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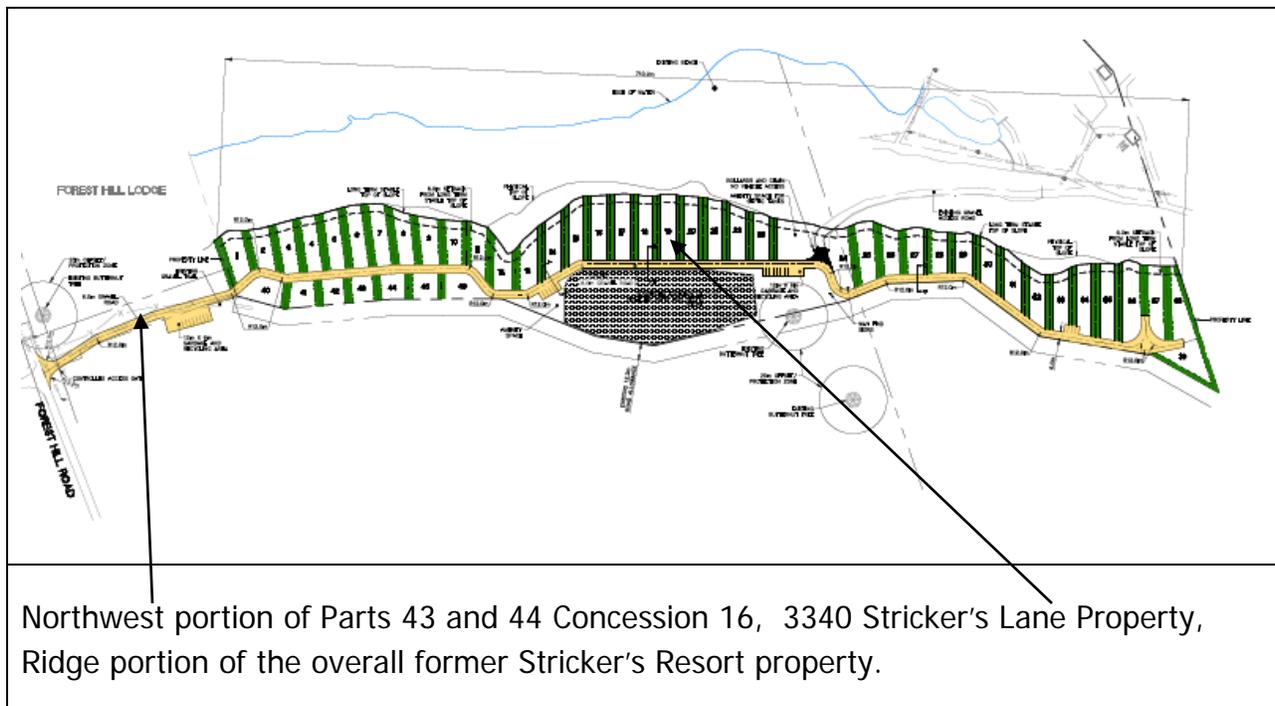


“Revised” Planning Justification Report (June 22, 2022) - Official Plan Amendment and Zoning By-law Amendment Applications 3340 Stricker’s Lane and Northwest part of Forest Hill Road, Part Lots 43 and 44, Concession 16 (Smith) Township of Selwyn, County of Peterborough

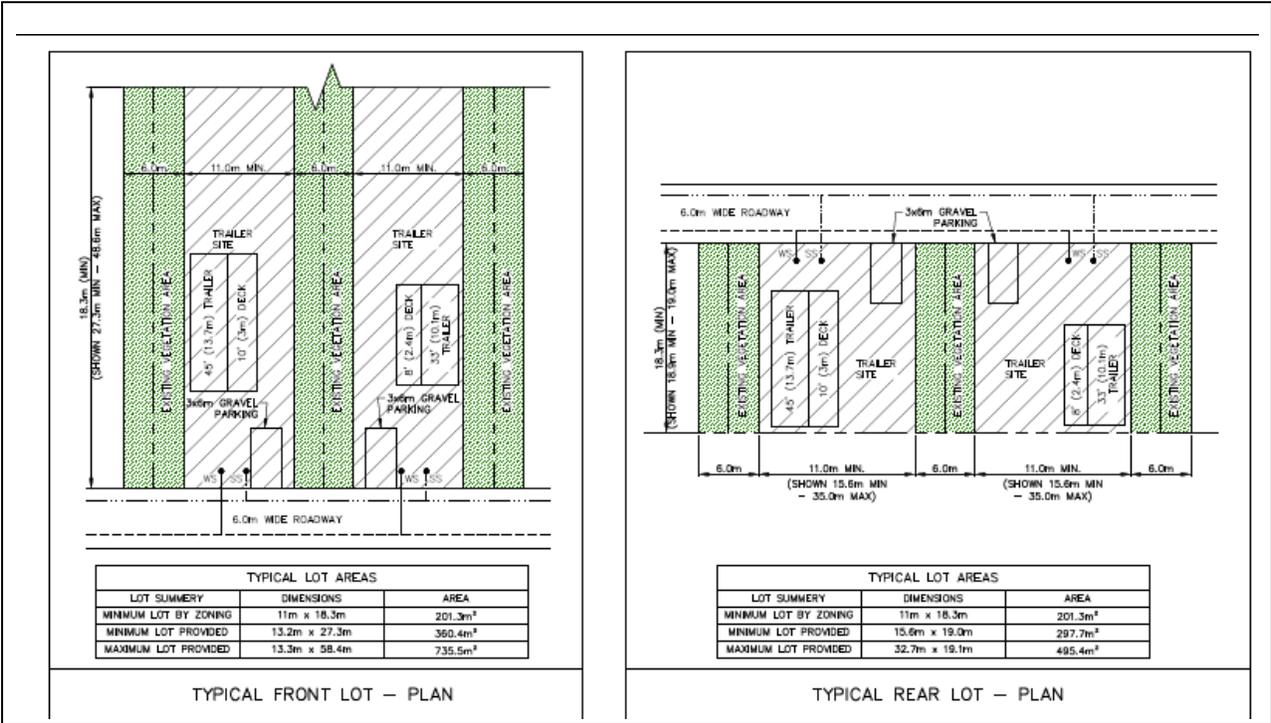
Introduction

The subject “Revised” Planning Justification Report has been prepared in support of an Official Plan Amendment (OPA) and Zoning By-law Amendment Applications (ZBLA) filed with the County of Peterborough (OPA) and Township of Selwyn (ZBLA) regarding the vacant property known municipally as 3340 Stricker’s Lane and the northwest part of Forest Hill Road, being Parts 43 and 44 Concession 16 (Smith) Township of Selwyn.

