



3/6/2024

3/6/2024

Planning Department
Township of Selwyn
P.O. Box 270
Bridgenorth, ON K0L 1H0

Attn: Per Lundberg, M.Pl., MCIP, RPP
Planner

**Re: Planning Letter in support of a Zoning By-law Amendment
2027 Preston Road, Selwyn, County of Peterborough
EcoVue Reference No. P23-2669**

Dear Mr. Lundberg,

Please accept this Planning Letter that has been prepared on behalf of Kawartha Land Trust (KLT) in support of a Zoning By-law Amendment on a property located in the Township of Selwyn, in the County of Peterborough.

The applicant is proposing a seasonal recreational day camp designed on the property located at part of Lot 29, Concession 11, geographic Township of Smith, Township of Selwyn, County of Peterborough. It should be further noted that KLT is a non-profit organization whose prime focus is conservation, and that the intent of the day camp is to teach youths (4-12 years old) about land-based activities and outdoor learning.

The subject property is zoned the Rural (RU) Zone in the Township of Selwyn Zoning By-law No. 2009-021 (TSZBL) which does permit conservation use. However, the TSZBL restricts conservation use to be administered by a public agency or a local Conservation Authority. As such, a ZBA is required to rezone the subject lands from the RU Zone to a Rural Exception (RU-XX) Zone in order to permit KLT (a non-profit organization) to administer the proposed development.

The following sections of this Planning Letter examine the proposed ZBA in the context of applicable land use planning policies.

1.1 Site Description

The subject property is located at Lot 29, Concession 11, geographic Township of Smith, Township of Selwyn, County of Peterborough. The property has approximately 717 metres of frontage on Preston Road and a lot area of approximately 42.73 hectares (105.6 acres). The subject lands currently consist of rural residential dwelling, a detached garage and three (3) barns. The property also contains an Earth Science Area of Natural and Scientific Interest (ANSI) (Lakefield Crevasse Fillings) located to the north along with unevaluated wetlands and watercourses located around the existing use.

The land uses surrounding the subject property (i.e., within 500 metres) include rural lands, rural residential uses, and natural features.



The proposed development will be seasonal and will not include any new structures. As such, the proposed will not impact with the surrounding land uses.

1.2 Proposed Development

KLT is proposing a seasonal nature-based day camp which will be functional approximately 65 days of the year. The camp will only be during the summer months and is expected to include a maximum of 20 participants which will include youths between 4 and 12 years of age and 4 adult supervisors. The purpose of the camp is to provide land-based learning and play in an outdoor setting. The proposal will utilize the infrastructure already present on site and does not propose any buildings or structures.

The proposed day camp will be limited to the area which contains the established buildings and will not impact the natural features present on the property. Additionally, the existing driveway and parking spaces will be sufficient to accommodate the proposed use as the youths will be relying on their parents for commute.

1.3 Pre-Consultation with the Township of Selwyn

A pre-consultation with the Township of Selwyn was completed by KLT on November 25th, 2023, which is included in **Appendix A**. Furthermore, EcoVue corresponded via email to get a clarification on a few items which is also included in **Appendix A**.

Initially, the pre-consultation report identified that an Environmental Impact Study (EIS) will be required in support of the development. However, later correspondences (**Appendix B**) with the Otonabee Region Conservation Authority (ORCA) confirmed that an EIS will not be required given that the proposed use will be near the established buildings.

Furthermore, it was confirmed by the County Transportation Engineer that the proposed use will not require a Traffic Impact Assessment if demonstrated in the Planning Letter that the proposed use will generate fewer than 30 peak hour trips (two-way) per hour using a single entrance which does not warrant an assessment as per County of Peterborough Traffic Impact Assessment Guidelines (**Appendix C**).

The proposed day camp will be functional only during the summer months up to a maximum of 65 days in a year. Additionally, it will not increase the traffic flow on Preston Road as the participants will be spending most of their day on the camp and will not be moving out of the property frequently. It is our opinion that the number of trips generated by the parents who will be picking and dropping their wards will be well within 30 peak hour trips per hour.

As such, EcoVue is of the opinion that this Planning Letter provides adequate rationale regarding the proposed development.

2.0 POLICY REVIEW

Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2020 Provincial Policy Statement (PPS) and 2020 *A Place to Grow: Growth plan for the Greater Golden Horseshoe* (Growth Plan). At the municipal level, policies from the County of Peterborough Official Plan (CPOP) and regulations from the Township of Selwyn Comprehensive



Zoning By-law No. 2009-021 (TSZBL) are applicable. In this report, the proposed ZBA is reviewed in the context of the policies and provisions contained in these documents.

2.1 PPS and the Growth Plan

The PPS provides a policy framework for land use planning within the Province of Ontario whereas A Place to Grow (APTG) is the Province of Ontario's Growth Plan for the Greater Golden Horseshoe (Growth Plan). The policies of the Growth Plan direct the majority of development and growth to urban areas that are supported by existing infrastructure, including transit and municipal water and sewer systems.

Both the PPS and the Growth Plan do not contemplate the types of organizations that can administer a conservation use. Additionally, the subject lands are located outside of settlement area and within rural lands, where the proposed development is permitted as per the PPS and the Growth Plan. Furthermore, it is the intent of the ZBA to permit KLT to administer the conservation use on the subject lands and not to propose a significant change of land use.

Given the above, it is our opinion that only the following sections of the PPS and Growth Plan apply to the subject application.

2.2 County of Peterborough Official Plan

The CPOP is a high-level document intended to direct all forms of development to appropriate lands within the County of Peterborough, while protecting important natural features, such as lakes, rivers, woodlands, and species habitat. The CPOP functions as the lower tier Official Plan for the Township of Selwyn while it also intends to provide opportunities for future growth and development within the County of Peterborough.

The subject property is designated Rural in the CPOP. The permitted uses within the Rural designation include *"include forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife"*. As such, the proposed day camp will be a permitted use within the Rural designation.

It should also be noted that, similar to the PPS and the Growth Plan, the CPOP does not include policies that contemplate the types of organizations that can administer a conservation use. Given that the proposed development will be connected to conservation, it is our opinion that the proposal represents good planning and conforms to the CPOP.

