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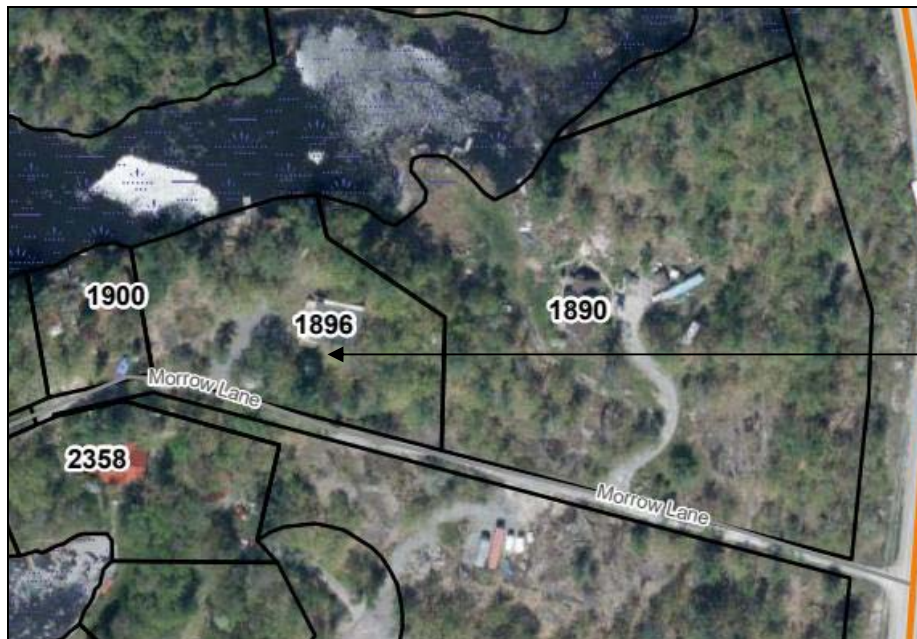


Planning Justification Report (June 2026) - Minor Variance Application 1896 Morrow Lane, Township of Douro-Dummer

Introduction

This Planning Justification Report (PJR) has been prepared in support of a Minor Variance Application filed with the Township of Douro-Dummer Committee Adjustment, regarding the residential waterfront property known municipally as 1896 Morrow Lane.

The Property



The Property

(Source: County of Peterborough GIS Website, June 2026)

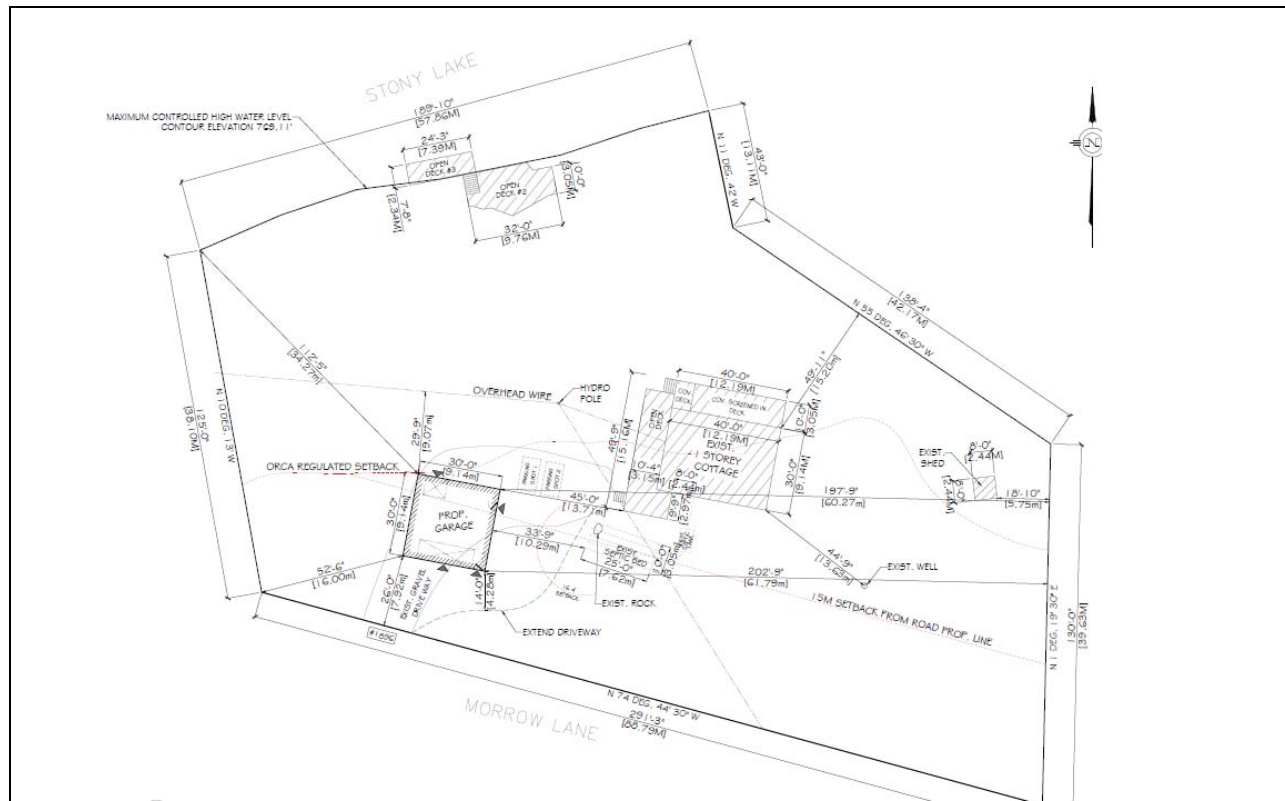
The property is located on the south side of Stony Lake and is legally referenced as Part of Lots 31 and 32, Concession 11 (Dummer Ward).