The Properties/ Proposed Development



Individual Trailer Site – Detail Front lot and rear lot type (Conceptual)



The Revised OPA and ZBLA Applications pertain to the southern undeveloped part of the former Stricker’s Lane property (The Ridge) and the northwest part of the Forest Hill Road property, being part of Lots 43 and 44 Concession 16 (Smith) Township of Selwyn. The latter parcel of land is needed to provide frontage onto Forest Hill Road and the proposed developed driveway. It is noted that this lot addition will require:

1. Consent (Lot Addition) Application approval through the County Land Division Committee; and
2. Merger Agreement having said parcel of land merge in ownership with that of the property at 3340 Stricker’s Lane.

The northern (lower section – waterfront, developed) of the former Stricker’s Resort property is not part of the applications. Rather, the Applications address the southern (upper) part of this property only together with the noted northwest part of the adjacent southerly property. A resort development, intended for seasonal occupancy, comprised of trailer 46 sites is proposed.

The original OPA Application was filed with the County in November 2019. The County on March 21, 2022, returned said Application, indicating that the Application was not complete.

The “Revised” OPA and related ZBLA Applications package includes:

- This Revised Planning Justification Report;
- Revised OPA Application (including Draft OPA Map Schedule);
- Revised ZBLA Application;
- Supplementary Traffic Opinion Letter; and
- A USB Key containing all OPA and ZBLA Application documents reports, plans.

Development Highlights - An Overview

The proposed resort development is highlighted by the following:

- No Provincial Highway No. 28 vehicular driveway/access;
- Forest Hill Road vehicular driveway/access;
- A Pedestrian and maintenance vehicle connection to lower portion of the overall Lovesick and former Stricker’s Resort property.
- 46 Seasonal trailer sites;
- Common waste-water facility (mandatory Ministry of Environment pre-consultation and application process has been initiated); and
- The development to be managed/operated by the owners/operator of Lovesick Lake Trailer Park.

Pre-Consultation

The formal (mandatory Pre-Consultation meeting was held July 27, 2017.

The Pre-Consultation meeting identified various studies, reports and plans to be prepared and filed in support of the OPA and ZBLA Applications. The following table provides a summary of the studies, reports and plans accompanying the OPA and ZBLA Applications:

Report, Study, Plan	Author - Date
Environmental Impact Study	Cambium Inc.
Planning Justification Report original	Kevin M. Duguay MCIP, RPP

November 2020 "Revised" June 22, 2022	
Functional Services Report Slope Assessment & Setback Requirements	DM Wills Associates Limited
Revised Application & Design Brief Environmental Compliance Approval	Canadian Shield Consultants Inc.
Archaeological Assessment Stage 1-2	Earthworks Archaeological Services Inc.
Traffic Impact Opinion Letter and Supplementary Opinion Letter (June 2022)	Asurza Engineers
Site Plan	DM Wills Associates Limited and Kevin M. Duguay MCIP, RPP
Topographical Survey	Elliot and Parr (JD Barnes)

A full OPA/ZBLA Application package was previously provided to:

- Curve Lake First Nations; and
- Hiawatha First Nations.

Summary of the Public Consultation Program

Covid-19 presented logistical challenges in terms of in-person public consultation. In lieu of this typical venue, the following was undertaken:

- Large sign postings - display of concept plan, project details and contact information, placed on the Lovesick Lake Resort restaurant building (Highway No. 28 location);
- Direct mailing to area property owners to include concept plan, project details and contact information; and
- Project information posting on property owners business website (Lovesick Lake Park).

The results of this 'Public' Consultation was previously shared with both the County and Township Planning Staff for their respective land use approval administrative purposes.

Analysis

2020 Provincial Policy Statement (2020 PPS)

The 2020 PPS which came into effect on May 1, 2020 and sets forth a general policy framework applied on a provincial-wide basis addressing such matters as land-use, development, environment, culture/heritage, patterns of development and related concerns. Relative to the “Revised” Official Plan Amendment and Zoning By-law Amendment Applications, the following policies are considered to have direct relevancy:

Section	Details and Opinion
Part III	<p data-bbox="344 653 971 688">How to Read the Provincial Policy Statement</p> <p data-bbox="344 730 1357 919">The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.</p> <p data-bbox="344 953 954 989">Read the Entire Provincial Policy Statement</p> <p data-bbox="344 1022 1390 1287">The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.</p> <p data-bbox="344 1320 1352 1476">While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole. There is no implied priority in the order in which the policies appear.</p> <p data-bbox="344 1509 1357 1581">Opinion: The entire document has been read for the purpose of preparing this Planning Justification Report.</p>
1.0	<p data-bbox="344 1608 870 1644">Building Strong Healthy Communities</p> <p data-bbox="344 1686 1385 1831">Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing</p>

	<p>change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.</p>
1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>Opinion: The OPA and ZBLA Applications are required to permit the expansion of an existing seasonal trailer park facility. The EIS Report confirmed that there will be no negative environmental impact arising from the proposed development.</p>
1.1.3	<p>Settlement Areas</p> <p>Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.</p> <p>Opinion: The subject property is not part of a designated Rural Settlement Area.</p>
1.1.4	<p>Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our</p>

	<p>quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario’s rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario’s natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p> <p>Opinion: The property is located within the rural area of the Township (and County of Peterborough) and is not designated as a part of a Rural Settlement Area. Rather, the property enjoys a natural, resource-based setting within proximity to Lovesick Lake.</p>
1.1.5	<p>Rural Lands in Municipalities</p> <p>1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p> <p>1.1.5.2 On rural lands located in municipalities, permitted uses are:</p> <ul style="list-style-type: none"> a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) residential development that is locally appropriate; f) other rural land uses. <p>1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.</p> <p>1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.</p> <p>Opinion: The property is located within the rural area of the</p>

