

Planning Justification Report

**394 Lily Lake Road, Township of
Selwyn, County of Peterborough**

Official Plan Amendment Application

D.M. Wills Project Number 25-85461



D.M. Wills Associates Limited

Partners in Engineering, Planning and
Environmental Services
Peterborough

April 2026

**Prepared for:
Peterborough Utilities Inc. c/o Paul
Ernsting**



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Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	First Submission	March 10, 2026	Submission for Client Review
2	Second Submission	April 7, 2026	Submission to County

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 Peterborough Utilities Inc. (PUI) c/o Paul Ernsting (Owner) to prepare this Planning Justification Report (PJR) in support of an Official Plan Amendment (OPA) to recognize the existing development of a ground mounted solar farm on the subject property.

1.1 Official Plan Amendment Objectives

The subject property is currently designated 'Rural' in the Township component of the County of Peterborough Official Plan (COP). The designation of the property is proposed to change to 'Prime Agriculture' in the new Draft County of Peterborough Official Plan (NCOP). The current 'Rural' designation permits the use; however, new or re-powered ground mounted solar farms are prohibited on 'Prime Agriculture' for future procurements. To ensure the existing development is in conformity with the NCOP, an Official Plan Amendment (OPA) will introduce a site-specific designation to recognize the existing development in order to renew the existing contract once the NCOP comes into effect. It will be proposed that when the subject property is no longer required for the ground mounted solar farm, that is, if the contracts are not renewed and it is decommissioned. Then the subject property will transition to the intended 'Prime Agriculture' designation as proposed in the NCOP.

1.2 Purpose of Planning Justification Report

The purpose of this report is to outline the nature of the proposed OPA and evaluate the application in the context of provincial and municipal policy including the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP), County of Peterborough New Official Plan, 2023 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-021 (ZBL).

2.0 Property Description

2.1 Property Location

The subject property is located at 394 Lily Lake Road, and legally described as Part Lot 6, Concession 2, Smith as in R386264, except parts 8 & 10, Plan 45R5966, Except Part 1 45R8325; subject to R91220; in the former geographic Township of Smith, now in the Township of Selwyn (Township), County of Peterborough (County), herein referred to as the subject property. The subject property is located west of the City of Peterborough in the rural area of Selwyn Township. The parcel is located in the northwestern quadrant of the intersection of Lily Lake Road and Fife's Bay Road, also referred to as Peterborough County Road 12. Refer to **Figure 1 – Key Map** and **Appendix A – Photographic Log**.







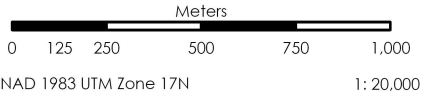
KEY MAP

394 Lily Lake Road,
Township of Selwyn
County of Peterborough


Figure 1

Legend

-  Subject Property
-  Provincially Significant Wetland
-  Watercourse
-  Wetland Boundary



Data Sources	
Created In:	ArcMap 10.7
Drawn By:	KS
Checked By:	AT
Map Date:	3/12/2026
Project Number:	25-85461



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Vantor

2.2 Existing Development

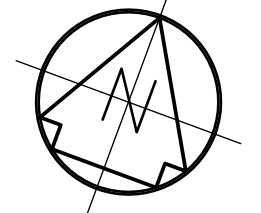
The subject property has a lot-area of approximately 124 hectares (307 acres) and approximately 958 metres (3145 feet) frontage along Lily Lake Road, which grants access to the subject property. Additionally, the property has approximately 1295 metres (4247 feet) along County Road 12 and 300 metres (986 feet) along Hills Road.

The subject property is currently developed with a 10-megawatt solar photovoltaic (PV) generating facility, owned by PUI that has been in operation since 2011, herein referred to as Lily Lake Solar Farm. Lily Lake Solar Farm is the first solar PV project in Ontario at this scale, developed by a municipal corporation. It produces enough energy to supply approximately 1,500 homes using a stable and clean source. Electricity is sold to the Independent Electricity System Operator (IESO) through a 20-year Renewable Energy Standard Offer program (RESOP) Contract. **Refer to Figure 2 - Existing Site Plan.**

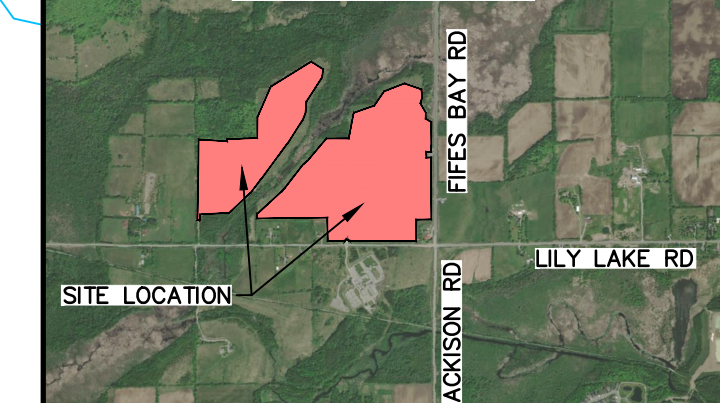
GENERAL SHEET NOTES:

1. PLAN WAS PREPARED USING ONLINE AVAILABLE RESOURCES FOR THE PURPOSE OF THE OFFICIAL PLAN AMENDMENT APPLICATION. SITE FEATURE LOCATIONS ARE NOT A PRODUCT OF A SURVEY, AND SHALL NOT BE RELIED UPON FOR CONSTRUCTION OR DESIGN. ANY USE OR RELIANCE IS UNDERTAKEN ENTIRELY AT THE RECIPIENT'S OWN RISK.

BM1 - 248.070
 No. 010860016: 5 FT. RIB
 WITH B.C. 10 CM BELOW
 GRADE. IN GRASS AREA AT SE
 CORNER OF ACKISON RD AND
 PARKHILL RD.



KEY PLAN

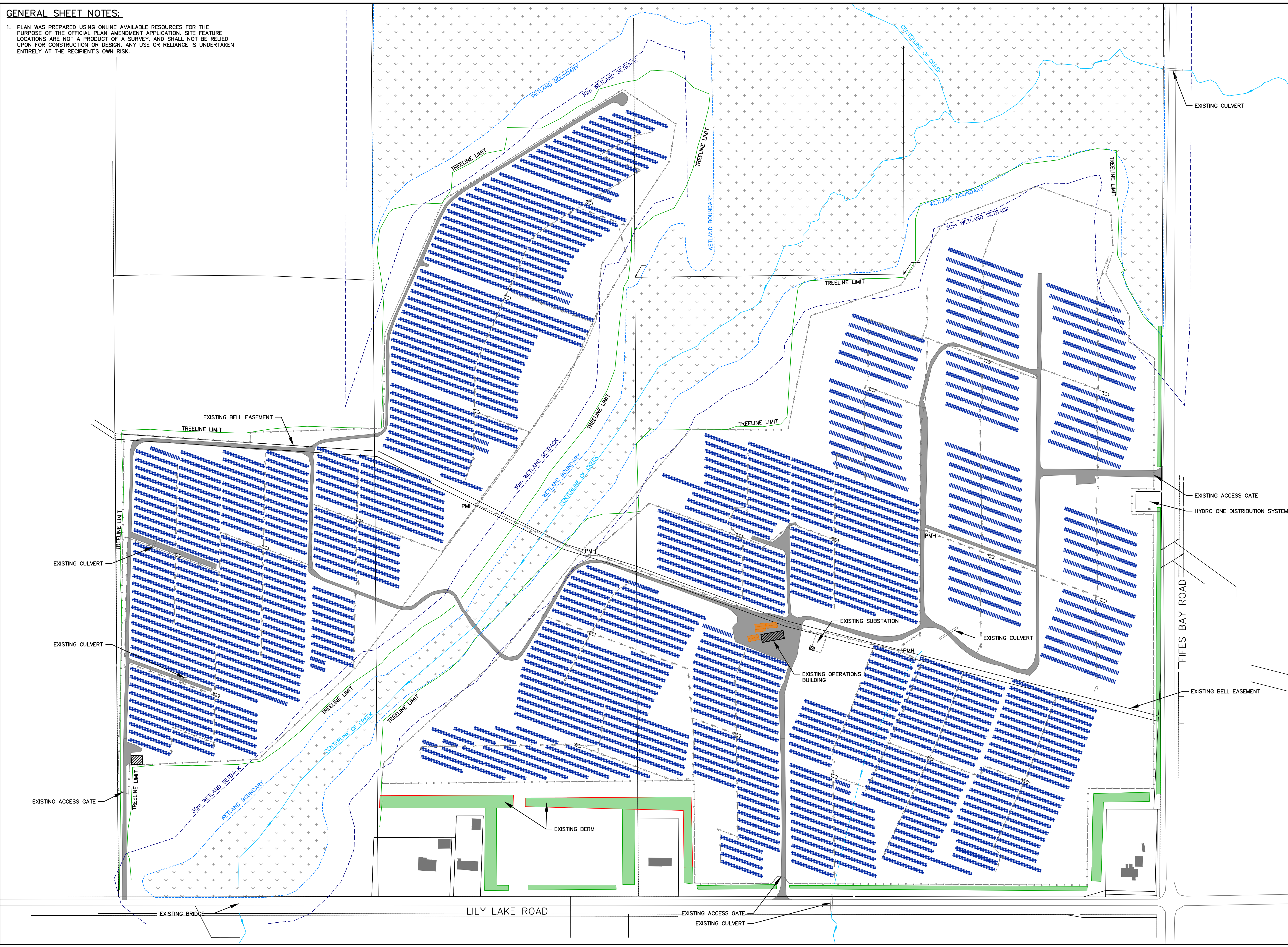


REVISIONS		
No.	Description	Date
2	OFFICIAL PLAN AMENDMENT APPLICATION	03/30/26
1	ISSUED FOR CLIENT REVIEW	02/20/26

METRIC Dimensions are in METRES and/or MILLIMETRES unless otherwise shown
LEGEND TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES

LEGEND:

	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING TREELINE BOUNDARY
	EXISTING SITE FENCE
	EXISTING UNDERGROUND HYDRO CABLE
	EXISTING EPHEMERAL WATERCOURSE
	EXISTING PERMANENT WATERCOURSE
	EXISTING PAD MOUNTED HV COMBINER
	EXISTING CULVERT
	WETLAND BOUNDARY
	30m WETLAND SETBACK
	EXISTING SITE VEGETATION
	EXISTING SITE ACCESS ROAD
	EXISTING BUILDING
	EXISTING SOLAR PANEL
	EXISTING TRANSFORMER
	EXISTING SEACAN
	NEIGHBORING PROPERTY STRUCTURE
	EXISTING BERM



Plotted By: mbaron...
 Plotted On: March 30, 2026
 c:\b56000... private\85400-85499\85461... lily lake solar farm\02 drawings\current drawings\85461 - sp.dwg

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Project Name/Location
LILY LAKE SOLAR FARM
SITE PLAN
 SELWYN TOWNSHIP,
 COUNTY OF PETERBOROUGH

Drawing Title
EXISTING SITE PLAN

Drawn By: MTB	SCALE: Horiz. 1:2000	Vert. N/A
Designed By: ---	Issue Date: March 30, 2026	
Checked By: JR	Project No.: 85461	Sht. No.: 03
Engineer: ---	Dwg File No.: 85461 - SP	

NOT FOR CONSTRUCTION

2.3 Surrounding Land Uses

The surrounding land uses consist of predominantly agricultural and rural uses with several rural residential dwellings located throughout.

