

**Amendment No. 85
to the
Official Plan of the
County of Peterborough**

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Cheryl Cowie

Part of Lots 32 and 33, Concession 11

Township of Douro-Dummer, Dummer Ward

Official Plan Amendment No. 85

Part “A” – The Preamble does not constitute part of this Amendment.

Part “B” – The Amendment consisting of the following text and schedules constitutes Amendment No. 85 to the Official Plan for the County of Peterborough.

Also attached is **Part “C” – The Appendices** which does not form part of this amendment. The appendices contain minutes and resolution from the Public Meeting associated with the amendment as well as a summary of correspondence received from members of the public and agencies.

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Part A – The Preamble

Purpose

The purpose of the Official Plan Amendment is to provide relief from 4.4.3 and 6.2.6.3, which require that all development, including septic systems be set back 30 metres from the ordinary high water mark of all waterbodies. The amendment applies to certain lands within the “Lakeshore Residential” designation, on lands located in Part of Lots 32 and 33, Concession 11 of the Dummer Ward in the Township of Douro-Dummer.

Basis

The County of Peterborough has received application from Cheryl Cowie to amend the Official Plan for the County of Peterborough. Cheryl Cowie owns a 0.80 hectare (1.96 acre) parcel of land in Part of Lots 32 and 33, Concession 11 in the Dummer Ward. The applicant is seeking to demolish an existing cottage and to construct a new cottage. While the existing cottage was already situated within the 30-metre water setback (east side of the property), the new cottage will be set back further from the predominant eastern water yard and will be situated at a lessor setback from the southern and northern water setbacks than the existing cottage on the irregular and peninsula-like property.

The applicant submitted the following studies/materials as part of the application for Official Plan Amendment:

- Architectural Plans, prepared by Jason Cutajar Architectural Design, dated November 13, 2024;
- Grading and Erosion & Sedimentation Control Plan, prepared by SitePlanTech Inc., dated June 27, 2025;
- Planning Rationale Report, prepared by WND Associates, dated July 2025;
- Scoped Environmental Impact Study, prepared by Oakridge Environmental Limited, dated July 2025;
- Stage 1/2 Archaeological Assessment, prepared by Northeastern Archaeological Associates Ltd., dated June 2, 2025;
- Resubmission Response Letter, prepared by WND Associates, dated December 23, 2025;
- Revised Architectural Plans, prepared by Jason Cutajar Architectural Design, dated December 15, 2025;
- Renderings, prepared by WND Associates, dated December 2025;
- Revised Grading and Erosion & Sedimentation Control Plan, prepared by SitePlanTech Inc., dated December 5, 2025;
- Response to Peer Review, Environmental Impact Study (sEIS), prepared by Oakridge Environmental Limited, dated December 16, 2025; and,

- Tree Preservation & Removals Plan, prepared by Beyond the Post, dated December 15, 2025.

A public meeting is required to be held under Section 22 of the Planning Act, R.S.O. 1990, as amended. The public meeting was held on MONTH DAY, 202#. The minutes and supporting resolution are included in Appendix 1.

No/# comments were received by the Public and are included in Appendix 2. Agency comments are summarized in Appendix 3.

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Part B – The Amendment

All of this part of the document entitled Part B – The Amendment consisting of the following text and schedule constitutes Amendment No. 85 to the Official Plan of the County of Peterborough.

