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Planning Justification Report - Official Plan Amendment and Zoning By-law Amendment Applications Proposed Trailer Resort Development Forest Hill Road Township of Selwyn, County of Peterborough

Introduction

The subject Planning Justification Report has been prepared in support of Official Plan Amendment and Zoning By-law Amendment Applications filed with the County of Peterborough (Official Plan) and Township of Selwyn (Zoning By-law) regarding a proposed Trailer Resort Development. The development is located near Lovesick Lake (the proponents own/operate Lovesick Lake Trailer Park, located north of the proposed development), and has road frontage on both Forest Hill Road (west) and Highway 28 (east).

The Property



Site

Surrounding land uses/features include the following:

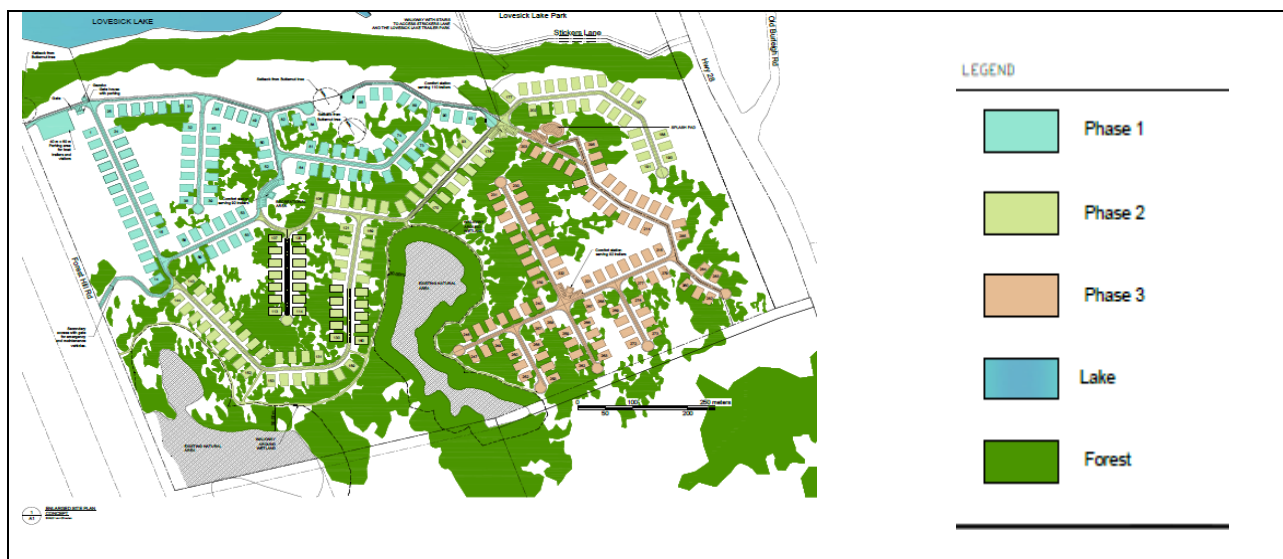
Direction	Land Use/Feature
North	Lovesick Lake Trailer Park, other Resort properties, Lovesick Lake.
South	Rural Lands
East	Highway 28, Rural/Residential properties, Burleigh Falls
West	Forest Hill Road, Rural properties.

The Development

The proposed "Trailer Resort Development" will be comprised of three (3) development phases comprising a total of 294 trailer sites.

Phase	Number of Units
1	92
2	110
3	92
Total	294 units

The Development Plan



The proposed Development will also incorporate:

- A registration/administration facility, Forest Hill Road main entrance;
- Two large natural areas and associated walking paths;
- Comfort stations;
- Recreation features including the forgoing walk paths/natural areas and a splash pad-playground area; and
- A stair-case feature providing pedestrian connections from the proposed development to the existing Lovesick Lake Trailer Park.

