

File 517651

December 20, 2024

Keziah Holden, B.A., MCIP, RPP  
General Manager of Planning  
Peterborough County  
470 Water Street  
Peterborough, Ontario K9H 3M3  
kholden@ptbocounty.ca

Re: 3358 Lakefield Road, Township of Selwyn, County of Peterborough  
Response to Joint County/Township Comment Letter Dated October 11, 2024

Dear Keziah:

We have reviewed the County and Township joint comment letter dated October 11, 2024 regarding the Plan of Subdivision (County File 15T-21001), Official Plan Amendment (County File 15OP-21006) and Zoning By-Law Amendment (Township File C-15-20) applications in support of the above site development.

Our responses to each comment are as follows:

#### **DRAFT PLAN OF SUBDIVISION**

1. The Site Statistics table labels Blocks 7 and 8 as Parkland. These blocks are intended to be used as walkways and should be identified as such. This will assist the Municipality in determining the appropriate parkland dedication.

Blocks 7 and 8 are now identified as walkways in the Site Statistics table. See the revised Draft Plan of Subdivision attached at the back of this letter.

2. The terminus for Streets D and E at the east side of the property will be required to provide turnarounds to accommodate snow removal, waste collection vehicles etc.

Allowance for temporary cul-de-sacs within the subject property will be incorporated into the M-Plan and detailed designs of Street D and E, to accommodate vehicle turnarounds. This requirement is to be captured as a Draft Plan Condition.

3. For more clarity to the public, we recommend updating the illustration for the apartment buildings on both the plan and in the legend. Currently, it appears as though all apartments being proposed through the development could potentially have commercial uses on the ground floor. We recognize that the intent is to permit a maximum of 4,000 square metres of total commercial floor space across

the entire development. Identifying which blocks/buildings specifically the commercial uses are proposed would assist in determining parking requirements and provide clarity for the public, Councils and staff.

It is assumed that the majority of the commercial uses will be concentrated within the apartment buildings located within the centre portion of the overall plan, Lot 334, with some commercial uses to be located within Lot 329 in close proximity to Lakefield Road. For illustrative purposes, a conservative number of parking spaces is currently shown within each multi-residential (apartment/condominium building) lot which includes parking space allowances for commercial uses. The final number of required and provided parking spaces will be confirmed at the Site Plan approval stage. We considered illustrating the anticipated locations for commercial uses on the Draft Plan of Subdivision however our preference at this stage is for the plan to remain flexible. Our intent is to work with the Township and the County to address the need for commercial spaces with each phase.

4. Given the varying widths of the vegetation protection zone associated with the wetlands in the south-west corner and to create less uncertainty for any future owners, the rear lot lines of lots 64 - 67 can be 'cleaned up' or straightened to create more regular shaped lots.

The rear lot lines of lots 64, 65, 66 and 67 have been revised.

5. Block 10 contains the proposed overland flow from the stormwater facility on abutting Block 6. It is recommended that the overland flow area be identified as its own stormwater management block.

The emergency overland flow route from Street D to the Block 6 SWM block will be incorporated into the design of Block 10 using pervious grassed area and gentle surface slopes that will not take away from or restrict the overall parkland area as being fully useable parkland space. Since the lands will be conveyed to the Township, whether designated as parkland or as part of the Block 6 SWM block, we do not have concerns with the overland flow route being maintained through Block 10.

#### **PLANNING JUSTIFICATION**

6. The Provincial Planning Statement (2024) will come into effect on October 20, 2024 and must be applied to any Planning Act decisions being made after this date. Please provide a review of the relevant policies of the PPS 2024 as it relates to these applications.

The Planning Justification Report has been updated by EcoVue (dated December 19, 2024) and now includes Section 3.2, which provides a review of the relevant policies of the Provincial Planning Statement (2024) in context with the OPA, ZBA and plan of subdivision applications. References to the Provincial Policy Statement (2020) and the now repealed Growth Plan have been removed from the report. The updated Planning Justification Report dated December 19, 2024 has been submitted with this letter.



**COMMENTS SUBMITTED BY R. SHORT**

7. Public comments were received from a Mr. Robert Short, dated August 29, 2024. County and Township staff reviewed these comments in detail and agree that there may be merit in altering the phasing limits to include Block 9 (larger parkland block) in an earlier phase of the development for the enjoyment of new residents. Only minor changes would be required to accommodate this Block in phase 3 rather than in phase 6 of the buildout.

