



# **Planning Justification Report**

**Official Plan Amendment and Consent (Severance) Application  
8 Burnham Street, Lakefield, Township of Selwyn**

**Prepared by: One Community Planning Inc.  
On behalf of: Eileen Nolan  
May 3, 2025**



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### **8b Burnham Street, Township of Selwyn**

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## **1.0 Introduction**

One Community Planning has been retained by the owner of the subject lands, 8 Burnham Street for the purposes of an Official Plan Amendment (OPA) and Consent (Severance) Application. This Planning Justification Report (PJR) has been prepared in support of the Applications and is intended to provide an overview of the site and proposal and includes a review of the applicable Provincial and local planning policies as they pertain to the subject lands.

## **1.1 Subject Lands**

The property is known municipally as 8 Burnham Street, located in the Village of Lakefield. The property owner underwent significant pre-consultation with the County and Township to sever a small portion of her property, in order to facilitate small-scale development.



*Figure 1- Key Map. County of Peterborough eMaps, May 2025*

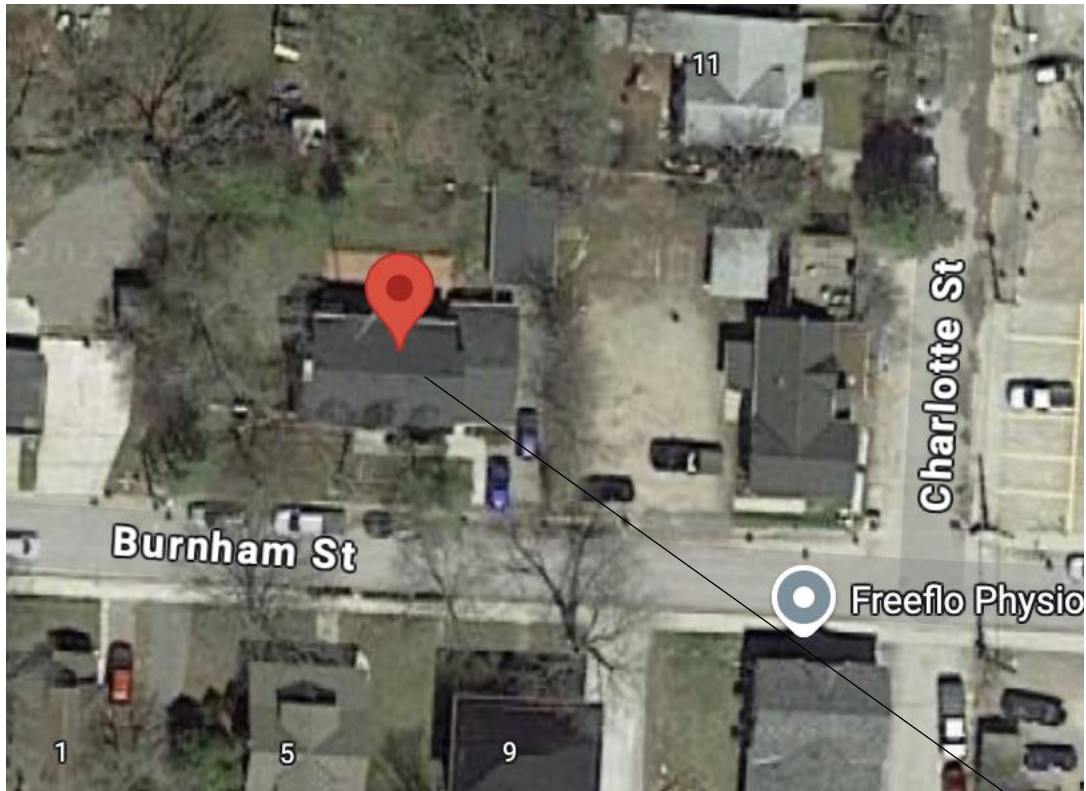


Figure 2-Google Earth-Local Neighbourhood, May 2025

Surrounding Land Uses are as follows:

- NORTH: Residential
- SOUTH: Residential
- EAST: Residential and Commercial
- WEST: Residential

Subject Lands

## 1.2 Concept Plan and Overview

The concept plan below illustrates proposed development for the property. The purpose of this Application is to redesignate the property through an Official Plan Amendment and to sever the side lot of the existing property.



Figure 3- Excerpt from Concept May 2025

### 1.3 Pre-consultation

A mandatory pre-consultation meeting was held on November 14, 2024 with the County of Peterborough. The meeting addressed the processing, technical and application requirements associated with the two applications. This culminated in a Record of Pre-consultation, detailing comments and providing a list of required drawings and reports.