The property as developed contains a single unit dwelling (cottage), small-scale shed, and shoreline based deck structure. Surrounding land uses are waterfront residential in nature, generally similar to the subject property.

The Minor Variance Application

The Minor Variance Application seeks to permit a detached garage building to be constructed within the south-west part of the property.

The Concept Plan



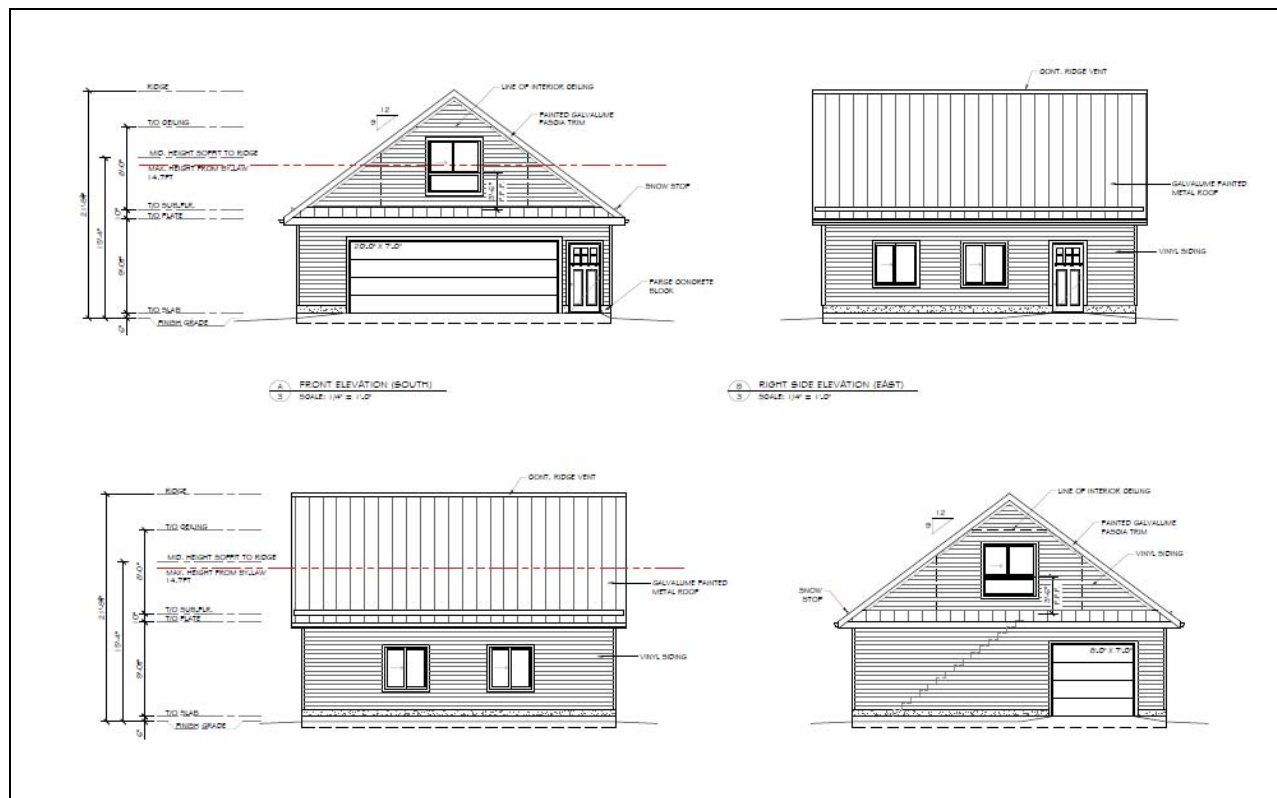
(Source: M. Rose Drafting Design, July 2025)

