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Supplementary Planning Justification Report (July 2025) - Zoning By-law Amendment Application 2357 Lakeside Drive, Township of Douro-Dummer

Introduction

This **Supplementary** Planning Justification Report (PJR) has been prepared in support of a Zoning By-law Amendment (ZBLA) Application filed with the Township of Douro-Dummer Planning Department, regarding the residential waterfront property known municipally as 2357 Lakeside Drive. The original ZBLA Application- planning Justification Report was filed in mid-January 2025.

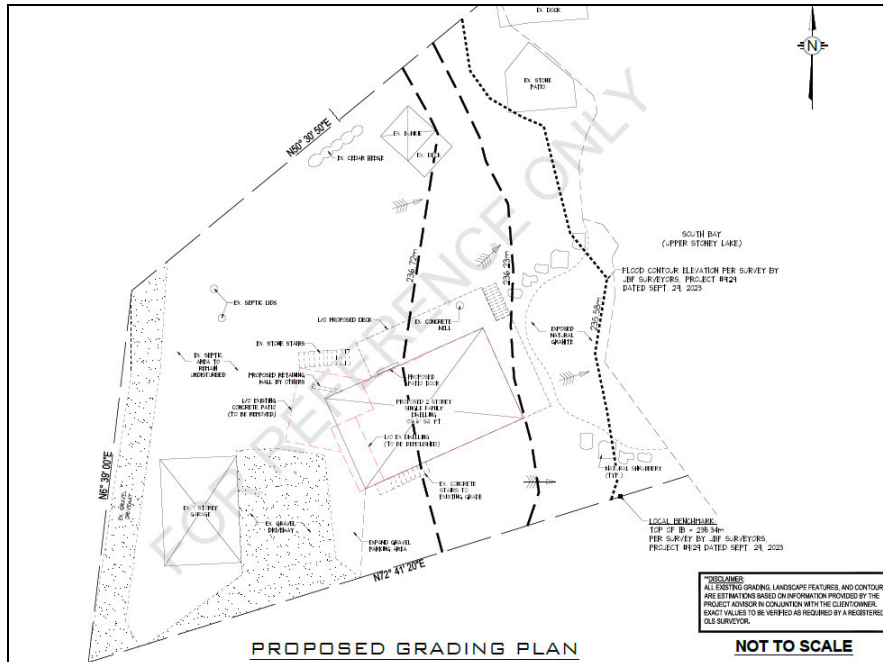
The Property



The Property

(Source: County of Peterborough GIS Website, July 2025)

The Concept Plan



(Source: Lindwood Custom Homes, December 2024)

The ZBLA Application is required to permit a proposed replacement dwelling. The new dwelling will be located, generally, in the same area as the existing dwelling.

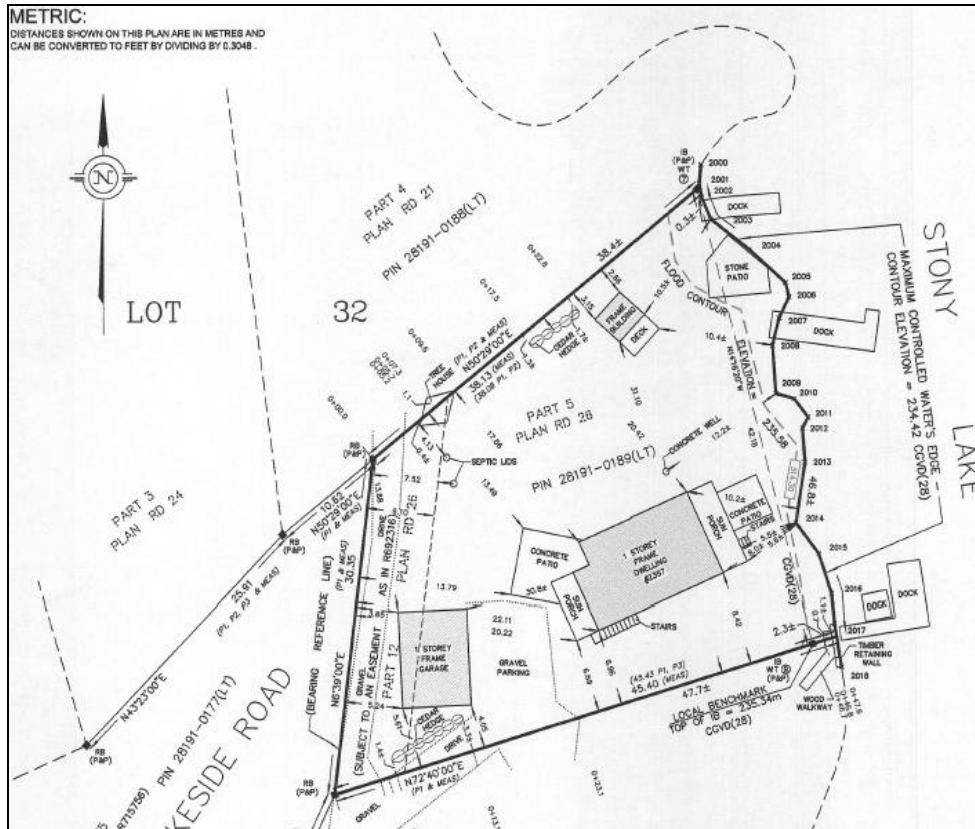
The property, as developed contains the following structures:

- i) 1 storey dwelling with sub porches (2) and 2 adjacent concrete patio area;
- ii) Free-standing garage, located west of the dwelling, separated by an open gravel parking area from the dwelling;
- iii) Small-scale bunkie with open deck, north-east part of the property; and
- iv) 2 in-water dock structures.

