

**Recommendation:**

That Report Planning-2025-07, dated March 4, 2025, regarding OPA File No. 15OP-24005 (Shaughnessy-Duguay) be received; and

That Council receive all comments related to OPA File No. 15OP-24005 (Shaughnessy-Duguay); and further

That Council advise the County of Peterborough that the Township of Douro-Dummer supports proposed Official Plan Amendment File No. 15OP-24005 which represents Amendment No. 79 to the County Official Plan as described in the document prepared by the County of Peterborough Planning Department and attached to this Report.

**Overview:**

A complete application for the approval of an Official Plan Amendment (OPA) was submitted together with the required supporting documentation and was deemed complete by the County of Peterborough in correspondence dated December 17, 2024. The application was assigned file number 15OP-24005. This file represents OPA No. 79 to the County Official Plan. A copy of the Notice is attached to this Report.

The application applies to a property described legally as Part Lot 1, Concession 10, Douro Ward in the Township of Douro-Dummer, and known municipally as 181 County Road 4. The property has an area of approximately 40 hectares (98.84 acres) and approximately 351.19 metres (1152.2 feet) of frontage on County Road 4. The property also abuts Daleview Road for a distance of approximately 302.19 metres (991.44 feet) and Division Road for approximately 65.07 metres (213.48 feet).

The OPA application proposes to re-designate a portion of the subject lands from the "Highway Commercial" and "Special Policy Area 6.2.10.4(c)(i)" designation to the "Rural" designation in order to facilitate the creation of two new residential lots by way of consent (severance) for residential purposes. While the application proposes to delete Special Policy Area 6.2.10.4(c)(i) from the Official Plan, this Special Policy Area applies to the abutting severed parcel located at 800 Daleview Road. As a result, the effect of the OPA will not delete the Special Policy Area in its entirety but will remove the designation on the subject lands. A copy of Draft OPA No. 79 is attached to this Report.

Each severed parcel is proposed to be 0.57 hectares (1.4 acres) and 0.48 hectares (1.8 acres), respectively and located within the northwest portion of the property along the south side of County Road 4. Each lot has frontage along County Road 4; however, access to the new lots is proposed via shared/mutual driveway entrance from Daleview Road. Mutual entrances are permitted and subject to the requirements of the entrance permit policies. Separate consent applications to create each lot including the establishment of an easement over the proposed mutual driveway will be required.

In support of the application, the following documents were submitted:

- Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated October 2024.
- Revised Planning Justification Report, prepared by Kevin M. Duguay Community Planning and Consulting Inc., dated November 2024.
- Minimum Distance Separation Calculation, prepared by One Community Planning, dated February 2024.

Copies of the November 2024 Revised Planning Justification Report and the Minimum Distance Separation Calculation are attached to this Report.

An Environmental Impact Study (EIS) was prepared and submitted with the OPA application to address the natural heritage policies under the now repealed Growth Plan for the Greater Golden Horseshoe, consolidated 2020. The 2024 Provincial Planning Statement does not carry forward these natural heritage policies and therefore the EIS is no longer applicable to the OPA application.

A Notice of Public Meeting dated February 11, 2025, was provided in the Peterborough Examiner on February 14, 2025. A copy of the Notice is attached to this Report. The prescribed persons and public bodies were provided Notice via email and/or Regular Mail. Finally, the Notice is available on the [County](#) and [Township](#) websites. The notice circulation complies with the requirements of the Planning Act.

Planning Staff from the County of Peterborough are present to speak to the peer review of the supporting documents, to Official Plan, Provincial Planning Statement conformity and to any comments received from the prescribed persons and public bodies.

Senior Staff from the Township were circulated for comment on December 18, 2024. The Manager of Public Works commented that he does not have any concerns/issues for the shared driveway entrance to the proposed severed lots. There were no other comments or concerns received.

As of the writing of this Report, Township Staff have not received any verbal or written comments from members of the public as they relate to this application.

**Conclusion:**

OPA No.79 serves to change the land use designation on a portion of the subject property from the "Highway Commercial" and "Special Policy Area 6.2.10.4(c)(i)" designation to the "Rural" designation to permit the development of two rural residential lots.

Development of the two proposed parcels are subject to the zoning requirements of the Township Zoning By-law and amendments to the applicable zone and general provisions may be required.

Upon receiving all comments related to OPA File No. 15OP-24005 (Shaughnessy-Duguay); and with no comments identified, it is recommended that Council advise the County of Peterborough that the Township of Douro-Dummer supports proposed Official Plan Amendment File No. 15OP-24005 which represents Amendment No. 79 to the County Official Plan.

Upon the completion of the Public Meeting for OPA File No. 15OP-24005 (Shaughnessy-Duguay), the County Planning Department will prepare a technical report for consideration by County Council and the Township will be advised of the date it will be dealt with by County Council.

**Financial Impact:**

All costs related to the application are the responsibility of the Owner/Agent.



**Service Modernization and Innovation**

Modernizing, refining and innovating services for residents is essential to effectively meet the needs of our community, enhance our operational efficiency, and ensure we remain adaptable in a rapidly changing world.



**Business Attraction, Expansion, and Retention**

Business attraction, expansion, and retention is vital for the economic health and sustainability of our Township, such as job creation, tax revenue, investing in innovation, maintaining our quality of life, and supporting community stability.



**Infrastructure Renewal**

Infrastructure renewal is a critical investment for our Township as it will ensure our adherence to health and safety, economic development, investment attraction, environmental sustainability, quality of life, public confidence, and regional competitiveness.

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**Report Approval Details**

Document Title:	Staff Report Regarding OPA 15OP-24005 (Shaughnessy-Duguay).docx
Attachments:	<ul style="list-style-type: none"> <li>- 1. 15OP-24005 - Notice of Complete Application.pdf</li> <li>- 2. 15OP-24005 OPA Document - DRAFT.pdf</li> <li>- 3. Planning Justification Report - 181 County Rd 4 FINAL Revised nov 28-24.pdf</li> <li>- 4. MDS I Calculation- 181 County Road 4 - Shaughnessy.pdf</li> <li>- 5. 15OP-24005 - Notice of Public Meeting.pdf</li> </ul>
Final Approval Date:	Feb 26, 2025

This report and all of its attachments were approved and signed as outlined below:

Martina Chait-Hartwig

Todd Davis