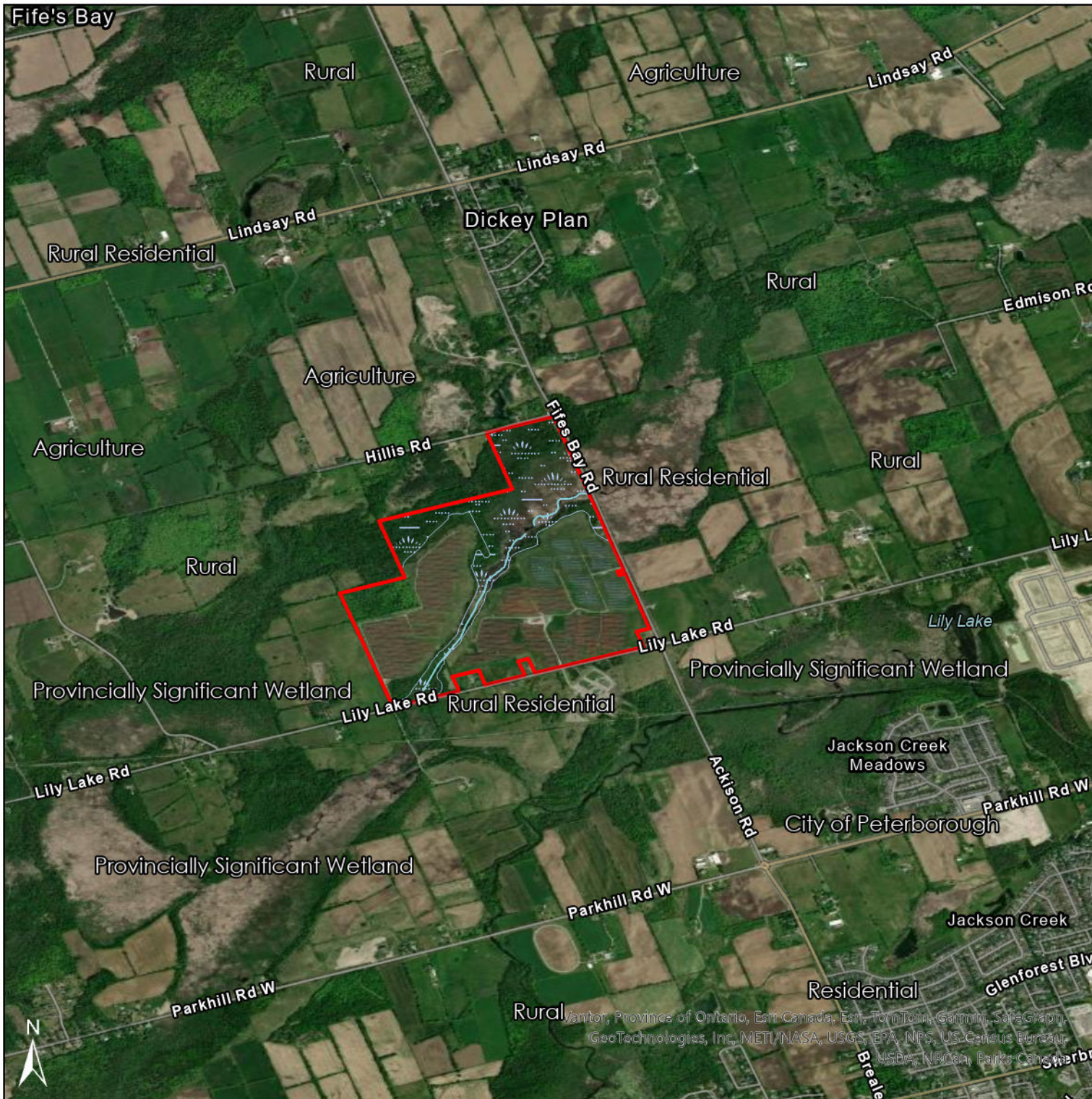
North – Two rural properties developed with single detached dwellings along Hills Road. Continuing north on Fife's Bay Road (County Road 12), there are several mixed residential and industrial properties that support industrial land uses such as H.V Steenburgh & Sons Excavating. There is a large Provincially Significant Wetland (PSW) located along the northern property limit that extends onto the neighbouring properties.

East – A single rural residential property developed with a single detached dwelling is located at the corner of Lily Lake Road and Fife's Bay Road (County Road 12). To the east side of Fife's Bay Road, there are rural properties with a mix of residential, agricultural and other rural land uses including the power transmission lines that connect to the Dobbin Transformer Station south of the subject property.

South – There are residential dwellings abutting the subject property to the south. The Dobbin Transformer Station is located across Lily Lake Road to the south. The balance of the lands to the south consists of rural lands inclusive of woodlands, agricultural operations and Jackson Creek. The Jackson Creek Trail also extends east to west through the property on the south side of Lily Lake Roda with parking areas along Ackison Road to the south.

West – The property to the west is a farm with a residential dwelling and agricultural uses. The balance of the lands to the west contains an abundance of natural heritage features (i.e., woodlands and wetlands) and agricultural fields.

Refer to **Figure 3 – Surrounding Land Uses**.



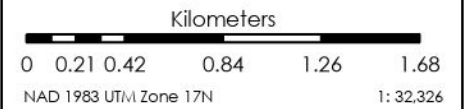
SURROUNDING LAND USES

394 Lily Lake Road,
Township of Selwyn
County of Peterborough

Figure 3

Legend

- Subject Property
- Provincially Significant Wetland
- Watercourse



Data Sources
Township of Selwyn Comprehensive Zoning By-law
2009-021

Created In:	ArcMap 10.7
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2.4 Proposed Development

No new development is proposed as part of this application, rather this amendment is to ensure that when the power purchase agreement (contract) expires and PUI applies for a renewal or extension, the existing and potential future development is permitted as a use in the designation. The contract with the Independent Electricity System Operator (IESO) for the current generating facility expires in 2031. As part of a request to renew and extend their contract with IESO, PUI is required to comply with provincial and municipal planning documents. The existing development meets all current provincial and municipal policy, however, once the new County of Peterborough Official Plan comes into effect, the existing and proposed development will become non-compliant with both provincial and municipal policy.

The IESO received direction in 2024 from the Ministry of Energy (now Energy and Mines) and the Ministry of Agriculture, Food and Rural Affairs (now Agriculture, Food and Agribusiness) to update their procurement policies to restrict siting of renewable energy projects and completely prohibit ground mounted solar farms on prime agricultural land. This directive was intended to ensure that new renewable energy projects do not negatively impact prime agricultural farmland or develop on viable agricultural land for non-agricultural uses. Refer to **Appendix B – Ministerial Directive**.

The new County of Peterborough Official Plan redesignates the subject property as prime agricultural land, which prohibits ground mounted solar farms. Given the IESO program application timelines could be as long as 3 years, it is anticipated the new County Official Plan will be approved and in effect resulting in the site becoming non-compliant with provincial and municipal policies at the time of the renewal application. Therefore, a site-specific Official Plan Amendment is required to recognize the existing development on the subject property and allow the continuance of the existing use.

3.0 Project Background

3.1 County of Peterborough Pre-Consultation Record – OPA

A pre-consultation meeting with the County of Peterborough, Township of Selwyn, and relevant agencies was held February 11, 2025, to review the process of how to bring the existing and proposed redevelopment of the Lily Lake Solar Farm into conformity with the New County Official Plan (NCOP).

Once the NCOP is approved by the province and is in effect, the designation of the subject property will change from 'Rural' to 'Agriculture'. Given the ministerial directive to IESO in 2024, renewable energy projects, specifically ground mounted solar farms, are not permitted in prime agricultural areas. The County and Township considered a site-specific policy that allows for utility uses accessory to the agricultural use, however, it was determined that it would not maintain the intent of the policy since the lands are not being used primarily for agricultural purposes.

The County informed the Client that the Ministry of Municipal Affairs and Housing (MMAH) has not been supportive of mapping changes to the proposed schedules of the NCOP. Therefore, the amendment application will need to wait until after the COP is approved. The County's prime agricultural lands were identified based on the provincial agricultural systems mapping, which do not support the removal of individual properties from the provincial systems. Furthermore, the Provincial Planning Statement (PPS) does not contemplate the removal of lands from Prime Agriculture, save and except for settlement area expansions.

Otonabee Region Conservation Authority (ORCA) indicated that there is a headwater feature on the property that needs to be considered if any future development were proposed. It was noted that the wetlands on the property appear to extend beyond the mapped boundary of the Provincially Significant Wetland (PSW), which would need to be addressed at the time of any new or redevelopment. The Client provided that Cambium Consulting and Engineering completed an Environmental Impact Study (Constraints Study) in September 2023 which examined these features.

Once the NCOP is in effect, the Township indicated they will begin a comprehensive review of their Zoning By-law which is anticipated to rezone the subject property from the site-specific zone to an agricultural zone to conform to the NCOP. The Township determined that the site-specific Rural zoning to recognize the existing use could not be retained given the existing use would cease to exist with the expiry of the contract in 2031. Therefore, they are of the opinion that it could not be considered a legal non-conforming use.

Email correspondence from the County was received after the meeting that proposed a potential solution to maintain the Rural designation to recognize the existing use but once the solar farm operation was to cease to exist, the designation and zone would flip to the Agricultural designation. This would recognize the existing use, while maintaining the intent of provincial policies. The County did not request any specific

technical studies to support the application. See **Appendix C – Record of Pre-Consultation (County)**.

3.2 Correspondence with the County and Township

Wills consulted the Township and County on January 20, 2026, to confirm the submission requirements for the Municipal Support Resolution (MSR) and Official Plan Amendment (OPA). Through this discussion, it was concluded that an MSR was not required at this stage of the project, and only an OPA to recognize the existing use on the subject property would be required. The Township confirmed that if an MSR was applied for without the application of an OPA, the municipality would not be supportive of the development since the use would not be permitted once the NCOP comes into effect, therefore being not in compliance with municipal policy documents.

The County confirmed they would accept the OPA application to then be carried forward into the NCOP via a housekeeping amendment. Given the uncertain timing of the NCOP coming into effect, the County recommended applying for the OPA as soon as possible to secure the site-specific designation. If the NCOP comes into effect, without the site-specific policy in place, although the use would be considered legal non-conforming, the agricultural designation will impede municipal support required for the project contract renewal.

4.0 Policy Framework

The following provincial and municipal land use policy documents contain policies that relate to the proposed OPA and future development of the subject property. The policy documents include the Provincial Planning Statement, 2024 (PPS), County of Peterborough Official Plan, 1994 (COP), County of Peterborough New Official Plan, 2023 (NCOP), and the Township of Selwyn Comprehensive Zoning By-law No. 2009-021 (ZBL).

4.1 Provincial

4.1.1 Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (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.

2.5 Rural Areas in Municipalities

1. *Healthy, integrated and viable areas should be supported by:*
 - a. *Building upon rural character, and leverage rural amenities and assets;*
 - d. *using rural infrastructure and public service facilities efficiently;*
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 the 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:*
 - g. *other rural land uses.*
2. *Development that can be sustained by rural service levels should be promoted.*
4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development of areas where it will minimize constraints on these uses.*

3.1 General Policies for Infrastructure and Public Service Facilities

1. *Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.*

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

3.8 Energy Supply

1. *Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.*

4.1 Natural Heritage

1. *Natural features and areas shall be protected for the long term.*
2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
3. *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
4. *Development and Site Alteration shall not be permitted in:*
 - a. *Significant wetlands in Ecoregions 5E, 6E, and 7E1, and*
5. *Development and site alterations shall not be permitted in:*
 - a. *Significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, 7E1*

Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4.2 Municipal

4.2.1 County of Peterborough Official Plan, 1994

The County of Peterborough Official Plan (COP) sets the land use and planning framework for local official plans and decision making. The COP outlines a long-term

vision for Peterborough's physical form and community character. The subject property is designated 'Rural & Cultural Landscape' and 'Natural Environment'. The local component of the COP designates the subject property as 'Rural' and 'Environmental Constraint' with an 'Provincially Significant Wetlands' overlay. Refer to **Figure 4 – Excerpt from Schedule 'A1' Official Plan**.

4.1 Natural Environment

The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local municipalities. In this regard, the County has identified the following areas to ensure that the appropriate land use and resource management protection policies are applied to them.

