Planning Justification Report

3588 Wallace Point Road
Township of Otonabee-South Monaghan
County of Peterborough

Official Plan & Zoning By-law Amendment Applications

D.M. Wills Project Number 11240-01



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Peterborough

September 2026

Prepared for:
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c/o Steve Wuis & Carol Edwards

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Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	First Submission	September 2026	Original Submission

This report/proposal has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

1.0 Introduction and Objectives

D.M. Wills Associates Limited (Wills) has been retained by 1000723796 Ontario Limited c/o Steve Wuis and Carol Edwards, operating as Wuis Concrete Forming (Owner) to prepare this Planning Justification Report in support of Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications. The applications will permit a 'Contractor's Yard' at 3588 Wallace Point Road (Subject Property), in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County).

1.1 Official Plan and Zoning By-law Amendment Objectives

The proposed OPA and ZBA would permit a construction business (i.e. foundation concrete-forming contractor) to operate from the existing building on the subject property and permit an addition to the existing structure. The subject property is designated 'Agriculture' in the Peterborough County Official Plan, 2026 (COP) and zoned 'Agriculture' in the Township Zoning By-law (ZBL) which permits only agricultural-related businesses. Accordingly, an amendment to COP and a Township ZBA are required to permit the proposed 'Contractor's Yard' for the concrete-forming business.

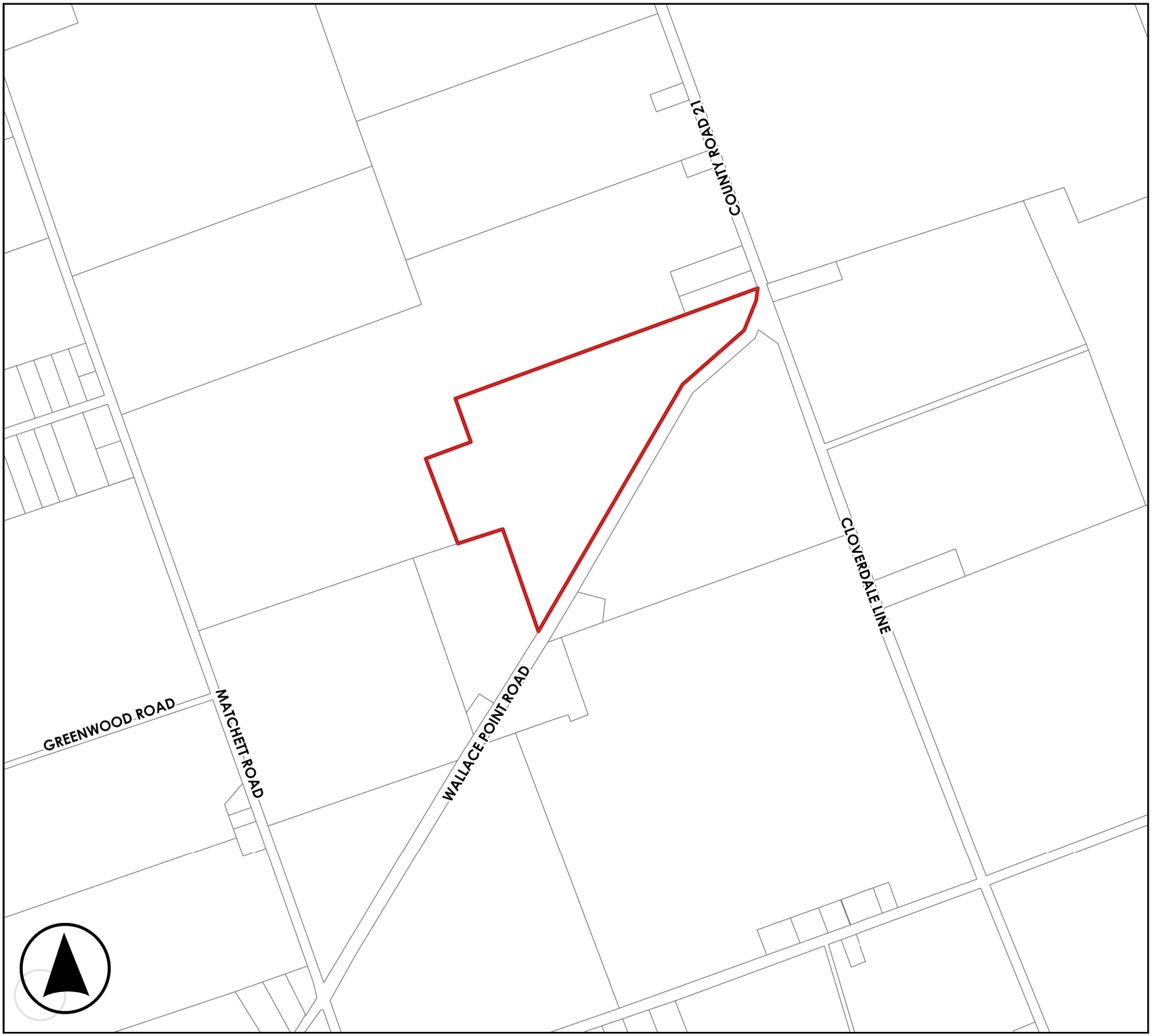
1.2 Purpose of Planning Justification Report

The purpose of this report is to outline the nature of the proposed OPA and ZBA and to evaluate the application in the context of the applicable provincial and municipal policy framework, including the Provincial Planning Statement, 2024 (PPS), the Peterborough County Official Plan, 2026 (COP), and the Township of Otonabee-South Monaghan Zoning By-law No. 2010-65 (ZBL).

2.0 Property Description

2.1 Property Location

The lands subject to this application are located 3588 Wallace Point Road and are legally described as Part Lot 18, Concession 15, Otonabee Part 3 & 4 45R5230 & as In R633344 Except Part 1 45R5230; S/T S13428, in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County), herein referred to as the Subject Property. The property is located approximately one kilometer northeast of the Village of Stewart Hall and approximately two kilometers south of the City of Peterborough. Refer to **Figure 1 – Key Map**.



KEY MAP

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH
MONAGHAN COUNTY OF
PETERBOROUIGH

FIGURE 1

Legend

Subject Property

Data Sources

Parcel | City of Peterborough GIS Open Data

Meters

0 45 90 180 270 360

NAD1983 UTM ZONE 17N SCALE: 1:10,700

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	9/2/2026
Project Number:	11240-01

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2.2 Existing Development & Surrounding Land Uses

The subject property is located in a predominantly rural and agricultural area of the Township and comprises approximately 18.7 hectares (46.2 ac) in lot area with approximately 862 m (2,828 ft) of frontage along Wallace Point Road. The subject property is currently developed with a 279.5 m^2 (3,008.5 ft^2) agricultural building that was used for equipment storage by previous property owners. The property was purchased by 1000723796 Ontario Limited in 2023 to relocate the Wuis Concrete Forming business from Burnham Line.

The existing agricultural building was constructed in the late 1970s or early 1980s as a slab-on-grade foundation. It was recently updated with the addition of two large overhead doors and new siding to improve accessibility and overall appearances of the building. The building is currently serviced by a private drilled well and individual septic system. A hydro easement traverses the subject property south of the developed area, extending from east to west.

The subject property has one entrance for ingress and egress from County Road 21 (Wallace Point Road), as well as a gravel parking lot and outdoor storage area (i.e. yard). The parking lot currently accommodates 10-12 staff vehicles daily. The yard is currently used to store concrete-forming materials and to load and unload equipment to transport to off-site construction sites. The business operates two to four construction vehicles and a crane truck. Three commercial fuel-storage tanks are located on the property to service the commercial vehicles and equipment.

An evaluated locally significant wetland (LSW), known as the 'Stewart Hall Wetlands' and associated unevaluated wetlands are identified on the western portion of the subject property, more than 200 metres from the developed area. A previous owner constructed a man-made pond to the rear of the existing building; the pond has naturalized over time and is intended to collect stormwater and provide water for firefighting purposes, if required.

The lands to the north and south along Wallace Point Road consist of low-density residential development, in the form of small rural lots, and various agricultural operations (i.e. livestock, cash crops, hay) on larger parcels. Lands to the west primarily contain the locally significant 'Stewart Hall Wetlands' which extend north to south along the western lot line. Additional agricultural land and low-density residential development are located beyond the LSWs to the west, along Matchett Line. The Village of Stewart Hall is located southeast of the subject property and contains higher-density residential, commercial and public service uses.

Refer to **Figure 2 – Existing Development and Surrounding Land Uses** and **Appendix A – Photographic Log**.



EXISTING DEVELOPMENT

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH
MONAGHAN COUNTY OF
PETERBOROUGH

FIGURE 2

Legend

- Subject Property
- Existing Development

Data Sources

Parcel | City of Peterborough GIS Open Data

Meters

0 45 90 180 270 360

NAD1983 UTM ZONE 17N SCALE: 1:10,724

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Map Date:	9/2/2026
Project Number:	11240-01

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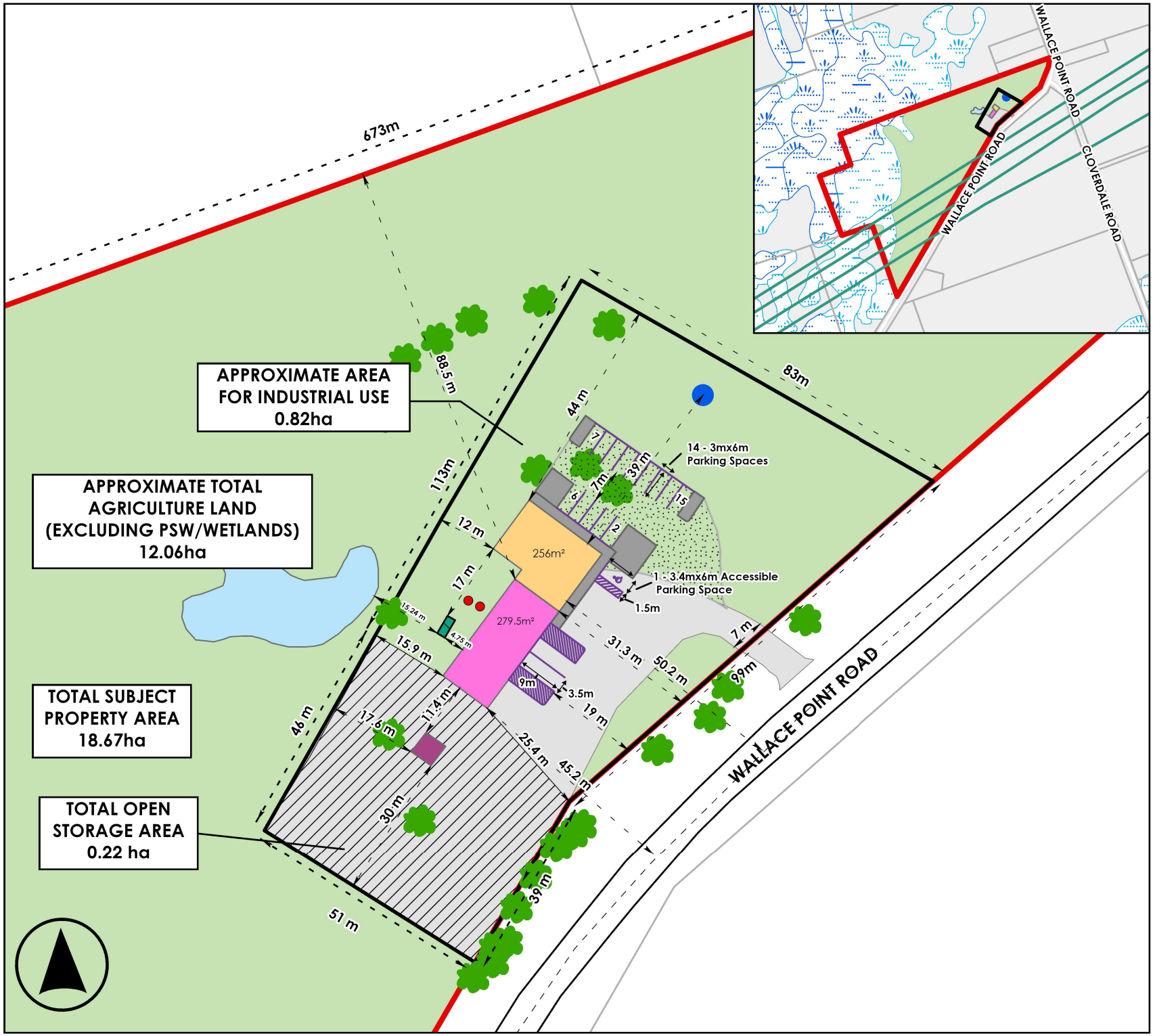
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2.3 Proposed Development

The proposed development consists of a change of use to permit Wuis Concrete Forming to operate from the existing building on the Subject Property, an addition to the existing structure, and minor site alterations to formalize the developed area. The proposed addition is approximately 256 m^2 (2,754 ft^2) and would provide an accessible washroom and a new shop bay capable of accommodating larger trucks.