2.3 Township of Selwyn Zoning By-law No. 2009-021

The subject property is zoned in the Rural (RU) Zone and Environmental Protection (EP) Zone according to the Township of Selwyn Zoning By-law 2009-021 (TSZBL). The portion of the property which contains the wetlands are zoned the EP Zone. No development is proposed within the EP Zone and as such, only the RU Zone policies are discussed below.

According to Section 4.8.1.2 of the TSZBL, *"conservation, or other similar uses as provide for the preservation of the natural environment"* are permitted within the RU Zone. However, the TSZBL defines "Conservation" as *"the preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by*



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the local Conservation Authority, or other public authority, for individual or public use and may include bird sanctuaries and wildlife reserves”.

As noted, the proposed development will be conservation related and the features present within the lands will facilitate outdoor learning for the youth participants. Furthermore, KLT is a non-government land conservation charity whose prime focus is conservation of natural resources, and the organization currently manages approximately 2,100 hectares of land that contain a diversity of natural resources. As such, it is our opinion that permitting KLT to administer the proposed conservation related use meets the intent of the TSZBL.

In order to facilitate the development, the subject lands need to be rezoned from the Rural (RU) Zone to a Rural Exception (RU-XX) Zone in order to permit the proposed use.

Given the above, it is our opinion that the proposed ZBA complies with the intent of the TSZBL.

3.0 SUMMARY

This Planning Letter describes the proposed ZBA application to permit KLT to administer a conservation related use for lot line adjustment and provides an analysis of conformity with the 2020 Provincial Policy Statement, the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the County of Peterborough Official Plan, and the Township of Selwyn Zoning By-law. Based on a detailed review, it is the opinion of the authors that:

- The proposed ZBA is consistent with the policies of the 2020 Provincial Policy Statement and the 2020 A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The proposed ZBA conforms with the County of Peterborough Official Plan; and
- The proposed ZBA will comply with the Township of Selwyn Zoning By-law subject to a Zoning By-law Amendment.

This Letter therefore concludes that the proposed development is consistent with and/or meets the intent of both provincial and municipal planning policies and constitutes good planning.

Respectfully Submitted,

ECOVUE CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read 'B. Saunders', is written over a horizontal line.

Beverly Saunders, B.Sc., M.Sc., E.P.
Senior Planner



Zoning By-law Amendment Application
Preston Road Day Camp
County of Peterborough

3/6/2024

Aditya S.

Aditya Srinivas B. Sc.
Planner



Zoning By-law Amendment Application
Preston Road Day Camp
County of Peterborough
3/6/2024

Appendix A

Pre-Consultation Notes and Correspondences with the Municipality



Zoning By-law Amendment Application
Preston Road Day Camp
County of Peterborough
January 26, 2024

Appendix A

Pre-Consultation Notes and Correspondences with the Municipality

Name: Kawartha Land Trust		Agent: Thom Unrau
Lot: 29	Concession: 11	Ward: Smith
Roll No: 1516.020.004.14000		

Municipal Address: 2027 Preston Road (Selwyn)		
Phone: 705-743-5599	Alt. Phone:	Email: jkintare@kawarthalandtrust.org tunrau@kawarthalandtrust.org
Communicate via:	Owner: <input checked="" type="checkbox"/>	Agent: <input checked="" type="checkbox"/>

Meeting Date:	November 15, 2023
Meeting Location:	Virtual via Zoom
Attendees:	Thom Unrau, Kawartha Land Trust Emily Recoskie, Compass Early Learning and Care Pete Hynes, County of Peterborough (Public Works) Kathleen Shepherd, Peterborough Public Health Tom Cowie, Hiawatha First Nation Per Lundberg, Township of Selwyn (Planner) Robert Kelly, Township of Selwyn (Manager of Building & Planning) Adam Tobin, Township of Selwyn (Manager of Public Works) Howard Jinkerson, Township of Selwyn (Deputy Fire Chief) Breanna Guiotto, Township of Selwyn (Economic Development) Candace Massie, Township of Selwyn (Planning Dept.)
Regrets:	Don Allin, Otonabee Region Conservation Authority Marnie Guindon, Otonabee Region Conservation Authority

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

Existing Parcel Description	
County Official Plan Designation:	Rural
Municipal Zoning:	Rural (RU)
Area/Lot Dimensions:	±105.6 acres
Frontage:	±596 ft on 12 th Line
Existing Use/Buildings:	Dwelling, Detached Garage, Type 3 Uninsulated Barn

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*)
- Zoning By-law Amendment (*Application submitted to Township*)
- Site Plan Application (*Application submitted to Township*)

Proposal Summary/Description:

The proposal is to use the property in collaboration with Compass Early learning and care (CELC), as a nature based day camp during the summer months and sporadically throughout the season. The use will take place approximately 65 days per year. Some school class groups may visit the site throughout the year.

The camp will accommodate a maximum of 15 youth participants per day during the camp season, as well as their supervisors (approximately 3). CELC provides insurance. The participants are generally in the age of 5-10years old. They spend the majority of their day in the forest, and are picked up and dropped off by their parents.

The purpose of the camp is to provide land-based learning and play in an outdoor setting.

This requires only the development of a small privy for use by the camp, and minor alterations to a shelter that already exists on site.

The current parking (lawn) and driveway is adequate. The purpose of the camp is that the forest provides the infrastructure. There will NOT be cabins, courses, campsites, playing fields or similar "camp" infrastructure added to the property.

Water is provided by the camp from off site.

Discussion:**Otonabee Region Conservation Authority**

- The site plan does not clearly indicate where the proposed development will occur.
- If it is around where the previously established buildings are located, they likely do not require ORCA permits but we need a better site plan to determine this.
- We had previous correspondence on this property where staff noted the requirement for an EIS for trail upgrades.
- The application notes this as being a component they wish to continue with. They need to consult with ORCA staff /obtain the appropriate approvals for this prior to work commencing.
- Preston road is crossed by a watercourse north and south of this property.
- The property is partially regulated by ORCA due to the wetland, watercourses and unmapped floodplain associated with the features.
- The site is regulated by the Authority and ORCA permits may be required prior to site alteration or development.
- (See map attached)

County of Peterborough Public Works Department

A traffic assessment will need to be completed in order to determine the requirements for entrance improvements and/or a Traffic Impact Study. Details regarding these assessments are available on the County website at <https://www.ptbocounty.ca/en/living/transportation.aspx>.