Natural Heritage Features

- Wetlands

4.1.1 – Goal

- *to establish an approach which will protect and enhance natural features and ecological systems, conserve natural resources, reduce pollution and protect people and property from environmental hazards*

4.1.2 – Objectives

- *to identify, preserve and enhance natural areas and ecosystems;*
- *to protect natural heritage features and areas from incompatible development*

4.1.3 – Policies

4.1.3.1 – General

Development and site alterations within provincially significant wetlands and in significant portions of the habitat of endangered and threatened species is not permitted.

4.1.3.4 – Natural Heritage Features

- *The diversity of natural features in an area, and the natural connections between them, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing the linkages between and among natural heritage features and areas, surface water features, and ground water features.*
- *Local plans will prohibit development and site alterations within the following types of significant natural heritage features:*
 - *Significant wetlands*
- *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above unless the ecological function of the adjacent lands has been evaluated in accordance with an*

environmental impact assessment as described in Section 4.1.3.1 and it has been determined that there will be no new negative impacts on the natural features or on their ecological functions.

4.3 Rural & Cultural Landscape

The rural and cultural landscape represents all land areas outside of an identified settlement area, that are not:

- *Shoreland areas as described in Section 4.4;*
- *Significant natural heritage features or other natural resources listed in Section 4.1;*
- *Utilized for transportation purposes, physical services and utilities;*
- *Used for recreation and open space purposes.*

4.3.1 – Goal

4.3.2 – Objectives

- *to permit an amount and type of development in the rural area consistent with maintaining its rural and cultural landscape;*
- *to provide for limited rural development and to ensure that such development does not threaten the quality or quantity of ground and surface water;*
- *to preserve prime agricultural soils and protect farms, where possible, from activities and land uses which would limit productivity or efficiency;*

4.3.3 – Policies

Notwithstanding the description of the rural and cultural landscape at the beginning of Section 4.3, the policies of Section 4.3.3 apply wherever relevant throughout the County.

4.3.3.1 – General

- *Local municipalities should encourage and, where appropriate require, through the passage of tree cutting by-laws public and private land owners to maintain the forested appearance of the landscape;*
- *Rural areas will generally be the focus of resource activity, resource based recreational activity and other rural land uses. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas;*
- *Development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure;*

6.0 Local Component – Land Use

6.2.2 Rural

6.2.2.1 – General Principles

The Rural designation applies to areas where Class 4, 5, 6 and 7 and Organic soils under the Canada Land Inventory Soil Capability for Agriculture predominate and areas where previous non-farm development has effectively limited the future of intensive farm activity.

6.2.2.2 – Permitted Uses

The predominant use of land within the Rural designation may include all agricultural uses outlined in Section 6.2.1 of this Plan. Other permitted uses shall include forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife.

6.2.2.3 Rural Policies

a) It shall be a policy of this Plan to discourage the development of non-rural related uses within the Rural designation and to prevent uncontrolled and scattered development. This leads to an unnecessary fragmentation of the land base. Non-rural growth-related uses shall be encouraged to locate within designated growth centres and hamlet areas as identified on the land use schedules.

6.2.15 Environmental Constraint

6.2.15.1 – General Principles

The Environmental Constraint Area designation includes those lands having inherent environmental hazards such as flood or erosion susceptibility, poor drainage, organic soils, instability or any other similar physical characteristic or limitation and includes other non-provincially-significant wetlands which, if developed upon, could result in the deterioration or degradation of the environment and cause property damage or loss of life. Where floodplain mapping is available, it has been used to delineate the boundaries of Environmental Constraint areas that are at risk of flooding within Asphodel-Norwood, Douro-Dummer, North Kawartha and Selwyn.

The Township shall, wherever possible, endeavor to retain those lands designated as Environmental Constraint Areas in their natural state. The use of those lands shall respect the physical constraints and limitations in order to protect life and property, to minimize the alteration of the natural environment and, where appropriate, maintain the hydraulic capacity of the water courses and their related flood plains.

6.2.15.2 – Permitted Uses

The predominant use of land within the Environmental Constraint designation is the preservation and conservation of the natural environment. Uses such as outdoor recreation, forestry, conservation of soil or wildlife and passive agriculture outside of settlement areas shall be permitted where they do not aggravate an existing hazard or adversely affect the natural environment. Public or private parks shall also be permitted provided that they do not aggravate an existing hazard, require major land alteration, or adversely affect the natural environment.

6.2.15.3 – Environmental Constraint Policies

- a. *The erection of buildings and structures or the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited except where buildings or structures are intended for flood or erosion control, landscape stabilization or essential utilities. Those works shall be in accordance with the regulations and the approval of the Otonabee Region Conservation Authority or the Ministry of Natural Resources*
- b. *The boundaries of the Environmental Constraint Areas designation are conceptually delineated. The extent and exact location of the boundaries of the Environmental Constraint Areas shall be delineated in the implementing Zoning By-law in accordance with detailed floodline mapping in consultation with the Otonabee Region Conservation Authority and the Ministry of Natural Resources. In the absence of detailed mapping, the Township shall seek the technical assistance of the Conservation Authority or the Ministry of Natural Resources and shall use the boundaries of the Environmental Constraint Areas designation delineated on the Land Use Schedules as a general guideline in the preparation of the Zoning By-law and in the assessment of development proposals.*

Minor alterations to the boundaries of the Environmental Constraint Areas designation resulting from more detailed mapping, which are implemented in the Zoning By-law, shall not require an amendment to this Plan provided the general intent of the Plan is maintained

6.2.16 Provincially Significant Wetland

6.2.16.1 – General Principles

Wetlands are essential ecosystems and parts of ecosystems. Wetlands are defined as lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs, or fens. Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands.

Wetlands provide continuous, sustainable environmental, economic and social benefits that contribute to the high quality of life in Ontario. Wetland functions include groundwater recharge and discharge, flood damage reduction, shoreline stabilization, sediment trapping, nutrient retention and removal, food chain support, habitat for fish and wildlife and attendant social and economic benefits.

The Provincially Significant Wetland designation applies to all provincially significant wetlands as identified by the Ministry of Natural Resources.

6.2.16.2 – Permitted Uses

Development and site alteration shall not be permitted within Provincially Significant Wetlands. For the purposes of this designation, development shall be defined to include the creation of a new lot, a change in land use, or the construction, erection and placing of a building or structure, requiring approval under the Planning Act. Development does not include works subject to the Drainage Act or activities that create or maintain infrastructure authorized under an environmental assessment process. Site alteration means activities such as site grading, excavation, removal of topsoil or peat and the placing or dumping of fill that would change the landform and natural vegetative characteristics of a site.

On lands adjacent to a Provincially Significant Wetland (within 120 metres) the uses permitted shall include all uses permitted within a wetland and established agricultural activities as defined in the Provincial Policy Statement. The introduction of any other uses or forms of development or site alteration shall require the completion of an Environmental Impact Assessment as described in Section 6.2.16.3.

6.2.16.3 – Provincially Significant Wetland Policies

- a) No development or site alteration as defined in this designation shall be permitted within a Provincially Significant Wetland.
- b) The boundaries of the Provincially Significant Wetlands as shown on Schedule "A" are approximate only and shall be used as general guidelines in the review of development proposals and in the preparation of the Zoning By-law. The Township shall rely upon the Ministry of Natural Resources to determine the exact boundaries at the time of a development application.
- c) Minor alterations to the boundaries of Provincially Significant Wetland areas resulting from more detailed mapping, which are implemented in the Zoning Bylaw, shall not require an amendment to this Plan provided that the general intent of the Plan is maintained.
- d) If any development or site alteration is to be considered on lands adjacent to a Provincially Significant Wetland (within 120 metres), an Environmental Impact Assessment shall be required to evaluate the ecological function of the adjacent lands and to determine if there will be negative impact on the wetland or its ecological functions, and recommend measures to mitigate such impacts.
- g) The proponent of a development or site alteration shall carry out a site specific Environmental Impact Assessment for a development which is adjacent to

(within 120 metres of) a Provincially Significant Wetland. The purpose of a site specific Environmental Impact Assessment is to show that provisions for development or site alteration may be met without negatively impacting the wetland.

- i) In the implementing Zoning By-law, existing uses, buildings and structures together with an amount of land sufficient for the siting of those uses at their present location, shall be recognized as conforming uses despite their subsequent designation as Provincially Significant Wetland. An Environmental Impact Assessment shall be required to address Section 6.2.16.3 f) prior to any expansion of those uses, buildings and structures.*

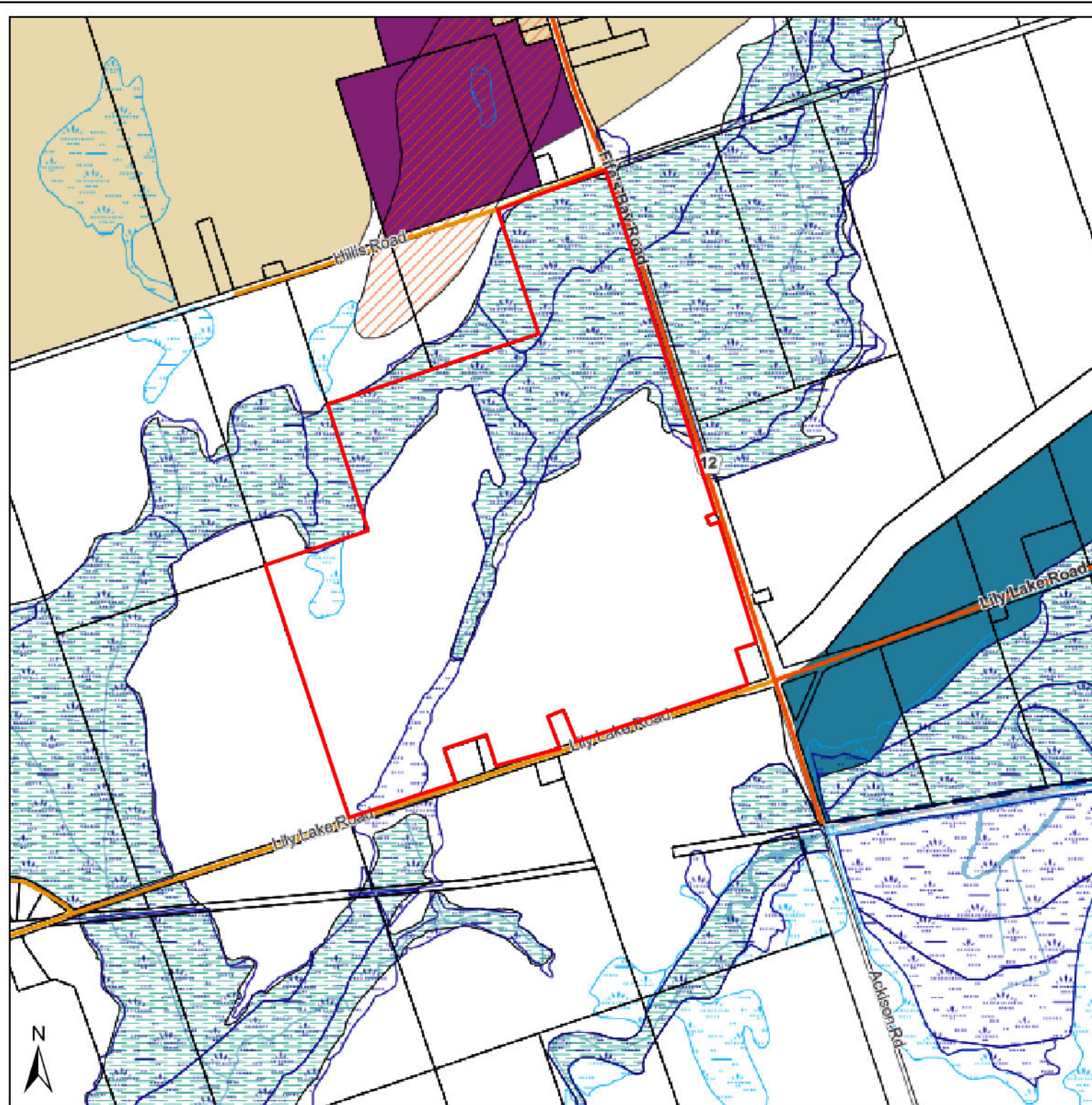
7.23 Electric Power Facilities

7.23.1 The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. Electric power facilities shall be permitted in all land use designations without a Plan amendment provided that the planning of those facilities is carried out having regard to the policies of this Plan. The Township shall be consulted regarding the location of any new electric power facilities.

