



LAND USE PLANNING & DEVELOPMENT

Planning Justification Report

Part of Lot 18, Concession 19, Harvey
Municipality of Trent Lakes
County of Peterborough

Prepared for TD Consulting Inc.
April 20, 2026

This Planning Justification Report has been prepared in support of a
Zoning By-law Amendment affecting the subject lands, known legally
as:
**Part of Lot 18, Concession 19 Harvey Ward, Municipality of Trent
Lakes.**

EcoVue Project No: 23-2575



416 Chambers Street
Peterborough, Ontario
K9H 3V1
PHONE // 705.876.8340
TOLL FREE // 877.652.1466
FAX // 705.742.8343
EMAIL // info@ecovueconsulting.com
WEB // www.ecovueconsulting.com

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1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of a Plan of Subdivision and Condominium application and Zoning By-law Amendment under the Planning Act, affecting lands located at Part of Lot 18, Concession 19, Harvey Ward, Municipality of Trent Lakes (**Figure 1 – Site Location**). The northern portion of the property will contain a residential subdivision. A small self-storage facility will be developed on the southern portion of the subject lands and is the focus of this application.

An application for a Zoning By-law Amendment is required to permit the proposed storage units. This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the applications are consistent with and conform to the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

The subject property is located in Part of Lot 18, Concession 19 Harvey Ward, Municipality of Trent Lakes County of Peterborough. The property is located on the east side of County Rd 49, adjacent to the municipal Works Yard. The property has approximately 442 metres of frontage on County Road 49 and is approximately 11 hectares in area. The property is surrounded by a variety of land use types. Specifically, the property is bound by:

- Future development and rural lands to the north;
- The municipal Works yard to the south;
- Residential development to the east; and,
- Rural lands in the City of Kawartha Lakes to the west.

The property is currently vacant with dense tree cover. According to the available mapping, a small portion of the northeastern corner of the property contains a woodland feature.

The subject property is currently zoned Development (D) in the Trent Lakes Zoning By-law (Schedule A, Map 5) and is designated Settlement Area in the County Official Plan and Hamlet in the Trent Lakes Official Plan.

Figure 1 – Site Location



County Rd 49 Subdivision
TD Consulting Inc

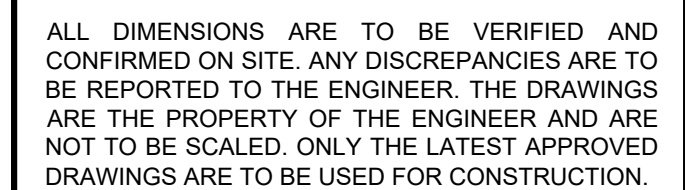
Part of Lot 18
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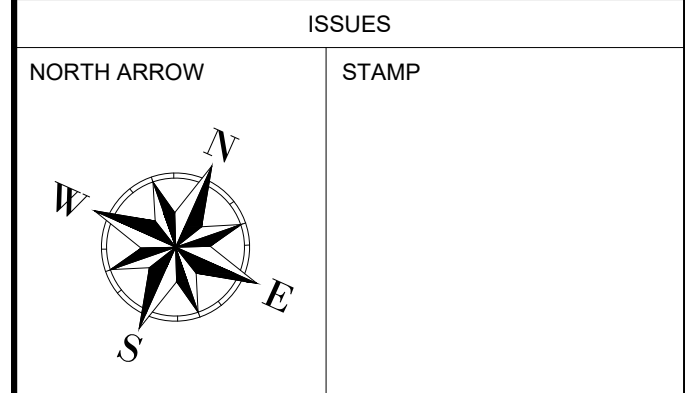
Horiz. Scale: 1:10,000

Date: April 23, 2026

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www.ecovueconsulting.com



7.			
6.			
5.			
4.			
3.			
2.	UPDATED FIRE ROUTE	2026.04.20	BE
1.	ISSUED	2025.01.14	BE
NO.	DESCRIPTION	DATE	BY



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PROJECT
**STORAGE
DEVELOPMENT**

ADDRESS: COUNTY RD. 49, BOBCAYGEON, ON.

