

**Recommendation:**

That the report Planning-2025-08, dated May 20, 2025, regarding R-11-24 (Parkhill Storage) – Planning-2025-08 be received, that Council receives all comments related to File R-11-24; and that the By-law to enact the Zoning By-law Amendment be passed at the appropriate time in the meeting.

**Overview:**

EcoVue Consulting Services Inc., Agent on behalf of the Owner, 2832425 Ontario Inc c/o Tom Livisianos (Parkhill Storage) applied to amend the existing zoning on the property located at 192 County Road 4, being Roll No. 1522-010-004-105000, Part Lots 1 and 2, Concession 10 in the former Township of Douro (now the Douro Ward of the Township of Douro-Dummer), in the County of Peterborough.

The subject property is zoned the Special District 79 (S.D. 79) zone in the Township's Zoning By-law. As existing, the zone allows for site specific uses as well as contains site specific provisions for development as listed in Section 21.79.2.1 and as illustrated on Schedule B of the of the Zoning By-law. The S.D. 79 Zone and associated provisions were established in support of a previous development plan which was never constructed. As a result, any new development proposed on the subject property that deviates from the previous development plan will require an amendment.

The subject property is an existing lot of record that is approximately 2.25 ha in size with a frontage of approximately 145 m on County Road 4. The property is developed with a commercial storage building including 151 temperature-controlled private self-storage units, an office, and washroom. The balance of the lands contains 16 outdoor storage containers and 55 spaces for outside storage of vehicle, trailer, etc., as well as fenced solar panels in the south-west portion of the lot. The existing commercial building is non-complying with a front yard setback of 14.52 m. The proposed Amendment acknowledges this deficiency.

The purpose of the application is to allow for an expansion to the existing self-storage facility by constructing seven self-storage buildings, with buildings one and two being 12.19 m x 48.75 m (40' x 160') with a total area of 594.26 sq. m. (6,400 sq. ft.) and the remaining five buildings being 9.14 m x 48.77 m (30' x 160') with a total area of 445.75 sq. m. (4,800 sq. ft.) in addition to the existing storage rental facility.

The effect of the application is to amend the existing S.D. 79 Zone by deleting and replacing provisions 21.79.2.1.1 – 21.79.2.1.7 with site specific regulations in support of the proposed expansion and to remove Schedule B to allow for a new development layout. The site specific provisions will recognize the existing deficient front yard setback, establish a new interior side yard setback and allow for a reduction in the number of required parking spaces. The Amendment will also allow for "A retail commercial establishment for the sale of moving supplies" as a permitted use and will revise the existing "Self Storage Building" use to a "Self-Storage Business" use.

Regarding the parking requirements, as outlined in the S.D. 79 Zone, a minimum of one parking space for each 80 sq. m. of gross floor area shall be provided. Therefore, a total of 59 spaces is required in support of the uses.

The Amendment proposes to recognize the existing 16 parking spaces for customers and staff and the existing 6 rental spaces for trucks and trailers with no additional parking as the total available parking is sufficient to service the proposed development.

All other applicable zones and provisions of By-law No. 10-1996, as amended will continue to apply.

A copy of the draft By-law is attached to this Report.

The proposed development is subject to Site Plan Control and a separate application for Site Plan Approval has been applied for and will be reviewed for final detail design and development.

A Planning Justification Report (PJR) has been prepared by EcoVue Consulting dated June 4, 2024, which provides further details with respect to the rezoning. A copy of the PJR is attached to this Report.

In addition to the PJR, the following technical reports were submitted in support of the applications:

- Stormwater Management and Floodplain Cut and Fill Balance Report, prepared by Tatham Engineering, dated February 18, 2025
- Concept Plan Review Report, prepared by Andrew Smith Building Design, dated November 19, 2024
- Transportation Impact Brief, prepared by Tatham Engineering, dated October 23, 2024
- Geotechnical Investigation, prepared by GHD Limited, dated November 26, 2021
- Floor Plans, prepared by Trachte Building Systems (TBS), dated April 1, 2022
- Record of Engagement & Stage 1 & 2 Archaeological Assessment Report, prepared by Irvin Heritage Inc., dated May 8, 2024.
- Market Analysis Correspondence, prepared by EcoVue Consulting Services Inc., dated July 8, 2024
- Topographic Sketch, prepared by Richmond Surveying Inc., dated December 9, 2023.

