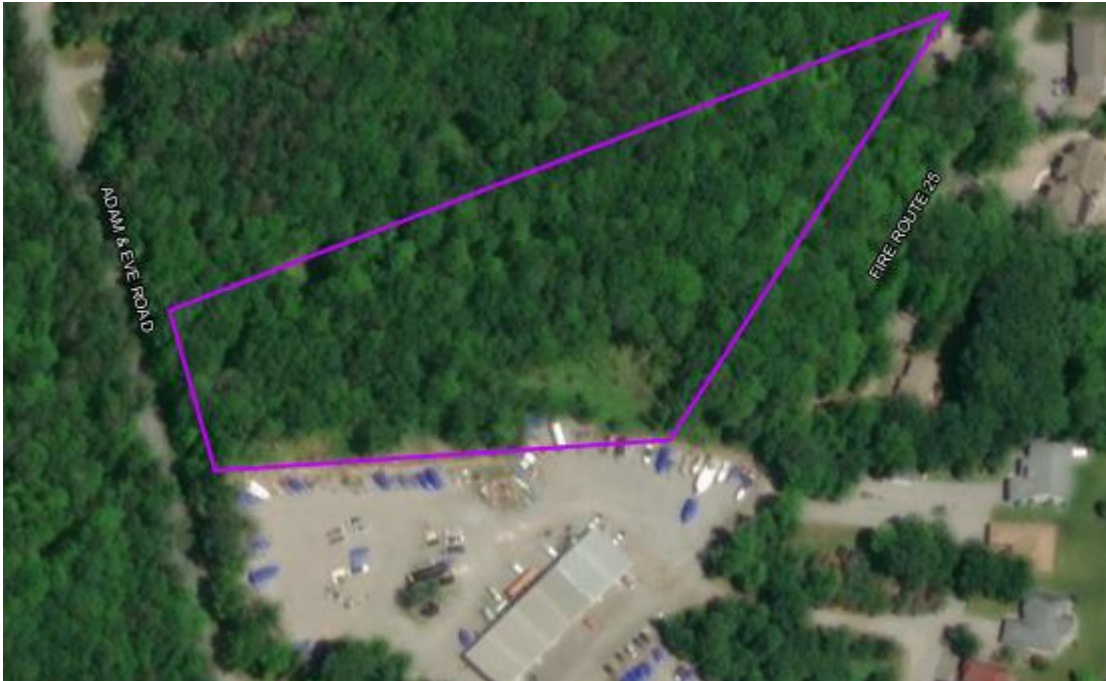


PLANNING JUSTIFICATION REPORT BUCKHORN YACHT HARBOUR



Project No.: CCO-23-3258-00

Prepared for:

1000037246 Ontario Ltd. c/o Lucas & Marcus Fuderer
Fire Route 25
Adam and Eve Road
Buckhorn, ON, K0L 1J0

Prepared by:

Egis Canada Ltd.
1-1329 Gardiners Road
Kingston, ON, K7P 0L8

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1.0 INTRODUCTION

Egis Canada Ltd. (Egis) has been retained by Buckhorn Yacht Harbour with respect to a proposed marine storage facility in the Municipality of Trent Lakes. This Planning Justification Report has been prepared in support of concurrent Official Plan and Zoning By-law Amendment applications in advance of obtaining Site Plan approvals.

Correspondence with the Municipality of Trent Lakes has been ongoing. An initial pre-consultation meeting was held November 10, 2022, with the Municipality of Trent Lakes. A subsequent formal pre-consultation meeting was held August 21, 2023. Afterwards, additional email correspondence with the municipality began November 23, 2023, to clarify submission requirements, and identify a change in the development proposal from three (3) one-storey warehouse buildings to two (2) one-storey warehouse buildings. It was also established that a Traffic Impact Statement (TIS) and a Hydrogeological Assessment are not required in this instance. This correspondence concluded early January of 2024. Additionally, the Existing Conditions Servicing Report has been addressed by way of the submission of a Servicing and Stormwater Management Report.

In addition to these technical studies, an Official Plan Amendment and Zoning By-law Amendment were identified. As part of the Zoning By-law Amendment process, Site Plan Approval will also be required.

The identified Traffic Study was addressed through a letter to municipal staff indicating that based on the internal nature of the property's land use, there would be no impacts to traffic.

