

VIA EMAIL

June 5, 2025

Building and Planning Department
Township of Selwyn
1310 Centre Line
Selwyn, ON
K9J 6X5

Attention: Jeannette Thompson, Planner

RE: Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments
Azher Al-Bayati
Town Files: 15T-21002; 15OP-21007; and C-04-21
45 Bishop Street
Township of Selwyn, Ontario
Our File: ALB/LKF/21-01

BACKGROUND

Applications for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments were submitted to the Township of Selwyn for the lands located at 45 Bishop Street in the Township Selwyn ("Subject Lands"). The applications propose to facilitate development of the subject lands for 16 new dwelling units, oriented around a new cul-de-sac public road. The applications were deemed complete on April 1, 2021, and assigned file numbers as follows:

- Draft Plan of Subdivision – 15T-21002
- Official Plan Amendment – 15OP-21007
- Zoning By-law Amendment – C-04-21

A Planning Justification Report dated January 2021 was prepared by Zelinka Priamo Ltd., and was submitted in support of the applications. This Addendum to the Planning Justification Report has been prepared to provide further planning analysis in the context of the 2024 Provincial Planning Statement. This addendum should be read as supplementary to our previous Planning Justification Report.

It is our understanding that the scope of development remains the same as originally proposed, subject to minor modification in response to comments. The Draft Plan of Subdivision and Official Plan and Zoning By-law Amendments would therefore continue to facilitate development of 16 dwelling units comprised of 8 townhouse dwelling units and 8 semi-detached dwelling units along a new public road.

It continues to be our planning opinion that the proposed development is appropriate and is in the public interest.

UPDATE TO PETERBOROUGH COUNTY OFFICIAL PLAN

On June 29, 2022, Peterborough County Council adopted a new Official Plan (“New OP”) by way of By-law Number 2022-47. It is our understanding that the New OP is with the Minister of Municipal Affairs and Housing for final review and approval at the time of this letter, and therefore is not yet in force and effect.

The New OP continues to identify the lands subject to the applications as being within a Settlement Area, and proposes to modify the land use designation to “Residential” as per Schedule SEL-7. South of the property is an identified Natural Core Area. The Residential land use designation permits a broad range of residential uses as per Section 4.2.2.1, including semi-detached and townhouse dwellings.

The New OP is relevant but not determinative, and therefore an Official Plan Amendment is still required to the in-effect Official Plan.

PROVINCIAL PLANNING STATEMENT

On August 20, 2024, the Province released the Provincial Planning Statement, which took effect on October 20, 2024, and replaced the 2020 Provincial Policy Statement and revoked the Growth Plan for the Greater Golden Horseshoe (2020). Planning decisions made after October 20, 2024, must be consistent with the Provincial Planning Statement. At the time of application submission, the 2024 Provincial Planning Statement was not in effect.

The PPS 2024 is a policy statement issued under Section 3 of the *Planning Act*, and all decisions that affect planning matters “shall be consistent with” the PPS 2024.

The following PPS 2024 policies are of particular relevance to the proposed application:

- **Policy 2.1.4.** *To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*
 - *a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
 - *b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*
- **Policy 2.1.6.** *Planning authorities should support the achievement of complete communities by:*
 - *a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- **Policy 2.2.1.** *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
 - *a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
 - *b) permitting and facilitating:*

- 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
- **Policy 2.3.1.1.** Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
- **Policy 2.3.1.2.** Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
- **Policy 3.6.2.** Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.
- **Policy 3.9.1.** Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity.

The proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment applications are consistent with the PPS 2024, for reasons including:

- The proposed development provides an appropriate mix of dwelling types, including townhouses and semi-detached dwellings, on lands identified by the municipality for development (Policies 2.1.4 and 2.2.1);
- The subject lands are within the Urban Boundary of Lakefield, which is identified as a Growth Centre on Schedule A1 Selwyn Land Use Plan in the Peterborough County OP. The subject lands are vacant and located on the boundary of a low density residential neighbourhood and industrial area, within an existing settlement area, where growth and development are directed (Policy 2.2.1 and 2.3.1.1);
- The proposed development form achieves a density that is appropriate for the existing context, while efficiently using land and contributing to the available housing mix. The development makes efficient use of available infrastructure and public service facilities. The lands are located approximately 550 m from the Main Central Area of Lakefield with sidewalk connections 250 m to the west at Concession Street. The location supports alternative modes of transportation such as walking and cycling which help reduce negative impacts to air quality and climate change (Policies 2.3.1.2);

- The proposed dwelling types, including a mix of townhouses and semi-detached dwellings, make efficient use of the subject lands in a compact form that is appropriate for the existing context, and utilizes existing servicing capacity (Policy 2.2.1);
- The proposed public road will be designed to municipal standards, ensuring the proposed infrastructure is realized in a safe manner that prioritizes the pedestrian (Policy 3.9.1); and
- The proposed development is within a settlement area and full municipal services are available (Policy 3.6.2).

CONCLUSION

It continues to be our opinion that the proposed development is in the public interest and represents good land use planning. The submission is consistent with the PPS 2024.

We appreciate the opportunity to provide the preceding additional information and justification regarding the proposed development in light of ongoing feedback. If you have any questions or if you would like to discuss further, do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Casey Kulchycki, BAA, MCIP, RPP
Senior Associate