Peterborough Public Health (PPH)

A composting toilet is considered a Class I sewage system and is permitted. The provision of a handwashing station with running water may trigger the requirement for a Class IV septic system for this site.

Kawartha Land Trust can install a Class 2 sewage system, grey water pit, instead of a Class 4 system. The grey water pit would be used for the disposal of sink water only. If water is provided there will be a requirement for an inspection and maintenance of a Small Drinking Water System under Reg 319 of the Health Protection and Promotion Act.

Please contact Peterborough Public Health for further information on drinking water and septic system requirements and approvals.

Township of Selwyn Fire Department

A concern regarding the safe entry and exit of school buses from the site was raised. Should site plan control not be required for this project, the fire department would encourage the proponent to ensure that there is safe access to the day camp for passenger vehicles as well as school buses.

Township of Selwyn Public Works Department

An upgrade of the entrance to the site will be required. Please contact the Township Public Works Dept. for further details.

Township of Selwyn Building & Planning Department

The Ontario Building Code defines a building as a structure greater than 10 m² in area. Since no existing or new building/structures are proposed in support of the proposed day camp that are greater than 10 m² in area, a site plan application will not be required.

Township staff are of the opinion that the proposed recreation commercial use (day camp) is not encompassed within the permitted uses in the (RU) Zone. The preservation of the environment (conservation use) is permitted in the (RU) zone but this would not include a day camp unless incorporated as part of a management plan for the site as administered by a public agency. As a result, a re-zoning is required. The recommended zoning could be either as a Recreation Open Space (RE) Special Exception Zone or as a Rural (RU) Special Exception Zone to permit the specific uses envisioned for this property including the day camp. The Rural land use designation that applies to the subject property permits small-scale commercial uses as well as passive recreation and conservation uses in addition to agricultural and low-density residential uses. A Planning Justification Report (PJF) is required for the re-zoning application. Township staff recommend that the proponent retains a Planning Consultant to prepare the PJR including a recommended zoning for this site.

Summary of Report Requirements:

- Planning Justification Report (PJR)
- Traffic Impact Study (TBD)
- Environmental Impact Study (EIS)

***Fees:**

Township Fees:

Minor Commercial Zoning By-law Amendment \$ 2960.00

****ORCA Fees:**

Contact ORCA to confirm.

**Please note fees increase annually.*

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

Attachments:

- **Application Checklist**

Record Completed By: Per Lundberg, Planner

The Township will not deem a ZBA and/or Site Plan application as “complete” until the required supporting reports have received Peer Review Clearances. A complete application will comprise of a completed application form, required reports with Peer Review Clearance, and applicable application fees.

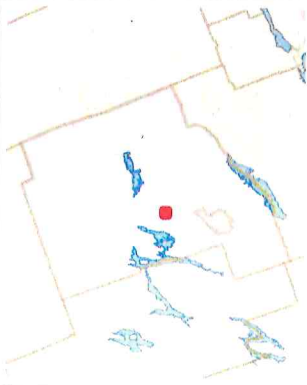
The ‘Record of Pre-consultation’ will remain valid for up to 24-months following the date of the pre-consultation meeting at the discretion of the Manager of Building and Planning. If the required subsequent applications are not received by the Township within the 24-month period following the pre-consultation meeting, the Record of Pre-consultation becomes obsolete. The applicant will be required to submit a new ‘Request for Pre-consultation Form’ to the Township.

If an application is significantly modified after the pre-consultation meeting has taken place, the applicant may be required to undergo a new pre-consultation meeting.

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 this application. If you have any questions about the collection, use or disclosure of this information by the Township of Selwyn, please contact the CAO or Clerk, Township of Selwyn, P.O. Box 270, Bridgenorth, ON K0L 1H0 (705) 292-9507.