	<p>Township (and County of Peterborough) and is not designated as a Rural Settlement Area.</p> <p>Rather, the property would form part of an established seasonal trailer park facility (Lovesick Lake Trailer Park and former Strickers Resort facility), within a natural setting in proximity to Lovesick Lake. This expansion represents a recreation tourist and local economic impact opportunity.</p>
2.1	Natural Heritage
2.1.6	<p>Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>Opinion: Fish Habitat will not be impacted, as per the EIS Report.</p>
2.1.7	<p>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p> <p>Opinion: There were no species at risk identified as part of EIS Report. Butternut trees were identified/located and same will be protected as part of the proposed redevelopment.</p>
2.2	<p>Water</p> <p>Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>h) ensuring consideration of environmental lake capacity, where applicable;</p> <p>Opinion: The proposed waste-water site-servicing program will consolidate the existing waterfront – developed part of the property with the “ridge” portion of the property waste-water facilities. The facility has been reviewed by Provincial Officials, and support for same has been issued.</p> <p>There will be impact upon Lake capacity arising from the proposed development, being an expansion of an existing seasonal residential trailer park.</p>
2.6	Cultural Heritage and Archaeology
2.6.2	Development and site alteration shall not be permitted on lands containing

	<p>archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</p> <p>Opinion: The “Revised” OPA and ZBLA Applications are supported by an Archaeological Assessment Stage 1 and 2 Report, which did not identify any archaeological assets.</p>
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The proposed resource-based development (an expansion of an existing development) enjoys a natural setting/context, and every attempt has been advanced to respect same. The development is located on an escarpment-like feature, which overlooks Lovesick Lake. This development is an appropriate rural land use, compatible with area properties and respectful of the natural setting/context.

It is my professional opinion that the “Revised” Official Plan Amendment and Zoning By-law Amendment Applications are consistent with the policy directives of the 2020 PPS.

2020 A Place to Grow- Growth Plan for the Greater Golden Horseshoe (2020 Growth Plan)

The 2020 Growth Plan came into effect in August 2020 replacing the May 16, 2019 Growth Plan (which replaced the 2017 Growth Plan). The new 2020 Plan sets forth a series of detailed policies addressing population and employment growth and other related development, planning and land use matters for the Greater Golden Horseshoe Area. The County of Peterborough is located within the eastern portion of the outer-ring part of the 2020 Plan.

Relative to the “Revised” Official Plan Amendment and Zoning By-law Amendment Applications, the following policies of the 2020 Growth Plan are considered to have direct relevancy:

Policy	Details and Opinion
1.2.1	<p>Guiding Principles</p> <p>The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:</p>

	<ul style="list-style-type: none"> • Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime. • Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability. • Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. • Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. • Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government. • Provide for different approaches to manage growth that recognize the diversity of communities in the GGH. • Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions. • Support and enhance the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network. • Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities. • Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions. <p>Opinion: The OPA and ZBLA Applications conform to the policies of Section 1.2.1 of the Plan.</p>
	<p>Read the Entire Plan</p> <p>This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies</p>

	<p>in Section 5, will assist decision-makers in understanding how the policies are to be implemented.</p> <p>While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.</p> <p>Opinion: This entire document has been read for the purpose of preparing this Witness Statement Planning Justification Report.</p>
<p>2.2</p>	<p>Policies for Where and How to Grow</p> <p>2.2.1 Managing Growth</p> <p>1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</p> <p>2. Forecasted growth to the horizon of this Plan will be allocated based on the following:</p> <p>a) the vast majority of growth will be directed to settlement areas that:</p> <ul style="list-style-type: none"> i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; <p>Opinion: The subject property does not form part of a designated rural settlement area.</p>
	<p>c) within settlement areas, growth will be focused in:</p> <ul style="list-style-type: none"> i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities; <p>d) development will be directed to settlement areas, except where the</p>

	<p>policies of this Plan permit otherwise;</p> <p>Opinion: The subject property does not form part of a designated rural settlement area.</p>
2.2.9	<p>3. Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:</p> <p>a) the management or use of resources;</p> <p>b) resource-based recreational uses; and</p> <p>c) other rural land uses that are not appropriate in settlement areas provided they:</p> <p>i. are compatible with the rural landscape and surrounding local land uses;</p> <p>ii. will be sustained by rural service levels; and</p> <p>iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.</p> <p>4. Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, and may include:</p> <p>a) commercial uses to serve the needs of visitors; and</p> <p>b) where appropriate, resource-based recreational dwellings for seasonal accommodation.</p> <p>Opinion: The development, represents an “expansion” of an existing seasonal trailer park facility. The proposed development is resource-based and is compatible with area land uses.</p>
4	Protecting What Is Valuable
4.2.2	Natural Heritage System
4.2.2.1	A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region’s natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect

	as of July 1, 2017.
4.2.2.3	<p>Within the Natural Heritage System for the Growth Plan:</p> <ul style="list-style-type: none"> a) new development or site alteration will demonstrate that: <ul style="list-style-type: none"> i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions; ii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible; <p>Opinion: An EIS Report was prepared in support of the OPA and ZBLA Applications. This Report confirmed the appropriateness of the proposed development and that no negative impact would be realized by same.</p>
4.2.4	Lands Adjacent to Key Hydrogeologic Features and Key Natural Heritage Features
4.2.4.1	<p>Outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetation protection zone, which:</p> <ul style="list-style-type: none"> a) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change; b) is established to achieve and be maintained as natural self-sustaining vegetation; and c) for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature. <p>Opinion: An EIS Report was prepared in support of the OPA and ZBLA Applications. This Report confirmed the appropriateness of the proposed development and that no negative impact would be realized by same.</p>

4.2.4.2	<p>Evaluations undertaken in accordance with policy 4.2.4.1 will identify restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.</p> <p>Opinion: The EIS Report did include certain recommendations which can be appropriately addressed through the Site Plan Approval process</p>
4.2.7	Cultural Heritage Resources
4.2.7.2	<p>Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.</p>
4.2.7.3	<p>Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.</p> <p>Opinion: As Archaeological Assessment Stage 1 and 2 was completed. Furthermore, area First Nation Communities have been provided full copies of the previous OPA/ZBLA Application package.</p>

The proposed resource-based development enjoys a natural setting/context, and every attempt has been advanced to respect same. The development is located on an escarpment-like feature, which overlooks Lovesick Lake. This development is an appropriate rural land use, compatible with area properties and respectful of the natural setting/context.