The Minor Variance Application is required to permit the proposed location of the garage, relative to the proximity to Morrow Lane.

Section 3.1.2 of the Zoning By-law requires a minimum building setback of 15 metres from Morrow Lane. The proposed minimum building setback is 9.64 metres. The proposed building cannot be located further north away from Morrow Lane, due to wateryard and ORCA regulated setbacks associated with Stony Lake.

Additionally, a Variance is required to address the height of the proposed garage building. Section 3.1.4 of the Zoning By-law permits a maximum building height of 4.5 metres. The proposed garage building will have a building height of 4.67 metres. The building roof is of a pitch design, and this can be attributed to the requested increase in maximum permitted building height.

Proposed Garage – Plans



(Source: M. Rose Drafting Design, July 2025)

Township Pre-Consultation

The property owner did engage in a Township Pre-Consultation meeting held April 24, 2025 (see Attachment 'G' for details). Township Staff indicated that a Minor Variance Application was required to permit the originally proposed garage structure location and height of building.

The meeting also directed the property owner to address ORCA concerns regarding the proposed building location and the ORCA Regulatory flood line. This matter has been addressed to the satisfaction of ORCA Staff, and is reflected in the "revised" concept plan, in which, the proposed building is located outside of the established regulatory flood line. Coincidentally, this flood line matches the minimum required 30 metres water-yard setback of the Zoning By-law.

Archaeological Assessment

A Stage 1 – 2 Archaeological Assessment was completed in consultation with Alderville First Nation. The Assessment did not identify any archaeological assets.

Analysis

2024 Provincial Planning Statement (2024 PPS)

Relative to the Minor Variance Application, the following policies of the 2024 PPS are considered to have direct relevancy:

Policy	Title, Details, Planning Opinion
2.3	Settlement Areas and Settlement Area Boundary Expansions
2.3.1	General Policies for Settlement Areas 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas. Planning Opinion: The property does not form part of a designated settlement area.
2.5	Rural Areas in Municipalities 1. Health, integrated and viable <i>rural areas</i> should be supported by: a) building upon rural character, and leveraging rural amenities and assets; d) using rural <i>infrastructure</i> and <i>public service facilities</i> efficiently; g) conserving biodiversity and considering the ecological benefits provided by nature; Planning Opinion: The Minor Variance Application seeks to permit the appropriate redevelopment of the property, considerate of it's setting and relationship with the built environment, as well as area natural assets.
	2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. Planning Opinion: The property does not form part of a designated rural settlement area.

2.6	Rural Lands in Municipalities 1. On rural lands located in municipalities, permitted uses are: b) resource-based recreational uses (including recreational dwellings not intended as permanent residences); c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services; Planning Opinion: A detached accessory building (garage) is proposed on a property enjoying a resourced based setting.
	2. Development that can be sustained by rural service levels should be promoted. Planning Opinion: The property is currently developed and located in an area of several similar properties, which are sustained by rural service levels. The same scenario will apply post redevelopment.
3.6	Sewage, Water and Stormwater 4. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Planning Opinion: The property will continue to rely upon private water and waste-water services. This is common-place for all area residential properties.
4.1	7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. Planning Opinion: The proposed accessory building (garage) is located outside of the ORCA regulatory flood line and minimum

