



311 George St. N. Suite 200  
Peterborough, ON K9J 3H3  
T 705.876.8340 | F 705.742.8343  
www.ecovueconsulting.com

September 11, 2023

County of Peterborough  
470 Water Street  
Peterborough, ON K9H 3M3

Township of Selwyn  
1310 Centre Line  
Selwyn, ON K9J 6X5

Attn: Ms. Caitlin Saccoccia, B.E.S., MCIP, RPP  
Mr. Per Lundberg, BSc., MCIP, RPP

Re: **Application for an Official Plan Amendment/Plan of Subdivision/Zoning By-law Amendment**  
**Part of Lots 26 and 27, Concession 7, Smith Ward, Township of Selwyn**  
**EcoVue Reference: 16-1667**

---

Dear Ms. Saccoccia and Mr. Lundberg,

We are pleased to provide you with the following resubmission materials related to the above-noted Official Plan amendment (OPA), Zoning By-law amendment (ZBA) and Plan of Subdivision applications.

As you are aware, a number of staff, agency and peer review comments were provided to the applicant since the applications were circulated in 2021. The applicant's consulting team has reviewed these comments and provided responses that have been enclosed. It is our understanding that following comment documents received require responses from the applicant:

1. Letter from Otonabee Region Conservation Authority (ORCA), dated July 8, 2021
2. Letter from ORCA (Engineering Review), dated July 6, 2021
3. Letter from ORCA (Ecological Review), dated June 28, 2021
4. Geotechnical Peer Review, Stantec, dated June 22, 2021
5. Lakefield South Subdivision TIS Report Peer Review, Stantec, dated July 5, 2021
6. Lakefield South Subdivision Functional Servicing and Preliminary Stormwater Management Report Peer Review, Stantec, dated June 30, 2021
7. County and Township Planning Comments, dated November 22, 2021

In response to the comments, we have enclosed the following documents that provide responses to the above items, with the exception of item 7, which is discussed further in this letter.

1. Revised Draft Plan of Subdivision (changes outlined below), EcoVue, dated August 25, 2023
2. Movement and Connectivity Plan, EcoVue, dated August 24, 2023
3. Revised Draft Official Plan Amendment Text and Schedule, EcoVue
4. Revised Draft Zoning By-law Amendment Text and Schedule, EcoVue
5. Revised M-Plan, reflective of the revisions to the Draft Plan of Subdivision
6. Planning Justification Report (*\*updated*), EcoVue, dated August 25, 2023
7. Lakefield EIA Comment Response Letter, GHD, dated June 30, 2023
8. Environmental Impact Assessment (*\*updated*), GHD, dated June 30, 2023
9. Letter - Responses to 1<sup>st</sup> Submission Comments, Tatham, dated September 8, 2023
10. Functional Servicing and Preliminary Stormwater Management Report (*\*updated*), Tatham, dated September 8, 2023
11. Response to Stantec Recommendations and Comments re: Cambiums Geotechnical Reports for the Site, Cambium, dated March 10, 2023
12. Traffic Impact Study Addendum, Tatham, dated June 28, 2023

### **Changes to the Draft Plan**

As a result of the comments received, the draft plan has been revised and the supporting technical information reflects these revisions. The general layout – streets, location of different housing types, parkland – of the draft plan is similar to the previous submission with the exception of changes to the trail system and the configuration of lots in the southwest corner of the subject lands.

A summary of the changes are as follows:

- The number of units has been reduced to **940**
- The stormwater management facility in the southwest corner of the development area has been removed and replaced with two (2) smaller facilities to the east and west of the existing wetland feature within this area. Discussions with ORCA resulted a redesign of the lots and

blocks in this area that provide protection of the feature in situ with associated protective buffers.

- The road network within this area has been revised to now include a cul-de-sac at the terminus of proposed Street 'F'.
- The proposed multi-use trails located adjacent to the rear yards of the single detached dwelling lots have been largely removed and replaced with multi-use trails within widened collector street road allowances (Streets A, B, D and K). Please see the enclosed **Movement and Connectivity Plan** for more details.
- Blocks 7 and 8 have been introduced within Phase 1 as additional municipal parkland.