EXCERPT FROM SCHEDULE 'A1' OFFICIAL PLAN

394 Lily Lake Road,
Township of Selwyn
County of Peterborough

Figure 4



Legend

- Subject Property
- Rural
- Environmental Constraint Area
- Provincially Significant Wetland
- Unevaluated Wetlands
- Prime Agriculture
- Aggregate Resources Area
- Urban Fringe Area
- County Roads
- Township Roads

Data Sources
County of Peterborough GIS
County of Peterborough Official Plan, 1994

Created In:	ArcMap 10.7
Drawn By:	KS
Checked By:	AT
Map Date:	2/02/26
Project Number:	25-85461



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4.2.2 County of Peterborough New Official Plan, 2023

The County of Peterborough New Official Plan (NCOP) was adopted by Council in 2022 and is pending approval from the Ministry of Municipal Affairs and Housing (MMAH) prior to coming into effect. The Plan sets out the County's land use and planning framework vision and direction for growth and development to the year 2051. Even though the NCOP is not currently in effect, since it has been adopted by County Council, consideration of these policies is given to ensure there is alignment and conformity with the future objectives of the County.

The subject property is designated as 'Agriculture' and 'Natural Core Areas' with a 'Floodplain Overlay' in Schedule 'A' Map 'SEL-1' of the NCOP. Refer to **Figure 5 – Excerpt from Map SEL -1 of the New County Official Plan.**

4.1 Countryside Designations

The following land use designations are found in countryside areas located outside of the village of Bridgenorth and the serviced settlement areas of Lakefield, Norwood, and Havelock.

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.

Any refinements to the mapping of the Agriculture designation can only occur for expansions of existing settlement areas or identification of new settlement areas.

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 Peterborough Public Health, 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.

4.3.1 Natural Core Areas

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.

4.3.1.1 Permitted Uses

Permitted uses in the Natural Core Area designation shall include fish, wildlife, and forest management, conservation projects and flood or erosion control projects, agricultural uses, and accessory uses, infrastructure uses, mineral aggregate operations, wayside pits and quarries, low intensity recreational uses, and legally existing uses on existing lots of record.

New development in accordance with the abutting land use designation may be permitted in accordance with the policies of this Plan.

4.3.1.2 New Development

Development and site alteration, including the creation of new lots, within provincially significant wetlands is not permitted.

- a) Any development proposed within 120 metres of the wetland will require an Environmental Impact Study and must meet the criteria in Section 6.3.1.*
- a) 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 Natural Heritage Features & Natural Hazards

The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local Municipalities.

The policies of this section are designed to protect and enhance the natural heritage systems found across the County, as well as manage natural hazards which may represent a risk to health and/or safety or may pose constraints to development. Such hazards may include flood susceptibility, erosion hazards involving loss of land due to human or natural processes, steep slopes, unstable soils, unstable bedrock, and wildland fire hazards.

6.1 Objectives

This section is intended:

- *To identify, preserve and enhance natural areas and ecosystems;*
- *To protect natural heritage features and areas from incompatible development;*
- *To protect, improve or restore the quality and quantity of ground water and surface water features and their hydrologic functions;*
- *To direct development away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards;*
- *To encourage local Municipalities within the same watershed to participate, coordinate and carry out similar environmental management initiatives and practices to promote conservation, protection, sustainability and enhancement of natural systems, features and resources; and*
- *To recognize linkages between and among natural heritage features.*

6.3 Natural Heritage

Within the County of Peterborough, natural heritage features may include significant wetlands, fish habitat, significant woodlands, habitat of endangered species and threatened species, significant wildlife habitat, significant valleylands and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Sand barrens, savannah, tallgrass prairies, and alvars are also key natural heritage features protected by provincial legislation. None of these features are currently mapped within the County but should they be identified, the policies of the Provincial Planning Statement will apply to development within and adjacent to these features.

The policies of this section are intended to provide direction for development within and adjacent to these natural heritage features. Exceptions to these policies are provided throughout this Plan for mineral aggregate operations, wayside pits and quarries, and expansions to existing buildings or structures including those used for agricultural uses, agriculture-related uses and on-farm diversified uses. In the case of a conflict between the exceptions provided in this Plan, and those of the Provincial Planning Statement, the policies of the applicable Provincial plan shall prevail.

6.3.1 Wetlands

Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes, which no longer exhibit wetland characteristics, are not considered to be wetlands for the purpose of this Plan.

Where provincially and locally significant wetlands have gone through an evaluation process and boundaries delineated, non-evaluated wetlands may not be mapped as accurately.

Development and site alteration shall not be permitted in provincially or locally significant wetlands. Any development proposed within 120 metres of a provincially or locally 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 a may be appropriate.

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

6.4 Natural Hazards

Natural hazards refer to naturally occurring processes that have potential to render lands unsafe for development. The policies of this section are intended direct development away from areas of natural hazards where there is an unacceptable risk to public health or safety, or of property damage and not create new or aggravate existing hazards.

6.4.1 Flooding and Erosion

Flooding and Erosion hazards pose significant risks across the County. Known hazards have been identified on Schedules to this Plan. In the interest of public health and safety, should new information become available that identifies additional hazardous lands or flood plains not identified on current schedules, the policies of this section remain applicable.

- 1) *Development shall generally be directed to areas outside of:*
 - a. *Hazardous lands adjacent to shorelines of large inland lakes which are impacted by flooding hazards, erosions hazards and/or dynamic beach hazards.*

10.3 Infrastructure

Access to utilities such as water, sewers, natural gas, and hydro is crucial to the health and financial wellbeing of our residents and businesses. The movement of data and information within and beyond the County is another important consideration for the future of the County and its local Municipalities.

In planning for the development, optimization, or expansion of existing and planned infrastructure corridors and supporting facilities, the Province, other public agencies and upper-tier Municipalities will, where applicable, demonstrate through an environmental assessment, that any impacts on natural heritage features in the Natural Heritage System, have been avoided or, if avoidance is not possible, minimized and to the extent feasible mitigated.

10.3.4 Utilities

Utilities include but is not limited to facilities and corridors for the transmission and distribution of water, oil, natural gas, hydro/electricity, telephone/cable and broadband/fibre.

- 1) *The location of new utility facilities and/or corridors is generally permitted within any land use designation provided:*
 - *Proposed utilities development satisfies the policies for infrastructure development within the Natural Heritage System;*
 - *Such facilities do not adversely impact any adjacent use;*
 - *New utility corridors are located adjacent to existing utility and/or transportation corridors, wherever possible;*
 - *New electrical generating stations proposed by private corporations shall only be permitted by amendment to this Plan and shall be subject to all applicable provincial approvals unless such uses are exempt from Planning Act approvals through the provisions of the Environmental Assessment Act.*

5) Large-scale renewable energy projects and alternative energy systems, which includes energy generation, supply and storage facilities, shall be permitted throughout the County in accordance with Provincial and Federal requirements to accommodate current and projected needs. Such uses are generally permitted in any land use designation with the exception of the Agriculture, Employment, Rural Employment, and Natural Core designations, must not be located within a flood plain or on other hazardous lands, and must avoid negative impacts on adjacent land uses. Proponents of large-scale renewable energy projects are encouraged to attempt the highest levels of cooperation, consideration and communication with the County, local municipalities, host property owners, and the local community during all phases of project development and operation. All such uses may be regulated through the local Municipal Zoning By-law and site plan control and must be designed in accordance with all applicable federal and provincial legislation, regulations and licensing requirements.

6) Local Municipalities are encouraged to enter into agreements with renewable energy proponents to address emergency response, dispute resolution, use and alterations to municipal drains, community benefit funds or securities for the provision of same, and after-project site decommissioning and rehabilitation.

Definitions:

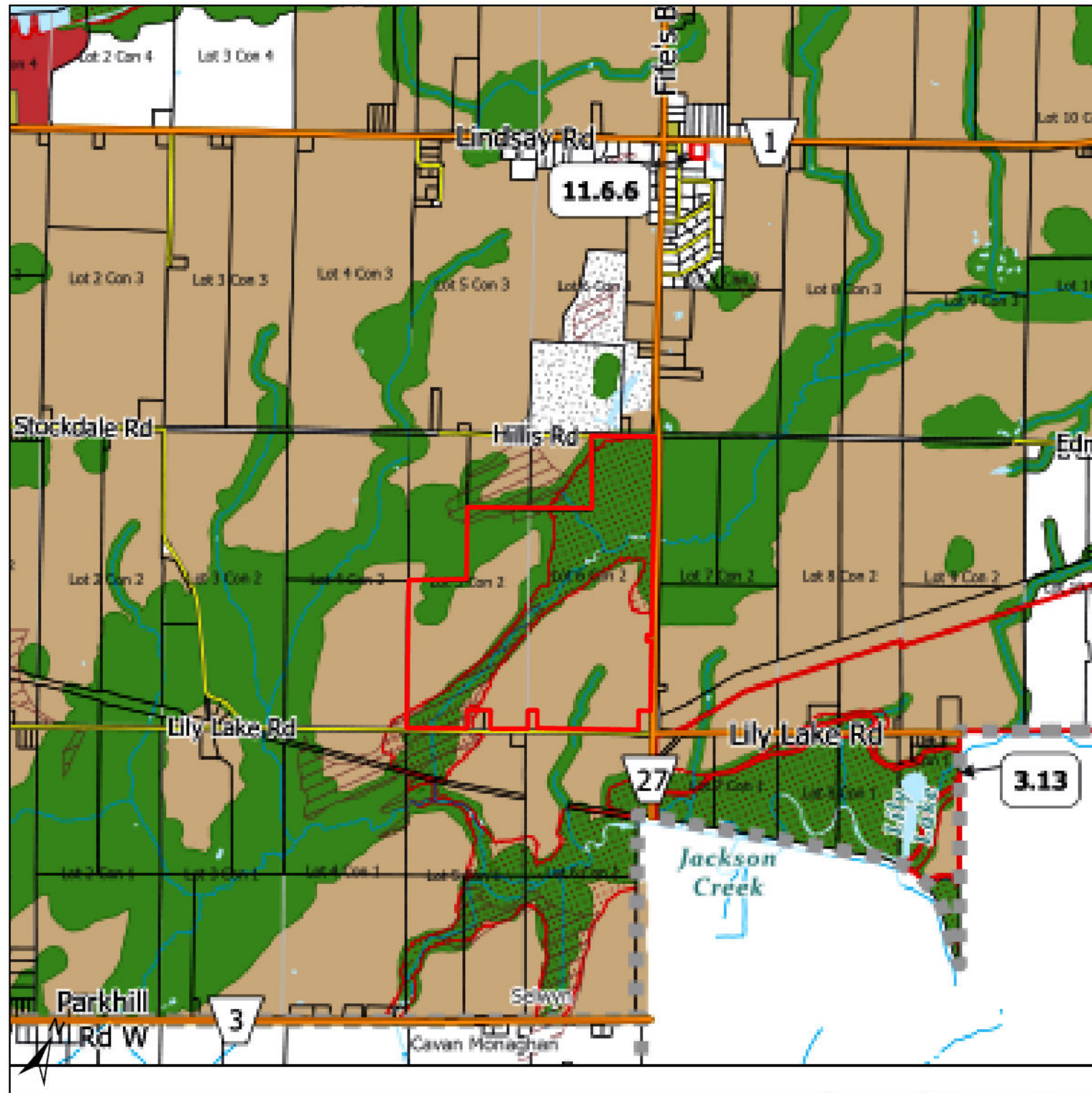
Renewable Energy Source – an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable Energy System – a system that generates electricity, heat and/or cooling from a renewable energy source.