The proposed site alterations would delineate the existing gravel parking area and outdoor storage spaces, as well as proposed landscaped buffer areas as shown on the Conceptual Site Plan. A formal Site Plan would be secured on title through a development agreement with the Township. It is also anticipated that the County will request a road widening and identify potential entrance upgrades at the site-plan stage. Refer to **Figure 3 – Conceptual Site Plan**.



CONCEPTUAL SITE PLAN

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

FIGURE 3

Legend

- Subject Property
- Proposed Industrial Use
- Pond
- Proposed Addition
- Existing Building
- Existing Gravel Driveway
- Proposed Gravel Driveway
- Proposed Sidewalk
- Parking Landscaping
- Outside Storage
- Existing Fields
- Non-evaluated Wetland
- Provincially Significant Wetland
- Septic bed
- Existing Propane Tanks
- Hydro Easement
- Septic
- Well
- Existing Trees

Data Sources

Ontario Geohub

Meters

0 5 9 18 27 36

NAD1983 UTM ZONE 17N

Created In:	ArcGIS Pro
Drawn By:	NB
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3.0 Project Background

3.1 Pre-Consultation Meeting

In 2024, the Owner applied for and received building permit 2024-164 from the Township for an addition to an existing agricultural building. During an inspection on March 17, 2025, the inspector noted that the building appeared to be used as a Group D office building and an appurtenant storage facility for construction vehicles and equipment, rather than for the agricultural use identified on the permit. The permit was revoked on March 20, 2025, and a stop-work order and order to comply were issued to the Owner to determine the appropriate planning approvals required to permit the proposed Wuis Concrete Forming 'Contractor's Yard'.

On November 5, 2025, the Owner attended a pre-consultation meeting with Township and County planning staff to discuss the proposed use and development of the Subject Property. Township staff indicated that an OPA to the Township Official Plan would be required to create a site-specific policy exception to permit the concrete-forming business on the Subject Property, together with a ZBA to establish any required site-specific provisions. Township staff identified a Planning Justification Report, detailed Site Plan, scoped Agricultural Impact Assessment, scoped Site Servicing Report, Traffic Impact Assessment, and Land Use Compatibility Assessment (MECP D-6 Compatibility Guidelines) as supporting materials for the OPA and ZBA applications.

Land Use Compatibility Assessments are typically required to identify and mitigate potential impacts (e.g., noise, dust, and odour) from industrial or manufacturing facilities on nearby sensitive land uses, such as residential dwellings. Although a 'Contractor's Yard' is permitted only in the Industrial Zone of the former Township Official Plan and ZBL, no industrial operations (e.g., manufacturing, processing, or production) are proposed on the Subject Property, and the nearest sensitive receptors are more than 200 metres away. Township and County planning staff confirmed by email on June 22, 2026, that the proposed use is not a Class 1 Industrial Facility and therefore, a D-6 Compatibility Assessment is no longer required to support the applications.

Refer to **Appendix B – Pre-Consultation Record**.

4.0 Supporting Technical Studies

As noted in the Record of Pre-Consultation dated November 5, 2025, the following technical studies were prepared in support of the proposed OPA and ZBA for the Subject Property. A summary of each report is provided below.

4.1 Site Servicing

The Subject Property is currently serviced by a drilled well and an individual on-site septic system. The well services the existing building for domestic water use, including a kitchenette and washroom with three fixtures: two sinks and one toilet. The well is located east of the existing building. Overall, the servicing is consistent with the intended dry industrial use.

A Wastewater Treatment System (WTS) Performance Evaluation and Capacity Assessment was conducted by ESSE Canada to determine if the system is being operated and maintained in substantial compliance with the Ontario Building Code (OBC) and if the WTS has adequate capacity for the proposed renovation.

According to the assessment, the WTS is a Class 4 system consisting of a two-compartment septic tank and a sand-filter-bed-style leaching field located northwest of the existing building. The system includes a 4,500 L concrete septic tank and a leaching field measuring approximately 23 m^2, with three 6-foot distribution laterals. Based on the age, design, and construction of the existing system components, ESSE Canada considers the system functional for wastewater treatment and dispersal, provided that the recommended additives are used and the bed is topsoiled and seeded or sodded.

The proposed building design flow was determined to be 1,475 L/day in accordance with the OBC and information provided by the Owner. The existing 4,500 L septic tank meets the minimum tank-sizing requirement of three times the daily design sewage flow for the commercial occupancy. For the proposed design flow, a 19.66 m^2 surface filter bed, 52.06 m^2 base, and 184.37 m^2 mantle area are required. ESSE Canada determined that the existing filter bed has a 23.04 m^2 surface area, 55.2 m^2 base area, and 192 m^2 mantle area. Therefore, ESSE Canada considers the existing sand filter bed adequately sized to provide treatment and dispersal for the proposed design flow in accordance with the OBC.

4.2 Agricultural Impact Assessment

An Agricultural Impact Assessment (AIA), prepared by Wills and dated August 25, 2026, evaluated the Subject Property's agricultural soil capability and the potential impact of the proposed use on surrounding agricultural operations. The evaluation was based on the Agricultural Impact Assessment Guidance Document, 2026, which requires AIAs to consider the loss of existing and future agricultural production; traffic and safety risks; nuisance and compatibility issues; Minimum Distance Separation (MDS); soils; topography and drainage; and changes to water and hydrogeological conditions. The

AIA concluded that the proposed use would be confined to the existing disturbed area, thereby avoiding additional fragmentation or loss of agricultural land.

4.3 Site Entrance Assessment

The Site Entrance Assessment (SEA), prepared by Wills and dated August 25, 2026, reviewed the traffic expected to be generated by the proposed development at full operation. Existing traffic volumes at the development entrance during the A.M. and P.M. peak hours are estimated at 112 and 199 vehicles, respectively, and are projected to increase to 137 and 243 vehicles, respectively, by 2037. This increase is expected to be manageable, given the limited number of proposed employees (i.e., 15). The assessment also evaluated sightlines from the existing entrance along the County Road in both directions. The minimum sight-distance requirement for a road with a maximum speed of 80 km/h is 180 metres. No sightline issues were observed to the south; however, vegetation on the north side should be reduced to maintain adequate entrance visibility. The SEA indicates that no auxiliary lanes are required, even under a worst-case scenario, and supports the proposed use on the Subject Property.

5.0 Policy Framework

The following provincial and municipal land use policy documents contain policies relevant to the proposed OPA and ZBA and the future development of the Subject Property: the Provincial Planning Statement, 2024 (PPS); the Peterborough County Official Plan, 2026 (COP); and the Township of Otonabee-South Monaghan Zoning By-law No. 2010-65 (ZBL).

5.1 Provincial

5.1.1 Provincial Planning Statement, 2024

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The following policies are applicable to the subject property and proposed development;

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) Building upon rural character, and leveraging rural amenities and assets;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.

2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.

2.6 Rural Lands in Municipalities

1. *On rural lands located in municipalities, permitted uses are:*

d. agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;

g) other rural land uses.

2. *Development that can be sustained by rural service levels should be promoted.*

3. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

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.

3.6 Sewage, Water and Stormwater

4. 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.

4.1 Natural Heritage

4. *Development and site alteration shall not be permitted in:*
    a. *significant wetlands in Ecoregions 5E, 6E and 7E1;*

4.3.1 General Policies for Agriculture

1. *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

3. *Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.*

4.3.2 Permitted Uses

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

    Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*
3. *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

4.3.5 Non-agricultural uses in Prime Agricultural Areas

1. *Planning authorities may only permit non-agricultural uses in prime agricultural areas for:*
    a. *extraction of minerals, petroleum resources and mineral aggregate resources; or*
    b. *limited non-residential uses, provided that all of the following are demonstrated:*
        1. *the land does not comprise a specialty crop area;*
        2. *the proposed use complies with the minimum distance separation formulae;*
        3. *there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and*
        4. *alternative locations have been evaluated, and*
            i. *there are no reasonable alternative locations which avoid prime agricultural areas; and*
            ii. *there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.*
2. *Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.*

5.2 Municipal

5.2.1 Peterborough County Official Plan, 2026

The Peterborough County Official Plan (COP) establishes a policy framework to guide the County's future growth and development to the year 2051. The COP was adopted by County Council on June 29, 2022, and came into effect on August 4, 2026, following final approval (Notice of Decision) from the Ministry of Municipal Affairs and Housing. While some decisions were withheld, none of those sections pertain to this application.

The COP serves as the Official Plan for both the County and seven of its member municipalities. The COP replaces the former County Official Plan and those of its lower-tier municipalities, save and except for those sections and areas where a decision by

the province was withheld. The Township of Cavan Monaghan continues to have its own Official Plan.

The subject property is designated as 'Agriculture' with 'Natural Core Area' on Schedule 'A' Map OSM-3. The subject property is also identified as having a 'Floodplain' overlay. Refer to **Figure 4 – Excerpt from Map OSM-3 of the County Official Plan**.

The following policies apply to the application.

3.6 Official Plan Amendments

This Official Plan and its associated Land Use Schedules should only be amended when the policies of this Plan have been found not to address issues, or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. Any amendment shall conform to the overall intent of the Official Plan.

In considering an Amendment, the Municipality and approval authority shall have regard to the following criteria:

1) *The need for the proposed change, use or development, having regard to lands elsewhere in the Municipality already designated for the proposed use.*

2) *The impact on the natural environment having regard for key natural heritage features and key hydrologic features, as required by Section 6 and Section 9 of this Plan.*

3) *The adequacy of the potable water supply, sewage disposal facilities, stormwater management and other municipal services.*

4) *The adequacy of the existing and proposed roads system in relation to the proposed development, as well as the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto.*

5) *The compatibility of the proposed use with existing and planned uses on adjacent lands and surrounding land uses.*

6) *The potential effect of the proposed use on the financial position of the Municipality.*

7) *Consideration shall be had for the soil capability for agriculture and the potential impacts on surrounding agricultural uses and operations. Where deemed necessary, the local Municipality and/or the County may require an Agricultural Impact Assessment to be completed to assess potential impacts from development on agriculture and recommend measures to avoid and mitigate impacts on the agricultural system. An Agricultural Impact Assessment will be*

completed by a qualified professional and is to be done in accordance with Provincial guidelines.

Removing land from the Agriculture designation is only permitted for expansions of existing settlement areas or identification of new settlement areas.

8) *Official Plan Amendments will be required to meet the Minimum Distance Separation requirements as outlined in Section 3.8.*

However, Amendments to redesignate land already designated for a non agricultural use, shall only need to meet the (MDS I) setbacks if the amendment will permit a more sensitive land use than existed before.

9) *Demonstration of how the proposal conforms to any applicable Provincial Plans and the Provincial Planning Statement.*

10) *Official Plan Amendment applications within identified Source Protection vulnerable areas as shown on Appendix E shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, as amended, and must conform to the policies of Section 9.5 where applicable.*

3.7 Non-Residential Development Criteria

The policies in this section are to be used in the evaluation of non-residential development proposals. However, policies from throughout this Plan including those of the applicable land use designation may contain additional policies governing non residential development.

These policies are intended to apply to larger scale development and are not necessarily applicable to small scale development such as home occupations, home industries, on-farm diversified uses, bed and breakfast establishments and the like.