TITLE
GRADING

SCALE	AS NOTED	DRAWING NO. GP1
DRAWN BY	BE	
PLOT DATE	JUNE 13, 2025	
PROJECT	EP25005	

GENERAL NOTES:

1. ALL GRADING AND DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND STORM WATER MANAGEMENT BRIEF
2. THE SITE SHALL BE GRADED TO DIRECT ALL SURFACE RUNOFF TOWARD THE PERIMETER STORM WATER STORAGE DITCH AS SHOWN
3. MINIMUM SLOPES SHALL BE 2% FOR ALL SURFACES
4. ALL DITCH SIDE SLOPES SHALL BE 3:1 UNLESS NOTED OTHERWISE
5. ALL DITCH SIDE SLOPES SHALL BE IMMEDIATELY STABILIZED FOLLOWING CONSTRUCTION TO PREVENT EROSION
6. NO PONDING OF STORM WATER SHALL OCCUR WITHIN THE DRIVE AISLES AND PARKING AREAS
7. FINISHED FLOOR ELV. SHALL BE NO LESS THAN 150mm ABOVE THE GRADED SURFACE
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION IN ACCORDANCE WITH STANDARD PRACTICES AND SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED

1.2 Description of Proposed Development

The southern portion of the subject property will be rezoned to permit a self storage facility. The storage facility will contain 14 buildings, two (2) fire suppression tanks, three (3) fire hydrants throughout the site, parking spaces and an internal road.

A previous application was submitted for the northern lands of the property for a 13-lot plan of subdivision. The subdivision contains the 13 lots fronting onto an internal condominium road, a stormwater block and a block for amenity/parkland space.

The proposed development can be seen in **Figure 2 – Site Plan**.

1.3 Pre-Consultation

A pre-consultation meeting was held April 20th, 2023 and was attended by the owner's project manager. This meeting discussed both the subdivision and the proposed storage facility. In addition to the Planning Justification Report, the following materials are being submitted in support of the application:

- An updated Stormwater Management Report and associated Grading Plan;
- Site Plan;
- an updated Traffic Brief, and response to Peer Review Comments;
- an updated Environmental Impact Statement.

This report references the above reports throughout and relies on their conclusions related to various policy requirements.



2.0 Policy Review

Land use policies and regulations at the provincial level that affect the subject lands include the 2024 Provincial Planning Statement (PPS). At the municipal level, the County of Peterborough Official Plan, the Municipality of Trent Lakes Official Plan and Zoning By-law affect the subject lands. In this section of the report, the proposed ZBA will be reviewed in the context of the policies and provisions contained in these documents.

2.1 Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) provides a policy framework for land use within the Province of Ontario. It is the responsibility of the local planning authority – in this case The County of Peterborough and the Municipality of Trent Lakes – to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authority must ensure that their decisions are consistent with key provincial interests including policies related to settlement areas in urban communities, the wise use and management of resources, and public health and safety.

2.1.1 SETTLEMENT AREAS AND SETTLEMENT AREA BOUNDARY EXPANSIONS

Section 2.3.1.1 states that *“settlement areas shall be the focus of growth and development.”*. It is further stated in Section 2.3.1.2 that 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 efficiently utilizes the subject lands. Servicing is not available in this section of the settlement area, however, the commercial storage units will not require any servicing. Furthermore, the proposal will not require the uneconomical expansion of infrastructure.

2.1.2 SEWAGE, WATER AND STORMWATER

In Section 3.6.4 it is stated that:

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

As noted above, the commercial portion of the property does not require water or sewage servicing.

Section 3.6.8 states that planning for stormwater management shall:

- a. be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- b. minimize erosion and changes in water balance including through the use of green infrastructure;*
- c. mitigate risks to human health, safety, property and the environment;*
- d. maximize the extent and function of vegetative and pervious surfaces;*
- e. promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- f. align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

As discussed in the attached Stormwater Management Report, stormwater will be conveyed to a perimeter stormwater ditch. Stormwater quality and quantity can be accommodated entirely on-site, with no increased impacts to human health, safety, property, and the environment.

2.1.3 NATURAL HERITAGE

Section 4.1 speaks to Natural Heritage. More specifically, Section 4.1.1 states that “*natural features and areas shall be protected for the long term.*” Further, Section 4.1.5 says that development and site alteration shall not be permitted in significant wetlands, woodlands and wildlife habitats.

As noted in the attached Environmental Impact Study (EIS), development on the southern portion of the lands will result in the loss of monarch butterfly habitat. However, it is not anticipated that there will be any negative impacts to the species due to the availability of habitat in the surrounding areas. Similarly, the removal of vegetation will result in the loss of habitat for general migratory bird species and common mammal species. However, there will be no negative impacts to these species, provided mitigation measures outlined in the EIS be implemented, including the prohibition of tree clearing during the spring and summer months.

Therefore, it is our opinion that the proposed development is consistent with Section 4.1 of the PPS.

2.1.4 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 4.6 of the PPS states that “*protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*” An Archaeological Assessment was completed for the property as part of a separate Plan of Subdivision application and it was determined that the property, including the lands within which the storage facility will be located, does not contain any archaeological resources.