**EXCERPT FROM MAP SEL-1 of the
NEW COUNTY OFFICIAL PLAN**

394 Lily Lake Road,
Township of Selwyn, County of
Peterborough

Figure 5



Legend

- Subject Property
- Agriculture
- Natural Core Area
- Floodplain Overlay
- Extractive Industrial
- Aggregate Resource Overlay
- Rural
- Trailer Park
- Boundary of the City of Peterborough
- Watercourse
- County Roads
- Township Roads

Data Sources

County of Peterborough New Official Plan Schedule 'SEL-1'

Created In: ArcMap 10.7

Drawn By: KS

Checked By: AT

Map Date: 4/02/26

Project Number: 25-85461



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4.2.3 Township of Selwyn Comprehensive Zoning By-law No. 2009-021

The subject property is zoned 'Rural (RU)' and 'Rural Exception 472 Zone (Holding) (RU-472 h)' on Schedule 'A' Map '2' to the ZBL.

Refer to **Figure 6 – Excerpt from Schedule 'A' Map '2' of the Selwyn Zoning By-law No. 2009-021.**

The applicable zoning regulations are included below;

3.0 General Provisions

3.40 Renewable Energy Systems

Renewable energy systems include facilities which are designed to produce electrical power from an energy source that is renewed by natural processes including, but not limited to wind, water, biomass, resource or product, or solar and geothermal energy. These facilities may be used for domestic or commercial purposes.

Notwithstanding any other provision of this By-law, no building permit shall be issued for any renewable energy system or facility unless the building permit application is accompanied by approval in writing from the appropriate responsible authority for the proposed renewable energy facility, and provided that the application meets all requirements and provisions of the zone within which the facility is proposed.

D) Commercial Solar Energy Farm

Establishment of commercial solar energy farms may be permitted to locate within the Rural (RU), Rural Industrial (M1), and General Industrial (M2) zones, provided that the solar panels installation has been designed in accordance with federal and provincial legislation, regulations, marketing and licensing requirements.

Notwithstanding the foregoing, all commercial solar energy farm developments shall be subject to Site Plan Control.

4.0 Zones & Zone Regulations

4.3 Holding Zones

Where any zone symbol as shown on the attached schedules is followed by the symbol 'h', this signifies that no person shall use any land, erect, alter, enlarge, use or maintain any building or structure until such time as the holding symbol has been removed by the municipality in accordance with the provisions of the Planning Act. Upon removal of the holding symbol the permitted use of the subject property and the erection of any buildings or structures thereon shall be undertaken in accordance with the provisions of the underlying zoning category.

All special provisions of Section 4 "Zones and Zone Regulations" shall apply, where applicable to any land, lot, building, structure, or use within zones subject to the aforementioned "Holding" criteria.

4.5 Multiple Zones

- a) Where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate lot as defined herein and shall be used in accordance with the provisions of this By-law, which are applicable to the zone in which such portion of the said lot is located.

4.8 Rural (RU) Zone

4.8.1.2 Non-Residential Uses

- u) Public uses or utility in accordance with the provisions of Section 3.39 of this By-law.

Rural Exception 472 (RU-472) Zone

394 Lily Lake Road (Smith Ward) (020.001.19200)

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, within the RU-472 Zone, the uses permitted shall be limited to the following:

- A) Agricultural uses, buildings and structures accessory thereto
- B) One single detached dwelling and uses, buildings, and structures accessory thereto
- C) A solar energy farm

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

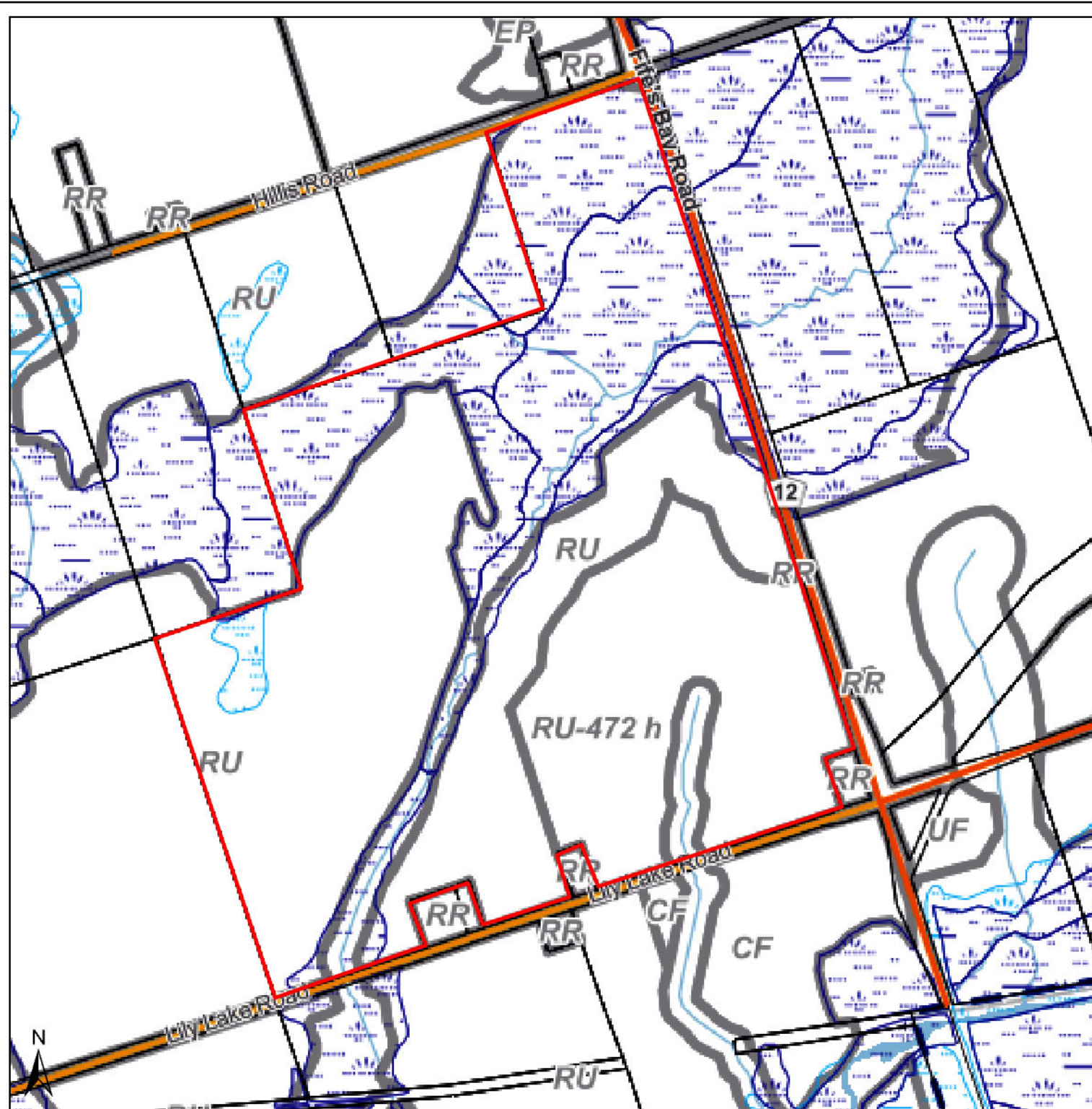
Table 1 – Zone Regulations

REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (ha)	20	124 hectares (307 acres)	124 hectares (307 acres)	N/A
MIN. LOT FRONTAGE (m)				
LILY LAKE ROAD:	200	958	958	N/A
FIFE'S BAY ROAD:	200	1,295	1,295	N/A
HILLIS ROAD	200	300	300	N/A

**EXCERPT FROM SCHEDULE 'A'
MAP 2 of the SELWYN ZONING
BY-LAW No. 2009-021**

394 Lily Lake Road,
Township of Selwyn, County of
Peterborough

Figure 6



Legend

- Subject Property
- Provincially Significant Wetland
- Unevaluated Wetlands
- County Roads
- Township Roads
- Watercourse

RU-472 h - Rural Exception 472 Zone (Holding)
 RU - Rural
 RR - Rural Residential
 EP - Environmental Protection
 CF - Community Facility

Data Sources
 Township of Selwyn Comprehensive Zoning By-law
 2009-021
 County of Peterborough GIS

Created In:	ArcMap 10.7
Drawn By:	KS
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5.0 Planning Rationale

The following provides an analysis of the applicable provincial and municipal policy documents in the context of the proposed OPA to support the existing solar farm within a rural area.

The contract between PUI and IESO for the operation of the Lily Lake Solar Farm expires in 2031; therefore, PUI must apply for an extension or renewal to their agreement to continue to operate the solar farm. In order to apply for municipal support resolution in support of either option, the development must comply with provincial and municipal planning policies. The existing development complies with all relevant policies; however, once the New County of Peterborough Official Plan (NCOP) comes into effect, the designation of the subject property will be changed to 'Prime Agriculture' designation.

The IESO received direction in 2024 from the Ministry of Energy and Ministry of Agriculture, Food, and Rural Affairs, to update their procurement policies to restrict ground mounted solar farms on prime agricultural land. The intent of this direction is to ensure that new renewable energy projects do not negatively impact prime agricultural farmland or develop on viable agricultural land for non-agricultural uses. Therefore, the Lily Lake Solar Farm would not be eligible for renewal or refurbishment if the NCOP is approved.

Through discussions with the County and Township regarding an approach to maintain the intent of the Ministerial Directive, PPS, and local policy documents, it was concluded that removing the subject property completely from the prime agricultural designation would not be permitted. However, a site-specific Official Plan Amendment to recognize the existing development on the subject property and provide a provision indicating the lands would transition from the site-specific Rural policy to 'Prime Agriculture' once the solar farm use ceases could be supportable.

The subject property is located within the rural area of the Township which encourages development built upon the existing rural character, leveraging rural amenities and promoting the diversification of the economic base and employment opportunities. The amendment proposes to recognize the existing solar farm in the rural area to ensure when the new County of Peterborough Official Plan comes into effect, the solar farm remains a permitted use until the lands are no longer required.

As outlined in the PPS, planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas; therefore, the removal of the subject property from the agricultural designation would conflict with the PPS. The PPS also outlines that planning authorities should provide opportunities for development of energy supply including electricity generation facility to accommodate current and projected needs. The proposed application does not permanently remove any agricultural land from production or the overall agricultural system and aligns with the objective of creating energy supply opportunities. Furthermore, the Lily Lake Solar Farm is an existing development, strategically located

adjacent to existing 44kV circuits across the Dobbin Transformer Station and benefits from the local infrastructure. Maintaining this existing solar farm outweighs the benefit of moving it to another location for the subject property to support traditional farming practices.

Furthermore, the subject property is still utilized as pastureland for a local farmer from May to October. The existing development and any new solar farm development is not subject to the Minimum Distance Separation (MDS) formulae since the MDS guidelines defines renewable energy projects as 'infrastructure' which is not subject to the MDS criteria. Although the subject property does not maintain a primary agricultural use, it supports ancillary agricultural uses that benefit both the solar farm and local farming industry and does not inhibit any of the neighbouring agricultural operations.

A Provincially Significant Wetland (PSW) is identified on the subject property; however, since no new development or expansion is proposed as part of this application, no adverse impacts are anticipated to occur. An Environmental Impact Study (EIS) was conducted in 2023 by Cambium Engineering and Consulting delineating the wetland boundary and any further mitigation measures that may need to be implemented.

