacing thereof, and all other means of pedestrian access;
- 7.1.5. Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;
- 7.1.6. Walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of the lands or the protection of adjoining lands;
- 7.1.7. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials;
- 7.1.8. Easements conveyed to the municipality for the construction, maintenance or improvements of watercourses, ditches, land drainage works and sanitary sewerage facilities on the land;
- 7.1.9. Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- 7.2. Maintain to the satisfaction of the municipality and at the sole risk and expense of the owner any or all of the facilities or work mentioned in paragraph 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.1.7, 7.1.8, and 7.1.9 of clause 7.1, including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
- 7.3. Enter into one or more agreements with the municipality dealing with any or all of the facilities, works or matters mentioned in clauses 7.1 and 7.2 or with the provision and approval of the plans and drawings referred to in Section 6.
8. Any agreement entered into clause 7.3 of Section 7 may be registered against the land to which it applies and the Corporation is entitled to enforce the provisions thereof against the owner and, subject to the provisions of The Registry Act and The Land Title Act, any and all subsequent owners of the land.
9. Section 326 of The Municipal Act R.S.O., 1990, as amended, applies to any requirements made under clauses 7.1 and 7.2 of Section 7 and to any requirements made under an agreement entered into under clause 7.3 of Section 7.
10. Default:
 - 10.1. Where the owner is directed or required by the By-law that any matter or things be done and such person defaults in doing such matter or thing, it may be done by the Corporation at its expense and the Corporation may recover the expense in doing it by action or the same may be recovered in like manner as municipal taxes.

10.2. Where the owner is in default in doing any matter or thing which the owner is directed or required to do by this By-law the owner is to be given written notice by prepaid registered mail to the owner's usual place of business or place of residence advising of the default and affording the owner not less than thirty (30) days to remedy the default.

10.3. Where the owner has been given notice of default by prepaid registered mail and the owner has failed to remedy the default within the time prescribed in the notice the owner is entitled to appear before a meeting of the Council in respect of such default before the Corporation proceeds under sub-section 10.1 of this section.

11. No building permit or permits are to be issued until:

11.1. The plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law are filed by the owner with the Corporation and approved by the Corporation, and;

11.2. The perspective plans and drawings showing buildings, elevations and cross sections of industrial and commercial buildings and institutional buildings are filed by the owner with the Corporation and approved by the Corporation, and;

11.3. The owner conveys to the Corporation lands for the widening of highways required by the Corporation, free of charge and with a title free of encumbrance, and;

11.4. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, lands for a walkway where required by the Corporation, and;

11.5. The owner conveys to the Corporation, free of charge and with a title free of encumbrance, any easements required by the Corporation for its purposes, and;

11.6. The owner files with the Corporation, for its approval, a lot grading plan showing all grading and changes in elevation or contour of land and disposal of storm, surface and waste water from the lands or any buildings or structures to be erected thereon;

11.7. The owner has entered into any agreements required under Section 7.3.

12. No person shall:

12.1. Block or impede access to land at the point of ingress or egress shown on the plans and drawings filed with the Corporation, and;

12.2. Park a vehicle on private property other than on the parking and loading access shown on the plans filed with the Corporation, and;

12.3. Block or impede the use of walkways shown on the plans filed with the Corporation, and;

- 12.4. Interfere with snow or ice removal directly or indirectly and without limiting the generality of the foregoing, no vehicle shall be parked so as to obstruct the removal of ice or snow from access ramps, driveways, parking areas and walkways shown on the plans filed with the Corporation, and;
 - 12.5. Change the grading or contour or elevation of land from that shown on the plans filed with the Corporation and approved by the Engineer of the Corporation without the consent in writing of the Engineer of the Corporation, and;
 - 12.6. Block or interfere with the disposal of or alter the normal drainage course for storm surface and waste water from land or buildings or structures unless alternative drainage is provided to the written satisfaction of the Engineer for the Corporation, and;
 - 12.7. Block or interfere with watercourse, watermains, ditches, land drainage works or sanitary sewerage facilities of the Corporation or of the County of Peterborough, whichever is the case, and;
 - 12.8. Permit floodlights from his land to illuminate neighbouring buildings where such illumination disturbs the sleep or privacy of the occupants of the buildings so illuminated, and;
 - 12.9. Fail to maintain walls, fences, hedges, trees, shrubs or other suitable groundcover shown on the plans filed with the Corporation, and;
 - 12.10. Fail to keep in good repair or uncovered all vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste materials as shown on the plans filed with the Corporation.
13. Notwithstanding the foregoing, no approval of site plans and elevation drawings for development or redevelopment in a site plan control area shall be approved unless or until proper drawings have been prepared, either by a qualified draftsman, surveyor, engineer or architect. Such drawings must be signed by the party preparing same. Such drawings must be legible. Extra copies of such drawings must also be provided in legal size and still be legible in case it is determined that a site plan agreement must be registered against the title to the owner(s) land.