Therefore, it is our opinion that the proposed development is consistent with Section 4.6 of the PPS.

2.2 Local Planning Documents

In addition to demonstrating consistency with Provincial planning policies, it is necessary that the proposal conforms to the policies and provisions of the municipal planning documents. The County of Peterborough Official Plan, the Municipality of Trent Lakes Official Plan and the Zoning By-law are reviewed in the sections below.

2.2.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The upper-tier sections of the County of Peterborough Official Plan (CPOP) do not contain land use designation. Instead, Section 4 of the CPOP identifies Rural and Cultural Landscape, Shoreland Areas and the Waterfront, and Settlement Areas. The subject lands are located within a Settlement Area on Schedule 'A' to the CPOP. Section 4.2 speaks to the Settlement Area policies.

Section 4.2.2 states that the objectives of the Settlement Area policies are to “to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements” and “to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses”.

Further to the objective, the policies section outlines that

lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20 year time frame.

As mentioned, the commercial piece of this development will occur on the southern portion of the subject lands and be occupied by a commercial self storage facility. This will add to the commercial land uses throughout the Township and provide a different type of commercial use in the settlement area.

Therefore, the proposed development conforms to the general policies of the County of Peterborough Official Plan.

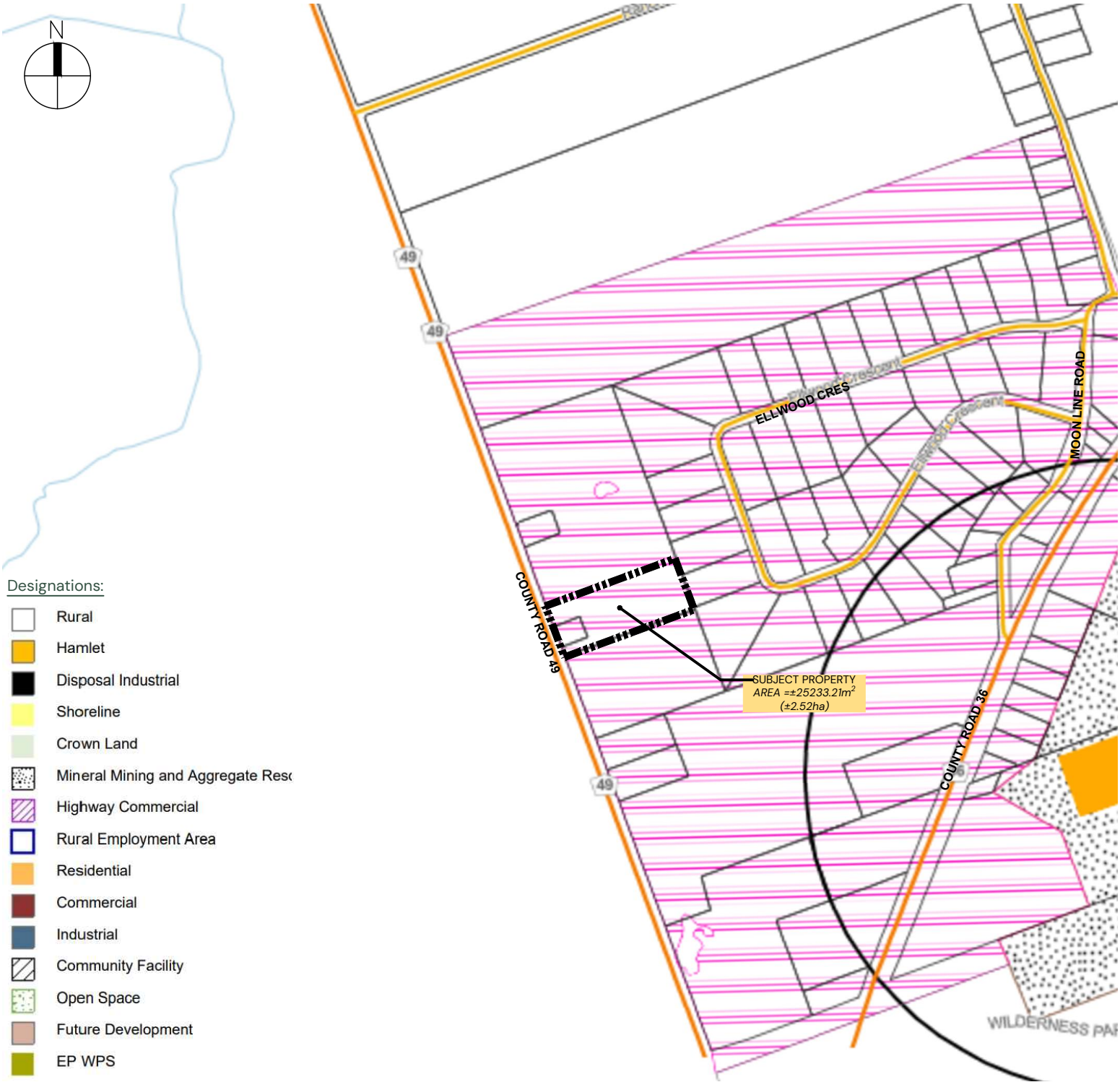
2.2.2 MUNICIPALITY OF TRENT LAKES OFFICIAL PLAN