Development Summary

<u>Site Data:</u>		<p style="text-align: center;"> <u>Shoulder 5 feet wide</u> <u>Gravel Road</u> <u>15 feet wide</u> <u>Shoulder 5 feet wide</u> </p> <p style="text-align: center;"> 1 AD TYPICAL TRAILER CAMP SITE WITH ROAD WAY AND SHOULDER <small>SCALE 1 inch = 10 feet</small> </p>
Lot area:	800,998.77 m ²	
Area of Roads:	31,824.92m ²	
Area of Parking and Splash Pad:	5,962.84 m ²	
Area of Walkways:	4,972.99 m ²	
Area of Comfort Stations:	286.76 m ²	
Area of gate house Gazebo:	152.07 m ²	
Area of Trailers and Camp Sites (295 x 360m ²):	106,200 m ²	
Open space:	651,619.19 m ²	
max. Density of Trailer and Camp Sites per 4,050 m ² :	15	
Density of Trailer and Camp Sites per 4,050 m ² :	1.492	
max. Trailer and Camp Site Coverage:	35%	
Trailer and Camp Site Coverage:	13.258%	

Applications – Background Reports/Studies

In support of the land use approval Applications are the following reports:

Document	Detail
Archaeological	Earthworks Archaeological Services – January 28, 2014
EIS	Cambium – October 28, 2015
Functional Service Report	Engage Engineering – July 2016
Traffic Impact	Tranplan Associates – October 2015
Supplementary Traffic Impact	Tranplan Associates – May 9, 2016
Site Servicing	Canadian Shield Consultants Inc. – August 2015

The subject Planning Justification Report has also been prepared as part of the required Reports/studies identified through the Pre-Consultation process.

Pre-Consultation

The project/development was subject of two (2) "Pre-Consultation" meetings with County and Township Planning (and other departmental) staff. It was through these Pre-Consultation meetings that the identification of required background reports/studies and related Application requirements were determined.

Analysis

2014 Provincial Policy Statement (2014 PPS)

The 2014 PPS 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 subject Applications, the following policies are considered to have direct relevancy:

Section	Title - Comments
1.1.1	Healthy, livable and safe communities are sustained by: (a), (c), (d) and (h)
1.1.5	Rural lands in Municipalities

	1.1.5.1-1.1.5.6
1.2	Coordination 1.2.1-1.2.3
1.6.6	Sewage, Water and Stormwater 1.6.6.4
2.1	Natural Heritage 2.1.6, 2.1.7, 2.1.8
2.2	Water 2.2.1 (a), (b), (c), (e) and (f)
4.0	Implementation and Interpretation
6.0	Definitions <ul style="list-style-type: none"> • Adverse Effects • Individual on-site Services • Negative Impacts • Rural Areas • Rural Lands

It is my professional opinion that the Application is consistent with the policy directives of the 2014 PPS.

2006 Growth Plan for the Greater Golden Horseshoe Area (2006 Growth Plan)

The 2006 Growth Plan sets forth a series of detailed policies addressing balanced growth (employment and population) and related matters for the geographic area known as the Greater Golden Horseshoe. The County of Peterborough is included within the limits of the Plan. Relative to the subject Applications, the following policies are considered to have direct relevancy:

Section	Title – Comments
1.2.2	Guiding Principles
2.2.2	Managing Growth
2.2.9	Rural Areas

It is my professional opinion that the Application conforms to the policy directives of the 2006 Growth Plan.