In considering new non-residential development, the local Municipality and/or approval authority shall have regard to the following criteria:

1. *Generally, new non-residential development will be directed to settlement areas. Where new development is proposed outside of a settlement area, the proponent will provide justification for the proposed location.*

2. *All new development must have frontage on and direct access to a public road and must meet the requirements of the road authority having jurisdiction, unless specified otherwise.*

3. *Adequate off-street vehicle loading and parking spaces shall be provided. Access points to parking and loading areas shall be limited in number and designed to minimize danger to vehicular and pedestrian traffic.*

4. *Buffering, screening and any applicable separation distance shall be provided in accordance with the relevant section(s) of this Plan and the implementing Zoning By-Law, to ensure that any negative impacts on or from adjoining lands are mitigated.*

5. *New uses and development shall be in keeping with the existing size and type of development in the surrounding area. Proposals which conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the local Municipality and/or County that the concerns can be overcome, or minimized and mitigated in accordance with applicable standards.*

6. *No use shall be permitted which is an obnoxious trade, business or manufacture under the Health Protection and Promotion Act and the Environmental Protection Act or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.*

7. *The use shall not be located within the Agriculture designation and should not negatively impact on any nearby farm operation. Where deemed necessary, the local Municipality and/or the County may require an Agricultural Impact Assessment to be completed to assess potential impacts from development on agriculture and recommend measures to avoid and mitigate impacts on the agricultural system. An Agricultural Impact Assessment will be completed by a qualified professional and is to be done in accordance with Provincial guidelines.*

8. *Where appropriate, the proponent will be required to prepare a servicing options report in accordance with Section 10.3.3 for the purpose of determining the preferred servicing alternative for the proposed development.*

9. *If a private water supply is proposed, an adequate and potable water supply shall be available and permitted uses will be limited to those of a dry nature, with water being only necessary for the domestic use of employees. Where higher levels of water usage are anticipated, or when deemed necessary by the local Municipality, a hydrogeological study in accordance with Section 10.3.3 will be required which addresses the adequacy of the water supply.*

10. *All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.*

11. *All new development shall meet the requirements of the implementing Zoning By Law. Where appropriate, the development may also be subject to site plan control.*

12. *The encroachment of sensitive land uses and industrial uses on one another is discouraged. A separation distance in accordance with Provincial guidelines will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses.*

In accordance with the Provincial D-series guidelines, the following minimum separation distances between industrial land uses and sensitive land uses should be provided:

Class 1 Industrial Facility -- 20 metres
Class 2 Industrial Facility -- 70 metres
Class 3 Industrial Facility -- 300 metres

Separation or buffer areas may include open space, berms, walls, fences, vegetation plantings, municipal streets, or another land use different from the two conflicting uses, but compatible with both the industrial and sensitive land use.

Impacts may be realized on lands outside of these minimum separation distances. Based on the following influence areas for the three classes of industrial facilities, further study may be required.

Class 1 – 70 metre influence area

Class 2 – 300 metre influence area

Class 3 – 1000 metre influence area

3.8 Minimum Distance Separation (MDS)

All new development, including the creation of new lots, and new or expanding livestock facilities, shall comply with the applicable Minimum Distance Separation (MDS) Formula I and II Guidelines, as issued by the Province and amended from time to time. The calculations are meant to reduce land use conflicts and minimize odour complaints between farm and non-farm uses.

Unless specifically identified, the default approach to the application of MDS as outlined in the Provincial Guideline shall apply.

1) MDS does not apply in the following situations:
- *to lands designated Rural Settlement*
- *within Havelock, Lakefield, Millbrook, Norwood and Bridgenorth, and*
- *for building permits on lots which existed prior to March 1, 2017.*

2) MDS is applicable to certain types of agriculture related uses and on-farm diversified uses that are more sensitive, are characterized by a higher density of human activity or density and may pose a potential conflict with surrounding livestock facilities or anaerobic digesters. MDS is applicable to uses such as event venues and restaurants, tea rooms or patios where food is served on the premises. The local Zoning By-Law may be more restrictive and apply MDS to additional agriculture related and on-farm diversified uses. Reciprocally, MDS II must be calculated for new or expanding livestock facilities and anaerobic digesters from these sensitive uses.

3) The local Zoning By-Law may identify closed or low visitation cemeteries, if any, and whether they are to be treated as a Type A or Type B land use for the purposes of completing MDS II calculations.

4) MDS must always be calculated for proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and on rural lands presently zoned or designated for agricultural use.

5) Local Zoning By-Laws may be more restrictive in accordance with the MDS Guidelines.

6) MDS setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS Guidelines. Examples include circumstances that mitigate environmental or public health and safety impacts or avoid natural or human-made hazards. If deemed appropriate by the local Municipality and/or County, the processes by which a reduction to MDS may be considered include a minor variance to the Local Zoning By-Law provisions, a site-specific Zoning Bylaw amendment or an Official Plan amendment introducing a site-specific policy area.

3.9 Compatibility

The goal of this section is to ensure that new land uses and new developments are compatible with existing uses and built form, although there may be other policies throughout this Plan that also address land use compatibility.

Land uses such as residences, schools, elder care facilities, medical facilities and day nurseries are considered sensitive to noise, vibration, odour or other emissions. These types of existing sensitive land uses are to be protected from impacts of new employment, commercial or transportation uses, and reciprocally, existing employment, commercial, and farming facilities are to be protected from encroachment by new sensitive land uses.

Local Municipalities shall use the Zoning By-Law, site plan control and subdivision control to provide compatibility between land uses.

Where new development is proposed adjacent to settlement areas or neighbouring Municipalities, those applications will be circulated to such Municipality for review and comment in accordance with the Planning Act. The County and/or local Municipality will have regard to these comments.

4.1.2 Agriculture

The agriculture designation applies to areas where prime agricultural lands predominate and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture.

These areas shall be protected for long-term use for agriculture.

4.1.2.1 Permitted Uses

The predominant use of land within the Agriculture designation shall include agricultural uses, agriculture-related uses, on-farm diversified uses, agri-tourism uses, existing residential uses, home occupations, home industries, wayside pits, conservation and forestry. Mineral aggregate operations are also permitted.

In some locations the Agriculture designation may also include historic subdivisions and built-up residential nodes, which may be recognized in a separate zoning category in the local Municipal Zoning By-Law.

4.1.2.2 New Development

b) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency, or the Province.

c) In accordance with the policies of this Plan and where deemed necessary by the local Municipality, the applicant may be required to demonstrate a sufficient means of potable water supply.

e) Agriculture-related uses must be directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, provide direct products and/or services to farm operations as a primary activity, and:

1. *must be compatible with surrounding land uses, in accordance with the policies of this Plan, and shall not conflict or interfere with the principal agricultural uses on the property or normal farm practices in the area.*
2. *may be required to demonstrate that there is sufficient quality and quantity of water supply to serve the proposed use in accordance with Section 10.3.3.*
3. *mitigate impacts to the site itself and surrounding agricultural operations, including but not limited to air, noise or odour emissions, compaction, drainage, and trespassing.*
4. *meet the requirements of Section 2.2, Section 3.8, and Section 10.2.*
5. *meet any other requirement deemed necessary by the County, local Municipality and/or commenting agency.*

f) On-farm diversified uses are permitted subject to the following:

i) remain secondary to the principal agricultural use of the property and will be limited in area, up to 2% of a farm parcel to a maximum of 1 hectare;

ii) must be compatible with surrounding land uses, in accordance with the policies of this Plan, and shall not conflict or interfere with the principal agricultural uses on the property or normal farm practices in the area;

iii) permanently displace little-to-no agricultural land;

iv) require minimal site grading and/or drainage unless it improves conditions for agricultural production;

v) may be required to demonstrate that there is sufficient quality and quantity of water supply to serve the proposed use in accordance with Section 10.3.3;

vi) mitigate impacts to the site itself and surrounding agricultural operations, including but not limited to compaction, drainage, and trespassing; vii) meet the requirements of Section 2.2, Section 3.8 and Section 10.2;

h) The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area.

4.3.1 Natural Core Area

The Natural Core Area designation is intended to recognize provincially significant wetlands, locally significant wetlands, non-evaluated wetlands, streams, and a 30-metre vegetative buffer surrounding these features.

4.3.1.2 New Development

a) Development and site alteration, including the creation of new lots, within provincially significant wetlands is not permitted within the Natural Core Area designation. Exceptions may be provided for new construction on existing lots of record and expansions to existing structures as outlined below, or where a wetland sequence mitigation strategy is being utilized in accordance with Section 6.3.1

g) New buildings or structures on existing lots of record, or alterations to existing buildings or structures, must be directed to areas outside of wetlands on site and should be directed away from other identified features to the extent possible.

6.3.1 Wetlands

Development and site alteration shall not be permitted in provincially or locally significant wetlands. Any development proposed within 120 metres of a provincially significant wetland will require an Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland, and may recommend mitigation measures and/or a minimum vegetation protection zone wherein physical construction or site alteration cannot take place. Recommendations of the Environmental Impact Study may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

Recommendations for Environmental Impact Studies may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

In any case, where it is demonstrated that a wetland and any associated vegetation protection zone are not present on a site, development may proceed in accordance with the policies of this Plan.

6.4.1 Flooding and Erosion

1) Development shall generally be directed to areas outside of:

a) *hazardous lands adjacent to the shorelines of large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
c) *hazardous sites.*

2) Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

a) *an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;*
b) *an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or*

9.5.1 Source Water Protection General Policies

2) During pre-consultation and development application review, County Planning, Conservation Authority, Risk Management Official and local Municipal Staff will provide information related to source water protection to the proponent, to identify where low, moderate and significant drinking water threats can occur, and identify if the property is located in a highly vulnerable aquifer or significant groundwater recharge area.

3) Development applications within identified vulnerable areas, as shown on Appendix E, shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended.

4) New land use activities, including those associated with the creation of new lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that the activities do not pose a significant drinking water threat.

9.5.2 Road Salt

The application of road salt is a significant drinking water threat as shown on Appendix E to this Plan. Road salt application within this area may be required to comply with a Risk Management Plan. The construction of roads and other impervious land surfaces such as parking areas, access routes, and pedestrian and cycling paths shall be designed to minimize the amount of impervious surface area. Grading, maintenance

activities and drainage designs that reduce ponding and direct any run-off outside of vulnerable areas is encouraged.

9.5.3 Sewage and Stormwater Threats

Planning approvals shall not be given to proposed land uses dependent upon large sewage systems (more than 10,000 L/day) such as wastewater treatment plants, communal sewage systems, some types of industrial sewage treatment systems, stormwater management ponds and industrial wastewater where they would constitute a significant drinking water threat. Exceptions to this policy may be made where all of the following conditions are met:

- *The proposed system is intended to replace an existing activity or activities;*
- *The proposed system would be more protective of drinking water; and*
- *The Province is satisfied that the system is not a significant drinking water threat.*

9.6 Highly Vulnerable Aquifers and Groundwater Recharge Areas

Highly vulnerable aquifers and significant groundwater recharge areas cover most of the County and, as such, these areas have not been identified on Schedules to this Plan but are illustrated on maps contained in the Trent Assessment Report. However, impacts of development applications on groundwater will be considered in planning decisions. Where a major development application within these areas could have an effect on the ground water quality or quantity, studies may be required to demonstrate that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved, or restored. The requirement for, and scope of, these studies will be determined in consultation with the local conservation authority and/or the Province. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrological functions.

9.7 Low and Moderate Drinking Water Threats

Vulnerable areas where low and moderate drinking water threats can occur cover most of the County and, as such, these areas have not been identified on Schedules to this Plan but are illustrated on maps contained in the Trent Assessment Report. However, impacts of development applications on groundwater will be considered in planning decisions.

10.2 Transportation Network

The road network is designed to facilitate the efficient and safe movement of both people and goods to and from the various land uses within the County and to provide for the movement of through traffic. The road network is classified by function to facilitate the planning and implementation of road improvements and maintenance.

Through the pre-consultation process outlined in Section 3.1, road authorities may request the completion of studies such as a Traffic Impact Study, Noise Impact and/or Vibration Study, Stormwater Management or Drainage Plan.