The Municipality of Trent Lakes Official Plan (TLOP) provides planning goals and objectives for the municipality and is intended to establish the Municipality's vision for growth and guide development within Trent Lakes. All the lands within the Municipality are identified with a land use designation which corresponds to a set of policies that describe how lands in each designation may be developed. The Official Plan also contains general policies that apply to all areas of the municipality and must be considered.

According to the County of Peterborough GIS, the subject lands are designated Hamlet in the TLOP Official Plan. The Hamlet policies are outlined in Section 5.3 of the Plan and state that “commercial” uses are permitted. Further in Section 5.3.7 of the TLOP conveys that commercial development that “generally supplying local commercial needs and the needs of the vacationing and travelling public such as convenience stores, restaurants and retail stores will be permitted in the Hamlet designation”.

Although the proposed use is not specifically listed as a permitted use, it is our opinion that the use supplies local commercial needs and the needs of the vacationing and travelling public. The use will also be compatible with the surrounding area and can accommodate off street parking and buffering as required.

Figure 3 – Municipality of Trent Lakes Official Plan City of Peterborough – Online GIS



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2.2.3 MUNICIPALITY OF TRENT LAKES ZONING BY-LAW

The subject property is zoned Development (D) Zone (**Figure 4**). The only permitted uses in the D zone are an existing single detached dwelling, an existing farm or agricultural use or any other existing use. As such, the proposed self storage facility is not currently permitted, and a rezoning is required. It is anticipated the southern portion of the property will be rezoned to the General Commercial (GC). The below table evaluates the proposed self storage facility.

Lot Regulation (HR Zone)	Required	Proposed
Minimum Lot Area	2972 sq.m	25,559.2 sq.m
Minimum Lot Frontage	45.5 m	~118.0m
Minimum Front Yard	15.0 m	28.6 m
Minimum Rear Yard	15.0 m	78.4 m
Minimum Interior Side Yard	6.0 m	25.8 m
Minimum Exterior Side Yard	15.0 m	N/A
Maximum Height	11.0 m	Will comply

It is anticipated that the subject lands will be rezoned to the General Commercial (GC) Zone. While storage facilities are not currently permitted in this zone, it is anticipated that a site-specific GC-** Zone will be applied to this portion of the property to accommodate the use. As demonstrated above, the proposed use complies with the provisions and regulations of the GC Zone.