#### **Changes to the Zoning By-law Amendment Text**

The proposed Zoning By-law Amendment Text has been revised based on comments received from the County and Township. Other changes have been made to the text to reflect the need for greater flexibility in housing types. The changes are summarized as follows:

- The total commercial floor area has been decreased from 8,000 square metres to 4,000 square metres.
- The "brewer's retail" commercial use has been removed from the list of permitted local commercial uses.
- The proposed Multiple Residential Exception (MR-XX) reserved for the apartment dwelling units now includes a provision that permits those types of units that are permitted in the R3-YY (townhomes) and the R1-XX (single detached dwellings) Zones. This is intended to provide flexibility if certain blocks need to be modified based on unit type demand.
- The maximum height for an apartment dwelling is proposed as 15 metres, rather than the 11 metre maximum in the MR Zone, which would allow for a maximum of four storeys. In our opinion, an increase of 4 metres in the height of the buildings is appropriate, given the setbacks that can be achieved within each block from existing lower density development.

#### **Response to County and Township Planning Comments (Item 7)**

Below is an excerpt of the comments provided in the letter noted as item 7 (Township and County Planning Comments) in the list of comment documents provided above. We have attempted to address each comment provided within the letter (excerpts from the letter are shown in *italics*).

1. *Schedule B1-1 of the County Official Plan outlines the Roads Plan network for the Lakefield settlement area. As noted on the Schedule, Tower Road is a proposed collector road. Section 7.26.1.1(ii) provides policy direction with respect to collector roads. It identifies a right-of-way design width of 20m to 36m. Township staff have advised that a 26 metre right-of-way with a 10 metre wide roadway has been the Township's norm. The draft plan is indicating a 20 metre right-of-way width. We would ask that the PJR speak to this matter and provide rationalization of this approach. Also, it is noted that the east/west proposed collector as identified on Schedule B1-1 has been eliminated through this draft plan. Elimination of that proposed collector needs to be referenced and rationalized in the PJR. In addition, the draft OPA would need to reflect an amendment to Schedule B1-1 to identify the removal of this proposed collector (should it be rationalized/supported).*

As shown on the enclosed Revised Draft Plan and Trail Network Plan, the proposed collector roads within the revised plan of subdivision are now within a 28 metre-wide road allowance to allow for multi-use trails. We trust that this redesign satisfies any concerns the Township has related to road allowance width.

It is confirmed that the east-west collector road has been eliminated insofar as providing a connection to Lakefield Road to the west of the subject lands. As discussed in the updated Planning Justification Report, a connecting road from the subject lands to Lakefield Road would require crossing Ray's Creek and associated wetlands/floodplain, which would have the potential for significant ecological impacts. As such, it is proposed that reference to a future collector connection to Lakefield Road be removed from Schedule B1-1. Furthermore, both the original Traffic Impact Study and subsequent Addendum conclude that connections from Lakefield Road (north) and the Seventh Line (south) will adequately accommodate traffic generated from the development.

2. *General comment about the phasing plan for the development buildout. Phase 7 is surrounded by previously built-out phases. This may cause some noise/dust conflicts with the homeowners in the surrounding built phases. We would suggest that*

*consideration be given to amalgamating phase 7 with either phase 3 or 4 or to swap phases 6 and 7 to eliminate potential complaint issues.*

Phase 7 has been split between Phase 3 and Phase 4 in order to eliminate the potential impact described above. Please be advised that, at this point, phasing is conceptual and is subject to change.

3. *Blocks 7-11 & 13-20 are a network of pedestrian routes through the development. Triple T has utilized this design in their Lilacs development however the ownership was through a condominium corporation. Can you please clarify if these blocks are proposed to be municipally owned? Also, can you identify if these pedestrian blocks are in addition to a fully urbanized road cross-section that would also have sidewalks.*

As noted above, the pedestrian/multi-use trails have been eliminated from the draft plan design and are now integrated within the future Township collector road allowances.