The COP permits electric power facilities in all land use designations as long as it has regard for its policies. The COP directs electric power facilities to be developed in an orderly manner to facilitate the efficient and reliable provision of adequate electric power. The solar farm is located in a rural area and directly north of the Dobbin Transfer station, resulting in efficient and effective land use compatibility. The Rural designation is meant to preserve agricultural lands and uses; however, a large solar farm is not suitable for any settlement or environmental designation, therefore the rural designation is the most appropriate. The rural designation does not provide any specific regulations for renewable energy or electric power facilities.

The NCOP completely prohibits large-scale renewable energy projects in the agricultural designation. By maintaining the Rural designation through a site-specific amendment, no renewable energy projects are being proposed on the prime agricultural land. The existing use of the subject property will be maintained by the site-specific designation, and the agricultural policies and objectives will be fulfilled once the solar farm ceases to exist and is completely decommissioned.

The subject property is zoned 'Rural (RU)' and 'Rural Exception 472-h Zone RU-472 h)' which permits the existing development of the solar energy farm, agricultural uses and one single detached dwelling and uses, buildings, and structures accessory thereto. The existing development was constructed at a time when renewable energy projects were not subject to land use planning policies. Therefore, no site plan control (SPC) was required, and the Holding (h) provision still remains on the zoning classification. Going forward, any new or redevelopment of renewable energy projects are required to meet site plan control and enter into a site plan agreement (SPA) with the Township. The ZBL provides direction that the renewable energy project must comply with all Federal and Provincial licensing requirements and regulations, however, does not provide any specific criteria the solar farm must meet.

Prior to applying for the IESO re-powering (Long-Term Program) process, a Municipal Support Resolution (MSR) from the Township confirming the property is in compliance with provincial and municipal policy is required. The proponent will be required to enter into a site plan agreement with the Township in order to remove the holding provision through a minor zoning amendment process.

Overall, the site-specific OPA meets the intent and does not conflict with any provincial and local policies. The OPA will recognize the existing use under the Rural designation and will provide a provision outlining the transition to the Agricultural designation once the operation ceases to exist. Therefore, the proposed OPA conforms to the intent of the COP and NCOP. Once the holding provision is removed, the existing zoning will continue to permit the ground mounted solar farm and regulate any future expansion. It is anticipated the proponent will apply for the hold removal and site plan approval once the contract is confirmed with the IESO.

6.0 Proposed Official Plan Amendment

Purpose and Effect: The purpose and effect of this Amendment is to amend the local component of the County of Peterborough Official Plan to add a special policy area for the property municipally known as 394 Lily Lake Road, in the Township of Selwyn. The effect of this change would be to recognize the existing use non-agricultural use as a solar farm and to temporarily permit its continued use until such time that it is no longer required, the operation ceases and is decommissioned.

Location: The subject property has a lot area of approximately 124 ha and is located at 394 Lily Lake Road, in the Township of Selwyn, and is legally described as Part Lot 6, Concession 2, Smith as in R386264, except parts 8 & 10, Plan 45R5966, Except Part 1 45R8325; subject to R91220; in the former geographic Township of Smith, now in the Township of Selwyn, County of Peterborough.

Basis: The solar farm use is currently permitted on the existing 'Rural Lands'. The new County of Peterborough Official Plan proposes to redesignate the subject property to 'Prime Agriculture'. Solar farms would only be permitted on Prime Agricultural lands as an on-farm diversified use, whereas the existing solar farm exceeds the size criteria as it takes up the entire property. The proposed amendment will recognize the existing use and scale of the solar farm and permit its continued use until such time that it is no longer required when it will be returned to an agricultural use. Peterborough Utilities Inc. is required by contract to decommission the site once it is long longer required or approved for a renewed contract. The site-specific policy would allow contract renewal and redevelopment of the site to improve technology or make operational adjustments as required. The policy is intended to be carried forward administratively to the new County Official Plan.

Details of the Amendment: The County of Peterborough Official Plan and hereby amend Schedule A by redesignating the subject property from 'Rural' as illustrated on Schedule A to a Site Specific-Rural designation and will include the following provisions:

6.2.2.11 – Site Specific Special Policy Area

a) Township of Selwyn

XX) Lily Lake Solar Farm

Notwithstanding the provisions of Section 6.2.2.2, on those lands located at Part 6, Concession 2, former geographic township of Smith, as identified by roll number 1516-020-001-19200, a solar farm is a permitted use.

Special Provisions:

- When the solar farm use ceases, the subject property will be designated 'Prime Agriculture' going forward.

Implementation: The provisions set forth in the Township of Selwyn local component of the County of Peterborough Official Plan, as amended, regarding the implementation of the Plan shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the Township of Selwyn local component of the County of Peterborough Official Plan, as amended regarding the interpretation of the Plan shall apply in regard to this Amendment.

Refer to Figure 7 – Proposed Schedule Amendment to the Township of Selwyn local component of the County of Peterborough Official Plan.

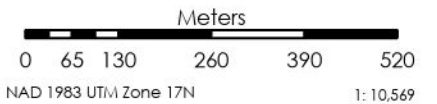
OFFICIAL PLAN AMENDMENT TO SCHEDULE 'A1' OFFICIAL PLAN

394 Lily Lake Road,
Township of Selwyn
County of Peterborough

Figure 7


Legend

-  Subject Property
-  Lands to be redesignated from the 'Rural Designation' to a 'Site Specific Rural Designation'
-  Provincially Significant Wetland
-  Watercourse



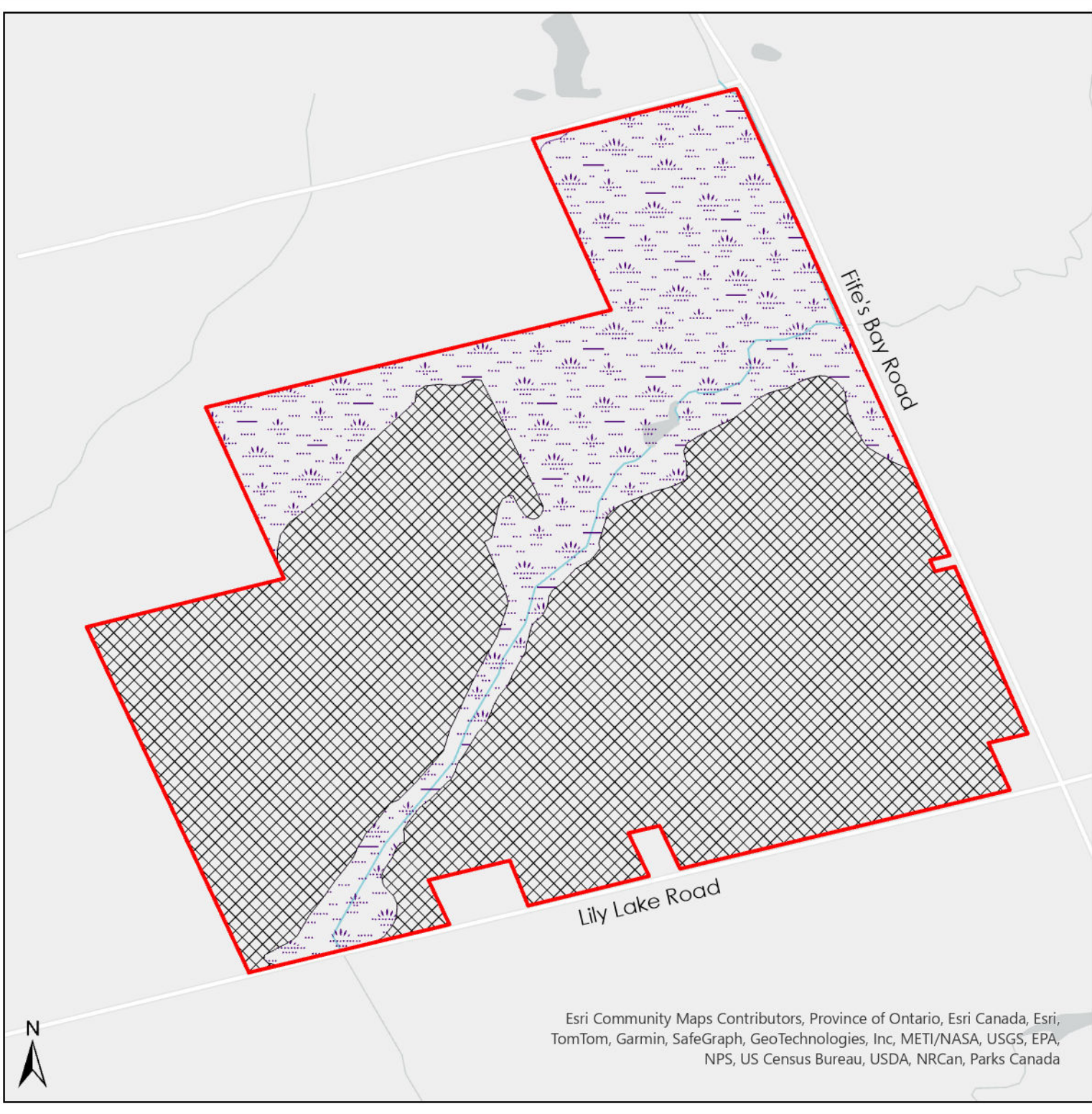
Data Sources
County of Peterborough Official Plan, 1994
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7.0 Closing

This report has been prepared in support of the Official Plan Amendment to recognize the existing development of the Lily Lake Solar Farm in a site-specific designation with a provision indicating the subject property will transition to 'Prime Agriculture' once the solar farm operation ceases to exist. The report provides an analysis of the applicable provincial and local policy documents in the context of the Official Plan Amendment.

It is our opinion, based on the background information, existing development, and the foregoing review of the relevant policies, it is our opinion that the proposed official plan amendment is consistent with and conforms to provincial and municipal policies and constitutes as good planning.

Respectfully Submitted,

Written by:



Kate Steele, M.Pl.
Junior Land Use Planner

KS/AT/jh

Reviewed by:



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

Appendix A

Photographic Log



<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 1</p>
<p>Date: 03/27/2026</p>
<p>Direction: Northwest</p>
<p>Description: Entrance to Phase 1 & 2 of Lily Lake Solar Farm.</p>



<p>Number: 2</p>
<p>Date: 03/27/2026</p>
<p>Direction: West</p>
<p>Description: Entrance Sign of Phase 1 & 2 of the Lily Lake Solar Farm.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 3</p>
<p>Date: 03-27-2026</p>
<p>Direction: West</p>
<p>Description: Phase 1 & 2 (Blocks 6, 9) of the Lily Lake Solar Farm. Operations Building in the centre.</p>



<p>Number: 4</p>
<p>Date: 03-27-2026</p>
<p>Direction: North</p>
<p>Description: Block 5 of Phase 1 & 2 of Lily Lake Solar Farm.</p>



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150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9

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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 5</p>
<p>Date: 03-27-2026</p>
<p>Direction: South</p>
<p>Description: Block 1 Substation.</p>



<p>Number: 6</p>
<p>Date: 03-27-2026</p>
<p>Direction: Northwest</p>
<p>Description: Phase 1 & 2 (Block 1 & 2) Solar Panels.</p>



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

<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 7</p>
<p>Date: 03-27-2026</p>
<p>Direction: North</p>
<p>Description: Phase 1 & 2 (Block 4) Solar Panels.</p>



<p>Number: 8</p>
<p>Date: 03-27-2026</p>
<p>Direction: East</p>
<p>Description: Adjacent Hydro One Distribution System.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 9</p>
<p>Date: 03-27-2026</p>
<p>Direction: Northwest</p>
<p>Description: Rear of subject property, behind Phase 1 & 2, Block 1. Vacant area of solar panels and fence to show environmental buffer.</p>



<p>Number: 10</p>
<p>Date: 03-27-2026</p>
<p>Direction: East</p>
<p>Description: Phase 1 & 2 Block 2.</p>



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<p>Client Name: Peterborough Utilities</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
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<p>Number: 11</p>
<p>Date: 03-27-2026</p>
<p>Direction: Southwest</p>
<p>Description: Posts holding Phase 1 & 2 Blocks 1-5 in place.</p>