It is my professional planning opinion that the “Revised” Official Plan Amendment and Zoning By-law Amendment Applications are in Conformity with the policies of the 2020 Growth Plan.

The County of Peterborough Official Plan (County OP)

The property is designated as “Shoreline Areas and the Waterfront” by the County Official Plan.

As noted, the “Revised” OPA/ZBLA Applications are limited to the south portion of the former Strickers Resort property (escarpment lands, separated from the Lovesick Lake Waterfront/shoreline), and a portion of the northwest part of the adjacent vacant property - Forest Hill Road (needed for proposed development driveway).

The following policies of the County Official Plan are considered to having direct relevancy as it would pertain to the “Revised” Official Plan Amendment and the Zoning By-law Amendment Applications:

Policy	Detail - Opinion
2.2	<p>AMENDMENTS TO THE PLAN</p> <p>This Plan has been prepared to accommodate all growth (residential, commercial and industrial) anticipated over the next 20 years. In addition, this Plan reflects and implements the long term vision established by the County. Amendments to the Plan should only be required for significant departures from this Vision.</p> <p>When submitting an application to amend the County Official Plan, the applicant shall provide supporting documentation to the satisfaction of County Council which adequately addresses the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the benefit to the County including, but not limited to, social and financial benefits; the impact of the proposal on the natural environment of the watershed within which it is located; <input type="checkbox"/> the adequacy of the County transportation network to accommodate the proposal; <input type="checkbox"/> the degree to which the proposal conforms to the various Provincial policies and guidelines including but not limited to the Provincial Policy Statement, Minimum Distance Separation I and II as prescribed by the Ministry of Agriculture and Food, and the Oak Ridges Moraine Conservation Plan. <p>Opinion: The “Revised” OPA and ZBLA Applications are supported by a series of technical reports attesting to the feasibility of the proposed resource-based development.</p>
2.3	<p>It is the intent, and a requirement of the Planning Act that local official plans shall conform to this Plan and be one of the primary means of implementing the policies herein.</p> <p>In the event of a conflict between the provisions of a local official plan and</p>

	<p>the provisions of this Plan, the provisions of this Plan shall prevail to the extent of that conflict except where the local plan is more restrictive.</p> <p>There are sections of this Plan where the local Official Plan is relied on for policy direction. This is a measure to recognize certain existing special circumstances and related policies at the local level. However, as these local Official Plans are revised and updated, such revisions, where appropriate, will reflect the local situation and explain in detail the particular nature of the local situation. In all other circumstances, local Official Plans will be brought into conformity with the intent and policies of this Plan.</p> <p>Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan.</p> <p>Opinion: The property is located within the geographic limits of the Township of Selwyn. The “Revised” OPA Application serves to amend the Local Component (Selwyn) of the County OP.</p>
2.4	<p>LOCAL ZONING BY-LAWS</p> <p>When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.</p> <p>Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:</p> <p>a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;</p> <p>Opinion: The property is located within the geographic limits of the Township of Selwyn. The “Revised” OPA Application serves to amend the Local Component (Selwyn) of the County OP.</p>

2.6	<p>Mandatory Pre-Consultation</p> <p>The County has implemented a Mandatory Pre-Consultation By-Law for certain Planning Act Applications in the County of Peterborough. By-Law 2015-04 applies to applications for Amendments to the County of Peterborough Official Plan and for applications for Plans of Subdivision/Condominium.</p> <p>Opinion: A Pre-Consultation meeting was held on July 27, 2017.</p>
4.1	<p>NATURAL ENVIRONMENT</p> <p>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.</p>
4.1.1	<p>Goal</p> <p>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.</p>
4.1.2	<p>Objectives</p> <p>to identify, preserve and enhance natural areas and ecosystems;</p> <p>to protect natural heritage features and areas from incompatible development;</p> <p>to protect, improve or restore the quality and quantity of ground water and surface water features and their hydrologic functions;</p> <p>Opinion: The OPA/ZBLA Applications are supported by an Environment Impact Study (EIS), September 28, 2020 prepared by Cambium Inc.</p>
4.4	<p>SHORELAND AREAS AND THE WATERFRONT</p> <p>Shoreland Areas generally include all lands extending inland 150 metres from the ordinary high water mark of, any lake, river or waterway. Lands</p>

	<p>and land uses that are more than 150 metres from shore but which physically or functionally relate to the Shoreland Areas are considered to be part of the Shoreland Areas. All lands that are less than 150 metres from shore but which do not physically or functionally relate to the Shoreland Areas are not considered to be part of the Shoreland Areas. The entire areas of islands are normally considered to be part of the Shoreland Areas. The Shoreland Area shall not extend into any Settlement Area identified in this Plan or into prime agricultural and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 of this Plan.</p> <p>Opinion: The proposed development is not based on the waterfront of Lovesick Lake. The development lands are within proximity to this Lake but are not located on its shoreline. The development lands are located on an escarpment, serving to elevate these lands from the shoreline area. Moreover, the development is completely outside the required 30 metre setback from the Lovesick Lake shoreline.</p>
4.4.1	<p>Goal</p> <p>to improve and protect the waterfront areas in Peterborough County as a significant cultural, recreational, economic and natural environment resource and enhance land areas adjacent to the shore.</p>
4.4.2	<p>Objectives</p> <p><input type="checkbox"/> to permit sustainable shoreland development that allows for limited growth of existing and new tourist developments and innovatively designed residential developments;</p> <p>to ensure that the built form along the shoreline is not overly concentrated or dominating to the detriment of the natural form;</p> <p>to maintain, enhance or restore the majority of the developed and undeveloped shorelines in their natural state by promoting property stewardship;</p> <p>Opinion: The proposed resource-based seasonal development does not impact upon the Lovesick Lake. Rather, the development is located entirely outside the minimum 30 metre setback from the Lake’s shoreline and on an elevated escarpment feature. Full</p>