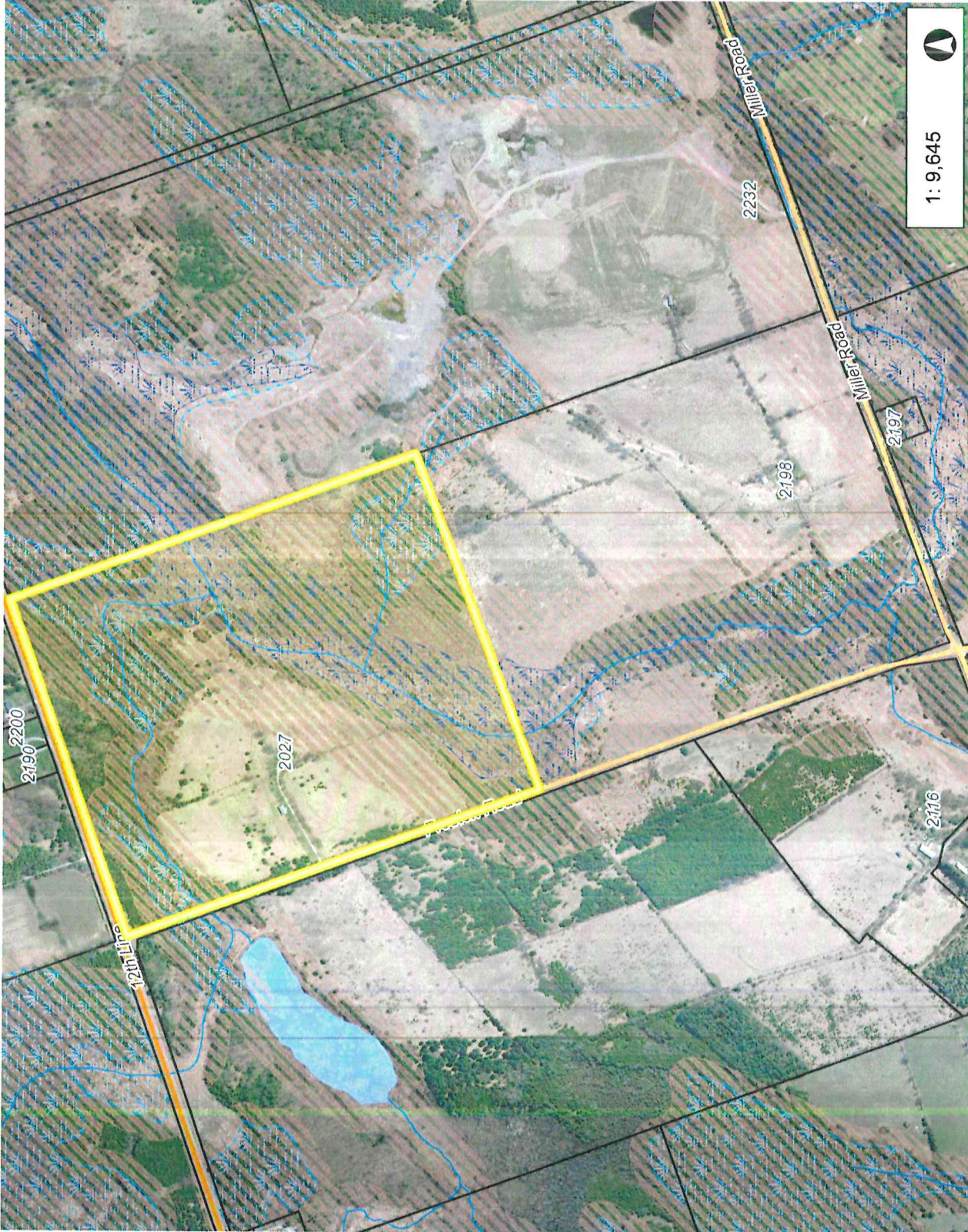
GIS Viewer



Legend

- Roads < 50,000
 - PRIV : Private; PRIV
 - City Arterial
 - City Collector and Local
 - City Owned Unclassified
 - Provincial
 - County
 - Township
 - Water Access Only
- Outside Roads < 50,000
 - Major Roads
 - Local Roads
- Peterborough Proposed Bypass
 - First Nations
 - Civic Address
 - Parcel Fabric
 - Parcel First Nations - Canada I
 - Rivers
 - Intermittent
 - Permanent
- ORCA Dev't Control Area
- Clean Water Act Policies Apply
- Floodplain
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Non-evaluated Wetlands
- Lakes - Local Scale
- Municipal Boundary - Upperville

Notes



1 : 9,645



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Mailing Address
PO Box 270 Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

www.selwintownship.ca

Zoning By-law & Site Plan Applications Application Checklist

Owner/Agent:

Kawartha Land Trust /Thom Unrau

Date:

November 15, 2023

Property Address:

2027 Preston Road

Roll Number:

1516.020.004.14000

Proposal:

The proponent would like to establish a passive activity day camp on the subject property for 10-15 participants per day during the summer. Some school groups may visit the site throughout the year.

Official Plan Designation:

Rural & PSW. ANSI

Zoning:

(RU) & (EP)

Supporting document(s) required:

- Planning Study/Analysis
- Storm Water Management (SWM) Plan
 - Peer Review Clearance
- Traffic Study (County PWs to confirm)
 - Peer Review Clearance
- Hydrogeological studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOECP guidelines and regulations)
 - Peer Review Clearance
- Functional Servicing Report (Municipal Water and Sewage Capacity Report which may include SWM Plan)
 - Peer Review Clearance
- Environmental Impact Analysis (lakes, rivers, wetlands, fish habitat, wildlife, ANSI's etc.)
 - Peer Review Clearance (ORCA)
- Market Analysis/Justification Study
 - Peer Review Clearance
- Archaeological Study
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
 - Peer Review Clearance
- Noise Impact Study
 - Peer Review Clearance
- Agricultural Land Usage Justification
 - Peer Review Clearance
- Record of Site Condition (RSC) - Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
 - Peer Review Clearance
- Geotechnical Study
 - Peer Review Clearance



Supporting site plan and/or survey:

- Location survey completed by an Ontario Land Surveyor (OLS) illustrating:
 - setbacks from lot lines
 - setback from the highwater mark
 - floodplain elevation
- Site Plan
 - location, size, & type of all existing and proposed buildings and structures, inclusive of setbacks
 - approximate location of all natural and artificial features (i.e. vegetation, septic systems, wells, hydro/bell lines, watercourses)
 - setback information from the highwater mark of all existing and proposed buildings and structures
 - location and type of proposed lighting, fences, parking areas, etc. (refer to Site Plan Guidelines for further details)
- Elevation Drawings

Planning Act Applications Required:

- Zoning By-law Amendment, Township of Selwyn
- Minor Variance Application, Township of Selwyn
- Site Plan Control, Township of Selwyn
- Official Plan Amendment, County of Peterborough
- Consent to Sever, County of Peterborough

Recommended key agencies to contact:

- Otonabee Region Conservation Authority
Don Allin – 705-745-5791 x. 225
- Otonabee Region Conservation Authority
Terri Cox – 705-745-5791 x. 219
- Trent Severn Waterway
Alana Bolton - 705-750-4516
- Peterborough Public Health
Kathleen Shepherd – 705-743-1000
- Township of Selwyn – Public Works
Adam Tobin - 705-292-9507 x. 238
- Township of Selwyn – CBO
Robert Kelly - 705-292-9507 x. 219
- Township of Selwyn – Fire Chief
Gord Jopling - 705-292-7282 ext. 201
- County of Peterborough – Planning
Caitlin Saccoccia – 705-743-0380 x. 2403
- County of Peterborough – Public Works
Pete Hynes - 705-775-2737 x. 3210
- Curve Lake First Nation – Lands and Resources Consultation Liaison –
- 705-657-8045
- Ministry of Transportation
CorridorEast@Ontario.ca - 613-544-2220

Notes:

Reviewed by:

Applicant:

From: Per Lundberg <plundberg@selwyntownship.ca>
Sent: Tuesday, January 9, 2024 11:13 AM
To: Beverly Saunders; Thomas Unrau
Cc: Aditya Srinivas; Donald Allin; Hynes, Pete
Subject: RE: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Confirmed. No EIS required. I'm still waiting on the County to confirm the TIS component.

Per

From: Beverly Saunders <bsaunders@ecovueconsulting.com>
Sent: Tuesday, January 9, 2024 11:11 AM
To: Thomas Unrau <tunrau@kawarthalandtrust.org>; Per Lundberg <plundberg@selwyntownship.ca>
Cc: Aditya Srinivas <asrinivas@ecovueconsulting.com>; Donald Allin <dallin@otonabeeconservation.com>; Hynes, Pete <PHynes@ptbocounty.ca>
Subject: RE: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Excellent. Thanks Thomas. Per, if you can confirm this is enough to remove the need for the EIS I would be grateful.