<p>Number: 12</p>
<p>Date: 03-27-2026</p>
<p>Direction: North</p>
<p>Description: Fence line along the northern property line. Evaluated wetland on other side of fence.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 13</p>
<p>Date: 03-27-2026</p>
<p>Direction: West</p>
<p>Description: Fence line along the Phase 1 & 2 Block 3.</p>



<p>Number: 14</p>
<p>Date: 03-27-2026</p>
<p>Direction: North</p>
<p>Description: Up-close image of Phase 1 Solar Panels.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 15</p>
<p>Date: 03-27-2026</p>
<p>Direction: Southwest</p>
<p>Description: Example of Acoustic Barrier around Inverter (Block 11).</p>



<p>Number: 16</p>
<p>Date: 03-27-2026</p>
<p>Direction: North</p>
<p>Description: Solar panels in Block 11.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 17</p>
<p>Date: 03-27-2026</p>
<p>Direction: Northwest</p>
<p>Description: Operations Building and Phase 1 & 2 Block 10 solar panels.</p>



<p>Number: 18</p>
<p>Date:</p>
<p>Direction: North</p>
<p>Description: Phase 1 & 2 Blocks 8-10 Solar Panels.</p>



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<p>Client Name: Peterborough Utilities Inc.</p>	<p>Site Location: 394 Lily Lake Road, Township of Selwyn, County of Peterborough</p>
--	---

<p>Number: 19</p>
<p>Date: 03-27-2026</p>
<p>Direction: West</p>
<p>Description: Phase 3 of the Lily Lake Solar Farm across the fenced Provincially Significant wetland.</p>



<p>Number: 20</p>
<p>Date: 03-27-2026</p>
<p>Direction: East</p>
<p>Description: Phase 3 Block 14 of the Solar Panels with substation.</p>



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

Appendix B

Ministerial Directive



Ministry of Energy

Office of the Minister

77 Grenville Street, 10th Floor
Toronto ON M7A 2C1
Tel.: 416-327-6758**Ministère de l'Énergie**

Bureau du ministre

77, rue Grenville, 10^e étage
Toronto ON M7A 2C1
Tél. : 416-327-6758

Ontario

**Ministry of Agriculture,
Food and Rural Affairs**

Office of the Minister

77 Grenville Street, 11th Floor
Toronto, Ontario M7A 1B3
Tel: 416-326-3074
www.ontario.ca/OMAFRA**Ministère de l'Agriculture, de
l'Alimentation et des Affaires rurales**

Bureau du ministre

77, rue Grenville, 11^e étage
Toronto (Ontario) M7A 1B3
Tél. : 416 326-3074
www.ontario.ca/MAAARO

Ontario

MC-994-2024-383

June 6, 2024

Ms Lesley Gallinger
President and Chief Executive Officer
Independent Electricity System Operator
1600 – 120 Adelaide Street West
Toronto ON M5H 1P1

Dear Ms Gallinger:

I would like to thank the Independent Electricity System Operator (IESO) on the great success of its initial competitive procurements. The first medium-term and long-term procurements were both very well executed and provided confidence to businesses and ratepayers that the province is on the right track to ensure a clean, affordable and reliable electricity system into the next decade.

Ontario has seen historic business investments, including those made by electric vehicle and battery manufacturers, as well as the electrification of the steel industry. At the same time, refurbishment schedules at Ontario's nuclear facilities and expiring electricity supply and capacity contracts mean that additional resources will be required to meet Ontario's growing needs.

.../cont'd

To continue attracting business investment and promoting economic growth in Ontario, the government is committed to a procurement framework that builds on Ontario's clean energy advantage to deliver a clean, affordable and reliable electricity system. To achieve this, the government is also committed to ensuring communities are not just adequately informed and involved, but that municipal councils actively approve the siting of energy generation resources. The government is also proud of its success in including local Indigenous communities in our province's energy future – with a majority of the recently procured energy storage projects having significant equity ownership by Indigenous communities, including Six Nations of the Grand River, Walpole Island First Nation, MoCreebec Eeyoud, Caldwell First Nation, Mississaugas of Scugog Island First Nation & Algonquins of Pikwakanagan First Nation.

The purpose of this letter is to fulfil the government's commitment that it would work with the agricultural community and municipalities on appropriate protections for prime agricultural areas. I understand that protecting Ontario's prime farmland is critical to the success of the agri-food industry. For this reason, I am pleased that the Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs has agreed to co-sign this letter with me on our proposed planning considerations for the agricultural sector, areas as they relate to ongoing electricity procurements.

To recognize the economic benefits that the agricultural industry provides, while supporting Ontario's growing electricity demand in a way that considers impacts to Ontario's agricultural land and farm businesses, we are currently considering the IESO's procurements would:

- Provide rated criteria points for projects that avoid prime agricultural areas.
- Ensure no new projects may be built in specialty crop areas as defined by the municipality's or Northern planning board's Official Plan (e.g., Holland Marsh, Niagara Peninsula Tender Fruit and Grape Area, etc.).
- Build upon the requirements in the Provincial Policy Statement and prohibit ground-mounted solar projects from prime agricultural areas as defined by the municipality's or Northern planning board's Official Plan.
- Require that all other eligible resource types may only locate on lands which constitute Prime Agricultural Areas if they have received municipal council support and completed an Agricultural Impact Assessment (AIA) to the satisfaction of the municipality.

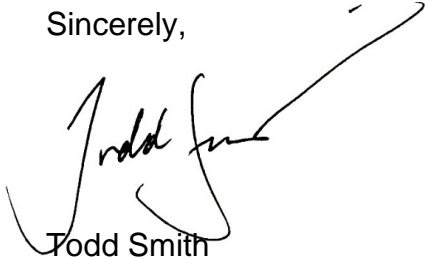
For clarity, I expect that for projects located outside prime agricultural areas such as on rural lands or lands designated for commercial or industrial purposes, an AIA will not be required.

We look forward to working with you on the finalization of these planning considerations, and the development of the design of future procurements, following which the government will determine the most appropriate next steps, including whether to issue one or more Minister's Directives to direct the IESO to implement the next steps.

.../cont'd

Please accept my thanks for the IESO's on-going leadership and engagement with stakeholders and communities to ensure the reliability and affordability of our electricity system.

Sincerely,



Todd Smith
Minister of Energy



Lisa Thompson
Minister of Agriculture, Food and Rural Affairs

- c: William (Bill) Sheffield, Board Chair, IESO
David Donovan, Chief of Staff to the Minister of Energy
Tara Barry, Chief of Staff to the Minister of Agriculture, Food and Rural Affairs
Jason Fitzsimmons, Deputy Minister of Energy
John Kelly, Deputy Minister of Agriculture, Food and Rural Affairs
Drew Spoelstra, President, Ontario Federation of Agriculture
Colin Best, President, Association of Municipalities of Ontario

Appendix C

Record of Pre-Consultation (County)



Record of Pre-Consultation

Prepared by the Peterborough County
Planning Department



Name: Paul Ernsting c/o PUI

Agent:

Lot: 19

Concession: 16

Municipality: Smith Ward

Township of Selwyn

Municipal Address: 394 Lily Lake Road

Roll No.(s) 1516-020-001-19200

Phone:

Email: pernsting@pui.ca

Office Phone: (705) 875-7366

Communication Sent To: Owner:

Agent:

Meeting Date: 2025-02-11 (yyyy-mm-dd)

Meeting Location: Virtual

Attendees: Paul Ernsting (PUI), John Wynsma (PUI), Per Lundberg (Selwyn Township), Marnie Guindon (Otonabee Conservation), Keziah Holden (Peterborough County), Jennifer Clinesmith (Peterborough County)

A copy of the complete Record of Pre-Consultation will be sent to all attendees

Existing Parcel Description	
County O.P. Description	Rural
Municipal O.P. Designation	Rural (current OP); Agricultural (new OP)
Municipal Zoning	RU-472H
Area/Lot Dimensions	Approx. 121 hectares
Existing Use/Buildings	Solar Farm

Pre-consultation completed for:

- Plan of Subdivision (*Application submitted to County*)
- Plan of Condominium (*Application submitted to County*)
- Official Plan Amendment for
 - County Official Plan (*Application submitted to County*)
 - Local Component of County Official Plan (*Application submitted to County*)
 - Municipal Official Plan (*Application submitted to Township*)
- Zoning By-law Amendment (*Application submitted to Township*)

Proposal Summary/Discussion:

PUI currently has an existing 10MW solar farm on the subject property, in operation since 2011. The property is across the road from the Dobbin Transformer Station so is a suitable site for ongoing power generation. The current power purchase agreement (i.e. contract) runs to 2031 with IESO, but PUI is already looking at the property's potential for other kinds of power generation in the future. The technology associated with the existing solar panels will be approaching end of life by the end of the current contract.

In the past year, the Province has issued several directives from the Minister of Energy that have specified that new solar farms will not be permitted on prime agricultural lands. Paul will provide the directives and webinar information they have received from the Province after the meeting.

The site is currently designated Rural in the County Official Plan (OP) and is zoned (R-472H). The new OP, however, redesignates the property and surrounding lands to Prime Agriculture. PUI would like to see the lands continue to be designated Rural.

With respect to the Provincial Planning Statement (PPS) and June Directive from the Province, Paul noted that there have been industry discussions and some lobbying for existing ground-mounted solar but as of yet they are not seeing the support that they are looking for. The Province has also ruled out joint use for agriculture but lobbying efforts will continue.

Keziah Holden asked if it mattered if there was a site-specific Policy Area that allows for utility uses in Agricultural lands. According to Paul, the Province has specified that if the proposal is for battery storage it is permitted provided the application is supported by an Agricultural Impact Assessment (AIA). However, the Province has specifically said no to ground mounted solar on Prime Agricultural lands.

Keziah explained that as part of the redline revisions to the New OP that was adopted in 2022, the Minister of Municipal Affairs and Housing (MMAH) has been very clear that they will not be entertaining mapping changes to the schedules. Additionally, the PPS only contemplates the removal of lands from Prime Agriculture for settlement area expansions.

There was some discussion around the increase in Prime Agricultural lands in Selwyn as a part of the County OP update. Keziah explained that the Prime Agricultural designation in the new OP was developed according to provincial guidelines and used provincial mapping as the base. The removal of provincially-mapped Prime Agricultural lands could only be done in specific circumstances. Guidelines did not permit the removal of single parcels or pockets of land. Keziah also provided some context for the removal of the Urban Rural Fringe designation from the OP in the updated version.

Keziah also noted that there is no way to amend the schedules in the new OP right now but there are a number of OPA's that have been approved since the OP was adopted in 2022 that will need to be addressed in a housekeeping amendment.

Keziah recommended that PUI submit comments on the changes to the OP as well as on the ERO when the OP is posted in order to use the commenting periods as an opportunity to advocate for themselves. Open House and Public Meeting dates for the redlined version of the OP have been set with the intention of taking a report to Council for the end of March. However, with the upcoming provincial election, contacts at MMAH are not really in a position to provide specific guidance.

While Section 4.3.5 of PPS speaks to non-ag uses in prime agricultural lands, potentially providing some flexibility, the June 2024 provincial directive and November 2024 FAQ document explicitly prohibit ground-mounted solar.

Discussion took place regarding the studies that will be required to support an Official Plan Application for a site-specific Special Policy. At this point only a Planning Justification Report (PJR) is anticipated. Jennifer suggested that the language of the OPA could flag the need for additional studies as part of any future development.

Marnie Guindon reviewed the potential natural hazards present on the site. There is a headwater feature that would need to be considered in any future development. Marnie also noted that the wetlands on the site appear to extend beyond the mapped boundary of the provincially significant wetland which would need to be addressed for future development. Paul noted that they have recently had Cambium complete an updated screening study for the site. Formal written comments are attached.