4. *In 2003 the Township commissioned a Retail Commercial Space Needs report which identified that a neighbourhood commercial centre for Lakefield South would be in the range of 30,000-35,000 sq.ft. (2,787-3,251 sq.m). The Township subsequently designated 1 hectare to permit up to a 2,300 sq.m gross floor area plaza to be developed. Although we recognize the 2003 study is now 18 years old, the proposal for 8,500 sq. m of neighbourhood commercial space in this development proposal over and above the existing commercially designated lands has not been justified. Please provide rationalization/justification for this dramatic increase in commercial gross floor area for the site.*

As shown in the enclosed ZBA text, the total commercial space reserved for the entire development has been reduced to 4,000 sq. m of total floor area. As discussed with Township staff, this is understood to be an acceptable maximum floor area that is in keeping with the intent of the original Retail Need Report recommendations.

5. *In addition to the comments above (#4) we also question the type of commercial uses proposed and whether they reflect local commercial uses. An example would be a brewer's retail outlet.*

A brewer's retail outlet has been removed as a permitted use from the list of local commercial uses permitted in the modified R3 Zone. The balance of the permitted uses include, in our opinion, local



commercial uses that will serve the neighbourhood. The commercial uses are also further limited by the total floor area provision (noted above). This will ensure that retail and office uses are limited to smaller scales.

- 6. The proposed Zoning By-law amendment as drafted would benefit from additional modified criteria to reflect the fact that the proposed lots will have reduced minimum lot area and frontage requirements. Modified lot coverage percentages and setback criteria are typically required in this context.*

The proposed ZBA text has been revised to include reductions in minimum lot area, frontage, interior side yard, and lot coverage in both the Residential Type One Exception (R1-\*\*) Zone (single detached) and Multiple Residential Exception (R3-YY) Zone (townhouses).

- 7. Parking areas are generally depicted on the plan. What assumptions were made when calculating the parking needs related to commercial uses? Will there be sufficient spaces to accommodate residential and commercial uses using the ratios currently in place?*

Given that the Township is requesting a Zoning By-law amendment for the entire Plan of Subdivision at this time, it is understood that the exact location and final size of apartment buildings may change. However, we are of the opinion that there is sufficient space within the apartment blocks to accommodate buildings and parking when the buildings are constructed.

- 8. The Township will want to consider .3 metre reserves on the long frontages of the following lots: 53, 73, 93, 112, 127, 146, 157, 158, 167, 190, 200, 201 215, 216, 237, 238, 248, 260, 270, 271, 281, 302, 303, 320, 321, 350, 351 and 376. We would also impose a .3 metre reserve on the Street A frontage of Lot 390.*

Understood. This will be confirmed at the stage of registration of the M-Plan.

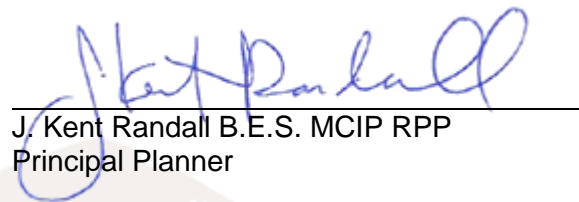
- 9. Lastly could you please re-evaluate the greenfield targets for this development if the square footage of commercial space is changed. We would also ask that you confirm your persons per household calculation used to arrive at 45 residents per net hectare. We would bring to your attention to section 6.3.3.1(v) of the Official plan and ask that you reference your numbers in the context of confirming the development satisfies this policy.*

Reference to Section 6.3.3.1 v) has been provided in Section 3.5.1 of the revised Planning Justification Report. The number of residents per hectare (now 50 persons per net hectare due to the reconfiguration) was arrived at by calculating the average number of residents per unit (2.5) within the latest Census (2021) for the Township of Selwyn.

We trust that this submission adequately addresses the comments discussed herein. Should you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

**ECOVUE CONSULTING SERVICES INC.**

A handwritten signature in blue ink, reading "J. Kent Randall", is written over a horizontal line.

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