	<p>regard for the natural setting has formed part of the design/development approach. Each individual site will have generous amenity-natural features as will the overall development.</p> <p>A Stage 1 -2 Archaeological Assessment was prepared and no attributes were identified.</p>
<p>4.4.3</p>	<p>Policies</p> <p>Tree cover and vegetation is encouraged to be retained along the shoreline to uphold the visual and environmental integrity of waterfront areas. Where development is proposed along shoreline areas, local official plans should contain policies relating to the incorporation of a natural undisturbed buffer between the water's edge and the development. Any such buffer shall be stipulated as being a specific depth from the water's edge and be represented as a percentage of the water frontage.</p> <p>Notwithstanding any other policy of Section 4.4.3, local plans and zoning by-laws will require that all new development and leaching beds be set back at least 30 metres from the ordinary high-water marks of all waterbodies. Excepted from this requirement are marina facilities, docks and other water access facilities, pumphouses, and minor accessory buildings and structures as defined in zoning by-laws;</p> <p>When undertaking a review of development applications, the County or the Township where appropriate will determine the potential of the need for the conservation of archaeological resources. As a result of the review, the County or Township may require the applicant to submit an archaeological assessment carried out by a licensed archaeologist. Generally, studies may be required based on archaeological potential when any of the following occur: 3 or more new lots are being created (3 lots plus the retained lot), development by plan of subdivision or condominium, official plan amendment to County or Township official plan involving non-residential or non-agricultural/open space uses, re-zoning of a property involving non-residential or non-agricultural/open space uses.</p> <p>Opinion: The proposed resource-based seasonal development does not impact Lovesick Lake. Rather, the development is located entirely outside the minimum 30 metre setback from the</p>

	<p>Lake’s shoreline and on an elevated escarpment feature. Full regard for the natural setting has formed part of the design/development approach. Each individual trailer site will have generous amenity-natural features, as will the overall development.</p> <p>A Stage 1 -2 Archaeological Assessment was prepared and no attributes were identified.</p>
5.3	<p>TRANSPORTATION</p> <p>The transportation system within the County of Peterborough includes local municipal roads, County Roads and Provincial Highways as depicted on Map ‘B’, and all private roads.</p>
5.3.1	<p>Goal</p> <p>To provide a safe, convenient, efficient transportation system for all persons and goods, consistent with the environmental, cultural and economic goals of the County.</p>
5.3.2	<p>Objectives</p> <p>to ensure that County roads continue to be effective corridors for the movement of people and goods in and throughout the County of Peterborough and the Province of Ontario;</p> <p>Opinion: The development will be served by a driveway facility on Forest Hill Road. No access (ingress/egress) from Provincial Highway No. 28 is proposed.</p>
5.3.3.2	<p>Provincial Highways</p> <p>Development adjacent to or impacting on Provincial Highways requires the issue of permits from the Ministry of Transportation so that the long term function of the highway is maintained. Conditions of development may include but are not limited to -</p> <p>Opinion: The development will be served by a driveway facility on Frank Hill Road. No vehicular access (ingress/egress) from Provincial Highway No. 28 is proposed.</p>

	<p>The matter of vehicular access was considered at the 2017 Pre-Consultation meeting. The use of Forest Hill Road is proposed for vehicular access purposes and is supported by the June 2022 Supplementary Traffic Opinion Letter (Asurza Engineers).</p>
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It is my professional planning opinion that the “Revised” Official Plan Amendment and Zoning By-law Amendment Applications are in keeping with the general purpose and intent of the policies of the Official Plan.

The Local Component (Township of Selwyn - Schedule A1) designates the property (development land) as “Rural”. The lower (north) portion of the former Stricker’s Resort property is designated as “Seasonal Residential”. This portion of the property is not part of the OPA and ZBLA Applications.

Policy	Details - Opinion
6.0	Local Plan Policies - Land Use
6.1	<p>GENERAL</p> <p>The County Plan functions as the lower tier Official Plan for the following participating local municipalities:</p> <ul style="list-style-type: none"> - Township of Selwyn - Township of Asphodel-Norwood - Township of North Kawartha - Township of Douro-Dummer <p>The above municipalities have chosen to incorporate their local municipal official plans into the County Plan. The other local municipalities in the County maintain separate, freestanding planning documents.</p> <p>Local municipal official plans complement the Peterborough County Official Plan by providing detailed strategies, policies and land use designations for planning and development at the local municipal level. Section 6 and Section 7 of the County Plan contain the local municipal planning policies applicable to the above-named Townships and should be read in conjunction with other</p>

	<p>sections of the Plan.</p> <p>One set of common land use policies have been developed for the Rural Components of the participating municipalities while existing secondary plans have been retained for the Urban Components. Also where deemed necessary, site and/or area-specific planning policies have been developed to address particular local planning issues.</p> <p>The land use policies must be read in conjunction with the following schedules which are attached to and form part of this Official Plan:</p> <p>Schedule A1: Township of Selwyn Land Use Plan (Rural Component)</p> <p>Opinion: The subject property (development lands) is located within the geographical limits of the Township of Selwyn.</p>
6.2	<p>LOCAL PLANNING POLICIES - RURAL COMPONENT</p> <p>The Rural Component is devoted to economic activities associated with the natural resources in the participating Townships. The Rural Component policies are intended to protect the character of these areas while making provision for economic activities and employment opportunities which depend on the natural resources.</p> <p>The Rural Component comprises the following areas:</p> <p>rural areas and secondary agricultural areas;</p> <p>recreational commercial areas;</p> <p>Opinion: The subject property (development lands) is designated as Rural, Schedule 'A' - of the Official Plan.</p>
6.2.2	Rural
6.2.2.1	<p>General Purposes</p> <p>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.</p>

6.2.2.2	<p>Permitted Uses</p> <p>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.</p> <p>Development by consent will be permitted within the Rural designation, although that development shall be limited and will be subject to the following policies. A very limited amount of small-scale commercial uses, or farm-related commercial/industrial uses will also be permitted. Commercial and industrial uses shall be subject to site plan control and shall require a site specific amendment to the implementing Zoning By-law, as part of the approval process.</p> <p>Opinion: The “Revised” OPA Application (Local Component of the Official Plan), seeks to re-designate the subject property to “Trailer Park” to permit the proposed expansion of an existing trailer park (former Stricker’s Resort property), being a resource-based seasonal resort use.</p>
6.2.9	Trailer Park
6.2.9.1	<p>General Principles</p> <p>The Trailer Park designation applies to trailer parks existing at the time of adoption of this Plan. The establishment of new trailer parks is not contemplated during the life of this Plan. Nothing in this Plan should prohibit the expansion of a legally recognized Trailer Park.</p> <p>Opinion: The proposed development can and should be considered as an expansion of the of former Stricker’s Resort seasonal resort property. The proposed development, including the existing Stricker’s property (waterfront based, being the south part of the overall Stricker’s Resort property) shall be managed and operated by the owners of Lovesick Lake Trailer Park. There will be an inner connection for pedestrian and maintenance vehicle purposes, by way of an exiting gravel drive/route from the lower section of Lovesick Trailer Park (and former Stricker’s Resort) to the development site.</p>