14. Violations and Penalties

- 14.1. Any persons who violates any provision of the By-law or causes or permits a violation shall be guilty of an offence and, upon conviction therefore, shall be liable for the penalties set out in Section 67 of The Planning Act, R.S.O., 1990. Each day of violation shall constitute as offence.

15. Remedies

- 15.1. In case any building or structure is to be erected or altered or any part thereof is to be used, or any lot is to be used in contravention of any requirement of this

By-law, such contravention may be retained by action in the instance of any ratepayer or of the Corporation pursuant to the provisions of The Planning Act or the Municipal Act in that behalf.

16. Validity

16.1. If any section, clause or provision of this By-law is for any reason declared by a court of competent jurisdiction to be invalid, the same shall no affect the validity of the By-law as a whole or any part hereof, other than the section, clause or provision so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses and provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions hereof shall have been declared to be invalid.

17. That this By-law shall come into effect on the date it is passed by the Council of Corporation of the Township of Douro-Dummer, subject to the applicable provisions of The Planning Act, R.S.O., 1990, as amended.

18. That By-law No. 2022-32 of the Township of Douro-Dummer is hereby repealed.

Enacted and passed this 20th day of December, 2022.



Mayor, Heather Watson



Acting Clerk, Martina Chait-Hartwig

TOWNSHIP OF DOURO-DUMMER

SITE PLAN CONTROL GUIDELINES

A) INTRODUCTION

In accordance with Section 41 of the Planning Act, R.S.O. 1990 the Council of the Township of Douro-Dummer declared its entire land area to be subject to Site Plan Control.

The purpose of these guidelines is to outline the requirements for the preparation and submission of site plans and other related drawings and documents, and explain the site plan approval process.

B) SITE PLAN CONTROL AGREEMENT

As a condition of the approval of the site plans and drawings, the Township will require the applicant to enter into a Site Plan Control Agreement. The Agreement defines the conditions of approval, the works and actions required, and the required guarantees of performance. The approved plans and drawings form part of the Agreement. This Agreement will be in a form suitable for registration.

The Chief Building Official cannot issue building permits until the Agreement is executed by the Applicants and the proposal fully conforms to the approved drawings (and to other applicable Codes and By-laws).

Formal application, including the payment of the necessary application fees, must be made to the Township of Douro-Dummer where approval is being sought for plans and drawings.

C) SUBMISSION REQUIREMENTS

1. Completed application form (attached)
2. Application processing fee (paid in full) plus ORCA fee.
3. A certificate of ownership or letter of authorization (if application not submitted by the owner).
4. Legal Survey and/or legal description of the property, showing any easements, rights-of-way, existing structures, features, adjacent lots, etc. and including a calculation of the area of the property (The certificate of an Ontario Land Surveyor is preferred).
5. The following plans and drawings in sufficient detail to fully explain the proposal. All plans and drawings must be prepared in metric.
 - a) SITE PLAN (11 copies and 1 electronic copy) to indicate:
 - i) Dimensions and area of the property being developed indicating any road widenings, easements, etc. required;
 - ii) Proposed staging of the development of the property and of the construction of the buildings;
 - iii) Location and Building Code Classification of all buildings and structures, both existing and proposed, indicating all building dimensions, setbacks, separations, building entrances, (both pedestrian and vehicular), projections, canopies, equipment housings, dust collectors, masts, ground signs, building height, etc.;

- iv) Location and area of all separate uses within the building, the location of firewalls, and the size of areas intended for different, accessory or complementary exterior use, such as open storage yards etc.;
- v) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
- vi) Access ramps, driveways, etc., indicating widths, curve radii, medians, curbs, steps, etc., and the proposed direction of traffic flow where applicable;
- vii) Vehicular parking areas and stalls, dimensioned and numbered and indicating any areas to be assigned to visitors, tenants, employees, etc.;
- viii) Vehicular loading docks and doors indicating fully dimensioned truck parking spaces, manoeuvring areas and clearances;
- ix) Location of all signs and any lighting thereof;
- x) Location and direction of exterior lighting;
- xi) Building on adjacent lots and generally the existing or proposed improvements in the adjacent yards and mutual features, such as driveways, parking, etc.;
- xii) Location of street hydrants, hydro poles, drainage ditches, catchbasins, etc., adjacent to the subject property;
- xiii) Location and size of water services, sewage disposal services and hydro services to be constructed on site;
- xiv) Statistical summary of development perimeters in accordance with zoning regulations including the following, preferably in chart form:
 - Lot area
 - Building coverage
 - Total gross floor area of proposed buildings and existing buildings to be retained
 - Floor area on each level including basement
 - Floor areas of component uses
 - Total usable floor area
 - Total number of parking spaces proposed
 - Number of parking spaces for visitors, tenants, and employees, etc.
 - Total site area to be landscaped including walkways, courts, etc.