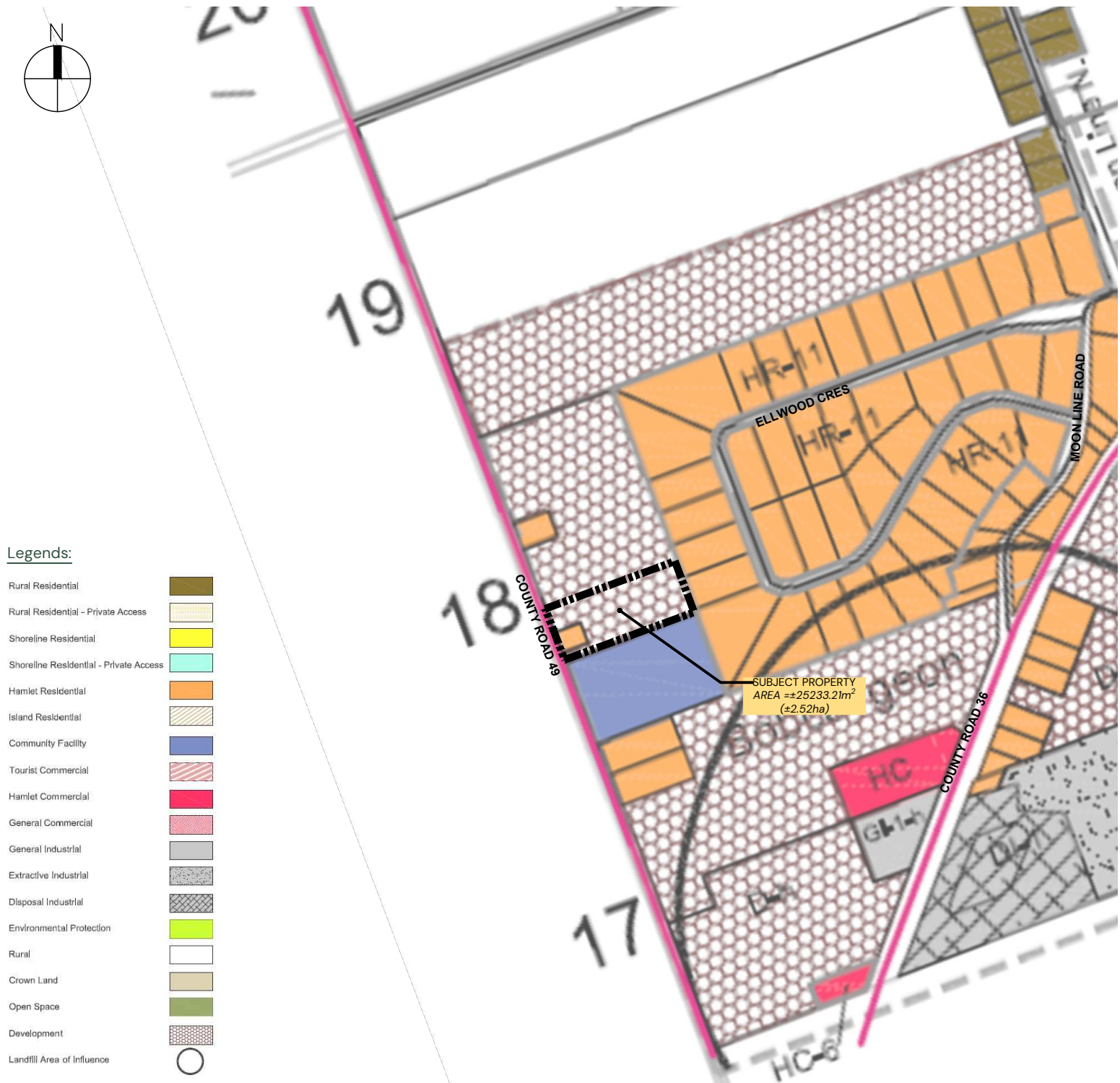
Additionally, parking requirements are outlined in Section 4.25 of the TLZB. The storage units have a proposed gross floor area of 3,134.6 square metres. Section 4.25 states that *“one (1) parking space per 37.2 of gross floor area.”* This would require 84 parking spaces on the property. As shown, on the site plan, 40 parking spaces are provided. As such, relief from parking would also be captured in the site-specific zone.

It is the opinion of the authors that 40 parking spaces is sufficient to service the proposed development. Users of the storage units will not be parked for long periods of time. Typically, storage unit users will load or unload items into the storage unit for a short period of time while parked in front of their unit. Additionally, storage unit users visit their units on an

infrequent basis. Therefore, it is our opinion that the minimum requirements are not necessary to serve the need of this proposed use.

As such, it is our opinion that the proposed Zoning By-law amendment complies with the Trent Lakes Zoning By-law.

Figure 4 – Municipality of Trent Lakes Zoning Bylaw Schedule "A" Map 5



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3.0 Summary

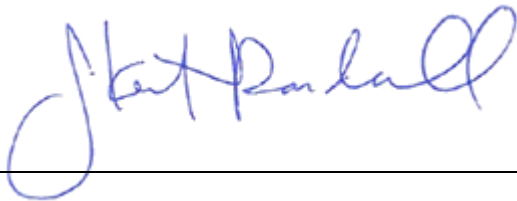
This planning report describes the proposed Zoning By-law Amendment application and provides analysis for these applications in the context of the Provincial Planning Statement, the County of Peterborough Official Plan, the Municipality of Trent Lakes Official Plan and Zoning By-law.

It is the opinion of the author that:

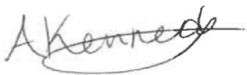
- The proposed development is consistent with the applicable provisions of the 2024 Provincial Planning Statement.
- The proposal conforms to the purpose and intent of the County of Peterborough Official Plan and Municipality of Trent Lakes Official Plan.
- An amendment to the Municipality's Zoning By-law will be required to permit the proposed storage facility
- The proposed Zoning By-law amendment represents good planning and is in the public interest.
- The applications should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Principal Planner



Ashlyn Kennedy B.E.S
Intermediate Planner





416 Chambers Street
Peterborough, Ontario
K9H 3V1

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