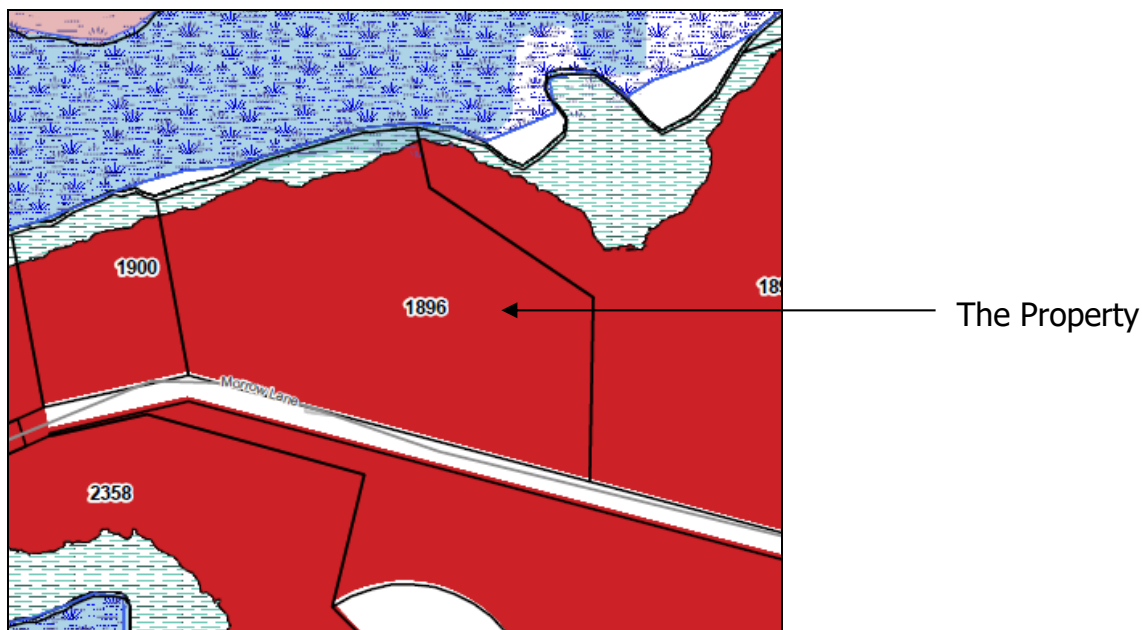
	water-yard (ZBL regulation).
4.6	Cultural Heritage and Archaeology 1. <i>Protected heritage property</i>, which may contain <i>built heritage resources</i> or <i>cultural heritage landscapes</i>, shall be <i>conserved</i>. 2. Planning authorities shall not permit <i>development</i> and <i>site alteration</i> on lands containing <i>archaeological resources</i> or <i>areas of archaeological potential</i> unless the <i>significant archaeological resources</i> have been <i>conserved</i>. 5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing <i>archaeological resources</i>, <i>built heritage resources</i> and <i>cultural heritage landscapes</i>. Planning Opinion: An Archaeological Assessment Stage 1 and 2 Report has been prepared in support of the Application. Alderville First Nation Staff were involved in the Archaeological Assessment process.

In summary, it is my professional planning opinion that the Minor Variance Application demonstrates conformity with the policy directives of the 2024 Provincial Planning Statement.

County of Peterborough Official Plan (COP)

For purposes of this PJR, I employed the Pre-July 2022 version of the County of Peterborough Official Plan (COP). The property and the surrounding waterfront residential properties are designated as "Lakeshore Residential".

Official Plan Map Detail



(Source: County of Peterborough Website, June 2026)

Relative to the Minor Variance Application, the following policies of the COP are considered to have direct relevancy:

Policy	Title, Details, Planning Opinion
4.1	Natural Environment The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local municipalities. In this regard, the County has identified the following areas to ensure that the appropriate land use and resource management protection policies are applied to them. Natural Heritage Features - Wetlands Planning Opinion: The proposed accessory building (garage) will be located outside of the ORCA regulatory flood line and the minimum required water-yard setback (ZBL regulation)
4.4	Shoreland Areas and the Waterfront Shoreland Areas generally include all lands extending inland 150 metres from the ordinary high water mark of, any lake, river or waterway. Lands and land uses that are more than 150 metres from shore but which physically or functionally relate to the Shoreland Areas are

	considered to be part of the Shoreland Areas. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Shoreland Areas are not considered to be part of the Shoreland Areas. The entire areas of islands are normally considered to be part of the Shoreland Areas. Planning Opinion: The property enjoys a waterfront setting on the Stony Lake shoreline.
4.4.1	Goal • to improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore. Planning Opinion: The proposed development of the property will not detract from the area natural environment – context.
4.4.2	Objectives • to permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively designed residential developments; • to ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form; Planning Opinion: The property is currently developed for waterfront residential purposes. The proposed development (new garage building) is respectful of the property's relationship with the adjacent waterbody. Moreover, the development is not an over-concentration of built form.
4.4.3	Policies • The character of Shoreland Areas is linked to the natural and built form associated with the lakes and rivers in the County. For the most part, the natural form includes vegetated shorelines with thin soils over bedrock. The built form includes predominantly residential development interspersed with some commercial developments including resorts and marinas. The Shoreland Areas are generally associated with leisure, recreation, water supply, support for fisheries and wildlife habitat. As such, development occurring in the Shoreland Areas should enhance and protect, where possible, those qualities that contribute to the area's character;