b) GRADING/DRAINAGE PLAN (11 copies and 1 electronic copy) to indicate: (Note: may be included on Site Plan)

- i) Existing and proposed contours and/or spot elevations, bench marks, and elevations on roads and adjacent properties (7.5 metres beyond site);

- ii) Base floor elevations of proposed buildings and structures;
 - iii) Elevations of all relevant topographic features (roads, curbs, ditches, drainage outfalls, etc.);
 - iv) Direction of drainage flow and location of all drainage discharge points including roof drainage and parking lot drains;
 - v) Supporting data and calculations with respect to storm drainage flow volumes and capacity of existing outfalls;
 - vi) Any other information required to fully describe the project grading and drainage;
- c) LANDSCAPING PLAN (11 copies and 1 electronic copy) to indicate:
(Note: may be combined with site plan)
- i) Areas for landscaping, sodding, seeding, walkways, sidewalks, courts, entrances, walls and fences, etc., showing trees (including all existing trees and indicating those to be cut down), ditches, etc.;
 - ii) Location of existing plant material;
 - iii) Location, species and size of existing plant material to be preserved;
 - iv) Location, species and size of new plant material to be added;
 - v) Berming, fencing and screening details, where applicable;
 - vi) Any other information required to fully describe the project landscaping.
- d) ELEVATION DRAWINGS (11 copies and 1 electronic copy) to indicate:
(required for all exterior walls in commercial, industrial and institutional buildings)
- i) Front, side and rear elevations showing finished grade, floor and roof elevations;
 - ii) Type and colour of exterior building materials.
 - iii) Entrances, windows;
 - iv) Height of buildings;
 - v) Signage and exterior lighting;
 - vi) Any other information required to fully describe the project;

NOTES: ALL PLANS AND DRAWINGS SHOULD INCLUDE METRIC TERMINOLOGY. ALL PLANS SHALL BE MINIMUM SCALE OF 1:400 (METRIC) AND THE ELEVATION PLANS SHALL BE A MINIMUM SCALE OF 1:200 (METRIC).

CERTAIN OF THE ABOVE PLANS MAY BE COMBINED PROVIDED ALL REQUIRED INFORMATION IS ADEQUATELY AND LEGIBLY DISPLAYED.

D. SITE PLAN APPROVAL PROCESS

The site plan approval process will normally consist of the following steps:

1. Township Staff receive the completed site plan application form and the applicable processing fee (plus ORCA fee).
2. A preliminary review of the application and site plans is completed by staff to ensure that all required information is provided (See Section C, "SUBMISSION REQUIREMENTS").
3. Notice of the application and a copy of the site plans is provided to Council for information and direction.
4. A copy of the site plans may be circulated to the Township Planner and/or Engineer for detailed review, if deemed appropriate by Council.
5. The Clerk may, at the direction of Council, provide notice of the application to any relevant agency or utility deemed to have an interest in the development proposal and abutting property owners for comment.
6. The Planner and/or Engineer, if involved, will submit a report to Council based on the detailed review of the site plans.
7. Minor applications of a straightforward nature may be reviewed by staff, with a corresponding report submitted to Council.
8. At Council's discretion, the Township Solicitor may be requested to review and comment on the proposed site plan agreement prior to execution.
9. Council, if satisfied with the site plans, may pass a by-law to authorize the signing and full execution of a site plan agreement, which will then be registered on title.
10. Building permits may be issued following the execution and registration of the site plan agreement and fulfilment of any conditions (including, the provision of a letter of credit by the applicant).
11. Regular work inspections will be completed by staff to ensure development is proceeding in full compliance with the approved site plans. A clearance letter will be issued at such time as the work is completed to the satisfaction of the Township.