We do not have concerns with the addition of Block 9 as part of Phase 3 and agree that this would add to the enjoyment of new residents to the Lakefield South community. The phasing shown on the Draft Plan of Subdivision has been updated accordingly.

**OTHER**

8. Township Fire Department notes that any 4-storey buildings will require a sprinkler system for fire suppression. It is recommended that all apartment buildings (including 3-storey buildings) be equipped with sprinkler systems.

Each apartment building will be designed in accordance with the Township's fire department requirements and the Ontario Building Code. The need for a sprinkler system will be reviewed on a site-by-site basis considering the available fire protection within and surrounding each site.

9. Blocks 1 and 2 are shown as Environmental Protection and it is unclear at this point in time who will ultimately be responsible for ownership of these Blocks. The Township has indicated that wetland blocks will not be accepted as part of the parkland dedication. Section 6.2.15.3(c) of the Official Plan states that it is not the intent that areas designated Environmental Constraint will necessarily be free and open to the general public, or that they will be purchased by the Township. It is our understanding that the applicant has been in discussions with a non-profit organization about transferring ownership of these blocks but these details have not been confirmed.

It is Triple T Holdings' intention that the EP areas will be held by an appropriate steward in perpetuity and that public access to those lands be provided in a conservation friendly fashion. Confirmation of TTT's selection for this role will be resolved when they are satisfied with the right proposal and when the full breadth of the servicing easement through Block 1 is confirmed.

10. Draft plan conditions are outstanding from the Otonabee Region Conservation Authority. County and Township staff have been in contact with ORCA and the agency is in the final stages of having the conditions prepared.

Draft plan conditions have since been received from ORCA.



We trust the above responses and the attached revised Draft Plan of Subdivision, together with the revised Planning Justification Report, address all of the County and Township's outstanding comments and are sufficient to allow the Township to proceed with formal Draft Plan conditions and scheduling the public meeting for the Official Plan Amendment. Our goal is to have the Official Plan Amendment and Draft Plan of Subdivision go before Council in February 2025 and would appreciate the County and Township's continued efforts to achieve this important milestone. If you have any questions or require additional clarification, do not hesitate in contacting the undersigned.

Yours truly,

**Tatham Engineering Limited**



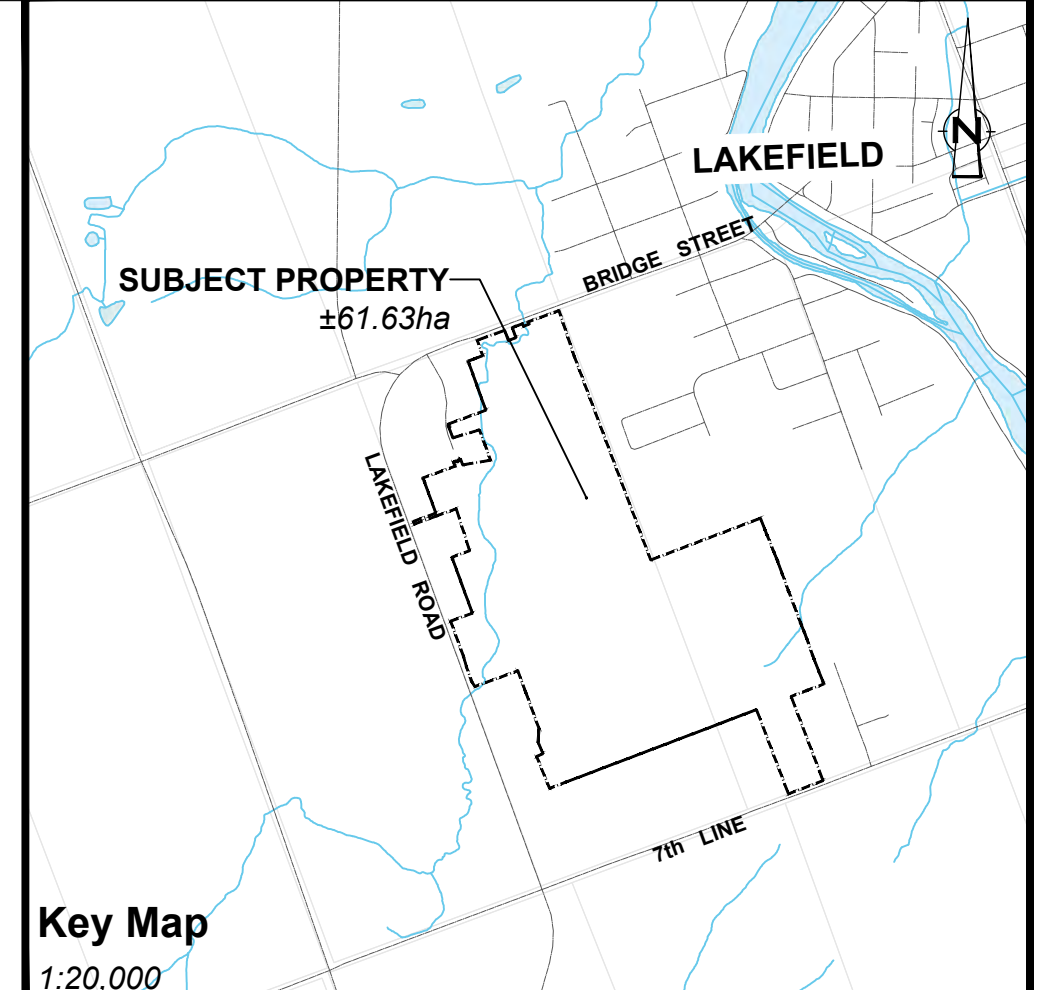
Jeremy Ash, B.Eng., P.Eng.  
Director, Manager - Ottawa Office  
JA:akm