6.2.9.2	<p>Permitted Uses</p> <p>The predominant use of land within the Trailer Park designation shall be for trailers of a temporary and seasonal nature only. This category may include other uses such as open space, recreational and public uses which are considered necessary to serve the Trailer Park.</p> <p>Opinion: The proposed development shall be for seasonal use only, and including any development amenity areas.</p>
6.2.9.3	<p>Trailer Park Policies</p> <p>a) The uses permitted in Trailer Park areas and regulations for such uses shall be set out in the implementing Zoning By-law and in By-laws passed pursuant to the provisions of The Municipal Act which permit the municipality to control and licence trailer and trailer camps. Provision shall be made for adequate setbacks from property lines, for lands to be set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances and control over outside storage.</p> <p>b) The application for amendment to the Zoning By-law shall include a site plan of any proposed expansion or alteration to a Trailer Park. The By-law and site plan shall include regulations and provisions concerning the following matters:</p> <ul style="list-style-type: none"> i) the shape, topography, contours, dimensions, acreage and location of property to be developed; ii) the location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the property; iii) existing and anticipated final grades shown by contours where necessary; iv) drainage provisions; v) all entrances and exits; vi) the layout of the internal vehicular and pedestrian circulation system and the location and layout of proposed trailer sites; and; vii) the location and scale of sewage and servicing facilities. <p>Opinion: The concept plan and associated background/technical</p>

reports address the policy requirements of Section 6.2.9.3 of the Official Plan.

c) It shall be a policy of this Plan that an applicant who wishes to expand/enlarge a Trailer Park must enter into a development agreement with the Township. This agreement shall be entered into prior to Council's enactment of the implementing Zoning By-law referred to in Section 6.2.9.3 (b).

Opinion: The property owners are agreeable with this policy provision.

d) This agreement shall include:

i) A guarantee that the operation of the park or camp will continue to be conducted in accordance with the latest and highest standards of the Canadian Mobile Home and Travel Trailer Association of Ontario, the Canadian Standards Association, The Tourist Establishment Act, and any other governing or regulating agency concerned with the establishment or conduct of seasonal trailer parks.

ii) The provision for the posting of a performance bond to assure that development takes place in accordance with the approved development plan.

Opinion: The property owners acknowledge and understand this policy provision requirement.

e) In considering applications for an expansion to a legally existing Trailer Park, the Council shall in addition to the factors set out in Section 7.9 of this Plan, give consideration to the following:

i) the type of facility proposed and what uses or facilities in addition to trailers are proposed or are already in existence (camping, picnicking, swimming, etc.).

It is intended that designated Trailer Parks will be used on a temporary basis in accordance with The Department of Tourism and Information Act;

ii) the location of the proposed site relative to the land use and development policies stated in this Plan;

	<p>iii) the appropriateness of the topography, soils and vegetation cover of the site relative to the proposed uses;</p> <p>iv) appropriate setbacks from sensitive features and water bodies in accordance with Ministry of Natural Resources regulations and Conservation Authority requirements; and</p> <p>v) a hydrological assessment which assesses the impact of the septic system effluent on the groundwater. A hydrogeological study is also required to determine if there is an adequate and acceptable supply of potable water to service the expanded trailer park. This assessment, if required, shall be carried out to the satisfaction of the appropriate approval authority.</p> <p>The concept plan and associated background/technical reports address the policy requirements of Section 6.2.9.3 of the Official Plan.</p>
7.0	Local Plan Policies - General Development
7.1	<p>GENERAL PRINCIPLES</p> <p>The General Development Policies in this Plan include policies which apply to all designations, and more specific policies which apply to certain land uses which may occur in a variety of designations. The General Development Policies must be read in conjunction with the specific policies set out in Section 6 of this Plan.</p>
7.2	General Policies
7.2.1	<p>The provision of services and roads to all new developments shall be the responsibility of the land developer through agreements with the host Township. In those cases where services will benefit only a few residents or those residents directly involved, the Township may provide the services under the Local Improvement Act.</p> <p>Opinion: The property owners acknowledge and understand that the proposed development will be subject to formal agreements with the Township, including Site Plan Control.</p>
7.2.7	The Township and/or the approval authority may request additional information that it considers it may need when considering development

	<p>proposals or Planning Act applications. The applicant will be required to pay for the peer review of such studies where applicable.</p> <p>Opinion: The July 2017 Pre-Consultation meeting served to identify a series of background/technical reports and plans to be prepared in support of the OPA and ZBLA Applications, all of which form part of this submission. A Lake Capacity study, which was a suggestion by ORCA Staff, is not required.</p>
7.9	<p>Criteria for Assessing Official Plan Amendment Applications</p> <p>Amendments to Land Use Schedules are required to permit the establishment of areas for uses other than those identified on the schedules. Amendments to policies for specific situation may also need to be considered. In considering an Amendment, the Township shall have regard to the following criteria:</p>
7.9.1	<p>Need for the proposed use.</p> <p>Opinion: The proposed expansion responds to established market demand for seasonal accommodations. There are waiting lists for the existing Lovesick Lake Resort property and as well for the proposed development.</p> <p>Cottage rentals/ownerships in the Kawarthas has become very competitive, limited in supply/availability and expensive. The proposed development builds upon an existing trailer park use having a resource-based setting and successfully manager, owned and operated by a local family-based business</p>
7.9.2	<p>The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.</p> <p>Opinion: The development lands form part of the of the former Stricker’s Resort property. The northern part of this property (water-front based) is developed.</p>
7.9.3	<p>The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration</p>