NOTICE: For minor development proposals, Council may, at their discretion, accept simplified site plans which adequately describe the proposal. Municipal staff will assist in identifying guideline items which will apply to the individual development

TOWNSHIP OF DOURO-DUMMER
APPLICATION FOR SITE PLAN APPROVAL

APPLICANT INFORMATION

APPLICANT'S NAME			TELEPHONE NO.	SOLICITOR'S NAME			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	
AGENT'S NAME			TELEPHONE NO.	OWNER'S NAME (Signatory to Agreement)			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	
ARCHITECT/ENGINEER'S NAME			TELEPHONE NO.	PLANNING CONSULTANT'S NAME			TELEPHONE NO.
STREET ADDRESS				STREET ADDRESS			
CITY	PROVINCE	POSTAL CODE		CITY	PROVINCE	POSTAL CODE	

LOCATION AND DESCRIPTION OF PROPERTY

STREET ADDRESS - IF INDIVIDUAL PROPERTY (OR GROUP OF PROPERTIES)			LOT	CONCESSION
NEAREST INTERSECTION(S)		EXISTING EASEMENTS YES / NO	REGISTERED PLAN NO.	LOT/BLOCK NO.
FRONTAGE (m)	DEPTH (m)		AREA (m ²)	
LAND USE DESIGNATION (OFFICIAL PLAN)		PRESENT ZONING OF LAND		
PRESENT USE OF LAND				
PROPOSED USE OF LAND				

INFORMATION ON PROPOSED DEVELOPMENT

CONSTRUCTION YR. MO. DAY TO START (ESTIMATE) ___ ___ ___	CONSTRUCTION YR. MO. DAY TO END (ESTIMATE) ___ ___ ___	DIMENSIONS OF BUILDINGS(S)		
NUMBER OF STOREYS	GROUND FLOOR AREA (m ²)	TOTAL FLOOR AREA (m ²)	FLOOR AREA OF ADDITIONS (m ²)	
NUMBER OF PARKING SPACES		NATURE OF PROJECT: (ie. Commercial, Industrial etc.)		
RESIDENTIAL DATA (IF APPLICABLE) TYPE & NUMBER OF UNITS	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM
	OTHER		TOTAL UNITS	

I hereby agree to bear the cost of all consulting planning, engineering, legal and registration fees related to this application as deemed necessary by the Municipality on request, to be applied to such costs, and for which the Municipality will account.

RETURN APPLICATION TO:

Township of Douro-Dummer
894 South Street, P.O. Box 92
Warsaw, Ontario KoL 3A0

APPLICANT'S SIGNATURE

DATE

21.78.2.2 Regulations for Uses Permitted in Section 21.78.1.2

The regulations for the uses permitted in Section 21.78.1.2 shall be those presented in Section 4.2 of this By-law.

21.79 Special District 79 Zone (S.D. 79) - Roll No. 010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

21.79.1.1 a business or professional office, a self-storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use

21.79.2 Regulations for Uses Permitted in Section 21.79.1

a)	Minimum Lot Area	1.5 ha
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	7.5 m
e)	Minimum Rear Yard	15 m
f)	Maximum Height	11 m
g)	Maximum Lot Coverage	25%
h)	Minimum Landscaped Open Space	10%
i)	Minimum Distance between Buildings	7.5 m

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for

'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

- 21.79.2.1.3** For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-law s Schedule "B".
- 21.79.2.1.4** A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".
- 21.79.2.1.5** Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).
- 21.79.2.1.6** Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided. All other

parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as 'customer parking' on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B" , shall be for the use of transient customers only.

21.79.2.1.7 The area labeled "Future Phases" on the site plan for 'Phase 1' of the subject property, prepared by R.L. Fleguel and dated July 29, attached to this by-law as Schedule "B" shall require a further amendment to this by-law to permit development.

21.80 **Special District 80 Zone (S.D. 80) - Roll No. 010-004-04810**

No person shall within any Special District 80 Zone (S.D. 80) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.80.1 **Permitted Uses**