In reviewing development proposals, the road authority having jurisdiction may require a Traffic Impact Study to be completed to determine the nature and extent of impacts to the road network. These studies will be reviewed by the appropriate road authority and will be prepared to their satisfaction. Conditions of development may include but are not limited to:

- *Increased building setbacks*
- *0.3 metre reserves*
- *Closing multiple entrances*
- *Increased frontages*
- *Road and/or intersection improvements*
- *Reverse frontage lots*
- *Road widening dedications*
- *Daylighting triangles*
- *Engineering works*
- *Infrastructure*
- *Landscaping*

New development shall not be granted approval where a traffic hazard would be created, the development would worsen an existing traffic hazard as a result of limited sight lines, curves or grades, or the requirements of the road authority have not been met.

The County and local Municipalities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

10.2.3 County Roads

County roads serve as arterial/collector roads and are existing or proposed roads having two or more traffic lanes which are primarily intended to function as strategic connecting road links between Provincial Highways, local roads and other County roads. Generally, these roads are designed to carry reduced traffic volumes relative to Provincial Highways. For the purposes of this section, proposed County By-Passes and protected corridors as shown on Schedules to this Plan shall be treated as a County road.

1) Access to County roads should be limited, particularly in areas of new development outside the urban core area. New entrances will require a permit and must meet the requirements of the County roads entrance by-law. The County roads by-law may also specify building setbacks from a County road or setbacks from an intersection with a County road.

5) County roads have been classified through the Transportation Master Plan based on their traffic volumes. Each classification (Class A, B and C) has a different function and specific design standards and entrance criteria that are to be applied at the time of development application. The recommended design standards can be found in Appendix B.

10.3.1 Stormwater

1) Applications for large-scale development shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-consultation process in accordance with Section 3.1 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed.

Where it has been determined that a stormwater management plan is required, such plan:
• will be informed by a subwatershed plan or equivalent, where applicable;
• will incorporate an integrated treatment approach to reduce stormwater flows and reliance on stormwater ponds, and minimize change in water balance including appropriate low impact development and green infrastructure;
• shall establish planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and
• will align with any applicable stormwater master plan or equivalent for the settlement area.

The SWM Report shall be prepared by a qualified professional to the satisfaction of the local Municipalities, Conservation Authorities and other appropriate agencies and be prepared in accordance with Provincial guidelines.

2) In considering an application for development or site alteration, the local Municipality shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to climate change.

3) For development proposals located within a vulnerable area, and which require the construction of roads, other impervious land surfaces used for vehicular traffic and parking, and including impervious pedestrian paths, consideration shall be given to design strategies and alternative surfacing which minimizes the amount of impervious surface area. Parking area design that minimizes the amount of impervious surface area to which road salt may be applied is encouraged.

4) Grading, maintenance activities and drainage designs that reduce ponding and direct any run-off outside of vulnerable areas, where possible, are encouraged.

10.3.3 Water Supply and Sanitary Sewage Disposal

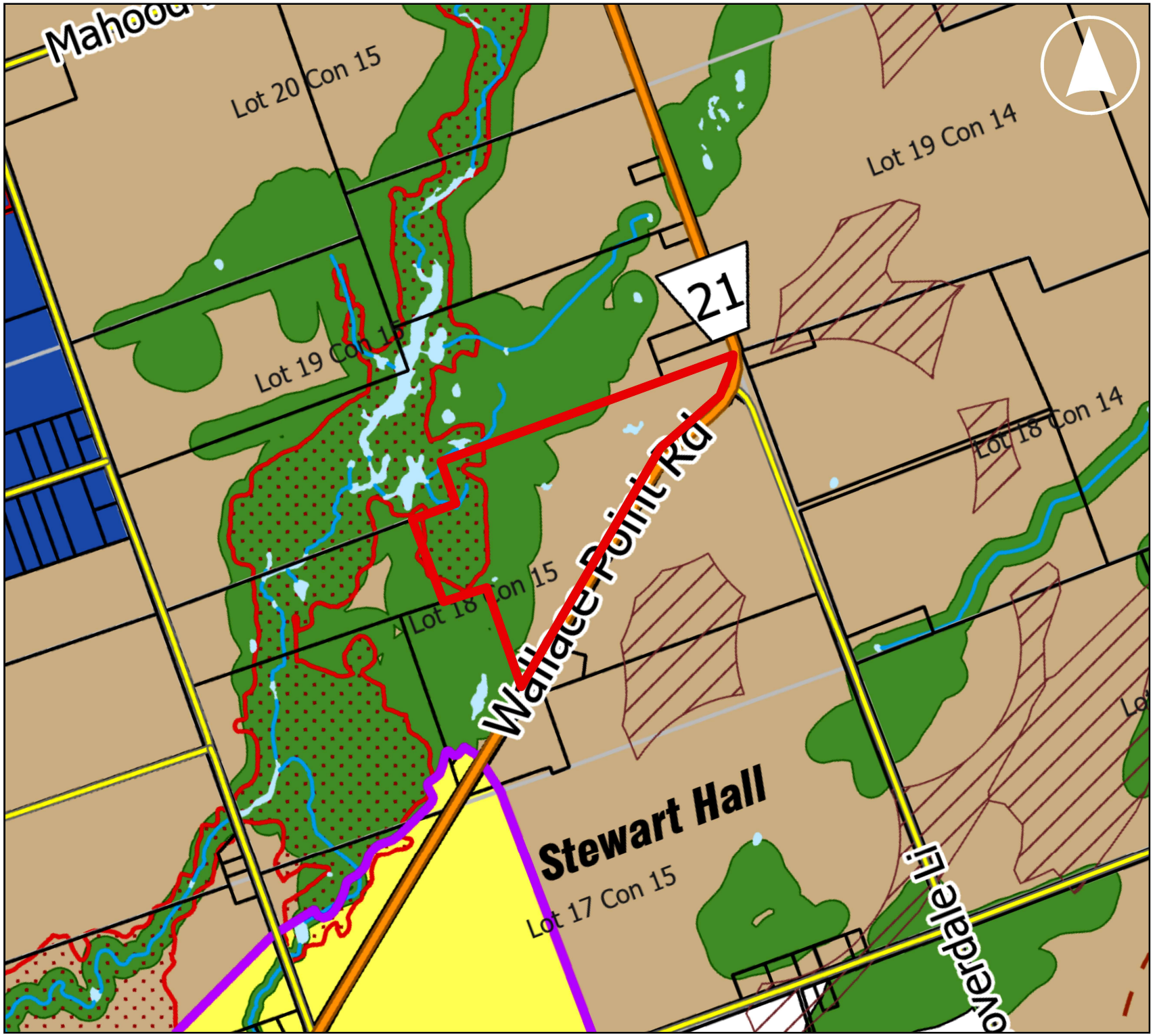
2) In planning for sanitary sewage and water systems, a hierarchical approach to the provision of such services is supported. This approach will recognize that:

c) individual services may be used where municipal and communal water and sewage systems are not available, planned or feasible, provided the site conditions are suitable for the long-term provision of such services with no negative impacts;

3) Where appropriate, an investigation of servicing options shall accompany all subdivision and Official Plan Amendment proposals to ascertain the most appropriate form of servicing. The servicing options investigation shall consider the assimilative capacity of ground water for surface water to absorb effluent without adversely impacting the natural environment.

11) Planning approvals shall not be given to proposed land uses dependent upon large sewage systems (more than 10,000L/day) such as wastewater treatment plants, communal septic systems and some types of industrial sewage treatment systems where they would be a significant drinking water threat. Exceptions to this policy may be made where the Province has determined that all of the following conditions are met:

- *the proposed system is intended to replace an existing sewage system;*
- *the proposed system would be more protective of drinking water; and*
- *the Province is satisfied that the system is not a significant drinking water threat.*



EXCERPT FROM MAP 3 OF THE COUNTY OF PETERBOROUGH OFFICIAL PLAN

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN COUNTY OF PETERBOORUGH

FIGURE 4

Legend

Subject Property

Land Use

- Agricultural
- Natural Core
- Rural Settlement
- Settlement Areas
- Waterfront Residential
- Rural
- Floodplain
- Aggregate Resource Overlay
- Watercourse
- County Roads
- Township Roads

Data Sources

Planning Services | Otonabee-South Monaghan

Meters

0 45 90 180 270 360

NAD1983 UTM ZONE 17N SCALE: 1:10,800

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	9/2/2026
Project Number:	11240-01

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5.2.2 Township of Otonabee-South Monaghan Comprehensive Zoning By-law No. 2010-65

The subject property is zoned 'Agriculture (A)' and 'Environmental Protection (EP)' on Map 3 to the CZBL. Refer to **Figure 5 – Excerpt from Schedule 'A' Map '3' of the Township of Otonabee-South Monaghan Comprehensive Zoning By-law 2010-65**.

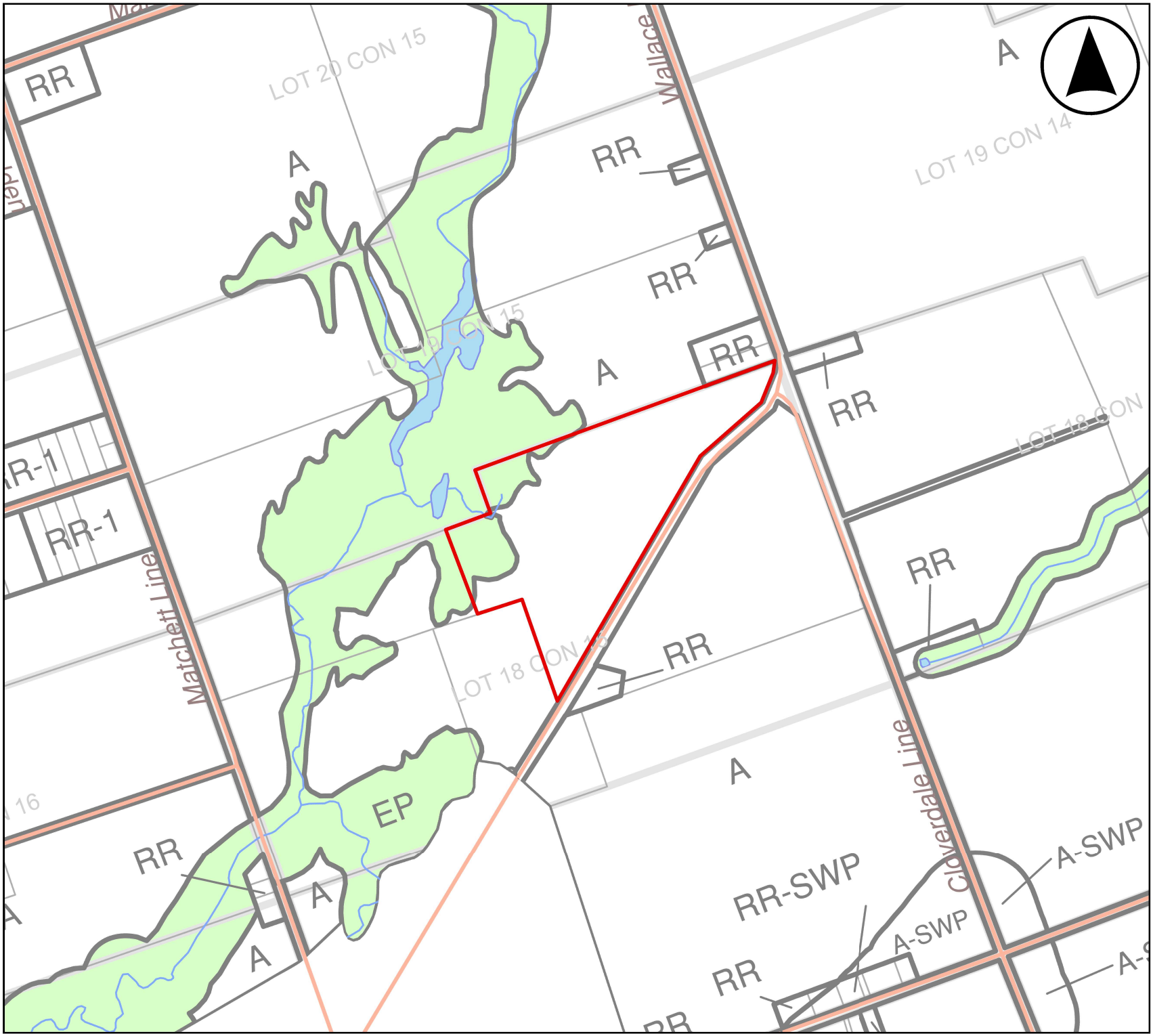
The Agricultural zone does not permit a 'Contractor's Yard'; therefore, an amendment to the ZBL is required to recognize the use and permit the proposed expansion. The general zoning regulations for development in the Agricultural zone have been applied. No development is proposed within the EP zone.