	<p>shall be given to:</p> <ul style="list-style-type: none"> a) the existing environmental and/or physical hazards and opportunities; b) the potential impacts of these hazards; and, c) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate; d) the anticipated impacts of the proposed use on the natural environment. <p>Opinion: The EIS (Cambium Inc.) Report addresses the environment and its relationship with the proposed development. There are no negative impacts associated with the proposed development.</p>
7.9.4	<p>The location of the area under consideration with respect to:</p> <ul style="list-style-type: none"> a) the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas; b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; <p>Opinion: Vehicular access will be provided by Forest Hill Road only. A pedestrian and maintenance vehicle facility will link the development lands (escarpment lands) with the lower/developed part of the property.</p> <ul style="list-style-type: none"> c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and <p>Opinion: Technical Studies have been prepared regarding the proposed wastewater facility. The proposed facility will serve both the proposed development and the developed portions of the</p>

	<p>former Stricker’s Resort property. All existing waste-water facilities serving buidlings – trailers within the northern part of the property will be removed and in their place modern connections to the new consolidated waste-water facility will be introduced.</p> <p>d) opportunities for the protection and enhancement of the natural environment.</p> <p>Opinion: Butternut trees (identified) will be preserved, and the overall design of the development reaches out to maintain natural features on individual trailer sites and throughout the balance of the development area.</p>
7.9.5	The compatibility of the proposed use with uses in adjoining areas.
7.9.6	The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.
7.9.7	<p>The potential effect of the proposed use on the financial position of the Township.</p> <p>Opinion: It is not anticipated that this development will represent a financial encumbrance to the Township. The development will generate new-found realty taxes, benefitting the Township.</p>
7.11	Zoning By-laws
7.11.1	<p>Conformity with the Official Plan</p> <p>The Townships shall amend their Zoning By-laws to establish development standards and control growth in their municipalities in conformity with the policies of this Plan. Until such time that the Zoning By-laws can be amended to bring them into conformity with this Plan or be repealed to allow a new By-law to be enacted, the existing Zoning By-laws shall remain in effect.</p> <p>Opinion: A ZBLA Application (Revised) has been filed concurrent with the concerned OPA Application (Revised).</p>

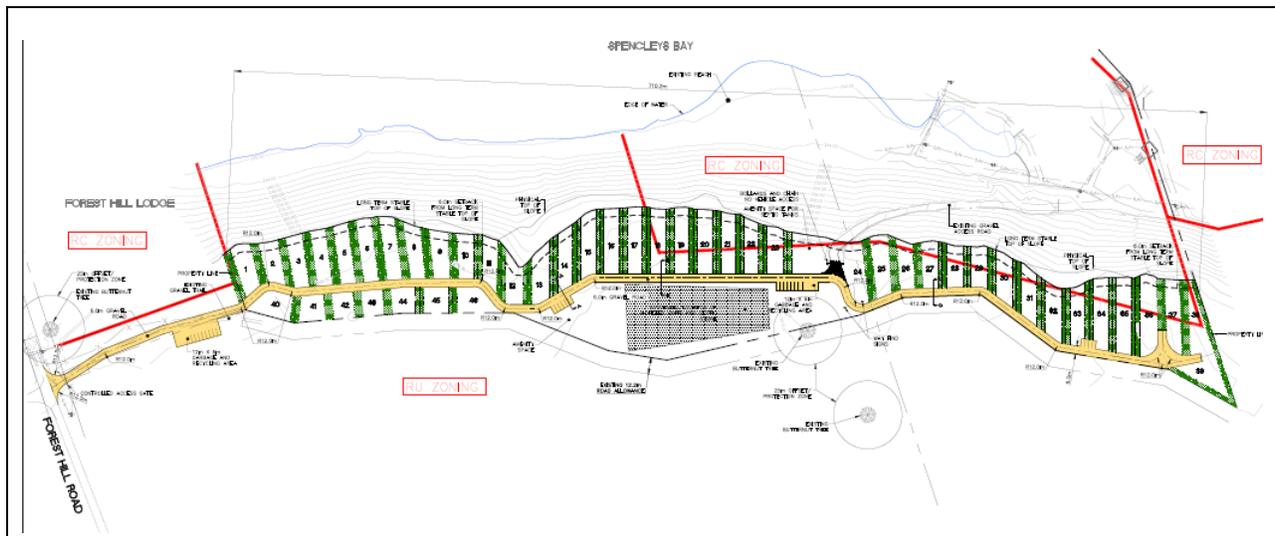
In summary, the “Revised” OPA Application seeks to amend Schedule A1 - Land Use Plan Rural Area to “Trailer Park”, to permit the proposed resource-based seasonal

use/development. This development can and should be considered as an “expansion” of an existing Trailer Park facility. The property owners of Lovesick Lake Trailer Park will manage and operate the proposed expansion. Additionally, there will be a physical connection between the properties, providing for pedestrian and maintenance vehicle use. The series of background/technical reports all attest to the feasibility of developing the subject property for a seasonal trailer park use.

It is my Professional Planning Opinion that the “Revised” OPA and ZBLA Applications are in keeping with the general purpose and intent of the Official Plan (both Upper and Lower Tier components respectively).

Township of Selwyn Zoning By-law (Zoning By-law)

Both properties are currently zoned - RU-Rural. It is noted that portions of the development land are zoned as RC— Recreation Commercial. The intention of the ZBLA Application is to have the overall property zoned as RC- Recreation Commercial. The following exhibit is an overlay of existing zoning and the concept plan (As requested by Township Planning Staff).