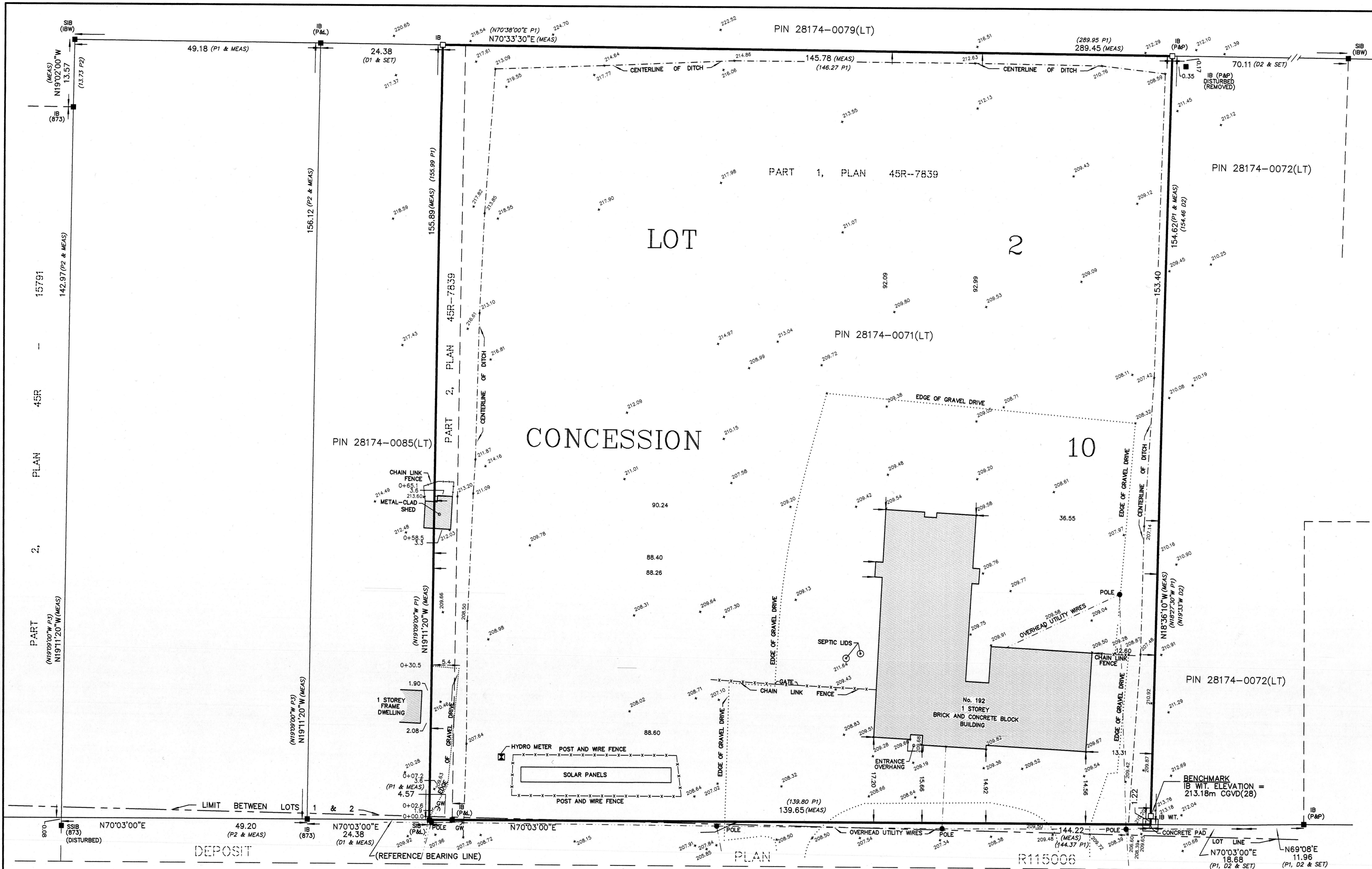
21.80.1.1 those uses permitted in Section 9.1 of this By-law.

21.80.2 **Regulations for Uses Permitted in Section 21.80.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 13.0 hectares and 270.0 metres respectively.

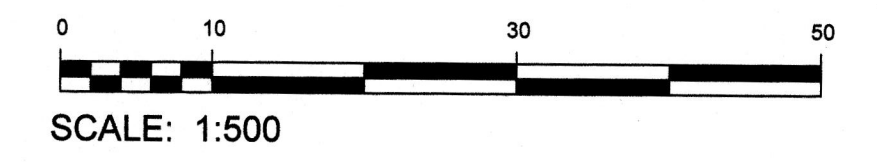
21.81 **Special District 81 Zone (S.D. 81) - Roll No. 010-002-05400**

No person shall within any Special District 81 Zone (S.D. 81) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF
PART OF LOTS 1 & 2
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



PART 2 - REPORT SUMMARY
 THIS PLAN HAS BEEN PREPARED FOR THE USE OF:
 1788518 ONTARIO LIMITED
 REGISTERED EASEMENTS AND/OR RIGHTS OF WAY:
 NONE
 NOTABLE FEATURES:
 * EDGE OF GRAVEL AND METAL-CLAD SHED CROSSING
 * WESTERLY PROPERTY LIMIT *
 * CONCRETE PAD LOCATED ON SOUTH EAST CORNER OF PROPERTY *
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:
 NOT CERTIFIED BY THIS REPORT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2) THE SURVEY WAS COMPLETED ON 25th MARCH, 2021

SIGNED AT LAKEFIELD, ONTARIO
 THIS 9th DAY OF MAY, 2021

Christopher E. Muscslow
 CHRISTOPHER E. MUSCLOW
 ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT, FOUND
- DENOTES SURVEY MONUMENT, PLANTED
- P&L DENOTES PIERCE & LYONS, O.L.S.
- P&P DENOTES PIERCE & PIERCE, O.L.S.
- 873 DENOTES W.A. BENINGER, O.L.S.
- IBW DENOTES IVAN B. WALLACE O.L.S.
- P1 DENOTES PLAN 45R-7839
- P2 DENOTES PLAN 45R-15797
- P3 DENOTES PLAN OF SURVEY BY PIERCE & PIERCE, O.L.S., DATED 27th AUGUST 1952
- D1 DENOTES INSTRUMENT R87761
- D2 DENOTES INSTRUMENT R468489
- CGVD(28) DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2164908