Pete... the current zoning on the site permits a day camp for government agencies. As such, I am not sure why a TIS would therefore be required for the ZBA as the only thing changing is the type of organization. I am happy to provide a summary of the proposed traffic and a high-level explanation of why it is negligible within my Planning Report if that is helpful.

Just want to avoid further delays on the application. Looking forward to hearing from you.

Thanks again.

Sincerely,
Beverly Saunders, B.Sc., M.Sc., EP (she/her)
Senior Planner



EcoVue Consulting Services Inc.
311 George Street North
Suite 200
Peterborough, Ontario K9J3H3
705.482.9857 bus (primary)
705.876.8340 bus (office)
705.879.8906 cell
705.742.8343 fax
877.652.1466 toll free (office)
www.ecovueconsulting.com

From: Thomas Unrau <tunrau@kawarthalandtrust.org>
Sent: Monday, January 8, 2024 4:11 PM
To: Per Lundberg <plundberg@selwyntownship.ca>
Cc: Beverly Saunders <bsaunders@ecovueconsulting.com>; Aditya Srinivas <asrinivas@ecovueconsulting.com>; Donald Allin <dallin@otonabeeconservation.com>; Hynes, Pete <PHynes@ptbocounty.ca>
Subject: Re: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi All,

Just to confirm it is in fact a day camp.

See Don and Marnie's emails that there is no need for permits (and EIS) from them, since it's out of their regulated area.

Thom

On Mon, Jan 8, 2024 at 4:01 PM Per Lundberg <plundberg@selwyntownship.ca> wrote:

Hi Beverly,

See my answers below in red


Township of Selwyn
P.O. Box 270
Bridgenorth, ON K0L 1H0
P: (705) 292-9507 Ext. 220
F: (705) 292-8964

You can now apply for Minor Variances online:



www.selwyntownship.ca
www.facebook.com/SelwynTownship
www.twitter.com/selwyntownship

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From: Beverly Saunders <bsaunders@ecovueconsulting.com>
Sent: Monday, January 8, 2024 2:49 PM
To: Per Lundberg <plundberg@selwyntownship.ca>
Cc: tunrau@kawarthalandtrust.org; Aditya Srinivas <asrinivas@ecovueconsulting.com>
Subject: FW: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi Per,

I hope you had a fantastic holiday.

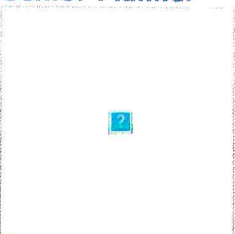
I have done a quick review of the KLT property at their request. I am hoping to get your thoughts on the following:

1. Since I understand that camping is permitted on the site but only when led by government organizations... I am thinking the rezoning could be very simple to say that, on this property, the permitted organizations could also include Kawartha Land Trust.
Day camp, yes. Camping, no. Campgrounds, public or private, are (RE) zone permissions. A notwithstanding clause for KLT to operate a day camp as part of a conservation use is likely the way to go for the amendment.
2. If you concur with the above, this would mean that the EIS and Traffic study would not be required (as they would not be triggered by changing the type of organization) and our planning memo would be one or two pages as provincial policy and the Official Plan does not contemplate the type of organizations permitted for certain uses.
A zoning amendment is required, regardless. ORCA and County Public Works provided input at the time of the pre-con meeting that an EIS and TIS are required. I'm copying ORCA and County PWs to confirm that this is still the case.
3. This would also mean we could submit the application in a couple weeks and get this all closed up to enable KLT to apply for building permits for the Spring.
Let's see what the response is from ORCA and County PWs.

Please note, it is acknowledged that any site alteration in ORCA regulated areas would require a permit and that the EIS may be required as a part of that. As such, I don't see it being needed to be discussed through this rezoning.

Hoping you concur with my above assessment and that we can come up with a quick/inexpensive way for KLT to proceed. Happy to schedule a meeting this week or next to discuss if you would like. Looking forward to hearing from you.

Sincerely,
Beverly Saunders, B.Sc., M.Sc., EP (she/her)
Senior Planner



EcoVue Consulting Services Inc.
311 George Street North
Suite 200

705.742.8343 fax
877.652.1466 toll free (office)
www.ecovueconsulting.com

From: Thomas Unrau <tunrau@kawarthalandtrust.org>
Sent: Tuesday, November 28, 2023 1:15 PM
To: Aditya Srinivas <asrinivas@ecovueconsulting.com>; Beverly Saunders <bsaunders@ecovueconsulting.com>; Emily Recoskie <emilyrecoskie@compasselc.com>
Subject: Fwd: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi all, see pre consult notes attached.

----- Forwarded message -----

From: **Per Lundberg** <plundberg@selwyntownship.ca>
Date: Mon, Nov 27, 2023 at 10:27 AM
Subject: Record of Pre-consultation (PC-32-23) - 2027 Preston Road
To: tunrau@kawarthalandtrust.org <tunrau@kawarthalandtrust.org>, jkintare@kawarthalandtrust.org <jkintare@kawarthalandtrust.org>, Hynes, Pete <PHynes@ptbocounty.ca>, Kathleen Shepherd <kshepherd@peterboroughpublichealth.ca>, tcowie@hiawathafn.ca <tcowie@hiawathafn.ca>, Robert Kelly <rkelly@selwyntownship.ca>, Adam Tobin <atobin@selwyntownship.ca>, Howard Jinkerson <hjinkerson@selwyntownship.ca>, Breanna Guiotto <bguiotto@selwyntownship.ca>, Donald Allin <dallin@otonabeeconservation.com>, Marnie Guindon <mguindon@otonabeeconservation.com>
CC: Candace Massie <cmassie@selwyntownship.ca>

Hello,

Please see the finalized Record of Pre-consultation from our meeting of November 15, 2023 (as attached).


Per Lundberg, M.Pl., MCIP, RPP
Planner
plundberg@selwyntownship.ca
705.292.9507 x220
Township of Selwyn
P.O. Box 270
Bridgenorth, ON K0L 1H0
P: (705) 292-9507 Ext. 220
F: (705) 292-8964

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Thomas Unrau
Director of Community Conservation

Pronouns: he/him

Office Location:



Zoning By-law Amendment Application
Preston Road Day Camp
County of Peterborough
January 26, 2024

Appendix B

Correspondence with ORCA regarding the EIS

2

ecovue Consulting Services Inc.