The current and proposed zoning regulations under are as provided in **Table 1 – Zone Regulations**.

Table 1 – Zone Regulations

ZONE REGULATIONS	EXISTING	REQUIRED Agriculture (A)	PROPOSED A-XX	VARIANCE
MIN. LOT AREA (ha)	18.67	36	0.82	Legally Non-Complying
MIN. LOT FRONTAGE (m)	862	150	138	-
MIN. LOT DEPTH (m)	485	18	485	-
MIN. BUILDING AREA (m)	279.46	-	535.34	-
MAX. BUILDING COVERAGE	0.15%	15	7.2	-
MIN. LANDSCAPE COVERAGE (%)	-	10	43	-
MAX. BUILDING HEIGHT	1 STOREY	11	1 STOREY	-
SETBACKS (m)	**EXISTING**	**REQUIRED**	**PROPOSED**	**VARIANCE**
MIN. FRONT	25.43	18	25.43	-
MIN. REAR	88	12	12	-
MIN. INTERIOR	81	15	44	-
MIN. EXTERIOR	542	15	27	-
MIN. CENTRELINE FROM ROAD	46	-	46	-

PARKING	EXISTING	REQUIRED	PROPOSED	VARIANCE
PARKING RATIO	-	1/ 37 SQUARE METRES OF TOTAL FLOOR AREA	1/ 37 SQUARE METRES OF TOTAL FLOOR AREA	-
NUMBER OF SPACES	-	15	15	-
SPACE DIMENSIONS (m)	-	3 X 6	3 X 6	-
AISLE WIDTH (m)	-	5.5	7	-
ACCESSIBLE SPACE RATIO	4% of the total number of parking spaces for the use of persons with disabilities, where there are between 13 and 100 parking spaces	4% of the total number of parking spaces for the use of persons with disabilities, where there are between 13 and 100 parking spaces		-
ACCESSIBLE SPACE DIMENSIONS (m)	-	3.4 x 6	3.4 x 6	-
NUMBER OF LOADING SPACES	-	2	2	-
ACCESS AISLE WIDTH (m)	-	1.5	1.5	-
LOADING SPACE RATIO	-	Exceeding 280 square metres (3,013.99 ft2) but not 2,300 (24,757.80 ft2)	Exceeding 280 square metres (3,013.99 ft2) but not 2,300 (24,757.80 ft2)	-
NUMBER OF LOADING SPACE	-	2	2	-
LOADING SPACE DIMESNIONS	-	3.5 x 9	3.5 x 9	-
LOADING SPACE AISLE WIDTH	-	6	6	-
LOADING SPACE FRONT YARD SETBACK (m)	-	15	15	-
ANY OTHER LOT LINE SETBACK (m)	-	7.5	7.5	-



EXCERPT FROM SCHEDULE 'A' MAP 3 OF THE TOWNSHIP OF OTONABBE-SOUTH MONAGHAN ZONING BY-LAW 2010-65

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN COUNTY OF PETERBOROUGH

FIGURE 5

Legend

Subject Property

Zoning By-law

A	Agricultural
EP	Environmental Protection
RR	Rural Residential
RR-1	Rural Residential 1
RR-SWP	Rural Residential Source Water Protection
A-SWP	Agricultural Source Water Protection

Environmental Protection Zone

Watercourse

Roads

Data Sources

Planning Services | Otonabee-South Monaghan

Meters

0 50 100 200 300 400

NAD1983 UTM ZONE 17N SCALE: 1:10,800

Created In:	ArcGIS Pro
Drawn By:	NB
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6.0 Planning Rationale

The proposed development consists of the establishment of a 'Contractor's Yard' for Wuis Concrete Forming on the Subject Property. The operation will use the existing approximately 279.5 square metre building and a proposed approximately 256 m^2 addition for an accessible washroom and new shop bay capable of accommodating larger trucks. The proposed use will include office functions, storage of concrete-forming materials and equipment, loading and unloading, and the general maintenance and storage of construction equipment and vehicles. Outdoor storage and loading will be confined to the defined development area of approximately 0.82 hectares, as shown on the Conceptual Site Plan.

The business supports off-site construction projects and would not include concrete batching or production, aggregate extraction or processing, manufacturing, retail sales, waste disposal or transfer, or other industrial processes that would generate significant noise, vibration, dust, odour, or emissions. Any fuel storage and refueling will be regulated through the Site Plan Agreement and would comply with applicable environmental, spill-prevention, and containment requirements. The proposed use is a dry 'Contractor's Yard' with domestic employee water use and no industrial process wastewater.

The Subject Property is located in a rural area of the Township and in a prime agricultural area. The PPS recognizes that rural areas may support a diversified economic base and other rural land uses, provided development is compatible with the rural context, can be sustained by available service levels, and minimizes constraints on agricultural and other resource-related uses. These policies are reflected in COP Sections 3.6, 3.7, 3.9 and 4.1.2, which require an OPA to consider the need for the proposal, compatibility, servicing, access, and impacts on the agricultural system.

The more specific PPS policies for prime agricultural areas apply to the Subject Property. The 'Contractor's Yard' is not an agricultural use, agriculture-related use, or on-farm diversified use. The PPS permits limited non-agricultural, non-residential uses in prime agricultural areas only where the policy tests of Section 4.3.5 are satisfied. Similarly, the COP protects lands designated Agriculture for long-term agricultural use while directing non-residential uses away from identified agricultural areas. Given the scale of the operation, number of employees, outdoor storage, commercial-vehicle movements, and use of the subject property as the principal operating location for the business, the proposed use would not qualify as a home occupation or home industry under the COP. Accordingly, the proposed use is not presented as a use otherwise permitted by the general Agriculture policies, but rather, the requested OPA is intended to establish a limited site-specific exception for the defined development area, while retaining the balance of the Subject Property in the Agriculture designation and subject to the Natural Core Area and Environmental Protection policies and zoning provisions.

PPS Policy 4.3.5 first requires that the land not comprise of a specialty crop area and that the proposed use complies with the Minimum Distance Separation formulae. The AIA confirms that the Subject Property is not within a specialty crop area and satisfies

the applicable MDS setbacks. Similarly, the COP requires the proposed development to meet MDS setback requirements. The implementing ZBA would retain the defined development area and building envelope used for the MDS review. The closest active livestock barn is located approximately 320 m from the Subject Property and requires a minimum MDS setback of approximately 187 m. Therefore, the proposed development is located outside the required setback and meets both PPS and COP MDS policies.

Policy 4.3.5 also requires an identified need within the Official Plan planning horizon for additional land to accommodate the proposed use. The COP similarly requires consideration of the need for the proposed use, having regard to lands elsewhere in the Municipality already designated for that use. In this case, there is an ongoing need to accommodate the continued operation and growth of Wuis Concrete Forming and to retain the businesses within the Township. The business previously operated from a residential property under permissions applicable to a home industry; however, as the business expanded, the former location could no longer safely or reasonably accommodate employee parking, commercial-vehicle access, loading activity, outdoor storage, private servicing, and on-site circulation.

The proposed 'Contractor's Yard' will provide a permanent location for an established local business with approximately 15 employees. The operation requires an existing or developable site with sufficient space for an office and storage building, outdoor storage of concrete-forming materials, employee parking, loading, commercial-vehicle movements, private servicing, and safe access to a public road. These operational requirements cannot reasonably be accommodated at the former home-industry location. The proposal does not contemplate the conversion of agricultural land to industrial use. Rather, it seeks to permit a site-specific 'Contractor's Yard', limited to the existing disturbed area of the subject property to accommodate the needs of an established local business.

The PPS also requires alternative locations to be evaluated and demonstration that there are no reasonable locations which avoid prime agricultural areas or, within prime agricultural areas, avoid lower-priority agricultural lands. This requirement overlaps with the COP, which requires consideration of lands elsewhere in the Municipality already designated for the proposed use. A formal, property-by-property alternatives inventory was not completed before the Subject Property was acquired. However, the proponents undertook an extended search over several years for an alternative location within the Township. The search considered properties capable of accommodating servicing, parking, loading, outdoor storage, and commercial-vehicle access, while providing adequate separation from surrounding residences and safe road access. The Owner also sought to retain the business within the Township to maintain proximity to existing clients and construction projects, provide reasonable employee commutes, and manage taxes and operational costs.

The Owner determined that available properties within existing settlement areas were generally too small to accommodate the building, parking, loading, outdoor-storage, and commercial-vehicle functions required for the business. Other properties were adjacent to sensitive residential uses and would not provide appropriate separation or compatibility for a 'Contractor's Yard'. Given the Township's predominantly agricultural

character, the availability of non-agricultural properties suitable for commercial and industrial uses was limited. The Subject Property was identified as an available property with an existing functional building, established entrance, private servicing, and sufficient space to accommodate the business within an existing developed area and at a suitable distance from residential neighbours.

The Subject Property was not in agricultural production when it was acquired in 2023, and the proponents understood that the existing building and storage area could accommodate the proposed business. They did not understand that the property was designated prime agricultural land or that a 'Contractor's Yard' was not a permitted use until after the property was acquired. Although this circumstance does not replace the need to consider alternatives under the PPS and COP, it explains why a formal alternatives analysis was not completed before the Subject Property was selected. The property-selection information should be considered by the approval authorities in determining whether the alternatives test has been demonstrated.

The AIA also considered alternative locations on the Subject Property. The report confirms that no more suitable location exists elsewhere on the property because relocating the 'Contractor's Yard' would require additional disturbance and fragmentation of land capable of agricultural production. Accordingly, the proposal directs the use to the existing approximately 0.82 hectare disturbed area containing the existing building, entrance, parking area, outdoor storage area, and private servicing. This approach responds to PPS and COP policies requiring impacts of non-agricultural uses on the agricultural system to be avoided or, where avoidance is not possible, minimized and mitigated through an AIA or equivalent analysis. The balance of subject property, approximately 18.67 hectares, would remain available for agricultural use, and the existing farm entrances would be retained to provide access.

The AIA confirms that the agricultural land on the subject property remains viable for agricultural use. Accordingly, the proposed OPA does not seek to redesignate or remove the entire property from the Agriculture designation. The site-specific policy and implementing ZBA will limit the 'Contractor's Yard' to the existing developed area, prohibit expansion beyond the approved area without further planning approval, and secure fencing and/or vegetative buffering to prevent encroachment into the agricultural portion of the property. Therefore, the proposed development would minimize the amount of agricultural land affected and would not interfere with normal farm practices or future agricultural use of the balance of the subject property.

The PPS permits individual on-site water and sewage services where municipal services are not available, planned, or feasible, provided site conditions are suitable for their long-term provision with no negative impacts. The COP similarly requires adequate potable water supply, sewage disposal, stormwater management, and private servicing (Sections 3.6(3), 4.1.2.2, 10.3.3). The subject property is serviced by an existing drilled well and private sewage system. The WTS Performance Evaluation and Capacity Assessment concludes that the existing septic system has sufficient capacity for the proposed commercial design flow, subject to its recommendations. Water use would be limited to domestic employee purposes, including washroom and kitchenette facilities. The proposal will not generate industrial process water or industrial wastewater.

Any grading, drainage, stormwater, or servicing works required by the Township, County, or Otonabee Conservation (ORCA) can be addressed through Site Plan Control.