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

ELEVATION NOTE:
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COUNTY ROAD No.4

PIN 28174-0106(LT)

DEPOSIT PLAN R115006

LOT 1, CONCESSION 10

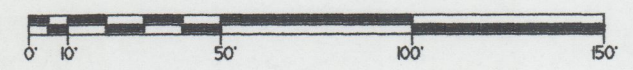
Schedule 'B'

Schedule 'B'

FARMLAND PIN 28174-0079

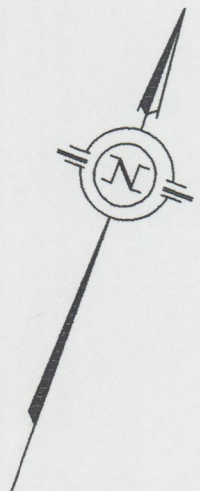
SITE PLAN FOR
 REZONING APPLICATION
 N. 192 COUNTY ROAD 4
 DOURO WARD
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

SCALE: 1 INCH = 50 FEET



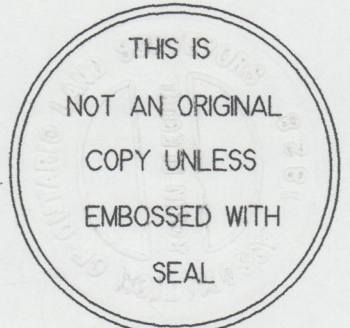
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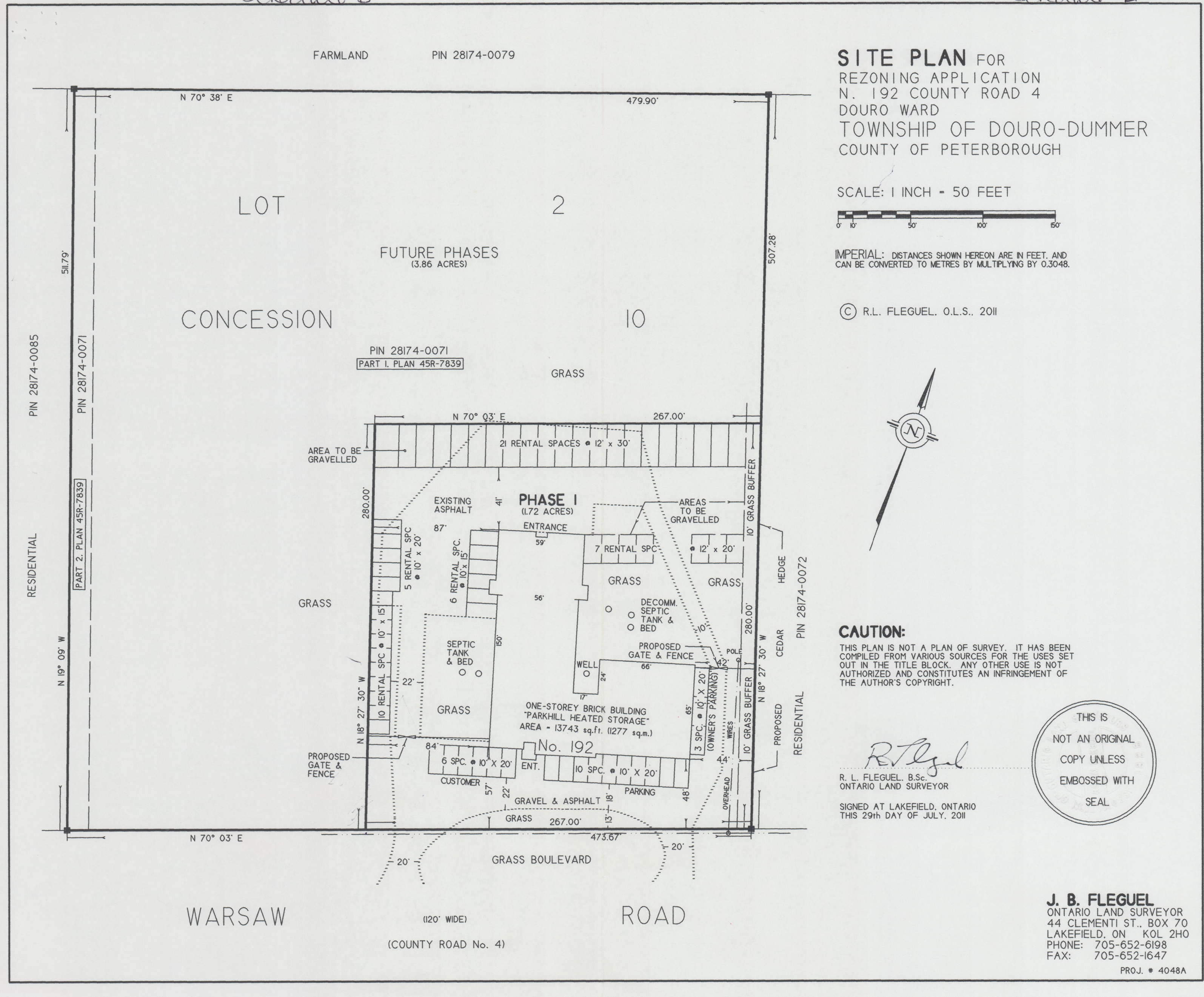