2.0 SUBJECT LANDS & PROPOSAL

The subject property (PIN 283580481) is municipally known as A-14 Adam and Eve Road, Fire Route 25 in Buckhorn, Ontario, and legally described as "PT LT 8-9 CON 9 HARVEY, BEING PT 1 PL 45R8101, EXCEPT PTS 1 & 2 PLAN 45R16137 T/W R220053 THIRDLY & FOURTHLY DESCRIBED EXCEPT THE EASEMENT THEREIN RE: R270650 (PCL A) MUNICIPALITY OF TRENT LAKES." The lands, which are owned by Peter Helmut Fuderer, are approximately 4.9 acres and have access by way of a private right-of-way known as Adam and Eve Road.

The subject property is bounded by commercial to the south, seasonal/recreational dwellings to the east, and residential to the north and west. The subject property is currently vacant and can generally be characterized by its tree coverage across the property, as well as a patch of unevaluated wetland on the west end. It is noted that a portion of the subject lands has been cleared, as indicated on the submitted topographic survey.

The adjacent property to the south comprises the current Buckhorn Yacht Harbour marina business. The proposed warehouse site will form part of the Buckhorn Yacht Harbour business and operations.

The proposed development for the subject property includes two one-storey warehouse buildings towards to the western portion of the property. Each proposed building will have approximately 16,000 square feet (1,486m sq. ft) of floor area and will stand approximately 22 feet (6.7m) high. The property will have two entrances; the first, at the southeast boundary of the property with access to the existing marina and a second, emergency services access, to be built at the Adam and Eve Road frontage. The portion of the property adjacent to the new warehouses is to be leveled with gravel, while the easternmost portion of the site is to be left undisturbed.

3.0 POLICY & REGULATORY FRAMEWORK

3.1 Provincial Planning Statement, 2024

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development. The following table provides a summary of how the proposal is consistent with relevant policy direction provided by the province.

Table 1. Provincial Planning Statement, 2024

Policy Section	Policy Description	Comments
2.5 Rural Areas in Municipalities		
2.5.1	Healthy, integrated and viable <i>rural areas</i> should be supported by: e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products.	<i>The proposed development will result in continued employment opportunities through the expansion of the existing marina business.</i>
2.6 Rural Lands in Municipalities		
2.6.1	On <i>rural lands</i> located in municipalities, permitted uses are: b) resource-based recreational uses	<i>The proposed development will support the recreational commercial and tourism commercial industries within the community.</i>
2.6.4	Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.	<i>The proposed development will support a diversified rural economy, and the compatibility of the proposal with adjacent or nearby land uses has been demonstrated by way of the various technical studies provided.</i>
2.8 Employment		

2.8.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.</p>	<p><i>The proposed expansion of the existing marina business onto adjacent lands supports the viability of a diversified range of employment opportunities.</i></p>
3.0 Infrastructure and Facilities		
3.1.1	<p><i>Infrastructure and public service facilities</i> should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5.0: Protecting Public Health and Safety.</p>	<p><i>The proposal includes the establishment of an access that will be limited to the use of emergency vehicles.</i></p>
4.1 Natural Heritage		
4.1.1	<p>Natural features and areas shall be protected for the long term.</p>	<p><i>An Environmental Impact Study (EIS) has been prepared that addresses the impact of the development proposal as it relates to any sensitive natural heritage features.</i></p>
4.1.2	<p>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface</p>	

	water features and ground water features.	
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3.2 Peterborough County Official Plan

The 1994 Peterborough County Official Plan provides direction and guidance on the actions of local municipalities and the County in policy and physical planning. The Plan established a vision in which planning, and stewardship protect and enhance a diverse landscape, lifestyle, and sense of community in the County. The subject property is designated Rural within the 1994 Official Plan. Pursuant to Section 6.2.2, permitted uses within this designation include agricultural uses, and a very limited amount of small-scale commercial or farm related commercial uses. The proposal is in conformity with the 1994 Peterborough County Official Plan.

3.3 Official Plan of the Municipality of Trent Lakes

The subject lands are designated Rural per Map A1 of the Municipality of Trent Lakes Official Plan, formerly the Official Plan of the Township of Galway-Cavendish and Harvey.

Section 5.2.1 of the Official Plan states that the Rural designation is intended to protect these lands against indiscriminate and haphazard development and protect the lands for those uses which have historically been associated with them. The permitted uses under the Rural designation include forestry management, passive recreation, parklands, small scale commercial and industrial uses at the home of the proprietor, agricultural uses, community and institutional facilities such as places of worship, government offices and schools, wayside or short form pits and quarries, permanent and recreational residential dwellings at a very low density, and existing uses.