Details of the Amendment

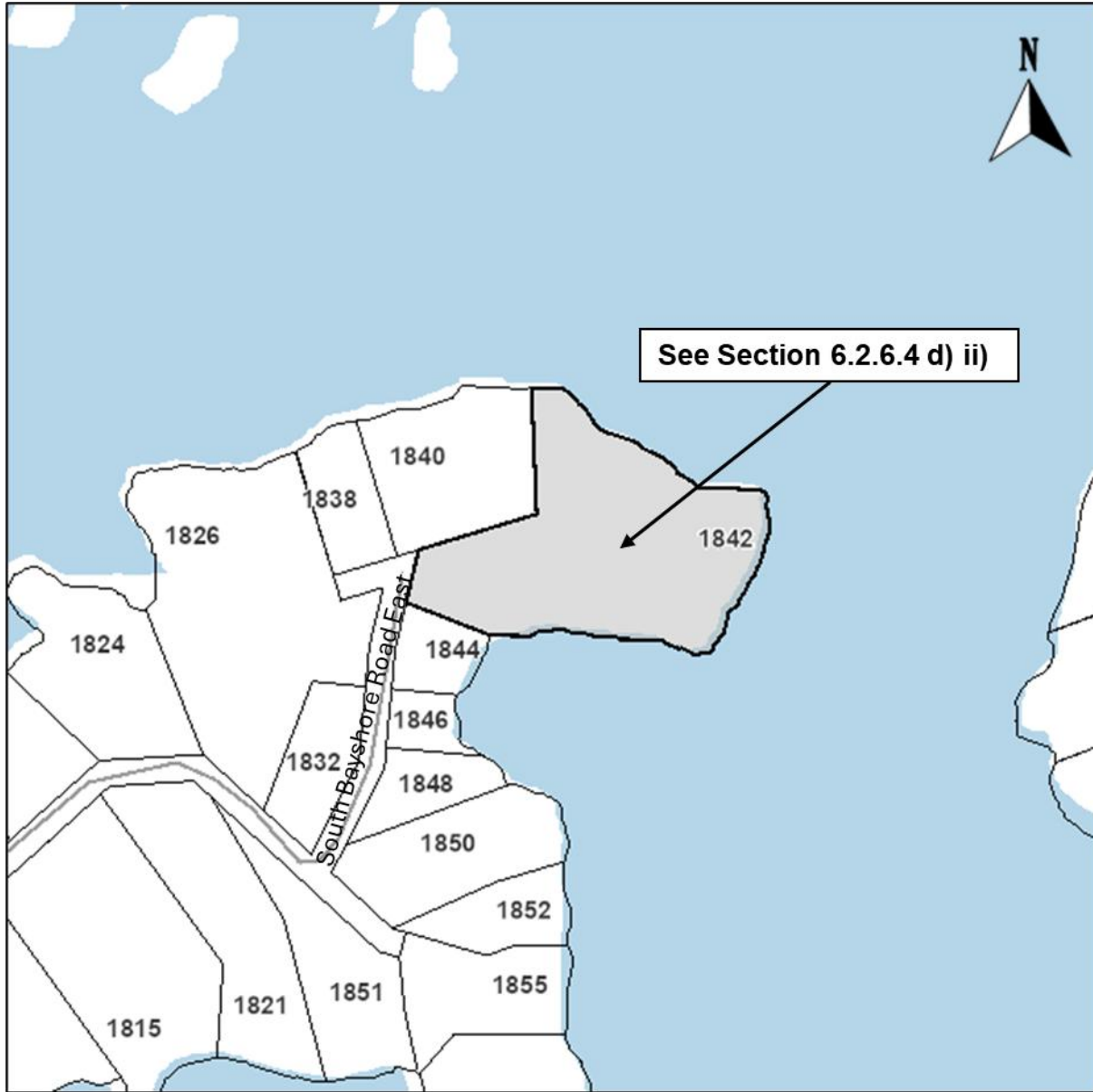
The Official Plan of the County of Peterborough is hereby amended as follows:

1. Section 6.2.6.4 – Site Specific Special Policy Areas is amended by adding the following new policy identified as Section 6.2.6.4 d) ii) for the Township of Douro-Dummer, which will read as follows:

Notwithstanding any other provision of this Plan to the contrary, on lands located in Part of Lots 32 and 33, Concession 11, Township of Douro-Dummer and having Roll No. 1522-020-005-57900, an application for a Zoning By-law Amendment shall be permitted for a new seasonal cottage with a minimum water yard setback of less than 30 metres. The minimum water yard setback for a seasonal cottage shall be as set out in the associated amendment to the Township of Douro-Dummer Zoning By-law.

2. Schedule “A4-3” - Land Use Stoney, Clear and Katchewanooka Lakes for the Township of Douro-Dummer is hereby amended by adding a Site Specific Policy Area text box that refers to the subject lands located in Part of Lots 32 and 33, Concession 11, Dummer Ward, in the Township of Douro-Dummer, which reads as follows: “See Section 6.2.6.4 d) ii)”, as shown on Schedule “1” attached hereto and forming part of this Amendment.

Schedule '1'
to
Official Plan Amendment No. 85
County of Peterborough Official Plan



Part C – The Appendices

The following appendices do not constitute part of Official Plan Amendment No. 85 but are included as information supporting the Amendment.

- Appendix No.1 - Public Meeting Notice(s) and Minutes
- Appendix No.2 - Public Comments
- Appendix No.3 - Agency Comments

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Appendix No. 1 – Public Meeting Notice(s) and Minutes

TO BE INSERTED WHEN .PDF'D FOR COUNTY COUNCIL REPORT

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Appendix No. 2 – Public Comments

Pieces of correspondence have been received by the Township and County from members of the public. They now form part of the public record and are available at any time upon request.

No comments received as of April 14, 2026.

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Appendix No. 3 – Agency Comments

Pieces of correspondence have been received by the Township and County from circulated agencies. They now form part of the public record and are available at any time upon request.

- County of Peterborough Engineering & Construction Division – comments received September 08, 2025 & April 1, 2026 – no concerns.
- Enbridge – comments received September 11, 2025 & April 9, 2026 – no concerns.
- Kawartha Pine Ridge District School Board – comments received September 29, 2025 – no concerns.
- Otonabee Conservation - comments received October 6, 2025, and February 5, 2026 – application is consistent with Chapter 5 of Provincial Policy Statement (PPS) – development as proposed does not appear to create new or aggravate existing hazards – permits required prior to any site alteration (including demolition) or construction – Trent Source Protection Plan policies do not apply.
- Township of Douro-Dummer – comments received October 6, 2025, and March 12, 2026 (as part of joint Township/County comments) – comments from first submission required further justification/modifications that were addressed in second submission.