R. L. Fleguel
 R. L. FLEGUEL, B.Sc.
 ONTARIO LAND SURVEYOR

SIGNED AT LAKEFIELD, ONTARIO
 THIS 29th DAY OF JULY, 2011

J. B. FLEGUEL
 ONTARIO LAND SURVEYOR
 44 CLEMENTI ST., BOX 70
 LAKEFIELD, ON K0L 2H0
 PHONE: 705-652-6198
 FAX: 705-652-1647

PROJ. # 4048A



WARSAW ROAD
 (120' WIDE)
 (COUNTY ROAD No. 4)

4.2 Appendix B: Special District 79 (S.D.79) Zoning

**21.78.2.2 Regulations for Uses Permitted in
Section 21.78.1.2**

The regulations for the uses permitted in Section 21.78.1.2 shall be those presented in Section 4.2 of this By-law.

21.79 Special District 79 Zone (S.D. 79) - Roll No. 010-004-10500

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.79.1 Permitted Uses

21.79.1.1 a business or professional office, a self-storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use

21.79.2 Regulations for Uses Permitted in Section 21.79.1

a)	Minimum Lot Area	1.5 ha
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	7.5 m
e)	Minimum Rear Yard	15 m
f)	Maximum Height	11 m
g)	Maximum Lot Coverage	25%
h)	Minimum Landscaped Open Space	10%
i)	Minimum Distance between Buildings	7.5 m

21.79.2.1 Special Provisions

21.79.2.1.1 No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

21.79.2.1.2 The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for

'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

- 21.79.2.1.3** For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-law s Schedule "B".
- 21.79.2.1.4** A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".
- 21.79.2.1.5** Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).
- 21.79.2.1.6** Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided. All other

parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as 'customer parking' on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B" , shall be for the use of transient customers only.

21.79.2.1.7 The area labeled "Future Phases" on the site plan for 'Phase 1' of the subject property, prepared by R.L. Fleguel and dated July 29, attached to this by-law as Schedule "B" shall require a further amendment to this by-law to permit development.

21.80 **Special District 80 Zone (S.D. 80) - Roll No. 010-004-04810**

No person shall within any Special District 80 Zone (S.D. 80) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.80.1 **Permitted Uses**

21.80.1.1 those uses permitted in Section 9.1 of this By-law.

21.80.2 **Regulations for Uses Permitted in Section 21.80.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 13.0 hectares and 270.0 metres respectively.

21.81 **Special District 81 Zone (S.D. 81) - Roll No. 010-002-05400**

No person shall within any Special District 81 Zone (S.D. 81) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

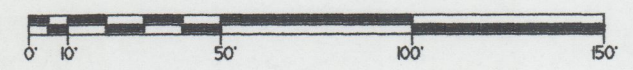
Schedule 'B'

Schedule 'B'