Section 3.6(4) of the COP requires consideration of the adequacy of the existing and proposed road system, site accessibility, and traffic safety; while Section 10.2 provides further direction for development with access to County Roads. The subject property would continue to use the existing main entrance from County Road 21 (Wallace Point Road). The SEA concludes that the existing entrance can accommodate the proposed use and that auxiliary turning lanes are not required based on the anticipated number of trips. Vegetation management is recommended on the north side of the entrance to maintain adequate sightlines. The applicant will satisfy County requirements around entrance permits, sightlines, setbacks, road widening, and any other required upgrades through the Site Plan Agreement. The farm entrances will be retained to provide access to the balance of the property for agricultural uses.

Chapter 4 of the PPS protects natural heritage features and their ecological functions, while Chapter 5 protects public health and safety from natural hazards. COP sections 3.6(2), 4.3.1, 6.3.1, and 6.4.1 provide similar direction for the Natural Core Area, wetlands, floodplain, and associated hazard areas on the subject property. ORCA has confirmed that the proposed development area is outside the identified natural hazards and that no additional natural-hazard or environmental studies were required to support the amendments. The proposed development would remain confined to the existing building envelope and disturbed area, thereby avoiding the wetland, floodplain, and associated regulated areas. Any material change to the building footprint, grading, drainage, site alteration, or defined development area would require further review by the appropriate commenting agencies.

The Subject Property is located within Intake Protection Zone 3 and a Significant Groundwater Recharge Area. Accordingly, the COP policies addressing source water protection, highly vulnerable aquifers and groundwater recharge areas and drinking water threats have been considered. ORCA confirmed during pre-consultation that the Source Protection Plan policies do not apply to the proposal reviewed and that a Restricted Land Use Notice under section 59(2) of the Clean Water Act is not required. The proposal does not include a large sewage system, industrial wastewater, waste disposal, or another activity identified as a significant drinking-water threat. Notwithstanding this conclusion, fuel storage and refueling, spill prevention and containment, drainage, and minimization of new impervious areas would be addressed through the Site Plan Agreement.

COP Section 3.6(5) and 3.9 require that new development be compatible with adjacent and surrounding land uses. The surrounding area contains agricultural operations, rural residential uses, wetlands, and the Stewart Hall settlement area. The proposed 'Contractor's Yard' would be confined to the existing developed area, and the nearest sensitive residential uses are separated by a substantial distance. Township and County staff have confirmed that the proposed use is not considered a Class 1 Industrial Facility for the purposes of the MECP D-6 Guidelines as the use will not include concrete production, manufacturing, aggregate processing, retail sales, waste

disposal, or other operations that would generate significant noise, vibration, dust, odour, or emissions. Site Plan Control would secure landscaping, screening, lighting controls, outdoor-storage limits, dust suppression, drainage measures, and other mitigation measures necessary to maintain compatibility with surrounding residential and agricultural uses. Refer to **Appendix D – MECP D-6 Compatibility Assessment Correspondence**.

Section 3.6(6) requires consideration of the financial effects of the proposal on the Municipality. The proposed 'Contractor's Yard' would use an existing building, existing private servicing, and an existing entrance. The proposal would not require an extension of municipal water or sanitary services and is not expected to create an undue financial burden on the Township or County. Any costs related to entrance improvements, road widening, site works, drainage works, or other development would be borne by the Owner.

Section 3.7 of the COP is primarily intended for larger-scale non-residential development and notes that it may not fully apply to home occupations, home industries, and on-farm diversified uses. Although the proposed 'Contractor's Yard' is not one of these uses, it would use an existing building and previously disturbed area, would be limited to approximately 0.82 hectares, and would not expand into the balance of the agricultural property. The requested OPA and ZBA would prohibit concrete batching or production, aggregate extraction or processing, manufacturing, retail sales, waste disposal or transfer, a commercial repair or body shop, and other industrial processing. Accordingly, while a site-specific amendment is required, the proposed amendments would maintain the overall intent of the COP by limiting the exception, retaining the balance of the property for agricultural purposes, and ensuring mitigation of any adverse impacts through the implementing ZBA and Site Plan Agreement.

With respect to PPS Policy 4.6.2 and Section 3.10.2 of the COP, development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless those resources have been conserved. No further ground disturbance is proposed to implement the requested OPA and ZBA. The proposed addition would be constructed on the existing foundation, and the on-site sewage system required to service the development has already been installed. Accordingly, the proposal would not involve new excavation, grading of undisturbed soils, or extensive site alteration that could affect archaeological resources. An archaeological assessment was not requested during pre-consultation to support the applications. Should additional ground disturbance or significant site alteration be proposed in future, archaeological potential should be identified through the screening criteria and the completion of an archaeological assessment may be required.

Based on the foregoing review, the proposed OPA and ZBA represent appropriate land use planning in accordance with the intent of the PPS and COP. The proposed development would provide a permanent location for an established local business while limiting the non-agricultural use to an existing disturbed area, maintaining the balance of the subject property for agricultural purposes, and addressing servicing, roads, compatibility, natural heritage, natural hazard, and source-water considerations through the identified approvals and mitigation measures.

7.0 Proposed Official Plan Amendment

Purpose and Effect: The purpose and effect of the Official Plan Amenement (OPA) is to amend the County Official Plan to add a site-specific special policy for the lands municipally known as 3588 Wallace Point Road, in the Township of Otonabee South Monaghan. The amendment will permit a 'Contractor's Yard', including the associated building addition and accessory outdoor storage, only within the defined development area shown on Schedule "A" to this amendment. The amendment will not redesignate the subject property or alter the Agricultural designation boundary.

Location: The lands subject to this amendment are approximately 18.67 hectares in area and are municipally known as 3588 Wallace Point Road. The subject property is legally described as Part Lot 18, Concession 15, Otonabee Ward, Township of Otonabee-South Monaghan, County of Peterborough, being Parts 3 and 4 on Plan 45R-5230 and in R633344, except Part 1 on Plan 45R-5230.

Basis: The amendment has been initiated in response to an application to permit a 'Contractor's Yard' and associated outdoor storage on a limited portion of an agricultural property. The lands remain designated Agriculture, subject to applicable Natural Core Area and floodplain overlay policies. The amendment would establish a site-specific policy exception; it would not amend the underlying designation or remove the balance of the property from agricultural or environmental policy protection.

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

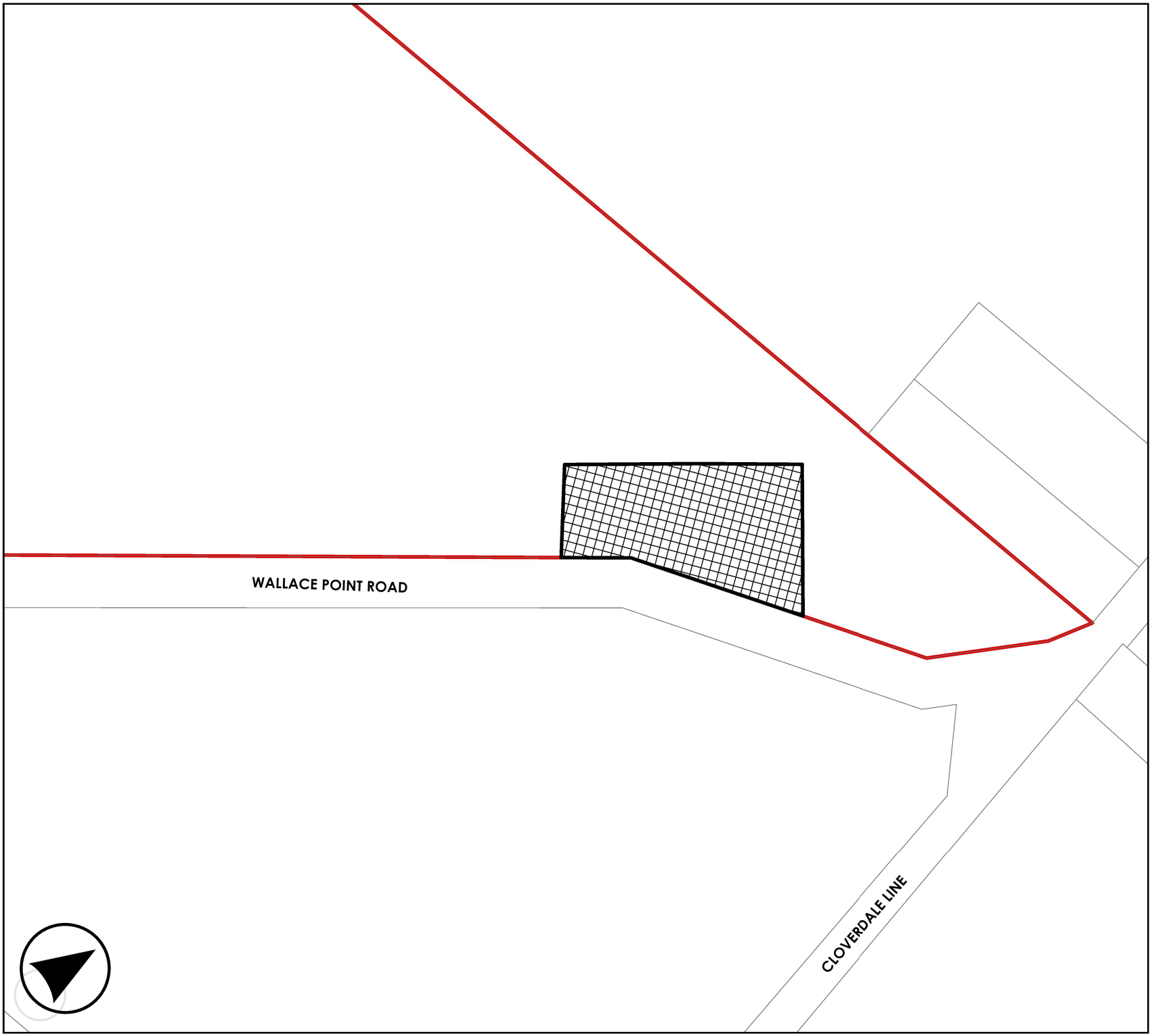
Section 11.5 is hereby amended by adding the following new policy, identified as 11.5.XX – 3588 Wallace Point Road, Part of Lot 18, Concession 15, Otonabee Ward for the Township of Otonabee-South Monaghan, which shall read as follows:

Notwithstanding any other provisions of this plan to the contrary, a 'Contractor's Yard' is permitted on the lands identified by the site-specific symbol and hatching on Schedule "A" to this amendment, within a maximum development area of approximately 0.82 hectares. The 'Contractor's Yard' may include office functions, storage of concrete-forming materials and equipment, loading and unloading, outdoor storage, and incidental maintenance and storage of construction equipment and vehicles. The permitted uses of the underlying Agriculture designation continue to apply.

The 'Contractor's Yard' shall not include concrete batching or production, aggregate extraction or processing, manufacturing, retail sales, waste disposal or transfer, a commercial repair or body shop, or other industrial processing. No expansion of the 'Contractor's Yard' beyond the development area shown on Schedule "A" is permitted without a further amendment to this Plan and any required implementing approvals. Development shall proceed in accordance with the applicable Natural Core Area, natural heritage, natural hazard, source water, County Road, private servicing, and Site Plan Control requirements.

Schedule 'A' – Land Use Plan, Map OSM-3, is hereby amended by adding a site-specific symbol and hatching to the approximately 0.82 hectare development area, with a reference to Section 11.5.XX which reads as follows: 'See Section 11.5.XX'. This amendment shall not alter the Agriculture designation boundary.

Refer to **Figure 6,** the proposed Schedule Amendment to Map OSM-3 of the Peterborough County Official Plan.



PROPOSED OFFICIAL PLAN AMENDEMENT

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN COUNTY OF PETERBOROUGH

FIGURE 6

Legend

- Subject Property
- Lands to be redesignated from 'Agriculture (A)' to a 'Site-Specific Agriculture (A-XX)' designation

Data Sources

Parcel | City of Peterborough GIS Open Data

Meters

0 10 20 40 60 80

NAD1983 UTM ZONE 17N SCALE: 1:2,805

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	9/2/2026
Project Number:	11240-01

WILLS

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

8.0 Proposed Zoning By-law Amendment

Map 3 of Schedule "A" to By-law 2010-65 is hereby amended by changing the zoning of the approximately 0.82 hectare development area identified on Schedule "A" to this amending bylaw, forming part of the lands municipally known as 3588 Wallace Point Road and legally described as Part of Lot 18, Concession 15, Otonabee Ward, Township of Otonabee-South Monaghan, from the Agriculture (A) Zone to the Agriculture Exception XX (A-XX) Zone. The balance of the property retains its existing Agriculture and Environmental Protection zoning, as applicable.