Notice of the public meeting was circulated by ordinary mail to every owner of land within 120 metres of the subject property on August 14, 2024. A sign was posted on the subject property. Notice was also posted on the Township Website.

A copy of the Notice is attached to this Report. The giving of Notice complies with the applicable Regulation of the Planning Act.

**Conformity to Provincial Planning Statement (PPS, 2024)**

Effective October 20, 2024, the Growth Plan and the Provincial Policy Statement were consolidated into one document called the Provincial Planning Statement (PPS, 2024).

The PPS, 2024 is considered a policy statement for the purpose of Section 3 of the Planning Act. All municipal decisions, as well as comments, submissions or advice affecting planning matters, are required to be consistent with the PPS, 2024 pursuant to subsections 3(5) and 3(6) of the Planning Act.

The subject property is located within a Rural Settlement Area for the purposes of the PPS.

The PPS provides the following policy direction as it relates to development within Settlement Areas.

**Section 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.
2. Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources; b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive.

The proposed development is located within the rural settlement area of Donwood which allows for a variety of land uses to support residents and supports the provision of settlement areas being the focus of growth and development. The proposed development will expand on an existing permitted use servicing the local demand for storage and rental facilities in the area. The proposed development will also utilize existing infrastructure to service the expansion, i.e. continued site access from the existing driveway off County Road 4 and water and sanitary services will be provided via the existing private individual well and septic system.

Based on the Traffic Impact Brief submitted in support of the application, the existing access can accommodate the anticipated additional traffic, and no road improvements are required. The subject property is currently serviced by private individual well and septic system which will continue to service the expansion, and no new infrastructure is required. The application supports the provision of land use patterns that efficiently use land and resources and optimize existing infrastructure within Settlement Areas.

The subject property is located within a floodplain according to Otonabee Region Conservation Authority (ORCA) regulatory floodplain mapping. Section 5.2.3 (c) of the PPS prohibits development and site alteration in flooding hazards unless safe access has been demonstrated. The applicant submitted a Stormwater Management and Floodplain Cut and Fill Balance Report to address floodproofing the site to accommodate safe access as the existing entrance is located within the floodplain. In addition, the applicant prepared a revised site plan to illustrate the current delineated floodplain area as prepared by ORCA. All proposed development is located outside the floodline and the site entrance will be modified to ensure safe on-site operations and access.

The subject property is within 400 metres of the Peterborough Proposed Bypass, a Ministry of Transportation (MTO) planned corridor. Section 3.3.1 of the PPS and policies 3.3.3 through 3.3.5 require that planning authorities plan for and protect transportation corridors for the long term and shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose for which it was identified.

The MTO provided comment on March 28, 2023, and determined that the subject property does not fall within MTO's permit control area, therefore the MTO has no comments on the application.

As discussed, the subject property is currently serviced by a private individual well and septic system. Section 3.6.4 of the PPS allows for development on private services when municipal or communal water and sanitary services are not available. The proposed development will continue to be serviced with the same and therefore, no additional infrastructure is required in support of the development.

The rezoning application has demonstrated consistency with the applicable provisions of the PPS, 2024.

**Conformity to Official Plan:**

The subject property is designated Hamlet as illustrated on Schedule 'A4-4' to the Official Plan.

The Hamlet Designation refers to the 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)

Permitted uses include retail and service commercial uses deemed necessary to serve the surrounding rural areas and industrial uses, such as 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)).

Commercial uses are permitted in the Hamlet Designation and the proposed development supports the policy direction of providing a mix of land uses within this designation. The proposed development will expand the local business and increase the capacity to serve new clients as new residential development occurs in the area. Regarding land use compatibility with residential uses, the amendment will recognize existing setback deficiencies which will not be further reduced as a result of the new development. These existing deficiencies are considered legal non-complying and will continue to apply. The proposed site layout of the new buildings will meet the zoning setback requirements of the S.D. 79 Zone and other on-site buffering opportunities such as landscaping will be addressed at Site Plan Approval.