The proposed use is not identified as permitted; accordingly, it had been indicated that a site-specific Official Plan Amendment will be required in this instance. Specifically, the Official Plan Amendment will seek to re-designate the property as Commercial to recognize/permit the proposed use.

The proposed redesignation from Rural to Commercial is appropriate in this instance:

- The proposed use will support the viability of the existing marina and the local rural economy, as supported by relevant PPS Policy identified in Section 3.1 hereinabove.
- The proposed use supports small-scale commercial and industrial uses that service the rural economy as per Section 5.2.4 of the Official Plan.
- The technical studies provided in support of the Official Plan and Zoning By-law Amendment applications, specifically the Servicing and Stormwater Management and the Noise Impact Study, demonstrate that adjacent lands will not be negatively impacted by the proposal.
- The Site Plan Control approval process, which will take place following the approval of the Official Plan and Zoning By-law Amendment applications and which will facilitate an examination of the details of the development proposal, will provide an opportunity to ensure there will be no undue adverse impacts on adjacent lands.

- The Servicing and Stormwater Management Report addresses the appropriateness of the proposed use in related to Section 5.6.5 of the Official Plan. There are no services proposed with this application.
- The Environmental Impact Statement (EIS) addresses Official Plan Policy 5.6.6.b in that there are no anticipated impacts to the natural environment. As provided by the Ministry of the Environment, Conservation and Parks (MECP) on March 28, 2025, “the conclusions that neither sections 9 nor 10 of the ESA will be contravened for species at risk and therefore authorization is not required appear reasonable and valid.”

The proposed development and the proposed Official Plan Amendment satisfy the objectives of the Official Plan and therefore can be considered to conform to the intent of applicable Official Plan policies.

3.4 Municipality of Trent Lakes Zoning By-law No. B2014-070

As identified by Staff during the November 10, 2022 pre-consultation meeting, the subject lands are zoned Rural Residential (RR) in the Municipality of Trent Lakes Zoning By-law. Pursuant to Section 6.1 of the Zoning By-law, the permitted uses include the following:

- A single detached dwelling or one seasonal dwelling
- A bed and breakfast establishment
- A group home
- A home industry
- A home occupation
- A private or public park

The proposed use is not permitted within the Rural Residential zoning category. As such, to facilitate the development of the property in accordance with the use proposed and to implement overarching Official Plan policy as discussed in Section 3.5 hereinabove, a site-specific Zoning By-law Amendment will be required to amend the zoning of the property to “Tourist Commercial (TC).” Under the TC zone, a marina, and associated marina structures, are a permitted use.

Pursuant to Section 14.1 of the Zoning By-law, a marina is a permitted use under the TC zone. Table 2 provides a summary of how the proposed development complies with the performance standards within section 14.2 of the Zoning By-law. The proposed measurements are approximate and will be confirmed once detailed plans are available during the Site Plan Control approval phase of development.

Table 2. Section 14.2

Description	Required	Proposed
14.2.1 Minimum Lot Area	4.0 ha (9.9 ac)	4.9 ac.
14.2.2 Minimum Lot Frontage	45.0m (150.0 ft)	61 m

14.2.3 Minimum Lot Coverage	15%	15%
14.2.4 Minimum Front Yard Depth	15,0 m (50,0 ft)	61 m
14.2.5 Minimum Exterior Side Yard Width	15,0 m (50.0 ft)	N/A
14.2.6 Minimum Interior Side Yard Width	6.0 m (20.0 ft)	9 m
14.2.7 Minimum Rear Yard Depth	6.0 m (20.0 ft)	38 m
14.2.8 Minimum Water Yard	30.0 m (98.4 ft)	N/A
14.2.9 Minimum Floor Area	N/A	N/A
14.2.10 Maximum Building Height	11.0 m (35.0 ft)	6.7 m (22 ft)
14.2.11 Location of Marina	No Marina structures shall be erected within 30.0 m (98.4 ft) of a Residential Zone	N/A

4.0 CONCLUSION

As discussed within the paragraphs above, and as demonstrated within the technical studies presented, the proposed development is appropriate for the subject lands and will be compatible with neighbouring properties and land uses.

The proposed development and the proposed Official Plan and Zoning By-law Amendments are consistent with applicable policies of the PPS, conform to the relevant policies of the Peterborough County Official Plan and Official Plan of the Municipality of Trent Lakes and uphold the intent of the pertinent provisions of the Municipality of Trent Lakes Zoning By-law No. B2014-070.

The proposed development and Amendments represent good land use planning.

Respectfully submitted,



Vithulan Vivekanandan, MES. PI
Planner