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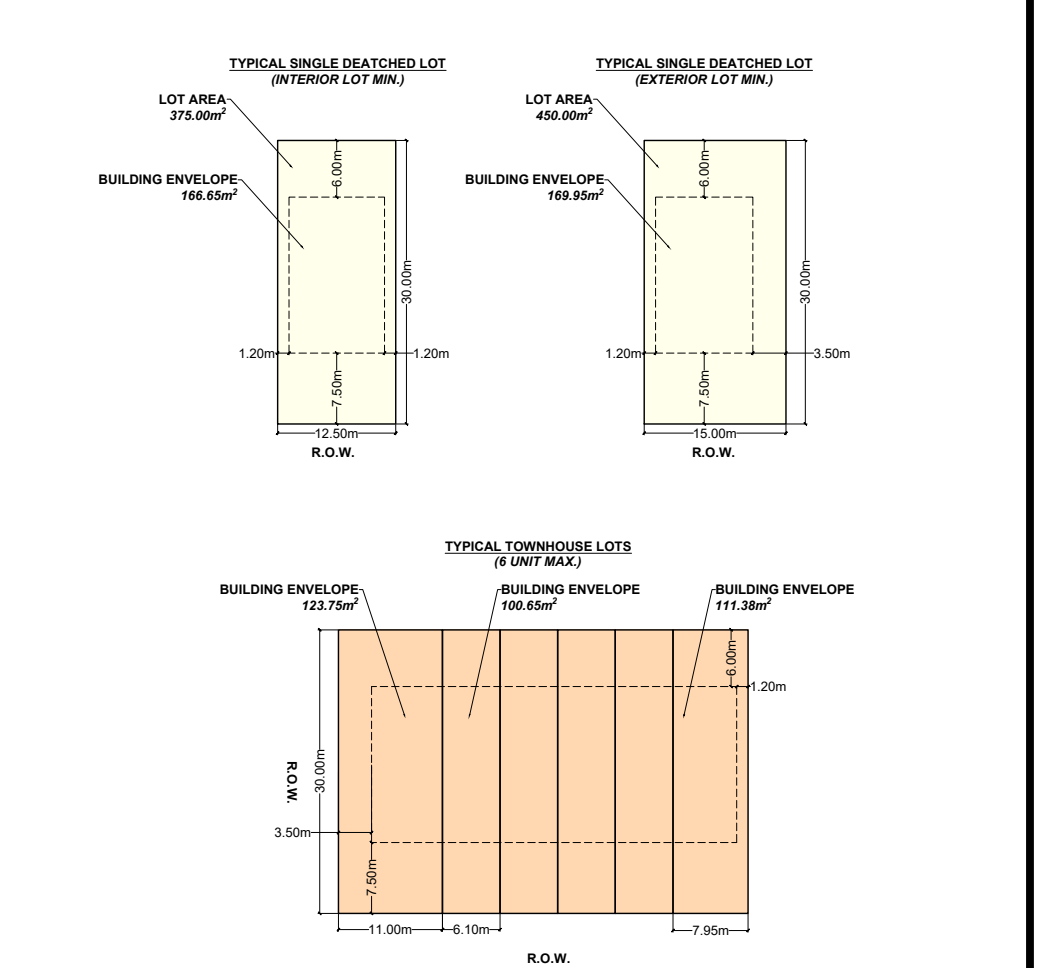
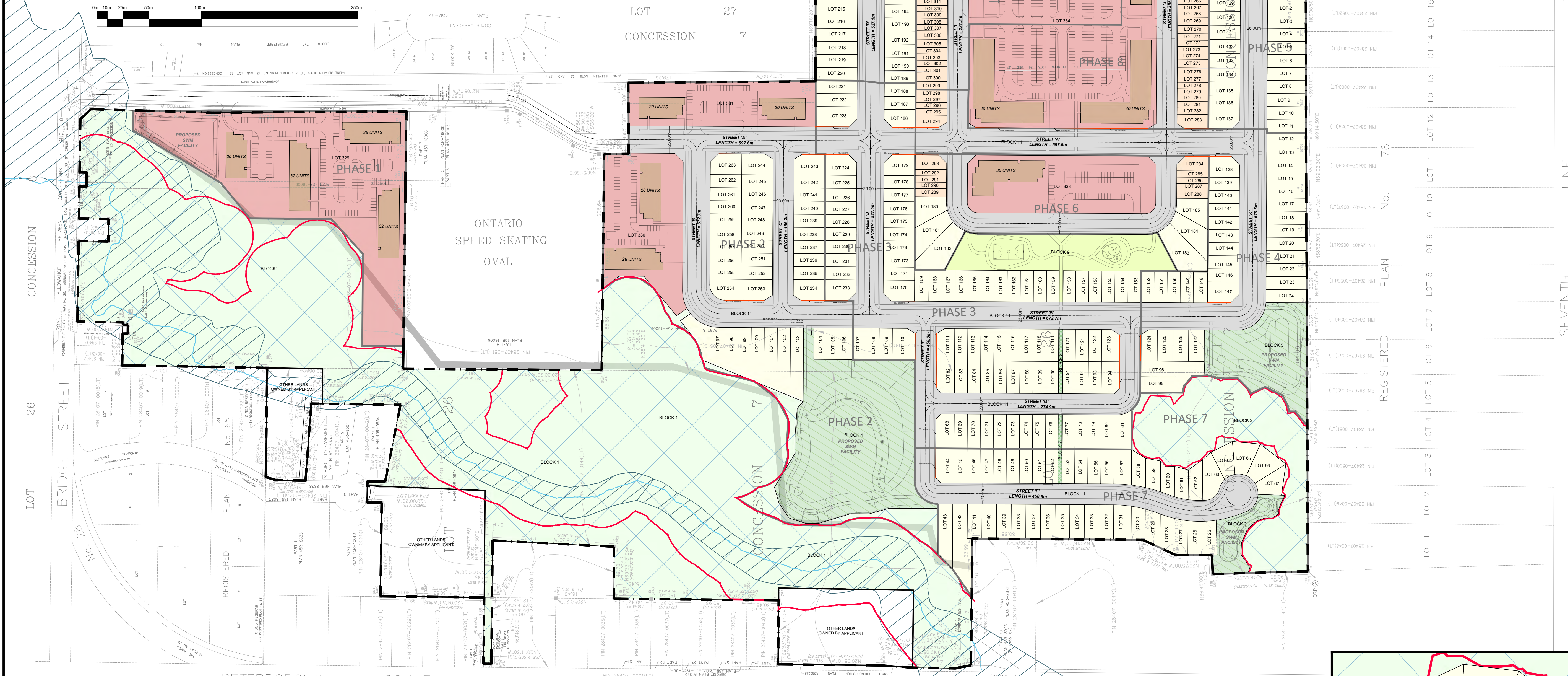