11 George Street North
Suite 200
Peterborough, Ontario K9J3H3
505.482.9857 bus (primary)
505.876.8340 bus (office)
505.879.8906 cell
505.742.8343 fax
77.652.1466 toll free (office)
www.ecovueconsulting.com

From: Thomas Unrau <tunrau@kawarthalandtrust.org>

Sent: Monday, January 8, 2024 4:11 PM

To: Per Lundberg <plundberg@selwyntownship.ca>

Cc: Beverly Saunders <bsaunders@ecovueconsulting.com>; Aditya Srinivas <asrinivas@ecovueconsulting.com>; Donald Allin <dallin@otonabeeconservation.com>; Hynes, Pete <PHynes@ptbocounty.ca>

Subject: Re: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi All,

I just want to confirm it is in fact a day camp.

I see Don and Marnie's emails that there is no need for permits (and EIS) from them, since it's out of their regulated area.

Thank you,

On Mon, Jan 8, 2024 at 4:01 PM Per Lundberg <plundberg@selwyntownship.ca> wrote:

Hi Beverly,

See my answers below in red

Per Lundberg, M.Pl., MCIP, RPP

Planner

plundberg@selwyntownship.ca

705.292.9507 x220

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From: Beverly Saunders <bsaunders@ecovueconsulting.com>

Sent: Monday, January 8, 2024 2:49 PM

Hi Per,

I hope you had a fantastic holiday.

I have done a quick review of the KLT property at their request. I am hoping to get your thoughts on the following:

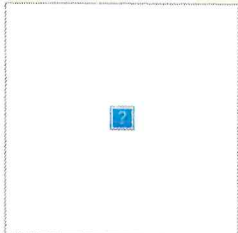
1. Since I understand that camping is permitted on the site but only when led by government organizations... I am thinking the rezoning could be very simple to say that, on this property, the permitted organizations could also include Kawartha Land Trust.
Day camp, yes. Camping, no. Campgrounds, public or private, are (RE) zone permissions. A notwithstanding clause for KLT to operate a day camp as part of a conservation use is likely the way to go for the amendment.
2. If you concur with the above, this would mean that the EIS and Traffic study would not be required (as they would not be triggered by changing the type of organization) and our planning memo would be one or two pages as provincial policy and the Official Plan does not contemplate the type of organizations permitted for certain uses.
A zoning amendment is required, regardless. ORCA and County Public Works provided input at the time of the pre-con meeting that an EIS and TIS are required. I'm copying ORCA and County PWs to confirm that this is still the case.
3. This would also mean we could submit the application in a couple weeks and get this all closed up to enable KLT to apply for building permits for the Spring.
Let's see what the response is from ORCA and County PWs.

Please note, it is acknowledged that any site alteration in ORCA regulated areas would require a permit and that the EIS may be required as a part of that. As such, I don't see it being needed to be discussed through this rezoning.

Hoping you concur with my above assessment and that we can come up with a quick/inexpensive way for KLT to proceed. Happy to schedule a meeting this week or next to discuss if you would like. Looking forward to hearing from you.

Sincerely,

Beverly Saunders, B.Sc., M.Sc., EP (she/her)
Senior Planner



EcoVue Consulting Services Inc.

311 George Street North
Suite 200
Peterborough, Ontario K9J3H3
705.482.9857 bus (primary)
705.876.8340 bus (office)
705.879.8906 cell
705.742.8343 fax
877.652.1466 toll free (office)
www.ecovueconsulting.com

From: Thomas Unrau <tunrau@kawarthalandtrust.org>

Sent: Tuesday, November 28, 2023 1:15 PM

To: Aditya Srinivas <asrinivas@ecovueconsulting.com>; Beverly Saunders <bsaunders@ecovueconsulting.com>; Emily Recoskie <emilyrecoskie@compasselc.com>

Subject: Fwd: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi all, see pre consult notes attached.

----- Forwarded message -----

From: **Per Lundberg** <plundberg@selwyntownship.ca>

Date: Mon, Nov 27, 2023 at 10:27 AM

Subject: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

To: tunrau@kawarthalandtrust.org <tunrau@kawarthalandtrust.org>, jkintare@kawarthalandtrust.org <jkintare@kawarthalandtrust.org>, Hynes, Pete <PHynes@ptbocounty.ca>, Kathleen Shepherd <kshepherd@peterboroughpublichealth.ca>, tcowie@hiawathafn.ca <tcowie@hiawathafn.ca>, Robert Kelly <rkelly@selwyntownship.ca>, Adam Tobin <atobin@selwyntownship.ca>, Howard Jinkerson <hjinkerson@selwyntownship.ca>, Breanna Guiotto <bguiotto@selwyntownship.ca>, Donald Allin <dallin@otonabeeconservation.com>, Marnie Guindon <mguindon@otonabeeconservation.com>

CC: Candace Massie <cmassie@selwyntownship.ca>

Per Lundberg, M.Pl., MCIP, RPP
Planner

plundberg@selwyntownship.ca

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Thomas Unrau
Director of Community Conservation

Pronouns: he/him

Office Location:

1545 Monaghan Road,
Peterborough, ON K9J 5N3

Email: tunrau@kawarthalandtrust.org

Tel: 705-743-5599 | Cell: 705-931-3712

Website: www.kawarthalandtrust.org

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Thomas Unrau <tunrau@kawarthalandtrust.org>

RE: Spoofed Sender Spoofed Sender Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Donald Allin <dallin@otonabeeconservation.com>
To: Thomas Unrau <tunrau@kawarthalandtrust.org>
Cc: Per Lundberg <plundberg@selwyntownship.ca>

Tue, Dec 12, 2023 at 6:29 PM

Hi Tom,

I can confirm, that based on the attached site plan, you will NOT require an ORCA permit for the proposed development. If you have any more questions do not hesitate to ask.

Have a nice day.

Don Allin

Manager, Plan Review & Permitting Services

Otonabee Region Conservation Authority

250 Milroy Drive, Peterborough, ON, K9H 7M9

705-745-5791 x225

dallin@otonabeeconservation.com



From: Thomas Unrau <tunrau@kawarthalandtrust.org>

Sent: Tuesday, December 12, 2023 9:52 AM

To: Donald Allin <dallin@otonabeeconservation.com>

Subject: Fwd: Spoofed Sender Spoofed Sender Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi Donald,

I've been corresponding on a very simple file with Marnie. I see she is on vacation.