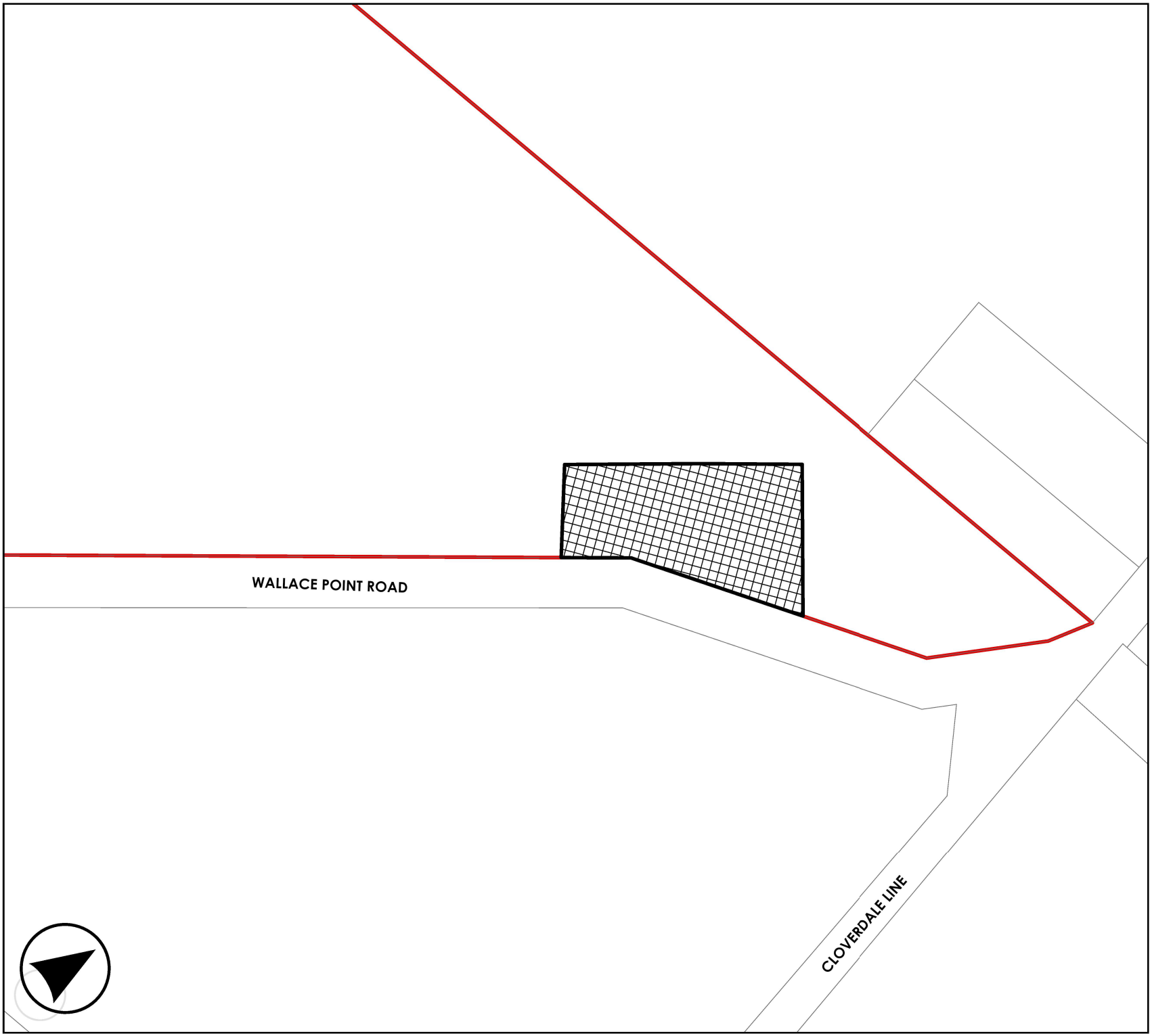
Agricultural Exception XX (A-XX) Zone

Notwithstanding Section 6.1 and any other provision of this By-law to the contrary, the permitted uses in the Agricultural Exception XX (A-XX) Zone are the permitted uses of the Agricultural (A) Zone and one 'Contractor's Yard', including office functions, storage of concrete-forming materials and equipment, loading and unloading, outdoor storage, and general maintenance and storage of construction equipment and vehicles.

The 'Contractor's Yard', including all associated buildings, parking, loading, outdoor storage, and commercial-vehicle circulation, shall be limited to the Agricultural Exception XX (A-XX) Zone shown on Schedule "A" and shall not exceed approximately 0.82 hectares. The 'Contractor's Yard' shall not include concrete batching or production, aggregate extraction or processing, manufacturing, retail sales, waste disposal or transfer, a commercial repair or body shop, or other industrial processing.

Accessory outdoor storage shall be screened and maintained in accordance with the approved Site Plan. Parking, accessible parking, loading spaces, drive aisles, landscaping, fencing, lighting, drainage, stormwater, and fuel-storage measures shall be provided in accordance with the approved Site Plan Agreement and applicable law. No expansion beyond the exception-zone boundary is permitted without a further Zoning By-law Amendment and any required Official Plan Amendment.

Refer to **Figure 7 – Proposed Amendment to By-law 2010-65, Schedule "A" – Map 3**.



PROPOSED SCHEDULE AMENDEMENT TO THE OSM COMPREHENSIVE ZONING BY-LAW SCHEDULE A-MAP 3

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN COUNTY OF PETERBOROUGH

FIGURE 7

Legend

Subject Property

Lands to be rezoned from 'Agriculture (A)' to a 'Site-Specific Agriculture (A-XX)' zone

Data Sources

Parcel | City of Peterborough GIS Open Data

Meters

0 10 20 40 60 80

NAD1983 UTM ZONE 17N SCALE: 1:2,805

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	9/2/2026
Project Number:	11240-01

WILLS

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K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

9.0 Closing

This report has been prepared in support of applications to amend the Peterborough County Official Plan and Township Zoning By-law to permit a site-specific 'Contractor's Yard' for the operation of Wuis Concrete Forming. The requested permissions would apply only to the defined development area on the subject property and would permit the continued operation of an established local concrete-forming business. The balance of the property would remain designated and zoned for agricultural and environmental protection purposes, as applicable.

Based on the background information, supporting studies, pre-consultation comments, and the foregoing review of the applicable policy framework, it is our opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Planning Statement, 2024, conform with the Peterborough County Official Plan, and represents good planning. The proposed amendments are appropriately limited in scope, minimize impacts on the agricultural land base and natural heritage features, and can be implemented through site-specific zoning and Site Plan Agreement provisions.

Respectfully Submitted,

Kate Steele, M.Pl.
Junior Land Use Planner

Amanda Timmermans, B.A. (Hons)
Senior Land Use Planner

KS/AT/jh

Appendix A

Photographic Log

Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	1
Date:	06/24/2026
Direction: East	
Description: Entrance to the subject property	



Number:	2
Date:	06/24/2026
Direction: West	
Description: Entrance to the subject property	



D.M. Wills Associates Limited
150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9
P. 705.742.2297 **F.** 705.748.9944 **E.** wills@dmwills.com

Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan

Number:	3
Date:	06/24/2026
Direction: Northwest	
Description: Existing Agricultural building to be used for the Contractor's Yard	



Number:	4
Date:	06/24/2026
Direction: North	
Description: Proposed addition to the existing Agricultural building	



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Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	5
Date:	06/24/2026
Direction: Southwest	
Description: Parking location for employees and visitors	



Number:	6
Date:	06/24/2026
Direction: Northwest	
Description: Associated storage facility and propane tanks	



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Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	7
Date:	06/24/2026
Direction: South	
Description: Start of Outdoor Storage Area to support the proposed Contractor's Yard	



Number:	8
Date:	06/24/2026
Direction: East	
Description: Additional Outdoor Storage Area to support the proposed Contractor's Yard	



D.M. Wills Associates Limited
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Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	9
Date:	06/24/2026
Direction: South	
Description: Maintained Agricultural land outside of the proposed Contractor's Yard	



Number:	10
Date:	06/24/2026
Direction: North	
Description: Rear of the proposed Contractor's Yard	



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Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	11
Date:	06/24/2026
Direction: East	
Description: Western side of the existing Agricultural Building	



Number:	12
Date:	06/24/2026
Direction: South	
Description: Eastern side of the proposed Contractor's Yard	



D.M. Wills Associates Limited
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Client Name:	**Site Location:**
Wuis Concrete Forming c/o Steve Wuis	3588 Wallace point Road, Township of Otonabee-South Monaghan, County of Peterborough

Number:	13
Date:	06/24/2026
Direction: South	
Description: Existing Septic System	



Number:	14
Date:	06/24/2026
Direction: North	
Description: Maintained Agricultural land outside proposed Contractor's Yard & Drilled Well location	



D.M. Wills Associates Limited
150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9
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Appendix B

Pre-Consultation Record

The Corporation of the

Township of Otonabee-South Monaghan

Wednesday, November 5th, 2025

Hybrid Meeting Via Microsoft Teams and In-person in the Council Chambers

Pre-consultation: Official Plan/Zoning By-law Amendment to add a Special Policy Area/ Policy Exemption within the Agricultural Designation to permit Wuis Concrete Forming Head Office with additional storage space on the subject lands.

Property: 3588 Wallace Point Road
County OP Designation: Rural and Cultural Landscape
Township OP Designation: Agricultural and Environmental Protection
Current Zoning: Agricultural and Environmental Protection

Attendees:

Emily Baker: Township Planner
Arya Hejazi: County Planner
Alex Shcherbin: ORCA
Darryl Tighe: Township Planning Advisor
Pete Hynes: County Roads
Steve Wuis: Property Owner
Michael Fry: Planner with D.G. Biddle & Associates Ltd

Background:

Earlier in 2025, a building permit application came into the Township office to construct an addition onto the existing building. At the time, the Township was under the impression it was an Agricultural Building, due to being told it was and as that was what it was indicated as in the Township's record. Upon, a building inspection it was determined that the building was not being used for Agricultural purpose. As such, a Stop Work Order was issues in order to determine an appropriate path forward to have the Concrete Forming Business as a permitted use.

Scope of the OPA request:

An OPA is required in order to permit a Concrete Forming Business in the Agricultural Designation. The OPA would create a Special Policy Area/ Policy Exemption to permit the Concrete Forming Business on the subject lands.

Technical Requirements:

- Official Plan and Zoning By-law Amendment Applications
- A **Planning Justification Report** will be required in order to support the OPA/ZBA request while providing how the OPA meets all applicable land use planning policies.
    - County Official Plan, Draft New County Official Plan, Township Official Plan (including Section 5.8 and 8.16), Provincial Planning Statement, and Township Comprehensive Zoning By-law
        - Main focus is on Section 4.3.5 of the Provincial Planning Statement, 2024, Non-Agricultural Uses in Prime Agricultural Land
        - Proposed means by which onsite water storage for fire will be provided
- **Land Use Compatibility Assessment Report**
    - Detailed review/ assessment of MECP D6 Compatibility Guidelines
- **Detailed Site Plan**
    - All buildings, Parking, Traffic Movement, Fence, etc.
- **Scoped Agriculture Impact Assessment**
- **Scoped Site Servicing Report**
    - Address well and septic limits/capacity
- **Traffic Impact Assessment**
    - As per the County of Peterborough requirements.

ORCA:

- Please see attached comments

Site Plan Control:

- Subsequent to any approvals of any amendments to the Official Plan and Zoning By-law being granted, the proposal would also be subject to Site Plan Control (SPC).
- County Road Widening
- Upgrades to Entrance
- Stormwater Management (e.g. Letter of opinion or brief)

Additional Comments:

Comments provided by the County Planning Department:

"Based on the information provided at this point in time, it does not appear that an Official Plan Amendment to the County's current in-effect Official Plan is required, seeing as the proposal currently constitutes a policy exception. However, strong justification will be required to support the proposed development, inclusive of particular attention to the policies under Section 4.3.3.2 of the County Official Plan. If the development proposal constitutes the removal of lands from the Agricultural designation under the Township Official Plan, a County Official Plan Amendment would be required. The applicants should be aware that the County is currently undergoing a process to approve a New County Official Plan, which is currently awaiting ministerial approval. Should the New County Official Plan be approved prior to any planning applications being made in support of the proposed development, the policies under the New County Official Plan shall govern. However, there is a $1,100.00 County Official Plan Review fee".