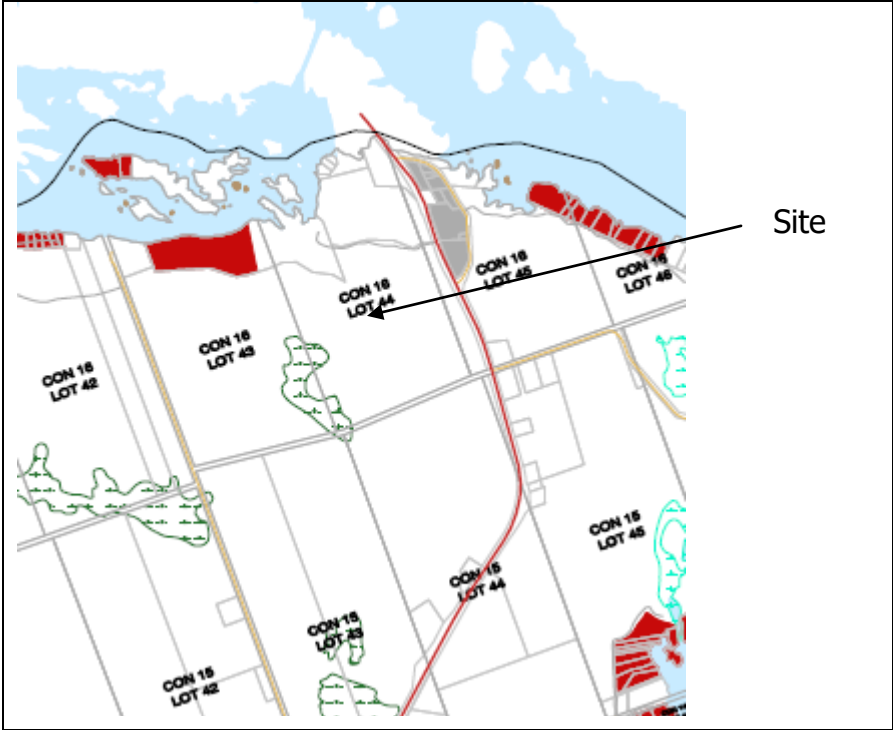
Official Plan

The County of Peterborough Official Plan designates the subject property as “Rural”. The property does not form part of a Rural Settlement Area.

The County’s Official Plan embodies land use policies and map schedules for 4 (four) of the member local municipalities, including the Township of Selwyn. The “Local” (Township) Official Plan designates the subject property as “Rural” and “Environmental Protection.”

The subject property is designated by the County Official Plan as “Rural.”

Official Plan Map



The "Rural" designation is commonly applied to non-settlement areas throughout the County. In terms of the subject Applications the following policies are considered to have direct relevancy.

Section	Title - Details
1.2.2	<p>Components of Strategy</p> <p>A strategy was established in Peterborough County to coordinate the intent and direction of the vision statements and objectives. This strategy, as further described in Section 3 of the Plan, identifies a watershed approach to planning and development which, from the vision statements, serves to:</p> <ol style="list-style-type: none"> 1. respect and protect the County's traditions of rural lifestyle by ensuring that potential impact from developments of a particular size or sensitivity are considered within the watershed area; 2. maintain and enhance the County's quality of life through managed orderly growth and development while considering the natural environment and watersheds as a basis for the management of future development; 3. protect the integrity of the environment by recognizing all natural resources as important features to be protected, regulated and enhanced by a 'holistic' or ecosystem approach that is based on watershed areas to reflect natural systems rather than political boundaries; and 4. provide an efficient, helpful, cost-effective form of County government in which joint planning and cost-sharing strategies are encouraged between local municipalities in similar watershed areas.
2.1	<p>General</p> <p>Overview of the implementation of Site Plan, including the following statement:</p> <p>The County Official Plan establishes a framework to guide the County's future growth and development. It is the intent of</p>

	<p>County Council that the County Official Plan provide general guidelines for the preparation and implementation of detailed planning documents by the local municipalities. The level of detail in the County Official Plan is intended to sufficiently ensure the achievement of the County goals outlined in the Plan.</p>
<p>2.2</p>	<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. 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"> ▪ 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; ▪ the adequacy of the County transportation network to accommodate the proposal; and ▪ 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>2.3</p>	<p>Local Official Plans</p> <p>Statement regarding inter-relationship between upper tier (County) and lower tier (municipal) plans.</p> <p>Township of Selwyn is a “lower-tier” municipality.</p>

<p>2.4</p>	<p>Zoning By-laws</p> <p>That local Zoning By-laws demonstrate compliance with local Official Plan and the County Plan.</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>2.6</p>	<p>Development Applications</p> <p>Requirements for the deeming of an Application.</p> <p>General Policies</p> <p>In accordance with Regulations made under <i>The Planning Act</i> for the purpose of deeming a “complete application”, the County and/or the Townships may request additional information that it considers it may need when considering development proposals or Planning Act applications. Such information may include, but is not limited to, any of the following:</p> <ul style="list-style-type: none"> Servicing Options Report Hydrogeological studies (in accordance with the MOE Guidelines) Engineered Drainage Plan/Storm Water Management Market Analysis/Justification Study Traffic Study Environmental Impact Analysis (see Section 4.1.3.1) Archaeological Study Planning Study/Analysis Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)