Reading the thread below, could you confirm if a permit is required?

See attached the requested update to the map.

Thanks

----- Forwarded message -----

From: Thomas Unrau <tunrau@kawarthalandtrust.org>

Date: Tue, Dec 12, 2023 at 9:47 AM

Subject: Re: Spoofed Sender Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

To: Marnie Guindon <mguindon@otonabeeconservation.com>

Thanks Marnie,

Is this right? Attached.

Thom

On Mon, Dec 11, 2023 at 7:53 AM Marnie Guindon <mguindon@otonabeeconservation.com> wrote:

Thomas,

Development under the conservation Authorities Act is different than the building code.

Under our [regulation 167/06](#) development is defined as;

“development” means,

(a) the construction, reconstruction, erection or placing of a building or structure of any kind,

(b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,

(c) site grading, or

(d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere; (“aménagement”)

I know the definition and term any material is broad so we have local policies that allow for different permissions or exemptions. I can help you understand these if required but I suspect the development is still outside of our regulatory jurisdiction.

So as I asked below please mark up the site plan that show where the work is occurring if you require confirmation if permits are required from ORCA staff. This will enable me to tell you if its in the regulated area (which I don't think it is from your description). I cannot assume this you need to show me where please where the toilets are going and the shed reno.

I am always here to chat over the phone as well if that helps but today is my last day at work till January 2nd.

Regards,

Marnie Guindon

Planning & Regulations Officer

Otonabee Region Conservation Authority

250 Milroy Drive, Peterborough, ON K9H 7M9

Tel: 705-745-5791, ext. 227

mguindon@otonabeeconservation.com



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Thank you.

From: Thomas Unrau <tunrau@kawarthalandtrust.org>
Sent: Friday, December 8, 2023 4:07 PM
To: Marnie Guindon <mguindon@otonabeeconservation.com>
Cc: Per Lundberg <plundberg@selwyntownship.ca>; Donald Allin <dallin@otonabeeconservation.com>
Subject: Re: Spoofed Sender Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Thanks Marnie.

So I do this correctly, what would you like marked on the sketch? There is no development proposed.

Do you mean mark on the attached that the shed will not be considered a development? Mark the location of the proposed toilet...which is not a development?

Thank you :)

Thom

On Fri, Dec 8, 2023 at 1:32 PM Marnie Guindon <mguindon@otonabeeconservation.com> wrote:

Thomas,

That is very helpful, Thank you!

The answers to your questions are below.

Regards,

Marnie Guindon

Planning & Regulations Officer

Otonabee Region Conservation Authority

250 Milroy Drive, Peterborough, ON K9H 7M9

Tel: 705-745-5791, ext. 227

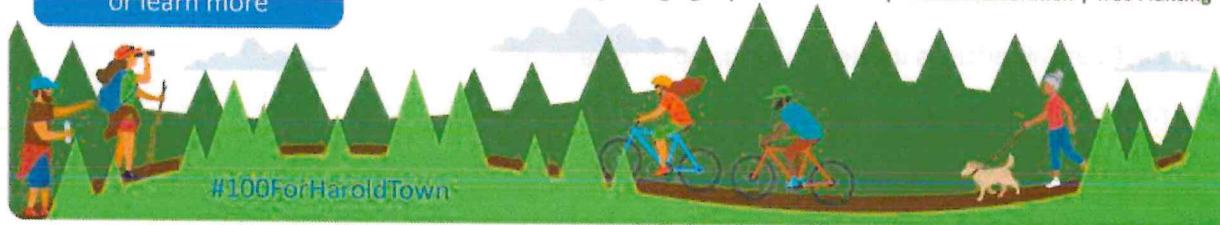
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From: Thomas Unrau <tunrau@kawarthalandtrust.org>
Sent: Friday, December 1, 2023 11:34 AM
To: Per Lundberg <plundberg@selwyntownship.ca>
Cc: Donald Allin <dallin@otonabeeconservation.com>; Marnie Guindon <mguindon@otonabeeconservation.com>
Subject: Re: Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hi Per,

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I wanted to offer a response to their questions in the record of pre-consult :

I've looped Donald and Marnie in here in the hopes of hearing from them directly.

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• If it is around where the previously established buildings are located, they likely do not require ORCA permits but we need a better site plan to determine this."

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The installation of the toilet is less than 10m2 and is a class one sewage system so doesn't classify as development (see record of pre-consult).

My question: Does this address the need highlighted in red above?

Clearly mark this on the site sketch please.

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• The application notes this as being a component they wish to continue with. They need to consult with ORCA staff /obtain the appropriate approvals for this prior to work commencing.

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An EIS requirement may be triggered by another policy, please inquiry about this with Per. Given that the trail is existing and minor maintenance is required then no ORCA permit is required for mowing/ removing fallen logs (no stumps being removed.

Thanks very much all,

Thom

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Hello,

Please see the finalized Record of Pre-consultation from our meeting of November 15, 2023 (as attached).

Per Lundberg, M.Pl., MCIP, RPP

Planner

plundberg@selwyntownship.ca

705.292.9507 x220

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Thomas Unrau

Director of Community Conservation

Pronouns: he/him

Office Location:

1545 Monaghan Road,

Peterborough, ON K9J 5N3

Email: tunrau@kawarthalandtrust.org

Tel: [705-743-5599](tel:705-743-5599) | Cell: [705-931-3712](tel:705-931-3712)

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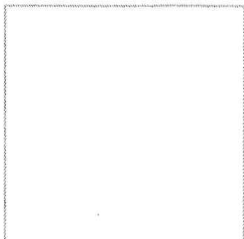
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Kawartha Land Trust's office will be CLOSED December 23 - January 2. If your message is urgent, please send to info@kawarthalandtrust.org with URGENT in the subject line.

 **Map 2027 Preston road.pdf**
767K



Thomas Unrau <tunrau@kawarthalandtrust.org>

ORCA Response to Record of Pre-consultation (PC-32-23) - 2027 Preston Road- NO ORCA PERMITS REQUIRED

Marnie Guindon <mguindon@otonabeeconservation.com>
To: Thomas Unrau <tunrau@kawarthalandtrust.org>

Thu, Jan 4, 2024 at 8:20 AM

Thomas,

That is perfect!