Section 7.14 of the Official Plan outlines the criteria for assessing commercial development. Planning Staff have reviewed the EcoVue PJR and are satisfied that the applicable policies of this Section have been addressed in the PJR.

The technical reports have been peer reviewed by the applicable departments, agencies and the Township peer review consultant (D.M. Wills). On March 12, 2025, D.M. Wills provided a 'Comment Response Letter' that outlined all but two comments have been addressed and satisfied. The two outstanding comments regarding adequate servicing and fire safety will be considered and addressed at the time of Site Plan Approval. Therefore, D.M. Wills peer review process has been completed and sign-off has been granted.

Section 7.17 of the Official Plan designates the entire Township of Douro-Dummer as a Site Plan Control Area. In accordance with the Township Site Plan Control By-law No. 2022-58, an application for Site Plan Approval is required and has been submitted. At the request of the Applicant, peer-review of the technical studies inclusive of detailed design comments have been completed by D.M. Wills. Township Staff have noted that appropriate Zoning is required prior to the Site Plan agreement being drafted and reviewed.

**Comments:**

As of the writing of this Report, there have been no comments received from members of the public.

Comments were received from the following agencies:

- Otonabee Region Conservation Authority:  
Based on ORCA's comments, Staff recommended that the By-law be revised to appropriately zone the floodplain area to prohibit future development and site alteration (i.e., filling) except as required in the Stormwater Management and Floodplain Cut and Fill Balance Report. The ZBA amendment has been updated to reflect these comments. ORCA has no further comment on the ZBA.

Copies of the agency comments are attached to this Report. The peer review comments of the technical works have also been attached to this Report, in addition to, the letter from D.M Wills outlining that all comments have been satisfied.

The application was circulated to Senior Staff on January 27, 2025, and the following comments were provided:

- Township Building and Fire staff:

With respect to water supply, the proposed development will need to meet the requirements of 3.10.4 of the Ontario Building Code (OBC). The fire calculations appear to comply with the OBC. Additional information on the internal building layout will be required at the building permit stage.

**Conclusion:**

The requested Zoning By-law Amendment proposes to revise the Special District 79 (S.D. 79) Zone on the subject property to recognize the site-specific requirements of the existing development and allow for new site-specific regulations for the proposed development. The rezoning will recognize the existing deficient setbacks, a reduced parking requirement, and the removal of the special provisions outline in Special District 79 to be replaced with applicable zoning regulations in support of a revised site development plan as outlined in the attached draft Zoning By-law Amendment.

As applied for, the proposed rezoning meets the intent of municipal and provincial policies. Upon receiving all comments related to ZBA (Parkhill Storage); and with no objections identified, it is recommended that Council supports proposed Zoning By-law Amendment File No. R-11-24 (Parkhill Storage).

**Financial Impact:**

All costs related to the application for a Zoning By-law Amendment are the responsibility of the Owner.

**Township of Douro-Dummer  
Strategic Plan 2023-2027**



**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.

**Report Approval Details**

Document Title:	R-11-24 (Parkhill Storage) - Planning-2025-08.docx
Attachments:	<ul style="list-style-type: none"> <li>- R-11-24 - Draft By-law Revised.pdf</li> <li>- R-11-24 - ZBA Notice.pdf</li> <li>- 2025-04-01_20089-011 Wills.pdf</li> <li>- MTO-LD-2024-43S-000405 - ZBA _ Site Plan No Concerns (Sep 4, 2024).pdf</li> <li>- R-11-24 - Bell (August 14, 2024).pdf</li> <li>- R-11-24 - County EC Additional Comments (November 25, 2024).pdf</li> <li>- R-11-24 - Curve Lake (August 15, 2024).pdf</li> <li>- R-11-24 - Enbridge Comments (August 16, 2024).pdf</li> <li>- R-11-24 - ORCA PPLD-2315 (March 5 2025).pdf</li> </ul>
Final Approval Date:	May 29, 2025

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

**No Signature found**

Don Helleman

Martina Chait-Hartwig

**No Signature - Task assigned to Todd Davis was completed by workflow administrator Martina Chait-Hartwig**

Todd Davis