	<p>Noise Impact Study</p> <p>Agricultural Land Usage Justification</p> <p>Impact on Municipal/Other Services.</p> <p>For matters under the County’s jurisdiction, the County will review these studies and may do so internally or through the use of peer reviewers with the cost of such review at the proponent’s expense. Where appropriate, the County may also consult with the Ministry of Municipal Affairs, the Ministry of Natural Resources, Trent Severn Waterways or any other authority having jurisdiction or expertise.</p>
<p>2.6.3.5</p>	<p>Rural Areas</p> <p>Policies addressing the Rural Area lands throughout the County.</p> <p>The following policies apply to severance applications for land holdings not located in any of the following areas:</p> <ul style="list-style-type: none"> a) Lands located within the boundaries of any Settlement Area identified on Map ‘A’; b) Prime agricultural lands; or c) Shoreland Areas as described in Section 4.4 of this Plan. <p>The subject property is not a type of land use identified by the forgoing.</p>
<p>4.3</p>	<p>Rural and Cultural Landscape</p> <p>The policies address the Rural and Cultural Landscape areas outside of a settlement area that are not:</p> <ul style="list-style-type: none"> ▪ shoreland areas as described in Section 4.4; ▪ significant natural heritage features or other natural resources listed in Section 4.1; ▪ utilized for transportation purposes, physical services and utilities;

	<ul style="list-style-type: none"> ▪ used for recreation and open space purposes. <p>The subject property is not a type of property (or land use) identified by the forgoing.</p>
4.3.1	<p>Goal</p> <p>To preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry.</p>
4.3.2	<p>Objectives</p> <ul style="list-style-type: none"> ▪ to permit an amount and type of development in the rural area consistent with maintaining its rural and cultural landscape; ▪ to provide for limited rural development and to ensure that such development does not threaten the quality or quantity of ground and surface water;
4.3.3.1	<p>General</p> <p>This section has policies addressing “resource based recreational activity”</p> <ul style="list-style-type: none"> ▪ Rural areas will generally be the focus of resource activity, resource based recreational activity and other rural land uses. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas; ▪ Development shall be appropriate to the infrastructure which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure;
4.6	Economic Development

	<p>Economic development is of vital interest to the County of Peterborough. The County will support economic growth through means where possible such as provision of infrastructure, transportation and public facilities and through protection of natural resources vital to the continued success of key sectors including agriculture, aggregates and tourism. The County will direct and guide development in keeping with economic goals as established from time to time and will promote and market economic development accordingly.</p>
<p>4.6.1</p>	<p>Goal</p> <p>A series of policies addressing the "Goal" of Economic Development</p> <ul style="list-style-type: none"> ▪ to fully develop Peterborough County's economic potential by ensuring the continuing expansion of economic opportunities and diversification of the economic base. ▪ to support and promote the creation of wealth through a sustained effort of marketing, planning and development accomplished in partnership with local municipalities and businesses, the City of Peterborough, and economic development or tourism agencies among other means.
<p>4.6.3</p>	<p>1. General</p> <ul style="list-style-type: none"> ▪ The County, in partnership with the City of Peterborough and the local municipalities shall participate in the collection of economic data, the establishment of economic strategies and the implementation of economic policy programs which will have an impact on both Peterborough County and the City of Peterborough; ▪ Local municipalities shall consider and review economic development proposals on the basis of their potential impact to the watershed area. Where it is considered, by the local municipality, the Ministry of Natural Resources, the Conservation Authority and/or the Ministry of the Environment that a proposed industrial, commercial or tourism operation would negatively

	<p>impact or alter the quality and function of the watershed, the local municipality, in consultation with other municipalities in the watershed, the County, the Provincial Ministries, Conservation Authority and the proponent of the development, shall identify and conduct appropriate studies to determine the extent of development permitted to ensure water quality and quantity and the protection of the natural environment.</p> <ul style="list-style-type: none"> ▪ The County will endeavour to prepare, adopt and implement an Economic Development Strategy.
4.6.3.3	<p>Tourism Sector</p> <ul style="list-style-type: none"> ▪ The County will encourage the development of new high quality attractions, facilities, services and events which will enhance and complement the existing tourism base; ▪ The County will promote linkages with the tourism industry and the Trent-Severn Waterway system; ▪ The County encourages local municipalities to designate lands for tourism uses in their Official Plans and to direct new tourism development to areas that will support and complement existing tourist facilities;
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> <ul style="list-style-type: none"> ▪ To provide a safe, convenient, efficient transportation system for all persons and goods, consistent with the environmental, cultural and economic goals of the County.
5.3.3.2	<p>Provincial Highways</p> <ul style="list-style-type: none"> ▪ Development adjacent to or impacting on Provincial Highways requires the issue of permits from the Ministry of Transportation