Per Lundberg noted that once the new OP is in effect, the Township of Selwyn will begin a comprehensive review of their Zoning By-Law. While there is currently site-specific (RU) zoning on the site, typically the site-specific zoning would update to the new zone (A). The potential to keep the (RU) zoning even it would not be in conformity with the OP to recognize existing uses was discussed but is not likely viable.

John Wynsma noted that the IESO is running procurement for power generation projects once per year. PUI will not be ready for the fall 2025 round of procurement but they would like to make an application in the fall 2026 round

OPA Process -

The OPA will be processed by the County of Peterborough. Once the application is received, the County has 30 days to deem the application complete as stipulated under the Planning Act. Once declared complete, all relevant and prescribed agencies per the Ontario regulations will be circulated the application for review and comment in addition to all landowners within 120 metre radii of the subject property (30-day comment period).

A statutory public meeting will be held at the Township municipal office (scheduled following receipt of comments within 30 days and provided all commenting agencies are satisfied).

Following receipt and consideration of any public input prior, at and after the public meeting, a recommendation report from Township staff will be presented to Township Council on the application.

Acknowledgement of Township Council's support or denial of the OPA application is required for County staff to take the application to County Council for a decision. Straightforward applications can often be processed in 3-6 months.

Note: Following the pre-consultation meeting and upon reviewing the extra materials provided by Paul, Jennifer reached out to the group to float the idea of creating a site-

specific Special Policy that acknowledges the existing utility uses on the site and specifies that the underlying designation is Rural until such a time that the use (utility/electricity generation) ceases at which point the underlying designation would flip to Prime Agriculture. Paul will need to float this by IESO staff for feedback after the provincial election.

Fees: A copy of the current Peterborough County Planning Fees schedule is attached with applicable Peterborough County planning fees emphasized (i.e. highlighted or circled).

Other applicable fees should be confirmed through staff at the local Township, Conservation Authority and/or Peterborough Public Health.

Record Completed By: Jennifer Clinesmith

Please Note: *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*

Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments

Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.

- Servicing Options Report (for developments > 5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why))
- Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (if private individual systems are accepted, proponent should prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable)
- Functional Servicing Report
- Geotechnical Study
- Storm Water Management Plan
- Source Water Protection - (if in Vulnerable Area, requires RMO review and a Clean Water Act notice issued by RMO – Terri Cox or Mark Majchrowski as per S. 5.7.3.1 of the County Official Plan)
- Market Analysis/Justification Study
- Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥25 lots or units or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses), wildlife, Species At Risk, ANSI's etc.)
- Archaeological Study (known site; 3 or more new lots; on a water course, zbla/opa for golf course)
- Planning Study/Analysis
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
- Noise Impact Study
- Traffic Study
- Agricultural Land Usage Justification
- Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the Township requests) (Include in Planning Study/Analysis)
- Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
- Record of Site Condition (converting from a commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use)
- Minimum Distance Separation Calculation (where barns exist within 1 km) Include in Planning Study/Analysis)
- Peer Review and Planning Reimbursement Agreement

**Study Requirements for Official Plan Amendments &
Subdivision/Condominium Developments**

Recommended key agencies to contact:

- | | | |
|---|--|---------------------------------------|
| <input type="checkbox"/> Township | <input type="checkbox"/> Trent Severn Waterway | <input type="checkbox"/> MTO |
| <input type="checkbox"/> Conservation Authority | <input type="checkbox"/> Health Unit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Peterborough County Public Works Dept. | | <input type="checkbox"/> First Nation |



Plan Review Pre-consultation Memo

To: Peterborough County
From: Marnie Guindon, Planning and Regulations Officer, Plan Review & Permitting Services
Date: February 10, 2024
Subject: February 11, 2024 Pre-consultation Comments for an Official Plan Amendment

394 Lily Lake Road

Description: Maintain the RU designation in the new Official Plan to permit the use of a solar farm.

Documents Reviewed:

- Pre-Consultation Request Form
- Map of 394 Lily Lake Road

Otonabee Conservation Pre-consultation Comments:

The subject property is located within the Otonabee Conservation Watershed. The Authority will review the forthcoming application for the following:

Natural Hazards Policy (Planning)

Otonabee Conservation will review the application for consistency with the Provincial Planning Statement and ensuring the proposed development does not create or aggravate existing natural hazards.

Current mapping indicates that the subject property is partially within hazardous lands due to the presence of floodplain, watercourses (Rivers, Creeks, Streams), wetlands (including swamps, marshes, fens and bogs) and their associated area of influence.

The site is partially located within a tributary associated with the Jackson Creek floodplain and regulatory area.

ORCA S. 28 Regulation (Permitting)

Otonabee Conservation regulates the greater of the adjacent flood hazard and its 15 metre regulated allowance, wetlands and their 30 metre regulated area of influence, erosion hazard and its associated allowance, unstable soil or bedrock due to the presence of floodplain, watercourse and wetlands. **The solar farm is existing and is not proposing future development at this time. No permits would be required through this application.**

Clean Water Act (CWA)

Otonabee Conservation will review the application to assess the applicability of the Trent Source Protection Plan (SPP) prepared under the Clean Water Act (CWA).

Preliminary review indicates that the subject property appears to be outside of the regulated areas under the SPP policies and a [Restricted Land Use Notice](#) is not required.

In addition, the subject property is entirely or partially in the vulnerable area(s) listed below.

- Significant Groundwater Recharge Area

Requirements and Recommendations

No additional studies or plans are required by Otonabee Conservation for the purposes of eventual review of the Official Plan Amendment Application.

Fees – the current fee for a minor Official Plan Amendment review for 2025 is \$555.

These pre-consultation comments are valid for two years from the date of this memo.



Summary Development Application Checklist:

Subject Property:

- Inside Natural Hazards and Regulated Area
- Partially Inside Natural Hazards and Regulated Area
- Outside Natural Hazards and Regulated Area

Permits for Proposed Work:

- Required
- Not Required
- Requires additional detail to make a determination

List of Studies Required:

- | | |
|--|---|
| <input type="checkbox"/> Building Elevations | <input type="checkbox"/> Grading Plan |
| <input type="checkbox"/> Compensation Plan | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Drainage Plan | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Drawings/Plans identifying lowest openings of all windows and entrances | <input type="checkbox"/> Natural Hazard Assessment |
| <input type="checkbox"/> Environmental Impact Study | <input type="checkbox"/> Planting/Rehabilitation Plan |
| <input type="checkbox"/> Flooding/Floodplain Study | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Geotechnical Report | <input type="checkbox"/> Stormwater Management Report |
| | <input type="checkbox"/> Topographic Survey |
| | <input type="checkbox"/> Wetland Survey |
- N/A

Clean Water Act

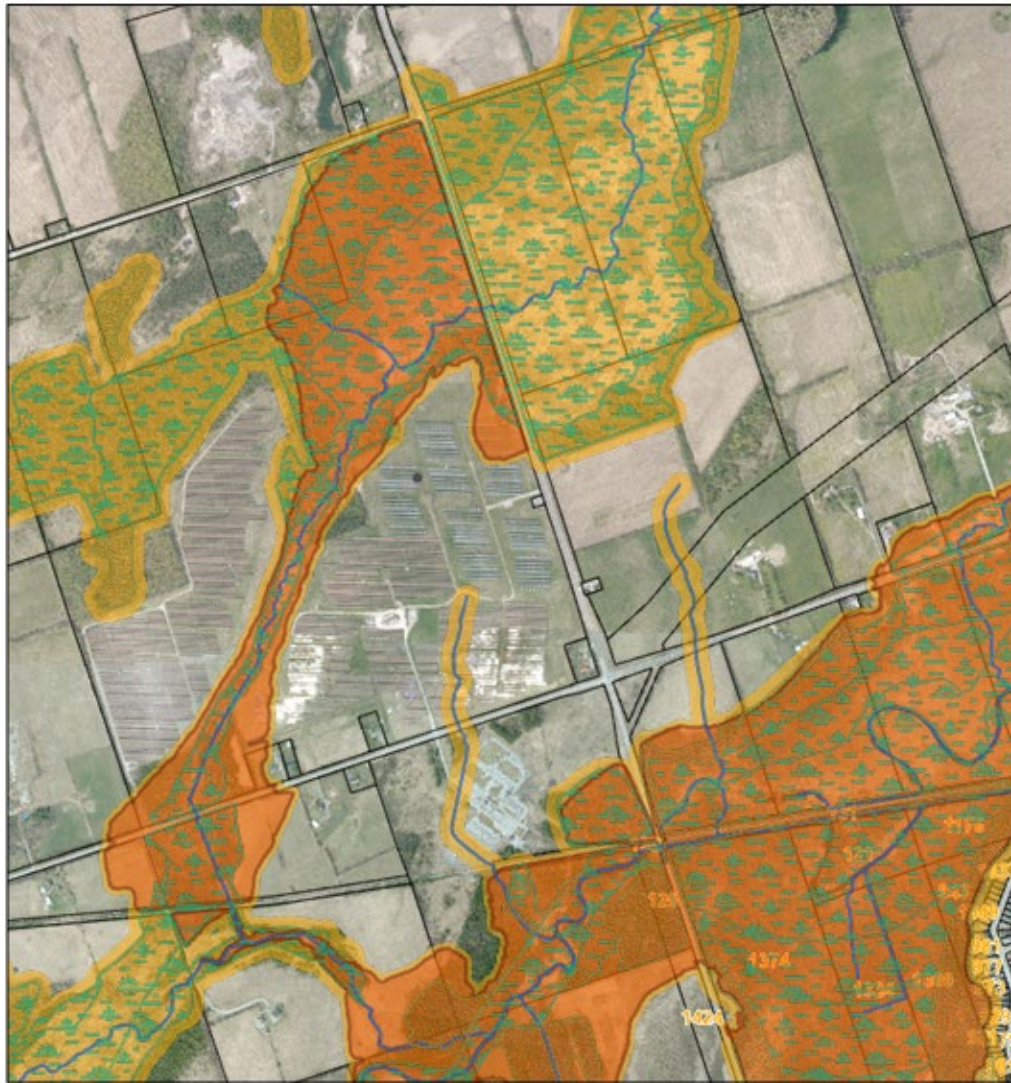
- SPP applies
- SPP does not apply
- Other Vulnerable Areas apply

Plan Review Fee

a minor Official Plan Amendment review for 2025 is \$555.

Figure 1:Regulatory Floodplain Screening Mapping

ORCA Regulated Area Mapping



2025-02-10, 12:54:44 p.m.

- | | |
|-------------------------|--|
| ORCA Watershed Boundary | Parcel Fabric Peterborough County 20151008 |
| MNRF Watercourse | Parcel Fabric Peterborough City 20160414 |
| MNRF Wetlands | Assesment Parcel TCC |
| Evaluated-Provincial | ORCA_2023_SCOOP |
| Not evaluated per OWES | Red: Band_1 |
| ORCA Regulated Area | Green: Band_2 |
| ORCA Floodplain | Blue: Band_3 |

1:18,056
 0 0.1 0.2 0.4 mi
 0 0.17 0.35 0.7 km

Eri, NASA, NGA, USGS, FEMA, Eri Community Maps Contributions, Province of Ontario, Eri Canada, Eri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada

Otonabee Conservation

This map is for information purposes only and the Otonabee Region Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained within the map.

Note: As per Section 4(5) of the O. Reg. 41/24, the description of hazardous lands or hazardous sites shall prevail over the depiction of the same areas in the maps.

Appendix D

Legal Survey



Appendix E

Maps of Lily Lake Solar Farm



LILY LAKE SOLAR
394 LILY LAKE ROAD
PHASE 1 & 2
BLOCKS 1 THRU 13



1

2

3

5

4

6

7

12

9

8

11

10

13

FIFE'S BAY ROAD

LILY LAKE ROAD

YOU ARE HERE



LILY LAKE SOLAR
306 LILY LAKE ROAD
PHASE 3
BLOCKS 14 THRU 20



20

19

18

17

16

15

14

YOU ARE HERE



LILY LAKE ROAD