The existing septic area is located to the north and west of the dwelling.

Finally, there is an overhead hydro line (subject of an existing easement) located along the west limit of the property. A portion of the existing garage is located within the applicable hydro easement.

The Existing Property Conditions/Survey



(Source: JBF Surveyors, September 2023)

The proposed redevelopment of the property will feature:

- Replacement Dwelling, maintaining the existing concrete patio – east limit of the building. The dwelling will have an area of 146 square metres;
- Existing Detach Garage, to remain;
- Septic and Well facilities to remain in current locations/configurations; and
- Small-scale Bunkie to remain in current location.

Finally, a small treehouse structure located along the north limit of the property will remain, as illustrated on the concept plan.

The Zoning By-law Amendment (ZBLA) Application “Revised”

The Revised ZBLA is required to permit the proposed replacement dwelling and is prescribed in the form of the following By-law Exception.

The Proposed By-law Exception

1. "Notwithstanding the provisions of Section 7.2.1 (e), the minimum water-yard setback shall be 5.5 metres (Deck) and 8.0 metres (Main Building).
2. "Notwithstanding the provisions of Section 7.2.1 (l), the maximum building height as measured from the front of building (waterfront) shall be 9.25 metres.

The proposed redevelopment otherwise conforms to the regulatory provisions of the Township Zoning By-law.

Analysis

2024 Provincial Planning Statement (2024 PPS)

Relative to the Revised ZBLA Application, the January 2025 review of the 2024 PPS remains valid.

In summary, it is my Professional Planning Opinion that the Revised Zoning By-law Amendment Application demonstrates conformity with the policy directives of the 2024 Provincial Planning Statement.

County of Peterborough Official Plan (COP)

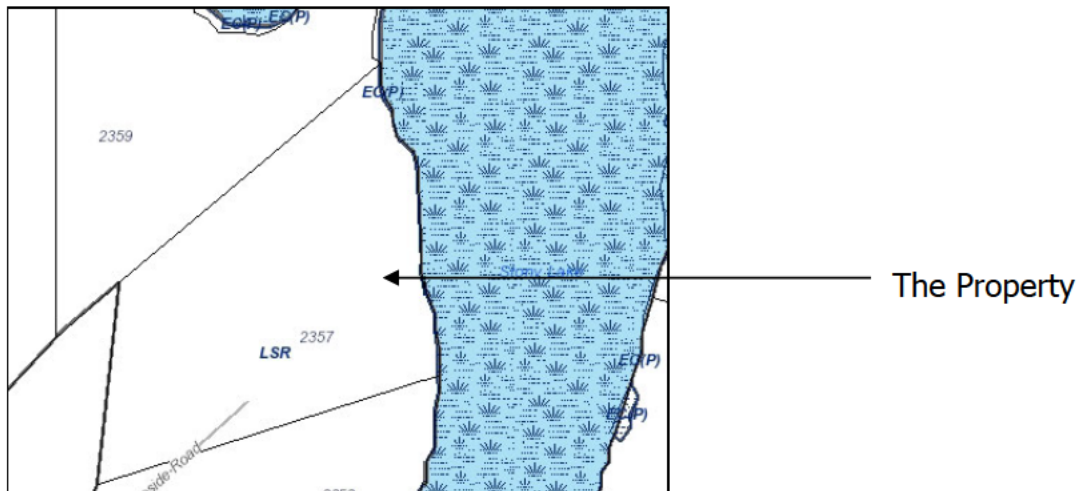
Relative to the "Revised" ZBLA Application, my analysis of the Pre-July 2022 version of the County of Peterborough Official Plan (COP) remains valid.

In summary, it is my Professional Planning Opinion that the Revised Zoning By-law Amendment 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 LSR – Limited Service Residential.

Zoning Map Detail



(Source: County of Peterborough Website, July 2025)

The ZBLA is limited to addressing the water-yard setback requirement of the LSR Zone and the extent of the lateral expansion of the new dwelling.

The Proposed By-law Exception "Revised"

1. "Notwithstanding the provisions of Section 7.2.1 (e), the minimum water-yard setback shall be 5.5 metres (Deck) and 8.0 metres (Main Building).
2. "Notwithstanding the provisions of Section 7.2.1 (l), the maximum building height as measured from the front of building (waterfront) shall be 9.25 metres.

The proposed replacement dwelling is essentially to be constructed in the same (general) area of the existing dwelling.

Appropriate regard for the relationship between the proposed built form and natural form/context is appropriate. Furthermore, the Sumac Environmental Consultants Environmental Impact Study (EIS) will ensure the realization of this important relationship. The EIS outlined specific recommendations addressing construction and post-construction scenarios.

The overall massing-configuration-location of the replacement dwelling, together with other existing property buildings is compatible with area waterfront properties. My site-area tour confirmed that these properties, are generally developed in a similar manner. Collectively, same does not represent an overdevelopment nor an imbalance between natural and built forms.

The extent of zoning regulatory amendments is minimal. It is noted that the permitted building coverage is not being exceeded, and that the replacement dwelling is not closer to the Stony Lake shoreline than the existing dwelling.

Summary

It remains my Professional Planning Opinion that the Zoning By-law Amendment Application is:

- In Conformity with the policy directives of the 2024 Provincial Planning Statement;
- In Keeping with the general purpose and intent of the policies of the County of Peterborough Official Plan;
- In Keeping with the general purpose and intent of the regulatory provisions of the Township of Douro-Dummer Zoning By-law;
- Not impactful upon any natural features, including the adjacent waterbody/wetland area; and
- Is Representative of Good Planning.

Respectfully Submitted,

A black rectangular redaction box covering the signature of Kevin M. Duguay.

Kevin M. Duguay, MCIP, RPP