	Planning Opinion: The proposed development of the property demonstrates conformity with the policy provisions of Section 4.4.2. The limited development associated with the new accessory building (detached garage) together with the general natural setting and proposed Shoreline Restoration Plan creates an overall responsible and appropriate development form and approach.
6.2.6	Lakeshore Residential
6.2.6.1	General Principles Permanent single-detached dwellings and cottages in shoreline areas along publicly maintained roads are the predominant use of land within the Lakeshore Residential designation. However in the Township of Douro-Dummer, permanent single-detached dwellings and seasonal cottages may also be permitted on private roads and deeded right-of-ways subject to the provisions of the Township's Zoning By-Law. This designation provides for the conversion of seasonal cottages to permanent dwellings by amendment to the Zoning By-law, where necessary. For the purposes of this plan, the terms "cottage" and "seasonal residence" are used interchangeably.
6.2.6.2	Permitted Uses The predominant use of land within the Lakeshore Residential designation shall be for permanent single-detached dwellings and seasonal cottages on public roads. This category may include retail and service commercial uses of limited extent which provide primarily for the day-to-day commercial needs of the lakeshore residents. Planning Opinion: The property is currently developed/used for residential purposes. The development is limited to a new accessory structure (garage) in an area of the property currently occupying a portion of the existing driveway.
6.2.6.3	Lakeshore Residential Policies a) The intent of this category is to make provision for permanent single detached dwellings and seasonal cottages based on public road access. This designation also provides policies to guide the conversion of seasonal cottages to permanent dwellings by amendment to the Zoning By-law, where necessary.

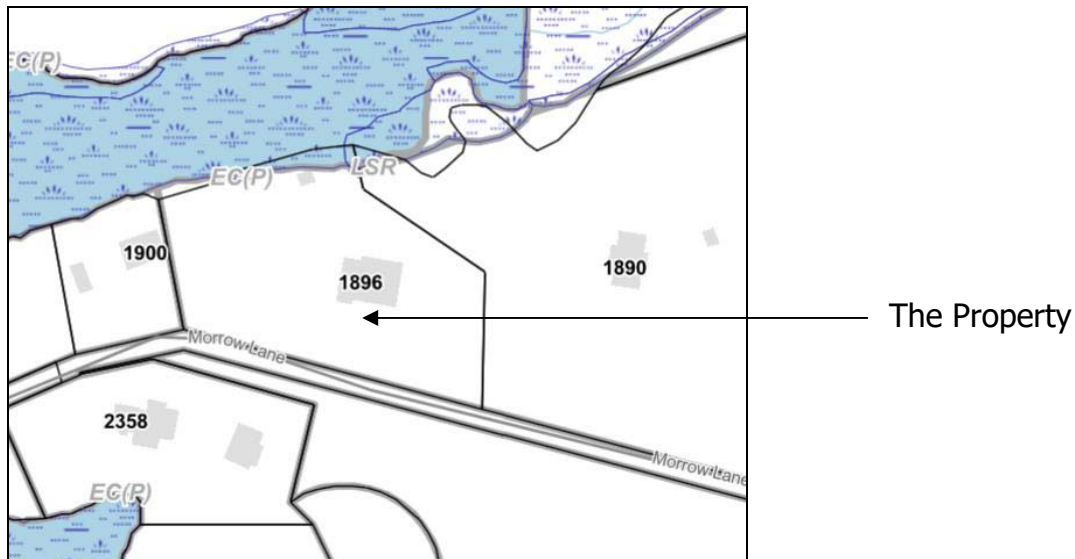
	b) The Township shall have regard to the following when considering an amendment to the Zoning By-law to permit a conversion: i) The lot shall be adequately served by a year-round publicly-maintained road. No conversions shall be permitted on private roads unless otherwise permitted in this plan. ii) The lot shall have adequate frontage and area as set out in the implementing Zoning By-law. iii) The cottage has an adequate source of potable water supply whose year round use will not impair the supply of other nearby buildings and land uses and will satisfy the requirements of the Health Unit and/or the Ministry of the Environment. Planning Opinion: The property is currently served by both private water (drilled well) and waste-water (septic) facilities. v) The cottage has a sanitary sewage disposal system suitable for year round operation and will satisfy the requirements of the Health Unit and/or the Ministry of the Environment.
	Permitted Exceptions Notwithstanding anything in this section to the contrary, structures such as pump houses, boat houses, docks, open decks and stairs shall be a permitted use and may encroach into the 30 metres setback without a minor variance provided that the property owner can demonstrate to the Township's satisfaction and, if appropriate, the authority having jurisdiction over the waterway, that it does not negatively affect the waterfront environment. If addressed in the Zoning By-law, applicable standards must be met (i.e. deck width, area, etc.). Planning Opinion: The proposed accessory building (garage) meets the 30 metres setback requirements Shoreline of Stony Lake.