In terms of required technical reports and drawings, aside from the Planning Justification Report and site plan, additional studies and drawings were required, being:

- Archaeological Stage 1 and 2;
- Clean Water Act permit

## 2.0 Policy Analysis

### 2.1 Provincial Po Statement (PPS 2024)

Relative to the Applications, the following policies of the 2024 Provincial Policy Statement are considered to have direct relevancy as they relate to the subject lands:

Policy	
2.1	<p>Planning for People and Homes</p> <p>1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.</p> <p>2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.</p>

<p><b>Opinion</b></p>	<p>3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.</p> <p>4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p style="padding-left: 40px;">a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development;</p> <p>6. Planning authorities should support the achievement of complete communities by:</p> <p style="padding-left: 40px;">a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;</p> <p style="padding-left: 40px;">b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and</p> <p style="padding-left: 40px;">c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.</p> <p><b>This application seeks to permit a small scale residential development which provides a mix of housing options.</b></p>
<p>2.2</p>	<p>Housing</p> <p>1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p style="padding-left: 40px;">a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p style="padding-left: 40px;">b) permitting and facilitating:</p> <p style="padding-left: 80px;">1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</p> <p style="padding-left: 80px;">2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options</p>

Opinion	<p>within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p>c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p> <p><b>The proposal provides a new housing option which efficiently uses the land and resources.</b></p>
2.5	<p>Rural Areas in Municipalities</p> <ol style="list-style-type: none"> <li>1. Healthy, integrated and viable rural areas should be supported by: <ol style="list-style-type: none"> <li>a) Building upon rural character, and leveraging rural amenities and assets;</li> </ol> </li> </ol>
2.6	<p>Rural Lands in Municipalities</p> <ol style="list-style-type: none"> <li>1. On rural lands located in municipalities, permitted uses are: <ol style="list-style-type: none"> <li>a) The management or uses of resources;</li> <li>b) Resource-based recreational uses;</li> <li>c) Residential development.</li> </ol> </li> <li>2. Development that can be sustained by rural service levels should be promoted.</li> </ol> <p><b>The proposal for the severance and OPA is in keeping with this section of the Provincial Policy Statement.</b></p>
3.6	<p>Sewage, Water and Stormwater</p> <ol style="list-style-type: none"> <li>1. b) ensure that these services are provided in a manner that: <ol style="list-style-type: none"> <li>1. can be sustained by the water resources upon which such services rely;</li> <li>2. is feasible and financially viable over their life cycle;</li> <li>3. protects human health and safety, and the natural environment, including the quality and quantity of water; and</li> <li>4. aligns with comprehensive municipal planning for these services, where applicable.</li> </ol> </li> <li>c) promote water and energy conservation and efficiency;</li> <li>d) integrate servicing and land use considerations at all stages of the planning process;</li> <li>f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.</li> </ol>

	4. Where municipal sewage service and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impact.
<b>Opinion</b>	<b>The property is serviced by municipally owned water and sewer. The proposed new lot will be serviced the same.</b>
4.1	<p>Natural Heritage</p> <p>1 .Natural features and areas shall be protected for the long term.</p> <p>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.</p>

### 3.3 County of Peterborough Official Plan (April 11, 2023)

The property is designated on the following Official Plan Schedules or identified on the following:

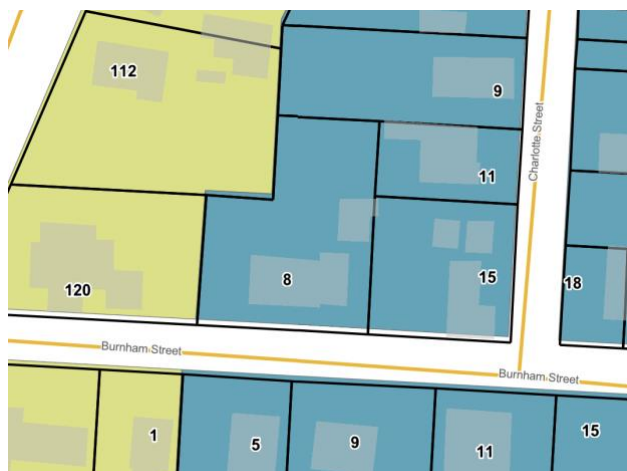


Figure 4- Excerpt from County of Peterborough GIS May 2025

The property is designated 'Settlement Area' in the County of Peterborough's Official Plan with a local designation of 'Main Central Area'.

It should be noted that under the 'new' County Official Plan, this property is designated as 'Residential' and an OPA would not be required. However, given the uncertainty of the timeline for provincial review and subsequent ratification, it was determined that we move ahead with

this application for redesignation. Notably, Sections 4.2.2 and 4.2.2.1 permit residential uses and Sections 3.5.7a and 3.5.2 permit the severance. The subject property is mid-block in a residential neighbourhood that borders on the downtown area. The neighbouring properties are residential in nature and the “new” Official Plan designation of Residential is more in keeping with the nature of the property.

As it stands, residential severances are not permitted within the current designation of the property.

**Opinion: As previously remarked, the proposed Application seeks to sever a residential lot. An OPA is required to permit this type of severance, which is permitted under the anticipated new Official Plan.**

## **2.4 Township of Selwyn Zoning By-law**

The property is currently zoned Local Commercial (C2). A Zoning By-law Amendment Application is anticipated.

## **3.0 Summary**

The OPA and Consent applications have been filed to permit an amendment to permit a Residential severance.

The Township and surrounding area has been and will continue to experience housing supply challenges.

The foregoing policy review demonstrates conformity with the objectives and policies.

In summary, it is my opinion that the applications are:

- Consistent with the policy directives of the Provincial Planning Statement (PPS2024);
- In keeping with the general purpose and intent of the policies and land use designations of the proposed County’s Official Plan; and
- Is representative of good planning.

Respectfully submitted,



Laura Stone, Planner