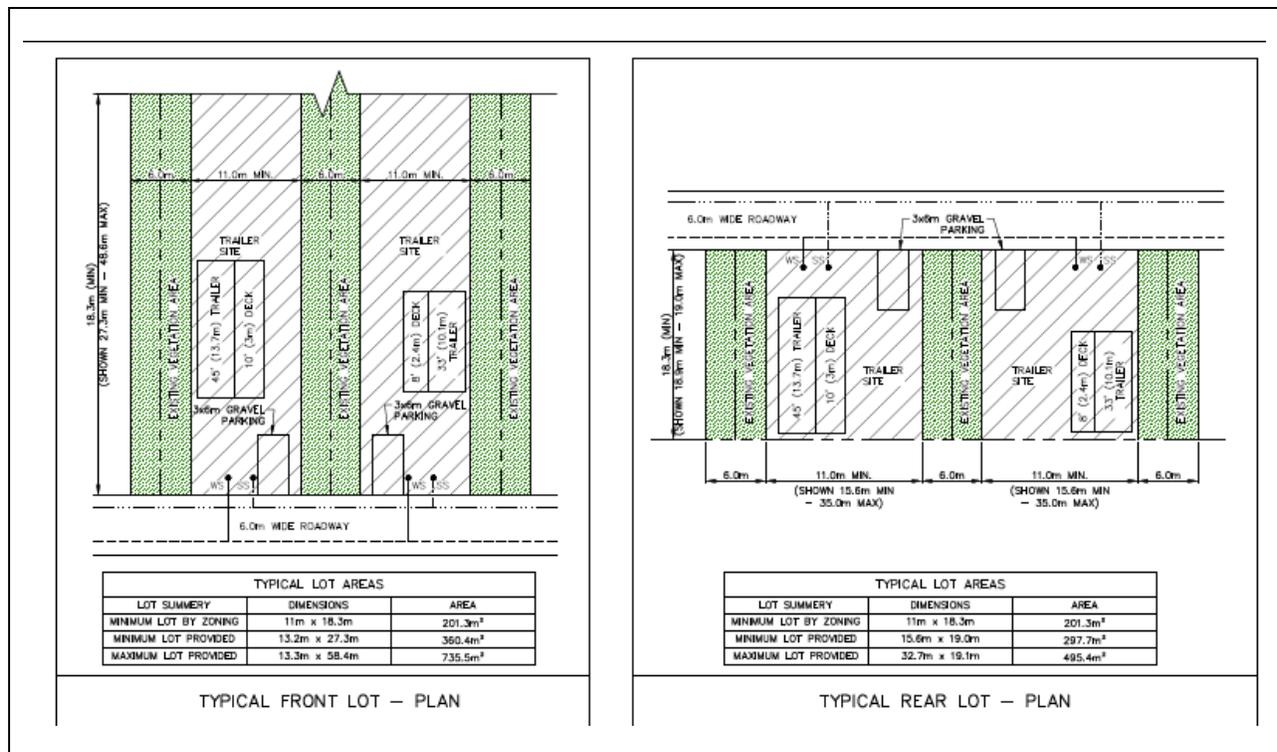
(Source: County of Peterborough June 2022, and DM Wills)

The revision to the original ZBLA Application is limited to including the northwest part of the adjacent rural (undeveloped) property, to provide frontage/access to Frank Hill Road.

The "Revised" ZBLA serves to rezone the subject property to RC - Recreation Commercial zone, to permit the proposed resource-based seasonal trailer park development. This standard zone is applied to the northern (lower) portion of the former Stricker's resort property.

The RC - Recreation Commercial zone includes "an existing trailer park" as a permitted use. From a design perspective each proposed trailer site meets and/or exceeds the regulatory requirements for a trailer site, as set forth in the Township Zoning By-law.

Trailer Site Layout (Proposed)



(Source: DM Wills, September 2020)

Each site can accommodate one-two (1-2) parking spaces. The concept plan illustrates one (1) parking space, which could be readily expanded to include a second site parking space. Additionally, visitor parking areas are proposed as part of the overall development.

It is my professional planning opinion that the “Revised” OPA and ZBLA Applications are appropriate and is in keeping with the general purpose and intent of the regulatory provisions of the Zoning By-law.

Site Plan Control

It is acknowledged and understood by the property owners (and the development team) that this development will be subject to Site Plan Control.

Site Plan Control would address the development details of this project, including, but limited to:

- Vehicular driveway/access;
- Site amenity areas;
- Private site services (note: The proposed septic facility will be licensed by the Province of Ontario - MOE. The required Application has been filed with the Ministry);
- Lot grading and drainage;
- Storm-water management lighting;
- Landscaping;
- Outdoor lighting - roadway/entrance;
- Site signage (also subject to the Township Sign By-law); and
- Final location/configuration of individual trailer on a per site basis.

Summary

The following is a summary of my professional planning opinion as it would pertain to the Official Plan and Zoning By-law Amendment Applications (Revised).

1. The proposed “expansion” of the existing seasonal trailer park is an appropriate and reasonable use of land. The property represents the undeveloped part of the former Stricker’s Resort property. The northern (lower) portion of the former Stricker’s Resort includes 10 (ten) replacement cottage sites, as permitted by the Township. The developed (north) part of the property does not form part of the land use approval Applications.

2. A resource-based seasonal trailer park, as an expansion of the former Stricker's Resort is proposed. 46 trailer sites will form part of the proposed development, with vehicular access to be provided from a Forest Hill Road driveway. The volume of traffic to be generated by this proposed development can be accommodated by the existing roadway. This was addressed by two (2) traffic engineers/consultants, and re-affirmed through the June 2022 Asurza Engineers Supplementary Opinion letter
3. The proposed development can be effectively serviced by private water and waste-water services. A new consolidated waste-water facility is proposed to accommodate the developed portion of the former Stricker's Resort property, and the proposed new development (46 trailer sites).
4. The proposed development enjoys a natural resource-based setting, and its design, to be addressed through the Site Plan Control process, will ensure appropriate measures are in place celebrate and preserve the natural setting context.
5. No changes or expansion to the capacity of the existing Lovesick Lake Trailer Park waterfront and marina facilities are proposed nor are required by this development.
6. The "overall property" including the proposed development lands, will be owned managed and operated by the owners of Lovesick Lake Trailer Park. There will be a pedestrian and maintenance vehicle facility connecting the development lands (elevated, south of the developed Trailer Park - Resort area).

In summary, it is my professional planning opinion that the "Revised" Official Plan Amendment and Zoning By-law Amendment Applications are:

- Consistent with the policy directives of the 2020 PPS;
- In Conformity with the policy directives of the 2020 Growth Plan;
- In Keeping with the general purpose and intent of the policies of the current Official Plan, both Upper and Lower Tier Components;
- In Keeping with the general purpose and intent of the regulatory provisions of the Zoning By-law, particularly the RC- Recreation Commercial Zone;
- Will enhance and benefit the local economy and the tourist sector; and

- Representative of Good Planning.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "K. M. Duguay", with a stylized flourish at the end.

Kevin M. Duguay, MCIP, RPP