**SITE STATISTICS**

LEGEND	LOT/BLOCK No.	PROPOSED USE	PROPOSED USE AREA (sq. m)	PROPOSED USE AREA (ha)	PROPOSED USE PERCENTAGE - NET SITE AREA (%)	PROPOSED UNITS	UNITS/NET ha
	LOT 1 - LOT 263	RESIDENTIAL (SINGLE DETACHED)	120407.65	12.04	28.6%	263	6.24
	LOT 264 - LOT 328	MULTIPLE RESIDENTIAL (TOWNHOUSES)	14444.88	1.44	3.4%	65	1.54
	LOT 329 - LOT 338	MULTIPLE RESIDENTIAL (APRT./CONDO) w/ POTENTIAL GROUND-LEVEL COMMERCIAL	114519.03	11.45	27.2%	582	13.80
	BLOCK 1 AND BLOCK 2	ENVIRONMENTAL PROTECTION	153377.08	15.34	N/A		
	BLOCK 3 - BLOCK 6	STORM WATER MANAGEMENT	47828.42	4.78	11.3%		
	BLOCK 7 AND BLOCK 8	WALKWAYS	510.14	0.05	0.1%		
	BLOCK 9 AND BLOCK 10	PARKLAND	21047.78	2.10	5.0%		
	BLOCK 11	RIGHT-OF-WAY 0.3m RESERVES	102907.97	10.29	24.4%		
	<b>TOTAL GROSS SITE AREA</b>		<b>575042.95</b>	<b>57.50</b>			
	<b>NET SITE AREA (GSA - (BLOCK 1 + BLOCK 2))</b>		<b>421665.87</b>	<b>42.17</b>	<b>100%</b>	<b>910</b>	<b>21.58</b>



- Key Map**  
1:20,000
- SUBJECT BOUNDARY
  - PHASE BOUNDARY
  - EXISTING WATERCOURSE
  - ENVIRONMENTAL CONSTRAINT BUFFER  
Provided by GHD Ltd., refer to EIS for full details
  - RAYS CREEK FLOODPLAIN
  - POTENTIAL APARTMENT/CONDO BUILDING  
(POTENTIAL COMMERCIAL ON GROUND FLOOR)
  - PROPOSED STREET CENTRE LINE
  - PROPOSED RAY'S CREEK SANITARY SEWER EASEMENT (6.0m)



- GENERAL NOTES:**
- PHASE BOUNDARIES AND ORDER MAY BE SUBJECT TO CHANGE
  - PROPOSED APARTMENT/CONDO BUILDINGS TO CONTAIN UP TO 8500 Sq. m OF GROUND FLOOR COMMERCIAL.
  - PROPOSED TRAFFIC CALMING MEASURES WILL BE SHOWN THROUGH DETAILED DESIGN PHASE. MEASURES WILL GENERALLY FOLLOW RECOMMENDED DESIGN GUIDANCE PROVIDED IN CHAPTER 4 OF THE TAC CANADIAN GUIDE TO TRAFFIC CALMING. THIS INCLUDES THE USE OF VERTICAL AND HORIZONTAL DEFLECTION FEATURES (I.E. RAISED CROSSWALKS, SPEED HUMPS, CHICANES, ETC.), AS WELL AS ROADWAY NARROWING, AND VARIED SURFACE TREATMENTS.

**LINE TABLE**

BEARING	DIST
1. N19°47'30" W 28.39	
2. S1°01'30" E 9.54	
3. N19°47'30" W 28.39	
4. N68°55'50" E 6.32	
5. N19°47'30" W 28.39	
6. N1°21'49" W 5.26	
7. N19°47'30" W 28.44	
8. N1°01'30" E 9.54	
9. N70°05'20" E 28.36	
10. N70°05'20" E 15.61	
11. N19°47'30" W 28.39	
12. N70°05'20" E 6.32	
13. N70°05'20" E 6.32	
14. N19°47'30" W 28.39	
15. N19°47'30" W 28.39	

**SURVEYOR'S CERTIFICATE**  
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.  
Certified by:

Christopher E. Musciow, Ontario Land Surveyor, JBF Surveyors  
Date: \_\_\_\_\_  
Bill Turner (Triple T Holdings), Date: \_\_\_\_\_

DATE	REVISIONS	INITIAL
12-Feb-21	REVISIONS FROM TATHAM COMMENTS	MC
25-Feb-21	FIRST SUBMISSION	MC
12-Jul-23	RESPONSE TO COMMENTS	MC
03-Aug-23	RESPONSE TO COMMENTS	MC
07-Sep-23	REVISIONS FROM TATHAM COMMENTS	MC
02-May-24	RESPONSE TO COMMENTS	MC
19-Dec-24	RESPONSE TO COMMENTS	MC