	<p>so that the long term function of the highway is maintained. Conditions of development may include but are not limited to:</p> <ul style="list-style-type: none"> ▪ increased building setbacks ▪ 0.3 metre reserves ▪ closing multiple entrances ▪ increased frontages ▪ improvements to provincial and other roads ▪ reverse frontage lots ▪ Wherever possible and feasible, road access to a proposed subdivision or development will be from an adequate existing municipal travelled public road, rather than directly from a Provincial Highway; ▪ Where Provincial Highways pass through settlement areas, local official plans will not be approved without the endorsement of the Ministry of Transportation where specific designations of the plans would require extensive direct access to the Provincial Highway. ▪ Where it is determined that excessive noise may affect the proposed development, a noise mitigation study or studies may be required in accordance with Provincially established guidelines, prior to a decision being rendered on the development. The property has established frontage on Provincial Highway No. 28. <p>No Vehicular ingress/egress is proposed from said Highway as part of the development.</p>
5.3.3.4	<p>Local Municipal Roads</p> <p>The development will rely upon vehicular access (ingress/egress from Forest Hill Road).</p> <ul style="list-style-type: none"> ▪ Development adjacent to local municipal roads is subject to conditions imposed by the local municipality. These conditions

	<p>may include but not be limited to:</p> <ul style="list-style-type: none"> ▪ building setbacks ▪ 0.3 metre reserves ▪ closing multiple entrances ▪ increased frontages ▪ reverse frontage lots <p>▪ Local municipalities are encouraged to classify their road system and protect the function of same through appropriate land use and other controls.</p> <p>The Traffic Impact Study (October 2015) and its related supplementary Report indicated that the local road could accommodate the first 2 (two) phases of development. Said phases, which represent approximate 200 trailer sites would encompass a 5 year build-out/realization.</p> <p>The local road would appear to currently require upgrade/improvements, and not as a result (directly) of the proposed development.</p>
4.7.3.2	<p>Sanitary Sewage and Water</p> <p>Policies addressing sanitary sewer and water facilities</p> <ul style="list-style-type: none"> ▪ The requirements of the Ministry of the Environment, the County, local municipalities and other public agencies authorized to grant approvals respecting sanitary waste disposal facilities must be met by all developments; ▪ Developments based on communal systems or developments of six lots or more based on individual servicing systems shall be required to prepare an assessment of the viability of all reasonable options in the servicing hierarchy and an assessment of the impact of the proposed method of servicing on groundwater and surface water;

The County Official Plan embodies policies and map schedules pertaining to 4 (four) lower tier municipalities, including the Township of Selwyn. Relevant policies in this regard include the following:

Section	Title - Details
6.2.2	<p>Rural</p> <p>6.2.2.1 - General Principles</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> <p>6.2.2.2 - 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>Low density residential development as defined by the Policies of Section 6.2.2.3, home occupations and home industries shall be permitted.</p>
6.2.9	<p>Trailer Park</p> <p>6.2.9.1 General Principles</p> <p>The Trailer Park designation applies to trailer parks existing at the</p>

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.

6.2.9.2 Permitted Uses

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.

6.2.9.3 Policies

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.

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:

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;

	<p>v) all entrances and exits;</p> <p>vi) the layout of the internal vehicular and pedestrian circulation system and the location and layout of proposed trailer sites; and;</p> <p>vii) the location and scale of sewage and servicing facilities.</p> <p>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).</p> <p>d) This agreement shall include:</p> <p>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, <i>The Tourist Establishment Act</i>, and any other governing or regulating agency concerned with the establishment or conduct of seasonal trailer parks.</p> <p>The development serves as a extension of the existing Lovesick Lake Trailer Park. The management/operation of the new resort will be carried out by the owners/operators of Lovesick Lake Trailer Park. Resort users will have access to waterfront, eatery and other facilities provided as part of the current operation. Similarly, current Park (Resort) users will be able to enjoy the walk path and other recreation facilities to form part of the new Resort development.</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 The need for the proposed use.

The owners/operators of Lovesick Lake Trailer Park have no capacity at their current facility. An established waiting list for the proposed facility demonstrates the need, from a tourism/business perspective, for the new/expanded facility.

7.9.2 The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.

The development can function in a compatible manner with existing environmental/natural features.

7.9.3 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 shall be given to:

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.

The development can function effectively in a compatible manner with existing environmental features. The development plan celebrates/preserves the existing wetland areas.

The EIS report has identified the suitability of the proposed development and its intended relationship with its natural setting.