FARMLAND PIN 28174-0079

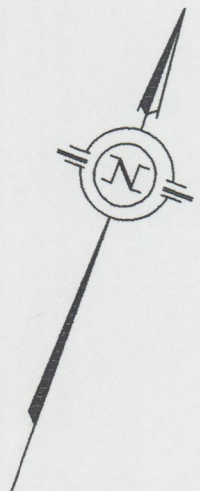
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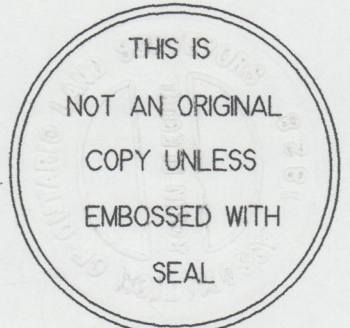
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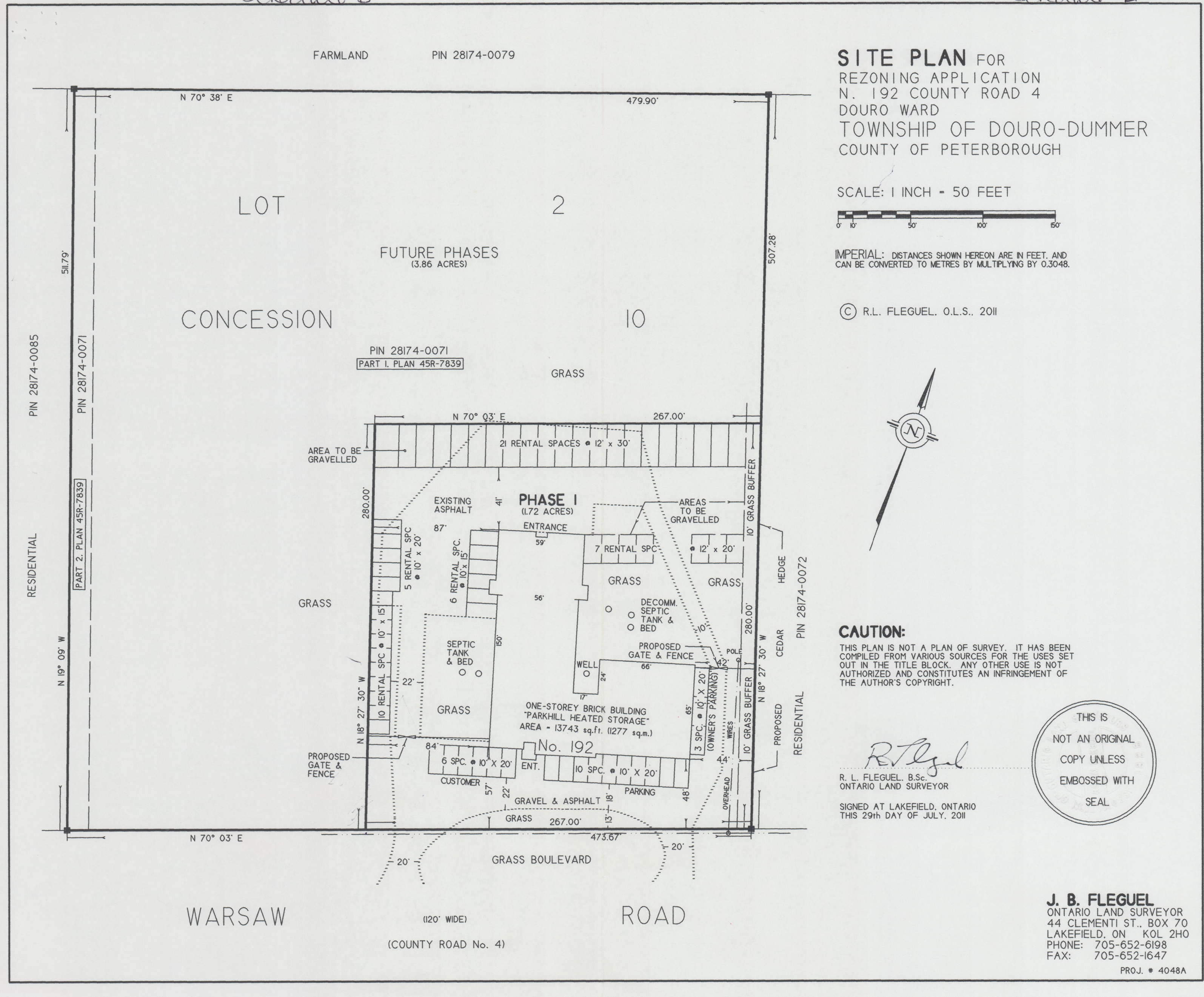


R. L. Fleguel
 R. L. FLEGUEL, B.Sc.
 ONTARIO LAND SURVEYOR

SIGNED AT LAKEFIELD, ONTARIO
 THIS 29th DAY OF JULY, 2011

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PROJ. # 4048A



WARSAW ROAD
 (120' WIDE)
 (COUNTY ROAD No. 4)

4.3 Appendix C:

Stormwater Management and Floodplain Cut and Fill
Balance Report, prepared by Tatham Engineering
Limited

4.4 Appendix D:

Transportation Impact Brief, prepared by Tatham
Engineering Limited

4.5 Appendix E:

Stage 1 and Stage 2 Archaeological Assessment,
prepared by Irvin Heritage Inc.

4.6 Appendix F:

Concept Plan Review Report, prepared by Andrew Smith Building Design Inc.



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