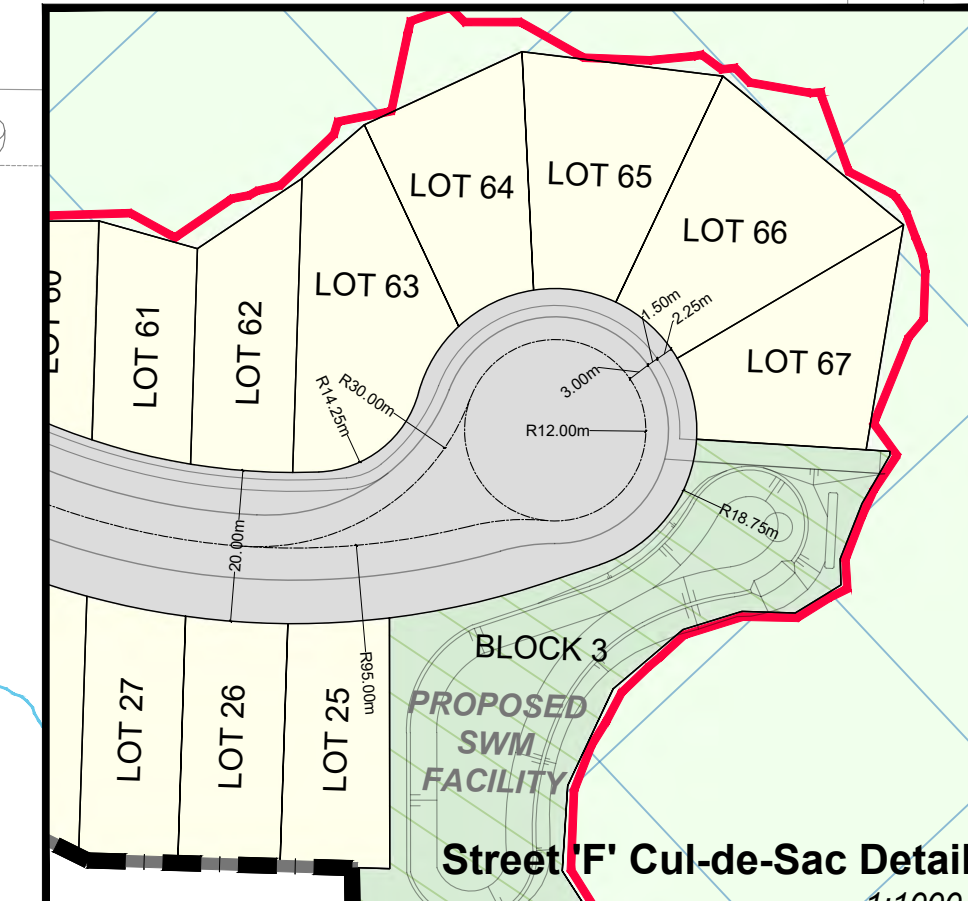
**OWNER'S CERTIFICATE**  
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Peterborough

**Submission Requirements**  
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-l) THE PLANNING ACT  
a) As shown on this Draft Plan and Plan from JBF Surveyors  
b) As shown on this Draft Plan and Plan from JBF Surveyors  
c) As shown on this Draft Plan  
d) As shown on this Draft Plan  
e) Residential  
f) As shown on this Draft Plan  
g) N/A  
h) As shown on this Draft Plan and the report by Tatham  
i) Refer to report from Tatham  
j) Refer to report from Tatham  
k) Refer to report from Tatham  
l) As shown on this Draft Plan

COORDINATES ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (61°W LONGITUDE) NAD83 (CSRS EPOCH 2010.0). OBSERVED REFERENCE POINT (ORP) COORDINATE VALUES ARE TO 'RURAL' ACCURACY SPECIFICATION IN ACCORDANCE WITH SEC. 14(2) OF O.REG. 216/10

POINT	UTM NORTHING	UTM EASTING
ORP A	4920802.02	716395.77
ORP B	4920869.86	716572.83

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



**ECOVUE**  
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DRAWN BY:	PROJECT No.:
APPROVED BY:	HORIZ. SCALE:
REVISION DATE:	PLOT DATE:

DECEMBER 19, 2024      DECEMBER 19, 2024

**LAKEFIELD SOUTH PLAN OF SUBDIVISION**

TRIPLE T HOLDINGS  
PART OF LOT 26 CONCESSION 7  
CROSS TWP. OF SMITH  
TOWNSHIP OF SELWYN  
COUNTY OF PETERBOROUGH

**DRAFT PLAN**      **DP1**