Thank you,

Emily Baker

Emily Baker, Planner
Township of Otonabee-South Monaghan
P.O. Box 70, 20 Third Street
Keene, Ontario K0L 2G0
Telephone Number: (705) 295-6852 ext. 232
Fax Number: (705) 295-6405

Email: planner@osmtownship.ca Telephone: 705.295.6852 Facsimile 705.295.6405
P.O. Box 70 20 Third St Keene, ON K0L 2G0
Visit our website at www.osmtownship.ca or follow us on Twitter @OSMTownship

Appendix C

Minimum Distance Separation Calculation

Wuis Concrete MDS Calculations

General information

Application date
Jun 8, 2026

Municipal file number

Proposed application
Other Type A land use

Applicant contact information
Kate Steele
D.M. Wills Associates Ltd
150 Jameson Drive
City of Peterborough, ON
K9J0B9
705-742-2297
ksteele@dmwills.com

Location of subject lands
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712300

Calculations

Barn 1: 1571 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 14 , Lot 18
Roll number: 150601000702000

Total lot size
45.71 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

Confirm Livestock/Manure Information (Barn 1: 1571 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	NA
Design capacity	0 NU
Potential design capacity	0 NU

Factor A (odour potential)	NA	Factor B (design capacity)	NA
Factor D (manure type)	NA	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	NA
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	NA
Actual distance from manure storage	NA
Anaerobic digester base distance (minimum distance from Anaerobic digester)	200 m (656 ft)
Actual distance from anaerobic digester	NA

Barn 2: 1477 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 14 , Lot 17
Roll number: 150601000701900

Total lot size
40.36 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Confinement	73	24.3 NU	339 m²

Confirm Livestock/Manure Information (Barn 2: 1477 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**M2. Liquid, outside, roof, but with open sides**
Design capacity	**24.3 NU**
Potential design capacity	**48.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**257.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**182 m (597 ft)**
Actual distance from livestock barn	**987 m (3238 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 3: 1477 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 14 , Lot 17
Roll number: 150601000701900

Total lot size
40.36 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	61	20.3 NU	227 m²

Confirm Livestock/Manure Information (Barn 3: 1477 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**M2. Liquid, outside, roof, but with open sides**
Design capacity	**20.3 NU**
Potential design capacity	**40.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**241.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**170 m (558 ft)**
Actual distance from livestock barn	**990 m (3248 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**253 m (830 ft)**
Actual distance from manure storage	**995 m (3264 ft)**

Barn 4: 1520 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 17
Roll number: 150601000712003

Total lot size
57.07 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	405 m²	20.3 NU	405 m²

Confirm Livestock/Manure Information (Barn 4: 1520 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Barn 4: 1520 Cloverdale Line)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**20.3 NU**
Potential design capacity	**40.5 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**241**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**186 m (610 ft)**
Actual distance from livestock barn	**738 m (2421 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 5: 3537 Wallace Point Rd

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712500

Total lot size
2.06 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	147 m²	7.3 NU	147 m²

Confirm Livestock/Manure Information (Barn 5: 3537 Wallace Point Rd)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Barn 5: 3537 Wallace Point Rd)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**7.3 NU**
Potential design capacity	**7.3 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**157.83**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**122 m (400 ft)**
Actual distance from livestock barn	**663 m (2175 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 6: 1564 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712200

Total lot size
16.9 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	79	26.3 NU	294 m²

Confirm Livestock/Manure Information (Barn 6: 1564 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**H1. Liquid, outside, no cover, sloped-sided storage**
Design capacity	**26.3 NU**
Potential design capacity	**52.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**265.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**187 m (614 ft)**
Actual distance from livestock barn	**324 m (1063 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

Preparer contact information

Kate Steele
D.M. Wills Associates Ltd
150 Jameson Drive
City of Peterborough, ON
K9J0B9
705-742-2297
ksteele@dmwills.com

Signature of preparer

Kate Steele , Junior Land Use Planner	**Date (Month-Day-Year)**

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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Appendix D

MECP D-6 Compatibility Assessment Correspondence



I have cc'd Arya in on this email. He can assist with the transition and help with any questions, comments, or concerns.

Thank you,
Emily



Monday October 26, 2026 is Municipal Election Day
www.osmtownship.ca/2026MunicipalElection

Emily Baker | **Planner**

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Email: planner@osmtownship.ca

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From: Emily Baker
Sent: June 22, 2026 12:01 PM
To: 'Amanda Timmermans' <atimmermans@dmwills.com>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Hey Amanda,

I'm in agreeance with you; one is not needed as long as you are able to justify as to why in the PJR.

I thought Arya was going to share my email with you, please see my response below in RED.

So, I have had the chance to look into this some more. I don't believe the type of use they are proposing fits into the Class 1 Industrial Facility.

In a previous email sent from Amanda, she said that "The proposed use includes a contractors/tradesman yard including a small office, shop, washroom, and indoor/outdoor storage space related to the concrete forming business. The outdoor storage would include construction materials (wood planks/sheets, rebar, etc) and their vehicles/equipment (pumper truck, flatbed, trailers, etc). There are 2-4 work trucks that go out each day to job sites, where employees' cars would remain parked at the shop building (approx. 10). All of the operations, with exception of maybe maintenance and construction prep like loading/unloading, would occur off-site at the job construction sites". Basically, it's a work yard that they are proposing, where they store the materials for the Concrete forming business, no actual forming is being done.

Also, in the PRJ Amanda is preparing she can address the Township OP Policy and demonstrate that the proposed use does not meet the intent of the Class 1 Industrial Facility. Just so it is there and mentioned.

Furthermore, I think we can add something into the OPA text along the lines of "Permitted uses on the site will be scoped to prohibit any activity involving the mixing of wet concrete and the production or sale of concrete products."

Additionally, the setbacks from a Class 1 to a sensitive land use is 20 metres, the proposed OPA area is further than 20 metres from any surrounding sensitive land use.

In my opinion I think there is no need for a D-6 Compatibility Assessment or letter based on the intent of the OPA and the proposed use.

My thought was as long as you can explain the intended use of the property and justify why in the PJR, and it would be okay not to have one. Additionally, with the Township adding that text into the OPA as a safety net too that type of use would not even be allowed.

Emily



Monday October 26, 2026 is Municipal Election Day
www.osmtownship.ca/2026MunicipalElection

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From: Amanda Timmermans <atimmermans@dmwills.com>
Sent: June 22, 2026 11:48 AM
To: Emily Baker <planner@osmtownship.ca>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Just closing the loop on this discussion with the County Emily – Arya put it back to the Township for a decision. See my email rationale below why we don't think it's necessary. Let me know if you agree or not so that we can proceed with the applications as soon as possible.

Amanda Timmermans, B.A.H.
Senior Land Use Planner
D.M. Wills Associates Limited
Tel: (705) 742-2297 ext. 237
Cell: (705) 768-4571

PLEASE NOTE: My working hours and your working hours may be different. Please do not feel obligated to reply outside your normal working hours.

From: Hejazi, Arya <ahejazi@ptbocounty.ca>
Sent: June 15, 2026 10:51 AM
To: Amanda Timmermans <atimmermans@dmwills.com>

Cc: Emily Baker <planner@osmtownship.ca>; Holden, Keziah <KHolden@ptbocounty.ca>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Hi Amanda,

Thanks for your patience in me getting back to you on this.

I have consulted both our staff as well as the Township regarding the D-6 Compatibility Study. All in all, because this is an amendment to the Township Official Plan, it is ultimately their application to deem complete. While the County does encourage a very scoped compatibility assessment (even if it's a letter from a qualified professional), it appears the Township has deemed the assessment to **not** be required.

Having said that, we do expect the matter to be reviewed in the planning justification report, with a discussion as to why a study was not required.

Anything else I can assist with on this?

Kind Regards,

Arya Hejazi M.PL., MCIP, RPP
Peterborough County
Planner
Planning, Development and Public Works Department
705-743-0380 x 2405
ahejazi@ptbocounty.ca

From: Amanda Timmermans <atimmermans@dmwills.com>
Sent: May 22, 2026 3:03 PM
To: Hejazi, Arya <ahejazi@ptbocounty.ca>
Cc: Emily Baker <planner@osmtownship.ca>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Thanks for the discussion the other day Arya. I appreciate your recollections of the meeting. I will follow-up with Darryl & Emily and if you could follow-up with Keziah as we discussed that would be great.

We'd like to clarify the uses on the property do not include any 'industrial' manufacturing, processing or production which would necessitate a land use compatibility study (i.e. noise, dust, odour). The proposed use includes a contractors/tradesman yard including a small office, shop, washroom, and indoor/outdoor storage space related to the concrete forming business. The outdoor storage would include construction materials (wood planks/sheets, rebar, etc) and their vehicles/equipment (pumper truck, flatbed, trailers, etc). There are 2-4 work trucks that go out each day to job sites, where employees' cars would remain parked at the shop building (approx. 10). All of the operations, with exception of maybe maintenance and construction prep like loading/unloading, would occur off-site at the job construction sites.

We expect that the use and associated impacts would be more like a commercial use, however, the OSM bylaw only permits contractors/tradesmen yards as of right in the Industrial Zones so staff have labelled it as such. We will outline all of this in our planning justification report, and we can speak to land use compatibility as it relates to the PPS policies. We also intend to recommend some screening

and plantings to help buffer the business activity from the nearby residential uses.

Further, the owners had an Environmental Site Assessment completed as part of the sale/purchase of the property that we can provide to demonstrate the re are no environmental issues or contamination.

Amanda Timmermans, B.A.(Hons)
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From: Amanda Timmermans
Sent: May 21, 2026 12:03 PM
To: Hejazi, Arya <ahejazi@ptbocounty.ca>
Subject: FW: 3588 Wallace Point Road - Zoning Compliance Letter

Hey there! Could we find some time to chat about this precon for Wuis Concrete Forming? I've just picked up the file with Marnie's departure and I saw some emails back and forth but it wasn't clear to me the scope of the D6 Study? I know there are a couple houses ~200 m or so from the existing building, but what is the main concern re: hazard or sensitive receptor from a contractor's yard.

I am at the office today or home office/cell tomorrow.

Amanda Timmermans, B.A.(Hons)
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From: Emily Baker <planner@osmtownship.ca>
Sent: May 21, 2026 11:52 AM
To: Amanda Timmermans <atimmermans@dmwills.com>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Good morning Amanada,

I hope you're doing well.

This requirement came from the County Planner, Arya, it might be beneficial to contact him directy to obtain understanding of the rationale as to why it was requested.

However, it may be appropriate if you were able to focus on offering greater detail in terms of the nature of your clients proposed activity in contrast to the those use typically identified in the Class 1 facilities of the Township Official Plan (Section 3.12 – also defined in the definition)

"Class 1 industrial facility means a place of business for a small-scale, self-contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage"

Thank you,
Emily



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From: Amanda Timmermans <atimmermans@dmwills.com>
Sent: May 20, 2026 3:20 PM
To: Emily Baker <planner@osmtownship.ca>
Subject: RE: 3588 Wallace Point Road - Zoning Compliance Letter

Perfect, thanks Emily.

Can you confirm the concerns necessitating the Land Use Compatibility Study (MECP D6 Guidelines)? Noise/dust/odour?

Sensitive receptors being the existing houses to the north? Since the property is remaining Agricultural, with a small exception/special policy area for the commercial/industrial operation, I just wanted to confirm it is necessary and the required scope.

The owners did have a Phase 1 ESA report completed for the purchase of the property in Dec 2023 that concluded no sources of environmental concern on the site or neighbouring properties. We can submit that with the applications as well if it's helpful.

Amanda Timmermans, B.A.(Hons)
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