7.9.4 The location of the area under consideration with respect to:

	<p>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;</p> <p>The Traffic Impact study has confirmed the adequacy of the road to accommodate the anticipated volume of traffic (Phase 1 and 2 components).</p> <p>b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;</p> <p>There will be inter-connecting pedestrian facilities from/to the new resort to the existing resort. No vehicular access (ingress/egress) from Highway 28 is proposed.</p> <p>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> <p>The private servicing report prepared in support of the Applications advances a comprehensive approach regarding same.</p> <p>d) Opportunities for the protection and enhancement of the natural environment.</p> <p>The EIS Report has identified natural/wetland areas a 3 (three) Butternut trees to be pressured.</p> <p>7.9.5 The compatibility of the proposed use with uses in adjoining areas.</p> <p>The proposed development is consistent with established area land uses.</p> <p>7.9.6 The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.</p>
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	<p>The proposed development does not represent a form of land use that would cause a depreciation of value on adjacent properties.</p> <p>7.9.7 The potential effect of the proposed use on the financial position of the Township.</p> <p>The development will generate additional property realty taxes, create permanent and seasonal employment opportunities and would increase tourism dollar expenditures within the area/Township.</p> <p>7.9.11 Demonstration of how the proposal conforms to the Provincial Growth Plan.</p> <p>Please refer to the previous Analysis in this regard.</p>
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In summary the Applications can be considered as serving to expand upon an existing Trailer Park use (Lovesick Lake Trailer Park). The various background studies/reports carried-out in support of the Applications attest to the appropriateness of the proposed development.

It is my professional opinion that the Applications are in keeping with the general purpose and intent of the County Official Plan (both upper tier and lower tier components).

The Proposed Amendment

The Application seeks to designate the lands from Rural and Environmental Constraint Area to “Trailer Park” and Environmental Constraint Area.

Map Schedule A1 – Land Use Plan – Rural Component Smith and Ennismore Wards

Change from Rural and Environmental Constraint Area to “Trailer Park and Environmental Constraint Area”.

Township of Selwyn Zoning By-law

The subject property is currently zoned RU-Rural and EP- Environmental Protection

Zoning Map



The current zoning of the property does not permit the proposed Trailer Resort use. Thus the municipal approval of a zoning By-law Amendment Application is required.

Section 4.14 – Recreational Commercial (RC) zone of the Township’s Zoning By-law regulates “Trailer Park” uses.

The proposed development is an extension of an existing locally owned/operated trailer park use (Lovesick Lake Trailer Park).

Section 4.14.1.3 Non-Residential Uses – Primary Group ‘B’, indicates that an existing recreational trailer park is a permitted use. The subject property does not currently host a recreational trailer park use. The intent is to expand upon an existing park, employing lands on an adjacent (undeveloped) property, and implementing the design in a naturalized setting.

A By-law exception would be appropriate to apply to the R-Rural zoned portion of the property, proposed to be rezoned as Recreational Commercial, to permit the proposed park facility/use.

Proposed Zoning By-law Amendment

By-law Exception

“Notwithstanding the provisions of Section 4.14.1.3 of By-law 2009-021, a recreational trailer park having a maximum of 294 trailer sites, shall be permitted on the lands described as Lots 43 and 44, Concession 16 (Smith).

Map Schedule

The property would be rezoned from RU – Rural and EP-Environmental Protection to RC- Recreational Commercial (with a By-law Exception) and EP- Environmental Protection.

The latter zone would be expanded as per the results of the EIS Report carried out in support of the Applications.

It is my professional opinion that the Applications and the proposed use are in keeping with the general purpose and intent of the Zoning By-law.

Summary

The land use approval Applications have been subject of comprehensive study, analysis and pre-consultation (with local government, Conservation Authority and Provincial Transportation Staff).

The Background studies have concluded that the proposed development is technically feasible, environmentally and ecological responsible and appropriate for the host property and its setting/context.

It is my professional opinion that the Applications are:

- i. Consistent with the policy directive of the 2014 PPS;

- ii. In conformity with the policy directives of the 2006 Growth Plan;
- iii. In keeping with the general purpose and intent of the policies of the County Official Plan (both upper tier and lower tier components);
- iv. In keeping with the general purpose and intent of the regulatory provisions of the Township Zoning By-law (And with the principles of By-law 2013-083); and
- v. Is representative of good planning.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'K. M. Duguay', with a stylized flourish extending to the right.

Kevin M. Duguay, MCIP, RPP