I can confirm that the work in the red box is not within our regulatory jurisdiction and no ORCA permits are required in this area.

Regards,

Marnie Guindon

Planning & Regulations Officer

Otonabee Region Conservation Authority

250 Milroy Drive, Peterborough, ON K9H 7M9

Tel: 705-745-5791, ext. 227

mguindon@otonabeeconservation.com





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Sent: Tuesday, December 12, 2023 9:47 AM

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Subject: Re: Spoofed Sender Spoofed Sender Spoofed Sender Record of Pre-consultation (PC-32-23) - 2027 Preston Road

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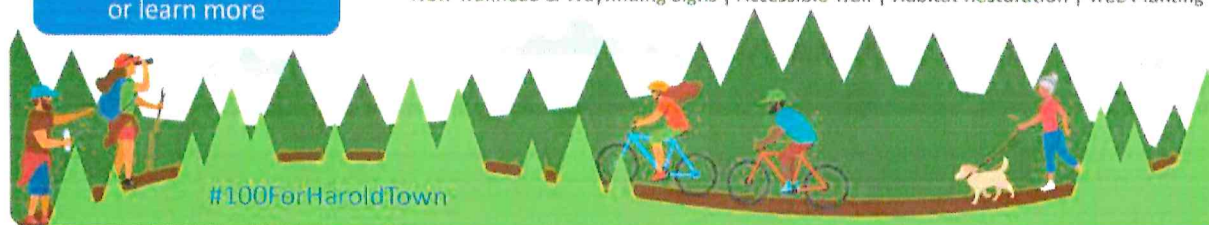
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- **The application notes this as being a component they wish to continue with.** They need to consult with ORCA staff /obtain the appropriate approvals for this prior to work commencing.

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On Mon, Nov 27, 2023 at 10:27 AM Per Lundberg <plundberg@selwyntownship.ca> wrote:

Hello,

Please see the finalized Record of Pre-consultation from our meeting of November 15, 2023 (as attached).

Per Lundberg, M.PI., MCIP, RPP

Planner

plundberg@selwyntownship.ca

705.292.9507 x220

Township of Selwyn

P.O. Box 270

Bridgenorth, ON K0L 1H0

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Thomas Unrau

Director of Community Conservation

Pronouns: he/him

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[Website: www.kawarthalandtrust.org](http://www.kawarthalandtrust.org)

"Protecting the land you love"

--

Thomas Unrau

Director of Community Conservation

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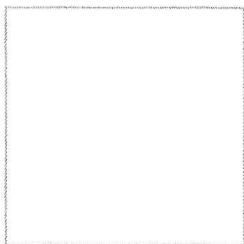
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Kawartha Land Trust's office will be CLOSED December 23 - January 2. If your message is urgent, please send to info@kawarthalandtrust.org with URGENT in the subject line.

 **Map 2027 Preston road.pdf**
767K



Zoning By-law Amendment Application
Preston Road Day Camp
County of Peterborough
January 26, 2024

Appendix C

Correspondence with the County Transportation Engineer regarding Traffic Assessment

From: Hynes, Pete <PHynes@ptbocounty.ca>
Sent: Tuesday, January 9, 2024 1:01 PM
To: Per Lundberg; Beverly Saunders; Thomas Unrau
Cc: Aditya Srinivas; Donald Allin
Subject: RE: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Hello All,

First off for clarification, the County did not request a Traffic Impact Assessment during the precon. As this property is not on a County Road, the County would only request a Traffic Impact Assessment if there was the possibility that the number of trips generated from the property could affect County intersections.

It was mentioned in the pre-con, that if the applicant can satisfy the County that the trip generation for the entire property would not exceed the criteria for a Site Entrance Assessment from Table 1 (Page 12 of The County's Traffic Impact Assessment Guidelines, shown below), then a TIA would not be required.

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Section 5.8 of the [Guidelines](#) provides additional details relating to trip generation.

It was also mentioned in the pre-con that someone familiar with trip generation (based on the ITE Trip Generation Manual) should calculate the peak trip generation for the entire site (including all other uses of the property) and then the County can confirm whether or not a TIA will be required.

With all that being said we are not expecting that the above-mentioned threshold would be exceeded by the addition of 15 day-campers to the site.

The County is willing to remove any requirement for a TIA (for the proposed 15 camper day-camp) provided that a summary of the proposed traffic is included in the planning report (as suggested by [@Beverly Saunders](#)) [assuming it will not exceed the above-mentioned threshold].

The County does request that we be afforded the courtesy of being notified should the day camp grow in the future (and exceed 10 day-campers).

Pete Hynes, P.Eng.
Senior Project Coordinator, Transportation Planning
Engineering and Design
County of Peterborough
705-775-7076

From: Per Lundberg <plundberg@selwyntownship.ca>
Sent: Tuesday, January 9, 2024 11:13 AM
To: Beverly Saunders <bsaunders@ecovueconsulting.com>; Thomas Unrau <tunrau@kawarthalandtrust.org>
Cc: Aditya Srinivas <asrinivas@ecovueconsulting.com>; Donald Allin <dallin@otonabeeconservation.com>; Hynes, Pete <PHynes@ptbocounty.ca>
Subject: RE: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Confirmed. No EIS required. I'm still waiting on the County to confirm the TIS component.

Per

From: Beverly Saunders <bsaunders@ecovueconsulting.com>
Sent: Tuesday, January 9, 2024 11:11 AM
To: Thomas Unrau <tunrau@kawarthalandtrust.org>; Per Lundberg <plundberg@selwyntownship.ca>
Cc: Aditya Srinivas <asrinivas@ecovueconsulting.com>; Donald Allin <dallin@otonabeeconservation.com>; Hynes, Pete <PHynes@ptbocounty.ca>
Subject: RE: Record of Pre-consultation (PC-32-23) - 2027 Preston Road

Excellent. Thanks Thomas. Per, if you can confirm this is enough to remove the need for the EIS I would be grateful.

etc... the current zoning on the site permits a day camp for government agencies. As such, I am not sure why a TIS would herefore be required for the ZBA as the only thing changing is the type of organization. I am happy to provide a summary of the proposed traffic and a high-level explanation of why it is negligible within my Planning Report if that is helpful.

Just want to avoid further delays on the application. Looking forward to hearing from you.

Thanks again.