In summary, it is my professional opinion that the Minor Variance Application is in keeping with the general purpose and intent of the policies of the Pre-July 2022 County of Peterborough Official Plan.

Township of Douro-Dummer Zoning By-law (TZBL)

The property is zoned SR – Shoreline Residential.

Zoning Map Detail



(Source: County of Peterborough Website, June 2026)

The SR – Shoreline Residential zoned permits accessory structures. As previously noted, the proposed accessory structure (garage) requires relief from two (2) regulations of the TZBL.

1. Location of Building, Section 3.12 – requires an accessory building to be setback a minimum of 15 metres from a lot line, abutting street or private road.

Minor Variances Requested

Building Setback

Relief is sought from Section 3.12 of the zoning by-law, to reduce the minimum setback of an accessory building (garage) of 9.64 metres from the lot line abutting Morrow Lane.

Height of Building

Section 3.14 limits the height of an accessory building to be no greater than 4.5 metres.

The proposed building has a height, pursuant to the building height provisions/definitions of the TZBL, of 4.67 metres. It is noted that the building roof has a 9 – 12 pitch. Relief is sought from Section 3.1.4 of the Zoning By-law to increase the maximum building height of an accessory building from 4.5 metres to 4.67metres.

No other regulatory relief is required from the provisions of the TZBL.

Archaeological Assessment

An Archaeological Assessment (Stage 1 and 2) was carried-out by AMICK Archaeologists. No issues – concerns were found arising from this Assessment.

Summary

Section 45 (1) of the Planning Act set forth four (4) tests that are to be addressed when evaluating a Minor Variance Application.

1. Is the Variance Minor in Nature?

The Minor Variance Application is required to permit a proposed accessory building garage within the south-west part of the property. The location – configuration and massing of said building is appropriate for this waterfront property. The proposed garage location is largely influenced by the existing driveway and required building setbacks from Stony Lake.

It is my Professional Planning Opinion that the Minor Variance is Minor in nature.

2. Is the Variance desirable and appropriate for the use of land?

The Minor Variance Application is required to permit a proposed accessory building (garage). The resultant development is respectful of the relationship of development with natural features and area waterfront residential properties.

It is my Professional Planning Opinion that the Minor Variance is appropriate and desirable for the use of the property.

3. Do the Variances maintain the general intent and purpose of the Zoning By-law?

The Minor Variance Application is required to permit the location and height of a proposed accessory building (garage). The location of said building is largely influenced

by the required setbacks from Stony Lake shoreline, and as well the physical configuration of the property. The building height variance is modest, and if approved, would not create an overpowering building form.

It is my Professional Planning Opinion that the Minor Variance maintains the general intent and purpose of the Zoning By-law (Douro-Dummer Township).

4. Do the Variances maintain the general intent and purpose of the Official Plan?

The continued use of the property for waterfront residential purposes, including the proposed detached accessory building (garage) is in conformity with the 2022 County Official Plan, including the Lower Tier land use policies of same.

It is my Professional Planning Opinion that the Minor Variance maintains the general intent and purpose of the County Official Plan.

It is my professional opinion that the Application satisfies the 4 (four) tests prescribed in Section 45(1) of the Planning Act, and furthermore that the Application is:

- Consistent with the policy directives of the 2024 PPS; and
- **Is Representative of Good Planning.**

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP