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February 8, 2024

Township of Douro-Dummer, Planning Department
894 South Street, P.O. Box 92, Warsaw, Ontario, K0L 3A0

Attn: Christina Coulter, Planner

Re: **Application for Zoning By-law Amendment — Part of Lot 23 and 24, Concession 5, (3742 Highway 28), Douro Ward, Township of Douro-Dummer, County of Peterborough (Roll No.: 1522-010-001-33700)**
EcoVue Reference: 23-2561;

Dear Christina,

EcoVue Consulting Services Inc. has been retained by the applicant, Lakefield College School, to submit a rezoning application for 3742 Highway 28 in the Township of Douro-Dummer (the 'subject property'). This letter report is intended to serve as the requested Planning Justification Report.

1.0 BACKGROUND

1.1 Property Description

The subject lands are located approximately seven (7) kilometers north of the Village of Lakefield, and bound by Lake Katchewanooka to the west, existing rural residential to the north and south, and Highway 28 to the east, with a licensed aggregate pit operation directly east of the highway. The subject property is approximately 62.8 hectares (155.2 acres) with 35.2 metres (115.5 feet) of frontage on Highway 28 and approximately 1,424.6 metres (4,673.9 feet) of shoreline frontage. The South Douglas Island Locally Significant Wetland occupies a large portion of the property.

1.2 Past Planning Act Approvals and Current Uses

The property underwent an Official Plan Amendment and Zoning By-Law Amendment in 2021 to permit a satellite campus of Lakefield College School on the subject property (**Appendix A – Approved Official Plan Amendment and Zoning By-Law Amendment**). The site-specific Zoning By-Law amendment included permission for a residence/retreat and environmental/agricultural classes.

A number of agricultural uses and school classes have occurred on the subject property since 2021, such as:

- Continued biannual camping, using an existing privy, for outdoor experiential education;
- Agricultural operations, including row crops and a barn expansion; and
- Outdoor agricultural and environmental coursework, including an Ontario mandatory course called "Green Industries" covering climate change to biology to agricultural and more.

Since 2021, the only site alteration that has occurred (other than regular agricultural uses) has been upgrading the entrance to Ministry of Transportation (MTO) standards, driveway enhancements, and the barn extension.

1.3 Reason for Application

The approved Zoning By-Law for the site includes both language and references which restrict Lakefield College School's ability to adapt the detailed design component of the proposed use based on funding opportunities and changing needs. Specifically, the by-law includes:

1. Reference to only 40 people within the approved residence, whereas additional people may be required as the campus grows.
2. Reference to "a" retreat/residence, whereas there may be a need to consider alternative forms of buildings to serve this purpose (e.g., yurts or cabins) depending on funding.
3. Reference to a caretaker "apartment" as opposed to "accommodation", whereas accommodation within the existing homes or separate structures may be proposed.
4. Exact parking numbers, as opposed to ratios based on what is established.
5. Reference to setbacks and buildings placements that were shown in the original conceptual drawing, whereas the ability to adapt building sizes and locations is needed to accommodate funding, operational, and educational opportunities.

In addition to the above, it is unclear in reviewing the Site Plan Guidelines which aspects of the permitted uses on the site are subject to Site Plan Control. As such, further clarity on this matter is needed to ensure proper site plan controls are established.

1.4 Proposed Zoning By-Law

The proposed Zoning By-Law Amendment is intended to amend the approved by-law for the subject property to provide more clarity to Township staff and to enhance flexibility for designing the site according to current and future needs of the Lakefield College School campus (see Section 1.3 for more details). The proposed by-law seeks to accomplish this by:

- A. Removing the specific reference to number of people for the residence/retreat, deferring this matter to detailed design.
- B. Clarifying that the permitted use is for residence/retreat purposes, rather than restricting or assuming a specific building design or model.
- C. Defining the residence/retreat use to clarify what is permitted.
- D. Clarifying that the existing house will continue to be permitted on the site (i.e., to allow the existing house to remain, be relocated, and/or be redeveloped, if needed).

- E. Stating that staff and caretakers are permitted to reside on the site *generally*, whether this is in existing structures and homes or another residential model.
- F. Introducing a ratio of parking spaces and space types, depending on the use/buildings/structures that are established.
- G. Removing reference to the former concept plan and instead establishing side yard, water yard, front yard, natural heritage feature, and aggregate operation setbacks that will enable adaptation of the proposal layout, as required, while protecting views, features, and uses.
- H. Adding an exception for the planting strip between the subject property and adjacent residential uses, based on the existence of heavy vegetation and the fact that Lakefield College School now owns the residential property to the south.
- I. Adding a holding provision for the site which would require hydrogeological evaluation for occupancies greater than 40 people (see Section 1.4 for details).
- J. Adding a holding provision for Site Plan Approval with reference to specific aspects of the use (e.g., exemptions for agricultural structures not used for classroom purposes).

The proposed draft Zoning By-Law has been included in **Appendix B** for reference. This memo addresses the proposal and provides justification in accordance with applicable policy.

1.5 Pre-Consultation

A pre-consultation meeting was held regarding the proposal on August 17, 2023. Associated comments were received on November 21, 2023, along with comments issued by MTO dated August 9, 2023. Follow up clarification correspondences and comments from the Fire Chief were provided on November 30 and December 3, 2023, respectively. All of these pre-consultation records have been included in **Appendix C** for reference.

The Township pre-consultation notes include EcoVue's review of former technical studies (as detailed in Section 2.0 of this letter-report). In response to this review, which provides an opinion that further technical studies are not required for the subject zoning by-law amendment, the Township staff indicate that:

"The Planner agrees with the approach suggested above and the requirement for studies and timing are noted in the Checklist for Development below. A holding symbol (H) will be utilized through the rezoning process and will require a hydro-geological submission satisfactory to the Township in order for the "H" to be removed."

Township comments further indicate the following will be a requirement of the complete application for this rezoning proposal (with additional studies, including additional archaeological investigation and revised technical studies, being requested for a future Site Plan application):

1. Evidence of Indigenous Consultation – See **Appendix D**;

2. A Planning Justification Report with a summary of past technical reports and addressed specific provincial and local policies (see Section 2.0 and 3.0 of this letter report); and
3. A Draft By-Law text that includes a holding “H” symbol to be removed upon the completion of a hydrogeological assessment and Site Plan Approval (**Appendix B**).

2.0 PAST TECHNICAL REPORT SUMMARY

The former application for a Zoning By-Law Amendment was supported by several technical studies. These studies are available at this link for reference:

<https://www.dropbox.com/scl/fo/j3rvdh50fs6bxfqkauc/h?rlkey=5nfhx7kkjsw3aoi2hptp7wp6s&dl=0> .

Each study is listed and summarized below:

I. Stormwater Management Plan (Tatham Engineering, June 2021)

This report concluded that stormwater management measures can be accommodated on the site. Follow-up correspondence from Tatham Engineering (**Appendix E**) indicates that changes to building model, location, and size can be accommodated on the site from a stormwater perspective and can be reviewed at detailed design.

II. Traffic Impact Brief & Revision Memo (Tatham Engineering, July 2020 & April 2021)

These reviews indicate that the traffic generated by the initial proposal can be accommodated within the existing road network without need for upgrades or turning lanes. The only recommended change was the upgrade of the entrance to applicable MTO Standards. These works have since been completed.

A follow up correspondence from Tatham Engineering (**Appendix E**) indicates that additional occupancy for the proposed residence/retreat would have negligible impacts on the past study results. They, therefore, state that it would be appropriate to provide a review of any additional occupancy at the detailed design stage.

III. Hydrogeological Study and Servicing Report (Cambium Inc., December 2020)

This study specifically reviews the initially proposed buildings and servicing with an occupancy of 40 people and assumes a particular location for the residence/retreat with assumed fixtures. The report indicates what will be required to accommodate this assumed occupancy/design and conceptually shows that the use can be accommodated on the site with a well and septic system.

Follow-up correspondence with Cambium indicates that additional occupancy or increased fixtures will likely require Ministry of Environment, Conservation and Parks (MECP) approval, as it will generate effluent flows that will exceed the daily threshold for local health unit or municipal approval under Part 8 of the Ontario Building Code. Cambium have recommended that an updated report be completed if additional

occupancy is proposed and once the design of the proposed residence has been established.

Based on the above, and as indicated in Section 1.4 of this report, we have included a holding provision (H symbol) in the proposed by-law that would require this study to be completed prior to the residence/retreat use being established, should increased septic design capacity be required for the site. It is our opinion that a holding provision is appropriate in this instance, as the initial hydrogeological report conceptually demonstrates the use can be accommodated and the additional flows can only be determined through detailed design.

IV. Servicing Options Report (EcoVue Consulting Services, December 2020)

This report reviews the initial concept plan and indicates recommendations for servicing design, fire suppression, and other functional servicing aspects. This report concludes that the site can accommodate the proposed uses. The report can be modified at detailed design once the final layout is established.

V. Environmental Impact Study (Cambium Inc., September 2020)

This report delineates natural heritage features on the site and assesses the potential impacts from the development to natural heritage features and species at risk. The natural heritage features on the site were rezoned as a part of the original rezoning application to prevent development within the features. Required setbacks from the features are also identified on the referenced "concept plan".

The proposed zoning by-law amendment will entrench the natural heritage setbacks into the text of the by-law itself. It is recognized that natural heritage feature boundaries also change over time. As such, the proposed by-law is drafted in a way that will require the feature boundary to be confirmed prior to construction in proximity to it.

Subsequent correspondence with Cambium indicates that "screening" for species at risk impacts occurred in the areas that were proposed to be developed in the initial concept. As such, additional field work will be required to confirm necessary mitigation measures to meet provincial requirements, when a final layout for the residence is complete. It is proposed that this work be undertaken at the detailed design stage (Site Plan Approval) as the final layout is needed to complete the works.

VI. Stage 1 and 2 Archaeological Studies (Northeastern Archaeological Associates Ltd., May 2020 and Earthworks Archaeological Services Ltd., November 2020, respectively)

These reports confirm archaeological potential for the entire property and assess the area that was proposed to be developed in the initial concept (i.e., the proposed residence area) as well as the entranceway and driveway areas. It was always understood that future site alteration proposals outside of these areas would require additional field work to screen for archaeological resources to ensure no impacts to those potential resources

prior to disturbance. It is proposed that this work be undertaken at the detailed design stage (Site Plan Approval) as the location of required field work is contingent upon the final site layout.

VII. Minimum Distance Separation Assessment (EcoVue Consulting Services, October 2020)

This report confirmed that the property was not located within a minimum distance separation setback for any neighbouring barns. This assessment remains valid for this proposal.

VIII. Aggregate Assessment (Cambium Inc., September 2020).

This report demonstrated that the site does not have aggregate potential and that it was appropriate to remove the associated aggregate resource layer on the property. This layer was subsequently removed in the approved Official Plan Amendment. This assessment remains valid and is not required to be updated prior to detailed design.

IX. Slope Stability Assessment (Cambium Inc., April 2021)

This report demonstrated that the shoreline slopes on the site are stable and that no associated setback is required. This report remains valid and is not required to be updated prior to detailed design.

X. Planning Justification Report (EcoVue Consulting Services, December 2020).

This report justifies the original rezoning application in the context of provincial and local land use planning policies established under the *Planning Act*, including the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Peterborough Official Plan, and the Douro Dummer Zoning By-Law Amendment.

Key aspects of the proposal which are justified in this report, and affect this rezoning application, are land use compatibility and parking. Specifically, the report:

- explains that the Official Plan requires a minimum separation distance for sensitive uses from the pit east of the subject property, unless a study is completed, and demonstrates that the proposed residence and classrooms (the aspects of the proposal which would be considered “sensitive”) will be located outside of this setback; and
- includes an accounting of the parking that would be required for the proposed use (i.e., 9 regular parking spots for 40 students with 2 spaces/caretaker accommodation, 1.5 total spaces/10 student accommodations for bus and staff parking, and 4% special needs parking, as per the AODA).

As noted in Section 1.3 of this report, it is proposed that the area of influence for the aggregate pit be reflected in a setback in the zoning text. Furthermore, the proposed minimum parking standards will be amended to reflect the ratios that were previously

proposed, rather than the static number of parking spaces. As such, the conclusions, and justifications within the previously submitted Planning Justification Report remain valid for this proposal.

Based on the above, it is our opinion that no additional technical studies are required for the proposed rezoning application. It is our further opinion that the proposed revisions will better reflect the recommendations within the previous technical reports while enabling flexibility for Lakefield College School to pursue a variety of opportunities, as required.

3.0 POLICY REVIEW

Land use policies and regulations affecting the subject lands at the Provincial level include the *Planning Act* and the associated 2020 Provincial Policy Statement (PPS) and *A Place to Grow: Growth plan for the Greater Golden Horseshoe* (GPGGH). At the municipal level, policies from the County of Peterborough Official Plan (CPOP) and regulations from the Douro-Dummer Zoning By-law (DDZBL) are applicable.

The previously submitted Planning Justification Report, dated December 2020, justified the proposed use on the subject property with respect to the PPS, GPGGH, CPOP and DDZBL, as discussed in Section 2.0 of this report. Since this rezoning proposal does not substantially change the principle of the proposed use and only seeks to clarify and add flexibility, it is our opinion the previously submitted report and associated justification remains valid. It is recognized, however, that the pre-consultation notes (**Appendix C**) requested an updated Planning Justification Report to ensure the proposal continues to be consistent with and conform to applicable policy. This letter-report seeks to meet this requirement by addressing amendments which may affect the original policy analysis.

A review of the PPS, GPGGH, and CPOP indicate the following policies apply. An assessment of how the proposal ensures continued compliance with these policies is further provided below.

- PPS Sections 1.1.4 and 1.1.5, GPGGH Sections 2.2.9, and CPOP Section 4.3.1 and 4.3.2 regarding permitted uses in rural areas.
 - The proposed changes do not change the use being proposed. As such, it would not impact the previous assessment that the subject proposal is a permitted rural use (i.e., agricultural, agricultural related, and “other rural uses” which cannot be accommodated within the settlement boundary).
- PPS Sections 1.6.6 regarding servicing and stormwater management
 - The proposed changes would not impact the ability to service the subject property or reduce the previously identified ability to accommodate stormwater. The property is very large, with sufficient space to accommodate adjustments in the site layout and

building sizes. As such, subject to the proposed holding provision for hydro-geological work, the proposal continues to be consistent with this Section of the PPS.

- PPS Sections 2.1, GPGGH Sections 4.2.3 and 4.2.4, and CPOP Sections 4.1.3.1 and 4.1.3.4 regarding natural heritage, with specific requirements for meeting applicable significant wildlife protections and protection of natural heritage features with a minimum vegetative protection zone of 30 metres (subject to certain exceptions such as trails or existing buildings and uses).
 - The proposal will ensure the continued conformity with these policies by entrenching the previously recommended 30 metre setback from natural heritage features into the zoning text. As such, it is our opinion the proposal continues to conform to these policies.
- PPS Section 2.5 and CPOP Sections 4.1.3.3, 6.2.12, 6.2.13, and 7.7 regarding land use compatibility and protecting aggregate resources and sensitive uses. The CPOP details the areas of influences for these operations, which range from 500m (quarries) to 150m (for pits above the groundwater).
 - Section 2.0 the previous Planning Justification Report stated that the proposed location of the residence and classrooms (i.e., the sensitive uses) would more than 500 metres from the neighbouring aggregate use and therefore beyond the separation distance from the adjacent aggregate operation, resulting in no impacts. Given that this zoning by-law amendment is intended to increase flexibility of the residence/retreat locations, it is proposed that the required separation distance be included in the text of the by-law.

Licensing information for the neighbouring aggregate operation (**Appendix F**) has confirmed that the operation is a Class A – Category 3 pit (above the water table with an annual extraction limit above 20,000 tonnes). As such, the CPOP requires a 150-metre separation distance for sensitive uses (such as classrooms and residences) without additional technical review. This setback has been included within the proposed zoning by-law text (**Appendix B**). As such, the proposal continues to comply with these policies.
- PPS Sections 2.6 and CPOP Sections 5.2.3.3 regarding protection of cultural and archaeological resources
 - As discussed in Section 2.0, the previously submitted archaeological assessments only reviewed the originally proposed development site and the entrance/driveways which were upgraded. These areas are still “cleared” for development with the passing of this by-law. It is understood that further assessment of any alternative building sites will be required prior to Site Plan Approval. As such, the proposal will

not impact archaeological resources and is consistent with and conforms to these policies.

- PPS Section 3.1 and CPOP Section 2.3.1.2 regarding natural hazards
 - The only hazard on the site is the floodplain, which was previously identified as contained within the natural heritage features on the property. These features continue to be protected with an Environmental Protection (EP) Zone. No changes to these areas are proposed. As such, the proposal remains consistent with applicable natural hazard policies.
- CPOP Section 7.14 which details assessment criteria for commercial and institutional uses.
 - The only change to the previous proposal is improve flexibility on the site and clarify ambiguity in the approved by-law. The justifications addressed in the previous Planning Report, therefore, would remain valid.
- CPOP Section 7.17 which details requirements for Site Plan Control with exemptions for (amongst others) non-commercial/non-industrial agricultural operations and associated buildings and extensions.
 - This policy was not reviewed in the previous Planning Justification Report. As such, it is being addressed in this letter-report. The subject lands maintain a viable agricultural practice, which is used to teach students about agriculture, farming, and associated works. Several building and site upgrades associated with the agricultural practice have therefore been implemented without Site Plan approval.

The proposed Zoning By-Law language clarifies the uses on the site which would be subject to exemption from Site Plan Control and includes a proposed H symbol to require Site Plan approval prior to the establishment of any classroom, assembly, or retreat/residence uses on the site. This will ensure further clarity on Site Plan control matters and require a site plan agreement to be established in advance of major works. As such, the proposal will serve to ensure Section 7.17 is complied with, both now and in the future.

Based on the above, it is our opinion the proposal is consistent with the PPS and conforms to the GPGGH and CPOP.

3.1 Zoning By-Law Provisions

As noted in Section 1.4 of this letter-report, it is proposed that the approved site-specific zoning amended to provide greater clarity and flexibility for future uses. Proposed amendments to the By-law are discussed below in the context of DDZBL provisions to assess whether the modifications meet the overall intent of the by-law:

1. Removing the specific reference to number of people for the residence/retreat.
 - It is our understanding the inclusion of this “person” reference was based on the inclusion of 40 people in conceptual traffic, parking, and servicing calculations for the original application. As noted in Section 2.0 of this report, we have confirmed that hypothetical increases to the traffic (e.g. 20 students and staff) would have minimal impacts on the trip count for the site. Furthermore, the proposal accounts for parking by adding the previously justified parking ratios, rather than a specific minimum number of parking spaces. Finally, the holding provision will ensure sufficient servicing for the site, based on the final occupancy that will be determined at detailed design. As such, it is our opinion the intent of the Zoning By-Law is met with this amendment.
2. Replacing caretaker apartment to “accommodation”.
 - It is our understanding that the “apartment” statement was used based on the original concept of the proposed residence and is intended to account for a single residential use on the site for a long-term staff member and their family. The change of this permission to “accommodation” would not affect this intent.
3. Defining residence/retreat as a use rather than a “building”.
 - It is our understanding that Township staff is requesting the residence/retreat be better defined to avoid commercial ventures which are not contemplated for the site. The proposed definition will clarify the residence/retreat is intended to reflect education-related residential accommodation for retreats and coursework. This definition will further permit flexibility regarding how best to accommodate the residence/retreat use (e.g., in a variety of forms, not just a large “residence” building). As such, it is our opinion this amendment meets the intent of the by-law.
4. Clarifying existing buildings and residences may remain on the site.
 - Based on the pre-consultation notes, it is our understanding that the existing house can remain on the site now, even when a new retreat/residence is established elsewhere. As such, clarifying this in the by-law would only serves to better reflect the current zoning by-law permissions.
5. Entrenching previously approved zoning setbacks into the zoning language rather than schedules
 - It is our understanding that the intent of including the concept plan was to reflect compliance with the intended setbacks related to natural heritage and aggregate

operations. As such, it is our opinion that placing these requirements in the text will not impact the intent of the zoning by-law.

6. Introducing parking ratios

- It is our understanding that the provision requiring a minimum number of parking spaces was intended to reflect the concept identified in the original proposal. As such, it is our opinion amending this provision to reflect a parking space ratio (e.g. 1 space per student/staff accommodation) described in the previous submission still meets the by-law intent.

7. Removing the need for the planting strip detailed in Section 3.32 of the DDZBL

- It is our opinion this section of the DDZBL is intended to ensure protection of neighbouring residential uses from visual impacts. Based on existing vegetation on the site, the only residential use that would be impacted by the proposal is the dwelling located directly south of the subject property. This residence, however, is now owned by Lakefield College School. As such, it is our opinion that the planting strip is not required and should be removed.

8. Adding a holding provision related to hydrogeological works.

- As noted, the holding “H” symbol will ensure appropriate servicing design review based on the final layout. Therefore, the addition of the holding provision does not impact the intent of the Zoning By-law.

9. Adding a holding provision related to site plan approval, with specific exemptions for agriculture only buildings and site alterations.

- The current Site Plan Control By-law exempts agricultural uses. As this component seeks to ensure Site Plan Approval is obtained for future non-agricultural uses, this amendment will not impact the intent of the zoning by-law.

With regards to site specific provisions, the proposed zoning by-law seeks to enforce the following provisions for the site:

- Regular setbacks associated with the RU zone identified in Section 9.2 of the DDZBL, with the exception of the following setbacks:
 - Front yard (road) setback (excludes legal non-complying buildings as per Section 3.28 of the DDZBL) – 30 metres in accordance with Section 3.36 of the DDZBL for County Roads

- Minimum water yard setback (excluding boathouses and legal non-complying structures) – 30 metres
- Minimum wetland boundary setback for rural zone uses – 30 metres (as opposed to no reference to wetland setbacks in the DDZBL)
- Minimum setback to pits above water – 150 metres (as opposed to 120 metres as indicated in 3.44 of the DDZBL – 150 metres matches requirements in the CPOP)
- A parking ratio of 0.15 per student/staff accommodation within the residence/retreat use (based on the previously permitted ratio of two 10-person short bus spots and 1 staff parking per 20 students).

It should be noted that all other provisions of DDZBL will or can be complied with, including:

- 3.22 Parking regulations regarding loading spaces (1 space to 3 spaces depending on building sizes).
- Section 3.31 Parking Regulations for residential units (2 parking spots per dwelling) and schools/classrooms (i.e., 1.5 parking spots per classroom).

Based on the above, it is our opinion that the proposal meets the intent of the zoning by-law including the intent of the existing site-specific zoning for the property.

4.0 SUMMARY

The subject proposal will serve to better enforce the requirements of the Township of Douro Dummer Zoning By-Law and will provide clarity on the approved site-specific zoning. These changes consistent with and conform to provincial and local planning policies and meet the intent of the zoning by-law. As such, it is our opinion the subject rezoning application constitutes good planning and should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "B. Saunders", is enclosed in a white rectangular box.

Beverly Saunders
Planning Supervisor



APPENDIX A

Approved Official Plan Amendment and Zoning By-law Amendment



Amendment No. 62
to the
Official Plan of the
County of Peterborough

Lakefield College School
Part Lot 23 & 24, Concession 5, 45R14098 Part 2
Douro Ward
Township of Douro Dummer

Schedule "A"

Official Plan Amendment No. 62

Part "A" - The Preamble does not constitute part of this Amendment.

Part "B" - The Amendment consisting of the following text and schedules constitutes Amendment No. 62 to the Official Plan for the County of Peterborough.

Also attached is **Part "C" - The Appendices** which does not form part of this amendment. The appendices contain copies of correspondence that have been received relating to the amendment and also a copy of the Minutes of the public meeting associated with the amendment.

Schedule "A"

Part A - The Preamble

Purpose

The purpose of the Official Plan Amendment is to redesignate the subject lands to a site-specific Special Policy Area that would allow the establishment of a satellite campus to be used for regular outdoor education and agricultural programming, student accommodation and educational facilities for school and community events, in addition to the existing recreational and agricultural uses of the Rural designation. Furthermore, the amendment will remove the Extractive Industrial designation and amend the Environmental Constraint to reflect accurate mapping of the natural heritage features.

Location and Surrounding Uses

The areas affected by this Amendment include a ±62.8 hectare (±155.2 acre) parcel of land, with 35.2 metres (115.5 feet) of frontage on Highway 28 and approximately 1424.6 metres (4673.9 feet) of shoreline frontage, located in Part Lots 23 and 24, Concession 5 in the Douro Ward of the Township of Douro-Dummer (municipally known as 3742 Highway 28). The subject lands front on Lake Katchewanooka to the west, existing rural residential to the north and south and Highway 28 to the east, with a licensed aggregate pit operation directly east of the highway.

Basis

The County of Peterborough has received application from Lakefield College School to amend the Official Plan for the County of Peterborough. Lakefield College School wants to establish a satellite campus on the property to be used for regular outdoor education and agricultural programming, student accommodation and facilities for education and community events.

The subject lands are currently designated as "Lakeshore Residential", "Rural", "Extractive Industrial" and "Environmental Constraint" in the Local Component of the County Official Plan. Institutional land uses proposed by the school are not permitted in the existing designations.

The "Extractive Industrial" designation on the property identifies high potential aggregate resource areas in order to protect them from incompatible land uses. Cambium was retained to complete an Aggregate Resource Assessment of the property. The results of the assessment indicate that the Site is not feasible for development as an extractive aggregate operation and that development of the Site will not impact the potential for future aggregate development in the area. Cambium's assessment was peer reviewed by Stantec Consulting on behalf of the County of Peterborough, who agreed with the findings of the Cambium report.

Schedule "A"

The Official Plan Amendment will create a site-specific "Rural - Special Policy Area" to allow for the full suite of proposed uses while retaining the existing uses permitted in the Rural designation such as recreational and agricultural. A Zoning By-law amendment and site plan agreement with the Township are required to implement the Official Plan Amendment.

A Planning Justification Report (dated December 15, 2020) for the Application was prepared by EcoVue in support of the applications.

Analysis

The County and Township have completed a coordinated review of the application, based on the applicable policies of the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County Official Plan, and Township Comprehensive Zoning By-law. Overall, staff do not have any concerns with the proposed redevelopment of the subject property. It has been adequately demonstrated in the Planning Report that the use of the lands will remain rural in nature with agricultural and passive recreational uses, and that the proposed institutional uses (i.e. educational programming, student residence/retreat) are dependent on these characteristics remaining. The structural development on the property is occurring in areas that are already developed with a dwelling and farm structures and will require approvals from Otonabee Conservation to address any natural heritage and hydrologic features.

The technical reports submitted with the applications demonstrate that the subject lands can be adequately serviced (i.e. wells, sewage disposal systems) and stormwater management controls can be put in place to avoid any impacts on the neighbouring properties. Provided the technical comments received through agency circulation are implemented through detailed design at the site plan stage, staff are satisfied that the proposal will conform to provincial and municipal plans and development policies.

Conclusion

Bruce McMahon, on behalf of Lakefield College School has applied to amend the local component of the County Official Plan to permit a satellite campus to be used for regular outdoor education and agricultural programming, student accommodation and educational facilities for school and community events, in addition to the existing recreational and agricultural uses of the Rural designation. Furthermore, the amendment will remove the Extractive Industrial designation and amend the Environmental Constraint to reflect accurate mapping of the natural heritage features.

The amendment is deemed to be in general conformity with the County Official Plan, the local component of the County Plan, the Provincial Policy Statement, and the Growth Plan for the Greater Golden Horseshoe.

Schedule "A"

Part B - The Amendment

All of this Part of the document entitled Part B - The Amendment consisting of the following text and schedule constitutes Amendment No. "62" to the Official Plan of the County of Peterborough.

Details of The Amendment

The Official Plan of the County of Peterborough is amended as follows:

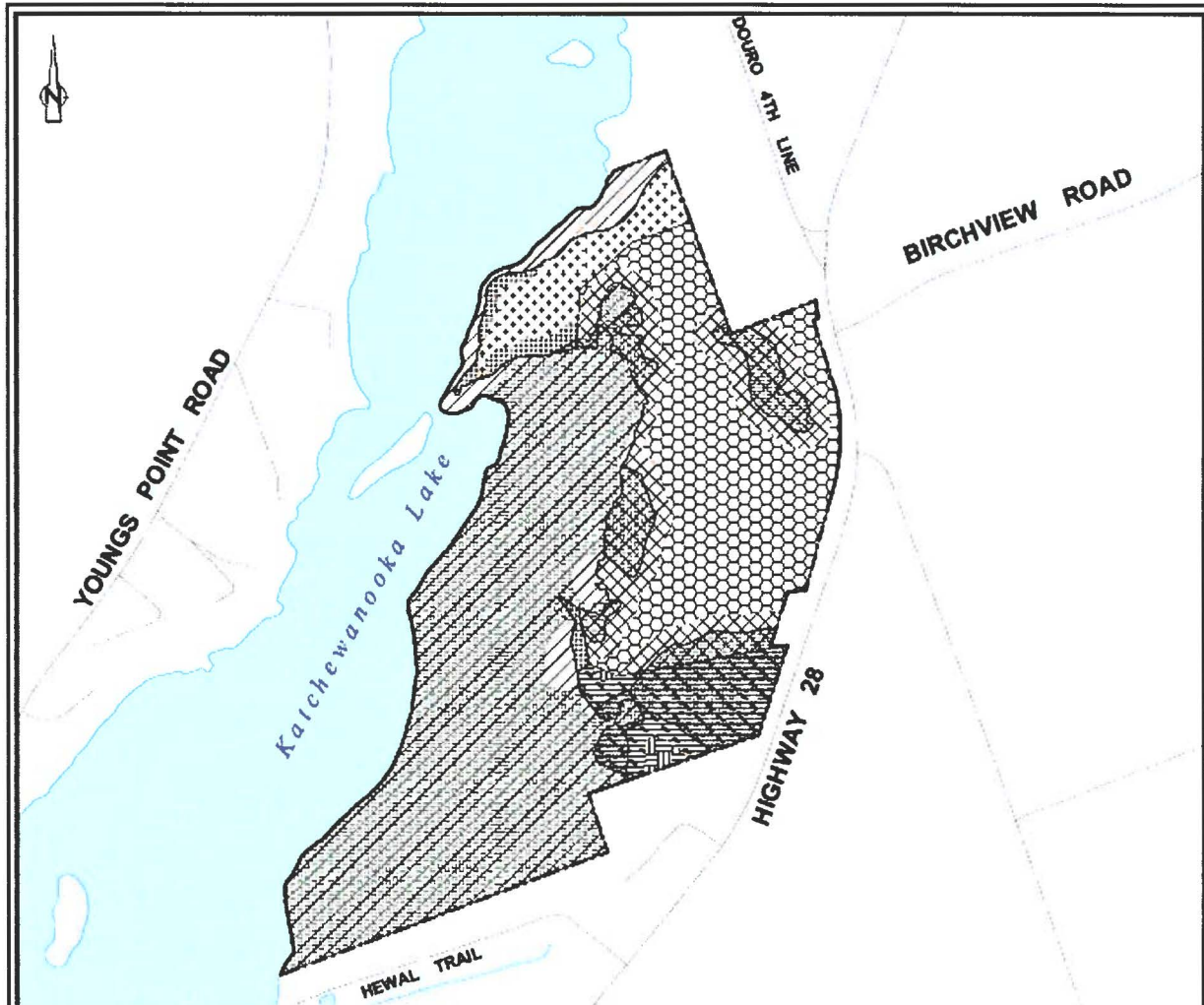
1. Schedule "A4-1" – Land Use Plan Township of Douro-Dummer of the Official Plan of the County of Peterborough, is amended by expanding the "**Environmental Constraint**" designation area to encompass the wetland boundary and the associated 30 metre Vegetation Protection Zone (VPZ), as shown on Schedule "1" attached hereto and forming part of this Amendment.
2. Schedule "A4-1 – Land Use Plan Township of Douro-Dummer" of the Official Plan of the County of Peterborough, is amended by changing the designations from "**Lakeshore Residential**", "**Rural**" and "**Extractive Industrial**" to "**Rural – Special Policy Area**", and adding a border symbol and text box that refers to the subject property located at Part of Lot 23 and 24, Concession 5, in the Township of Douro-Dummer, which reads as follows: "**Lands Subject to Section 6.2.2.11(d)(viii)**", as shown on Schedule "1" attached hereto and forming part of this Amendment.
3. Section 6.2.2.11 – "Site Specific Special Policy Areas", is amended by adding the following new policy identified as Section 6.2.2.11(d)(viii) for the Township of Douro-Dummer, which will read as follows:

"viii) Notwithstanding any other provision of the "Rural" designation and associated policies as set forth under this Plan to the contrary, on lands designated as Rural in part of Lots 23 and 24, Concession 5, in the Douro Ward, and having roll number 1522-010-001-33700, as identified on Schedule "A4-1" with the notation "Lands Subject to Section 6.2.2.11(d)(viii)", permitted uses may also include a satellite school campus including a retreat/residence, classrooms, studio/theatre and educational programming. All other permitted uses in Section 6.2.2.2 shall continue to apply. It shall further be a policy of this Plan that no development and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner."










Implementation and Interpretation

The implementation and interpretation of Official Plan Amendment No. 62 shall be in accordance with the respective policies of the Official Plan of the County of Peterborough, as amended.

Schedule "A"
Schedule 1
 To
Official Plan Amendment No. 62
County of Peterborough Official Plan



LEGEND

- | | | | |
|---|--|---|---------------------------------------|
|  | LANDS TO REMAIN DESIGNATED ENVIRONMENTAL CONSTRAINT |  | EX. WETLAND (FROM CAMS/UM EIS REPORT) |
|  | LANDS TO BE RE-DESIGNATED FROM EXTRACTIVE INDUSTRIAL TO ENVIRONMENTAL CONSTRAINT |  | WETLAND/SHOARELINE BUFFER (30m) |
|  | LANDS TO BE RE-DESIGNATED FROM RURAL TO RURAL SPECIAL POLICY AREA (SECTION 6.2.2.11(d)(viii)) | | |
|  | LANDS TO BE RE-DESIGNATED FROM LAKESHORE RESIDENTIAL TO ENVIRONMENTAL CONSTRAINT | | |
|  | LANDS TO BE RE-DESIGNATED FROM LAKESHORE RESIDENTIAL TO RURAL-SPECIAL POLICY AREA (SECTION 6.2.2.11(d)(vi)) | | |
|  | LANDS TO BE RE-DESIGNATED FROM RURAL TO ENVIRONMENTAL CONSTRAINT | | |
|  | LANDS TO BE RE-DESIGNATED FROM EXTRACTIVE INDUSTRIAL TO RURAL-SPECIAL POLICY AREA (SECTION 6.2.2.11 (d)(vi)) | | |



PROJECT NO: 17-1777
 DATE: SEPTEMBER 22, 2021
 HORIZ. SCALE: 1:10,000

FIGURE 4 - OFFICIAL PLAN AMENDMENT SKETCH

**NORTHCOTE FARMS
 LAKEFIELD COLLEGE SCHOOL**
 PART OF LOTS 23 & 24, CONCESSION 5
 GEOG. TWP. OF DOURO
 THE TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

Schedule "A"

Part C - The Appendices

The following appendices do not constitute part of Official Plan Amendment No. 62, but are included as information supporting the Amendment.

- **Appendix No. 1 Correspondence**
- **Appendix No. 2 Public Meeting Notices and Minutes**
- **Appendix No. 3 Public Comments**
- **Appendix No. 4 Agency Comments**

Schedule "A"

Appendix No. 1 – Correspondence

Letter of Support from Township of Douro-Dummer – September 21, 2021

Appendix No. 2 – Public Meeting Notices and Minutes

Notice of Complete Application:

Emailed and mailed to public agencies January 26, 2021
Mailed to neighbouring landowners within 120 metres on January 28, 2021
Published in Peterborough This Week on January 28, 2021
Posted on the County Website January 28, 2021

Notice of Public Meeting:

Emailed or mailed to public agencies on August 12, 2021
Mailed to neighbouring landowners within 120 metres on August 12, 2021
Published in Peterborough This Week on August 19, 2021
Posted on the County Website on August 18, 2021

Excerpt from the Minutes of the Public Meeting held virtually September 7, 2021

- 8.2 **Public Meeting - Proposed Zoning By-law Amendment Application R-11-20 (Lakefield College School - Northcote Farm), Clerk/Planning-2021-28**

**Concession 5, Part of Lot 23 and 24, Douro Ward
3742 Highway 28
Roll No.: 1522-010-001-33700**

Resolution Number 422-2021

Moved by: Deputy Mayor Moher

Seconded by: Councillor Watt

That the Public Meeting regarding the proposed Zoning By-law Amendment R-11-20 (Lakefield College School - Northcote Farm)) be declared open (5:08 p.m.).

Carried

Amanda Warren, Planner Peterborough County, explains the purpose of the proposed County Official Plan Amendment No. 62, File 15OP-21002.

Martina Chait-Hartwig, Deputy Clerk, explains the purpose of the proposed Zoning By-law Amendment R-11-20 and stated that the Notice of Public Meeting was circulated in accordance with the Ontario Planning Act.

In attendance:

County Councillor, Rodger Bonneau

Bruce McMahon, Applicant, In support

Kent Randall, EcoVue Consulting, Agent, In support, provided a slideshow.

Schedule "A"

Written comments:

Camp Kawartha – In support
Kawartha Land Trust – In support
Ministry of Transportation - Concerns have been addressed
Nourish Community Food Cultivator – In support
Otonabee Region Conservation Authority – Concerns have been addressed
Trent Severn Waterway - Concerns have been addressed
Trent University – In support

Verbal comments:

Betsy McGregor, In support

Resolution Number 423-2021

Moved by: Councillor Landsmann
Seconded by: Councillor Watson
That the Public Meeting for the proposed Zoning By-law Amendment R-11-20 be declared closed (5:45 p.m.).

Carried

Resolution Number 424-2021

Moved by: Councillor Landsmann
Seconded by: Deputy Mayor Moher

That Official Plan Amendment No. 62 in respect to File 15OP-21002, Lakefield College School (Northcote Farm), Con. 5, Pt. Lots 23 & 24, Douro Ward, be received and that a letter of support be sent to the County of Peterborough to advise that the Township of Douro-Dummer supports the proposed Official Plan Amendment as described in the document prepared by the County Planning Department.

Carried

Schedule "A"

Appendix No. 3 – Public Comments

The following pieces of correspondence have been received by the County and the Township from members of the public. They now form part of the public record and are available at any time upon request.

In Support

Letter from *Camp Kawartha* dated August 3, 2021

Letter from *Trent University* dated August 4, 2021

Email from *Thomas Unrau, Kawartha Land Trust* received August 9, 2021

Letter from *Nourish: Community Food Cultivator* dated August 20, 2021

In Opposition

Email from Sherman Hampton opposition to entrance received Sept. 14, 2021

Schedule "A"

Appendix No. 4 – Agency Comments & Peer Review

- a) Peer Review of Aggregate Assessment by Stantec dated April 9, 2021
- b) Peer Review of Servicing Options Report by Stantec dated April 12, 2021
- c) Peer Review of Hydrogeological Assessment by Stantec dated April 13, 2021
- d) Ministry of Transportation (MTO) dated February 18, 2021
 - a. Ministry of Transportation (MTO) dated July 17, 2021
- e) Curve Lake First Nation dated March 8, 2021
- f) Otonabee Conservation (ORCA) dated February 17, 2021 and March 3, 2021
 - a. Otonabee Conservation (ORCA) dated August 20, 2021
- g) Parks Canada (Trent Severn Waterway) dated March 3, 2021
- h) Bell Canada dated March 8, 2021
- i) Canada Post dated March 9, 2021
- j) Ontario Power Generation dated March 17, 2021
- k) Kawartha Pine Ridge District School Board dated March 17, 2021
 - a. Kawartha Pine Ridge District School Board dated August 25, 2021
- l) Township Letter of Support dated September 21, 2021

The Corporation of the Township of Douro-Dummer

By-law Number 2021-53

**Being a By-law to amend By-law Number 10-1996, as amended,
otherwise known as "The Township of Douro-Dummer
Comprehensive Zoning By-law"**

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

And Whereas Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to amend By-law No. 10-1996 as amended;

Now Therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. The area affected by this By-law consists of land in Concession 5, Part of Lot 23 and 24, Douro Ward, in the County of Peterborough, as indicated on Schedule "A" attached hereto, and forming part of this by-law, more particularly described as:

**Concession 5, Part of Lot 23 and 24, Douro Ward
3742 Highway 28
Roll No.: 1522-010-001-33700**

as indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 - Special Districts is amended by the addition of a new subsection "21.249, Special District 249 (S.D. 249) Zone" immediately following Section 21.248, "Special District 248 (S.D. 248) Zone" respectively as follows:

a) 21.249 Special District 249 (S.D. 249) Zone

Roll No. 010-001-33700

No person shall within any Special District 249 (S.D. 249) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

21.249.1 Permitted Uses

21.249.1.1 all uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply;

21.249.1.2 40-person Retreat/Residence with one (1) caretaker apartment;

21.249.1.3 Institutional uses including classrooms and Educational Programming.

21.249.2 Special Provisions

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:


- (i) Minimum Front Yard 24.0m
- (ii) Parking Requirement (minimum) 9

A satellite campus for Lakefield College School and allow for institutional uses including regular outdoor education and agricultural programming, the establishment of a retreat/residence for students and facilities for educational and community events all as noted on the Zoning Sketch prepared by EcoVue Consulting dated August 27, 2021, shown as Schedule "A".

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be shown on the Zoning Sketch prepared by EcoVue Consulting dated December 15, 2020 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Zoning Sketch, on the subject property.

This property is subject to Site Plan Control under the Township's Site Plan Control By-law.

3. The area shown on Schedule "A" of this By-law, identified as  shall henceforth be zoned "Special District 249 (S.D. 249) Zone" and shall cease to be zoned "Rural Zone".

4. Schedule 'B-3' of By-law No. 10-1996, as amended, is hereby further amended in accordance with the provisions of this By-law.

5. All other relevant provisions of By-law 10-1996, as amended, shall apply.

If no notice of objection is filed with the Deputy Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in Open Council this 7th day of September, 2021.



Mayor, J. Murray Jones

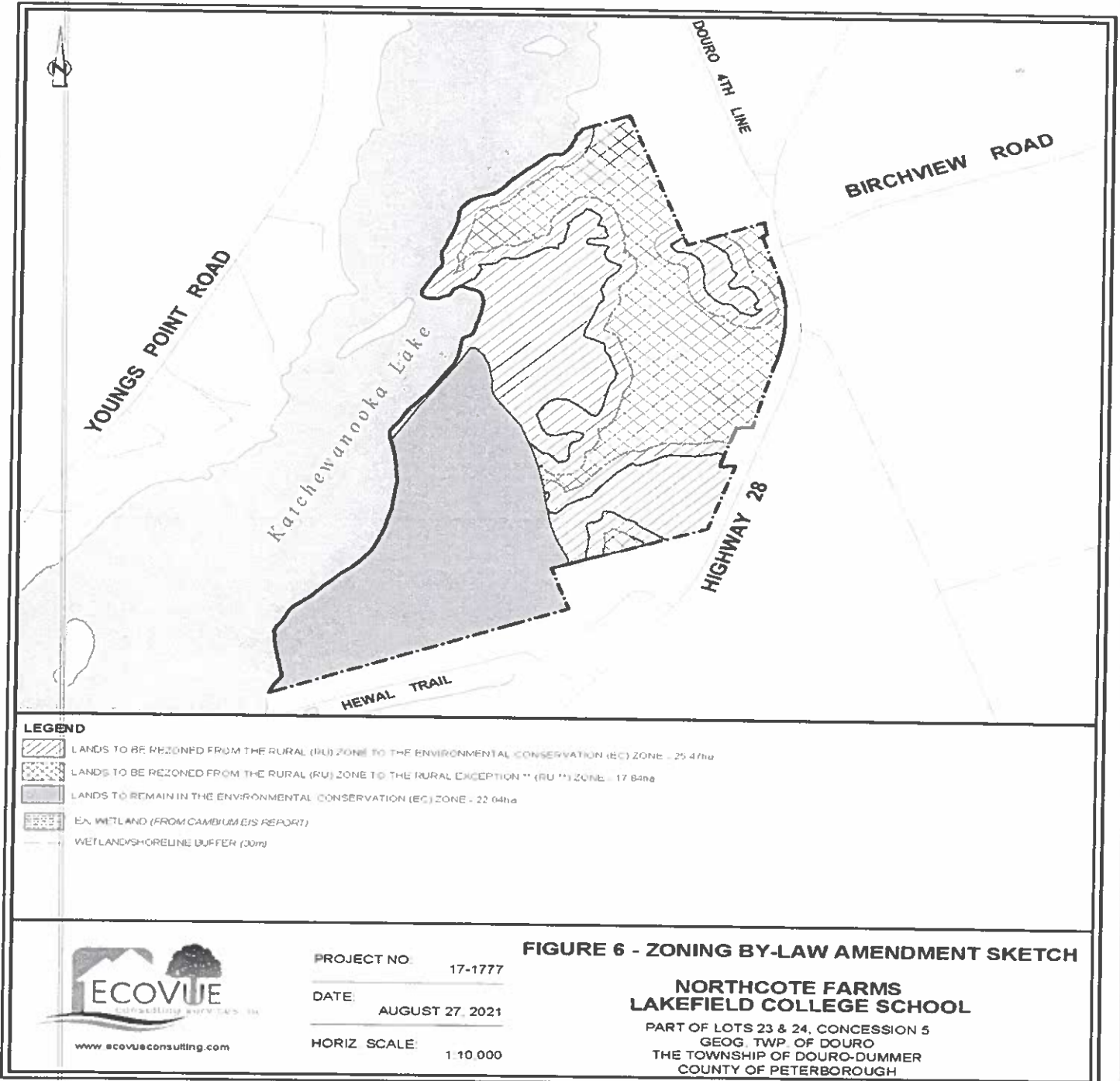


Deputy Clerk, Martina Chait-Hartwig


CERTIFIED A TRUE COPY

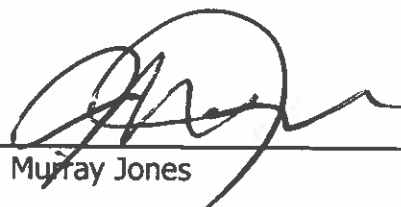
File: R-11-20
Roll No. 1522-010-001-33700

Schedule "A" to By-law 2021-53



Area shown as  and identified as 3742 Highway 28, Douro Ward, to be rezoned to Special District Zone 249.

This is Schedule 'A' to By-law No. 2021-53 passed this 7th day of September, 2021.


Mayor, J. Murray Jones


Deputy Clerk, Martina Chait-Hartwig

CERTIFIED A TRUE COPY


.....



ZONING STATISTICS

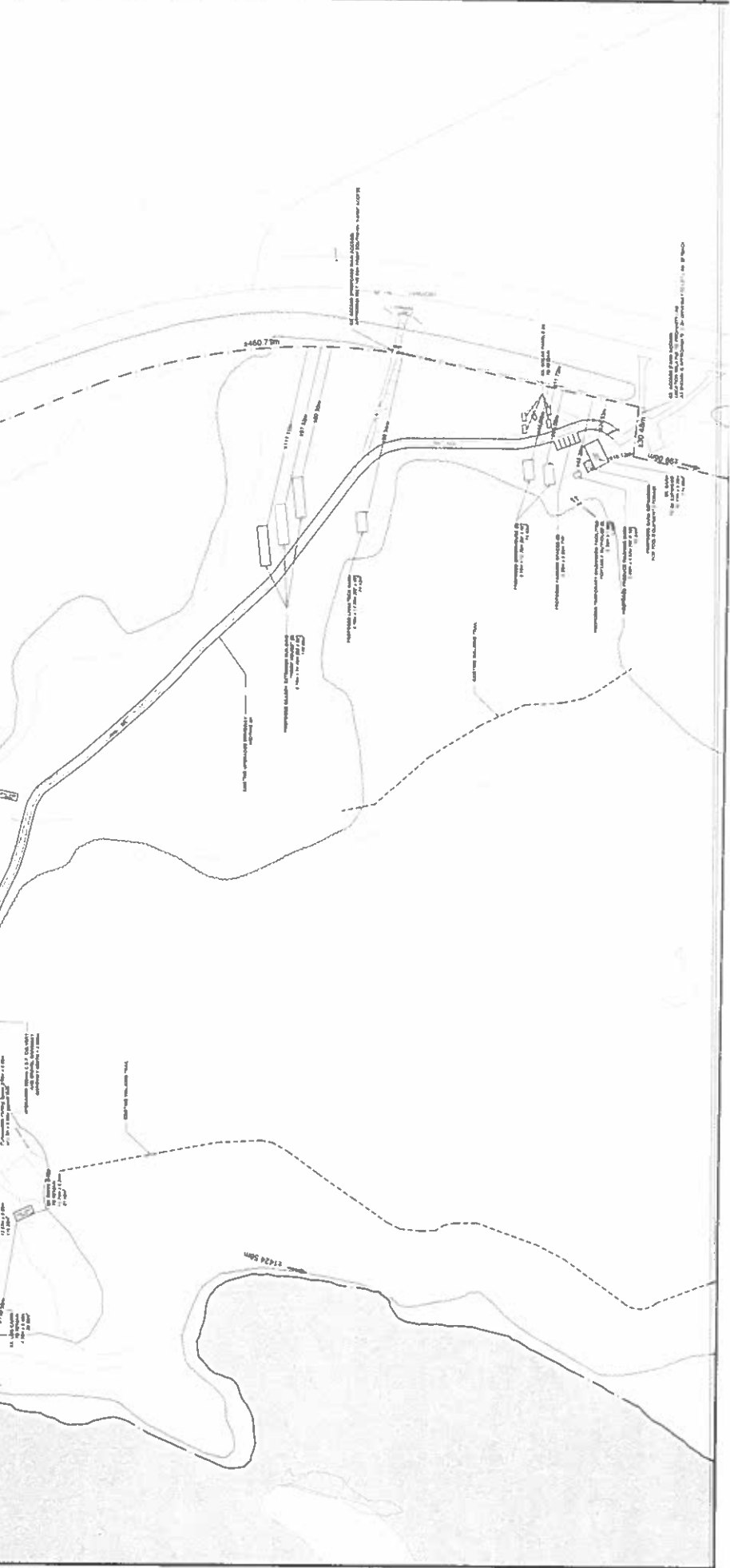
RU ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	300*	63,794
MIN. LOT FRONTAGE	15.0m	663.7m
MIN. FRONT YARD	50%	24.6m
MIN. RT SIDE	10%	11.7m
MIN. RT SIDE	0m	0m
MIN. WATER PAVD	50m	50m
LOT COVERAGE	4%	27.52% (1/4)

- 1. PROPERTY (FACE OF MAIN BUILDINGS ARE APPROXIMATE)
- 2. TEMPORARY BENCHMARK, TOP OF SERVICE POLE SERVING SOUTH EASTERNLY FACE OF HYDRO SERVICE POLE SERVING SUBJECT PROPERTY (ELEVATION = 259.36m)
- 3. TOPOGRAHY SURVEY MADE BY ECOVUE CONSULTING SERVICES INC. ON JUNE 27TH, 2018

ECOVUE
EcoVue Consulting Services Inc.
311 George St. N. Suite 200
Ottawa, Ontario K1P 6L7
Tel: 765.978.8345 Fax: 765.947.8343
www.ecovueconsulting.com

PROJECT No 17-1777
DRAWN BY MC
APPROVED BY MC
HORIZ SCALE 1:1000
REVISION DATE DECEMBER 15 2020
PLOT DATE DECEMBER 15 2020

NORTHCOLE FARMS
LAKEFIELD COLLEGE SCHOOL
PART OF LOT 23 & CONCRETE
IN TOWNSHIP OF COLLEBYN
COUNTY OF BRANT





APPENDIX B

Proposed Zoning Text



The Corporation of the Township of Douro-Dummer By-law

Number 2024-__

**Being a By-law to amend By-law Number 10-1996, as amended,
otherwise known as "The Township of Douro-Dummer Comprehensive
Zoning By-law"**

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro- Dummer;

And Whereas Section 34 of The Planning Act, R.S.O. 1990, c. P.13, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer deems it advisable to amend By-law No. 10-1996 as amended;

Now Therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. The area affected by this By-law consists of land in Concession 5, Part of Lot Lot 23 and 24, Douro Ward, in the County of Peterborough, as indicated on schedule "A" attached hereto, and forming part of this by-law more particularly described as:

Concession 5, Part of Lot 23 and 24, Douo Ward, 3742 Highway 28, Roll No.: 1522-010-001-33700

As indicated on Schedule "A" attached hereto, and forming part of this by-law.

2. Section 21 – Special Districts, is amended by the replacement of "21.249, Special District 249 (S.D.249 Zone" immediately following 21.248, "Special District 248 (S.D. 248) Zone" respectively. The replacement by-law shall read as follows:

- a) 21.249 Special District 249 – Holding Zone (S.D. 249-H) Zone
Roll No. 010-001-33700

No person shall within any Special District 249 Holding (S.D. 249-H) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

21.249.1 Permitted Uses

21.249.1.1 all uses permitted in the Rural (RU) Zone of By-Law 10-1996, as amended, shall apply;

21.249.1.2 satellite campus for Lakefield College School institutional uses, including indoor and outdoor classrooms, educational programming, and alumni, community, and parent outreach events;

21.249.1.3 retreat/residence uses;

21.249.1.4 one (1) apartment or residence to provide accommodation for a property caretaker; and

21.249.1.5 the residence and structures on the site which existed as of the date of passing of this by-law, as indicated in Schedule "B".

21.249.2 Definition

For the purposes of any S.D.249 Zone, the following definition shall apply: "A retreat/residence use means a structure or multiple structures designed and used for the purpose of accommodation associated with educational and coursework-related retreats related to Lakefield College School regular operations."

21.249.3 Regulations for Uses Permitted in Section 21.249.1, excluding existing structures

21.249.3.1 Minimum Front Yard (Road) Setback 45.0 metres

21.249.3.2 Minimum Water Yard Setback, excluding boathouses
30.0 metres

21.249.3.3 Minimum Wetland Boundary Setback 30.0 metres

21.249.3.4 Minimum Setback for Sensitive Uses (including classrooms, residence/retreat uses, and caretaker accommodation) from an Above-Groundwater Pit
150.0 metres

21.249.3.5 Parking Requirement (minimum) 0.15 parking spots per bed within residence/retreat use.

21.249.3.6 Notwithstanding Section 3.3.2 of By-Law 10-1996, no planting strip between the subject property and neighbouring residential uses shall be required.

21.249.4 Holding Provisions

The holding symbol attached to the Special District 249-H Zone (S.D. 249-H)

shall be removed when the following actions have been secured to the satisfaction of the Township:

21.249.4.1 A hydrogeological assessment and septic design which demonstrates the proposed occupancy for the residence/retreat can be accommodated, in accordance with local and provincial legislation;

21.249.4.2 A Stage 2 Archaeological Assessment for any areas subject to development and soil disturbance.

21.177.4.3 A Site Plan Agreement is entered into between the landowner and the Township.

21.249.5 Interim Use

Until the Holding (H) symbol is removed, being the continued use scenario, lands zoned S.D.249-H shall only permit:

21.249.1.1 all uses permitted in the Rural (RU) Zone of By-Law 10-1996, as amended, shall apply; and

21.249.1.2 outdoor institutional uses, including educational programming and community, alumni, and parent outreach events.

3. All other relevant provisions of By-law 10-1996, as amended, shall apply.
4. This By-law shall become effective on the date that it is passed by the Council of the Township of Douro-Dummer, subject to the provisions of Section 34 of the *Planning Act*, R.S.O 1990, as amended.
5. The Clerk is hereby authorized and directed to proceed with the giving of notice under Section 34(18) of the *Planning Act*, R.S.O. 1990, as amended.

READ a first and second time this __ day of ____, 2024.

READ a third time and finally passed this ____ day of _____, 2024.

MAYOR HEATHER WATSON

CLERK MARTINA CHAIT-HARTWIG



APPENDIX C

Pre-Consultation Records



Notes from Pre-consultation Meeting

Property:	3742 Highway 28
Roll No.:	1522-010-001-33700
Zoning:	Environmental Conservation (EC) and Special District 249 (S.D. 249) Schedule B3
Official Plan Designation:	Environmental Constraint and Rural Special Policy Section 6.2.2.11(d)(viii) Schedule (A4-1) (OPA No. 62)
Meeting Date:	August 17, 2023
In attendance:	Planner - Christina Coulter Temporary CBO – Don Helleman Summer Student – Kayla Mackenzie ORCA – Matt Wilkinson, Planner MTO – Comments provided via correspondence dated August 9, 2023 (attached) County of Peterborough – Ken Scullion, Planner (Regrets) Applicant – Janice Greenshields, Bruce McMahon Agent – Beverly Saunders (EcoVue)

Comments:

A Concept Plan dated July 20, 2023 was circulated to all attendees in advance of the pre-consultation meeting.

On August 16, 2023, EcoVue provided a revised Concept Plan dated August 17, 2023 and noted the following updates:

1. Clarifying some of the existing vs. proposed uses (e.g., the barn expansion is existing, the entrance is upgraded);
2. Removing reference to agricultural only uses (since these aren't really something that are stationary); and
3. Revising the parking noted on the site
 - a. Our clients, as previously proposed, will be transporting students by bus so there is no substantial increase in parking needed from our previous proposal – the plan is to have limited parking by the barn and similar amount of parking by the residence – given the size of the property this will allow people to bring materials to the house as needed.
4. Slight shape change in the residence (not applicable to our conversation) – same location.

The revised Concept Plan was shared virtually and discussed at the pre-consultation meeting and a copy is attached to these notes.

Via e-mail dated August 16, 2023, EcoVue also noted that they would like to discuss the following at the pre-consultation:

- "A. The potential use of a minor variance application to accommodate the capacity change from 40 people to 60.

CONTEXT: I have done a fulsome review of the past technical studies and do not see any real impact of the change with the exception of the increased septic system size and minimal traffic impacts (one additional bus), the latter of which would have no impact on the traffic conclusions from the previously submitted brief (we can provide a brief stating this with the application). Regarding the septic system, while I understand MECP would be involved for a septic system of this size, the only physical difference is a larger septic system or more advanced system and there are ample lands to accommodate this. Additionally, there are circumstances where the current zoning that would require MECP review of the septic system anyways (e.g., additional bathrooms being added from the originally proposed design). In consideration of the above I am not seeing how the contravenes the bylaw intent or is not minor. Happy to chat about it tomorrow.

- B. The potential concurrent review of a Site Plan submission should LCS decide to move forward with detailed design now.

CONTEXT: I believe this request is appropriate as the only thing that would change between a Site Plan for the current zoning vs. the proposed variance is the occupancy of the residence building (i.e., bunk beds vs single beds). As such, the current zoning allows the applicant to build everything they have proposed, just not to have an occupancy of 60 being posted on the residence. A Site Plan Amendment could be pursued at a later date if and when the updated occupancy has been approved via minor variance or rezoning.

- C. Site Plan application requirements for the greenhouse (assembly classification) and the residence and clarification of what uses trigger Site Plan controls vs. not."

Upon initial review and previous discussions, the Township Planner felt a rezoning and site plan application would be required. The rezoning must be applied for first and then the site plan application. The Township will not process the applications concurrently.

Proposal per the Pre-Con Form submitted by EcoVue:

- proposed student residence and associated facilities
- barn expansion
- animal husbandry barn
- program/storage building
- indoor/outdoor kitchen dining area
- parking and driveway/SWM upgrades

Amendment to the zoning required as S.D.249 does not accommodate the proposed development for Lakefield College School such as increased number of residents.

Discussion:

Historical applications (ZBA and OPA) were submitted to permit a campus with educational opportunities related to agriculture. Students attend the site to learn farming. Some agricultural buildings appear to have been permitted without site plan approval based on the former agricultural use, but all new structures will require site plan approval.

One of the key uses of the previous, now in effect, zoning on the property is a residence for students. Originally, the technical studies in support of the rezoning were scoped for an anticipated 40 people and/or students. Since then, fundraising for the project has increased the scope from 40 people to 60 people.

Relief from the By-law is required to increase the number of people permitted within the retreat/residence from 40 to 60 (S. 21.249.1.2). Caretaker apartment is no longer required within the retreat/residence since the adjacent residential property has been purchased for this purpose.

The residence is proposed to be relocated from where it was initially contemplated, but still within the S.D. 249 Zone and outside of any wetland features and their 30 m buffers.

EcoVue stated that the reference to the Zoning Sketch prepared by EcoVue Consulting dated August 27, 2021, shown as Schedule "A" (S. 21.249.2) of the By-law does not require amendment since that sketch only illustrates wetland boundaries and 30 m buffers i.e. those areas zoned Environmental Conservation (EC).

EcoVue stated that the reference to Schedule "B" and the setbacks to the structures shown on this Schedule (S. 21.249.2) are part of today's discussion since the location of some of the buildings are being changed (i.e. residence to be relocated from shoreline area).

EcoVue indicated they have been entertaining the prospect of a minor variance rather than a rezoning application. They reasoned the increase in residents from 40 to 60 will require a larger septic system and MECP approval and possibly one more bus in terms of traffic, but feel it can be considered minor in nature.

Township Staff had previous conversations with the Applicant suggesting a rezoning would be more appropriate since the By-law is tied to a particular concept plan (i.e. Schedule "B") and for future development, removing this reference in the By-law would provide for less confusion. EcoVue felt that the site plan was used to establish

minimum setbacks and as long as these setbacks are met, there should be no need to rezone the property and feels strongly that a minor variance is more appropriate.

The Planner felt the site plan was intentionally attached to the amending By-law as it established the uses, their location and what the Township was prepared to support given the public process. This has been previous past practice for the Township even for minor variance applications.

The Planner asked for clarification on the existing overnight camping location for 16 – 24 staff and students identified on the site plan. (NB The July 20, 2023 concept plan identified a proposed overnight camping location for 16 – 24 staff and students. The August 17, 2023 concept plan shows the overnight camping as existing. The camping location appears to be outside of the 30 m setback based on the August 16, 2023 Concept Plan and within the S.D. 249 Zone. However, the 30 m setback/property line does not appear to be illustrated the same on the August 16, 2023 Plan as it is illustrated on the December 15, 2020 Concept Plan attached to By-law No. 2021-53 as Schedule "B". EcoVue to confirm setback and property lines in this area.)

EcoVue noted the camping area is supplemental to the retreat/residence building. This area is serviced by an existing outhouse and EcoVue noted this was approved by the previous Zoning By-law Amendment as outdoor educational programming (used approximately 3 times per year). There are no showers or running water for this area. EcoVue noted it was anticipated the camping use would be delineated in the site plan agreement.

ORCA asked what the proposed use for the existing dwelling at the waterfront (cliff) will be. EcoVue indicated it is undetermined at this point. It is uninhabitable, and has an engineering report, with the feeling that it is likely so far gone, that if you had to rebuild it, there wouldn't be much left of the original house. In order to use it for student value, it would require major updates due to building and fire code and would lose historic charm. Strong likelihood is that it will be removed. The two cabins have some historical value and local interest and Applicant would like these to be preserved for museum/historic significance. Existing barn will require updates per code if it is to be used for theatre/arts. Drive shed is currently used for storage. Existing shed contains artifacts and is proposed to be moved to bee area.

The Applicant noted that developing close to the water is less appropriate given current funding investors wishes.

EcoVue felt previous public concerns should be non-existent based on this proposal moving the student residence away from the water and purchasing the residential property located at 3720 Highway 28.

The Planner inquired about the proposed campfire area with a ball diamond/ amphitheater shape. The Applicant indicated it would be a typical campfire area, utilizing existing natural grading. Possibly benches on stone or wood. This area is conceptual at this time as it does not have funding and is part of future phases of development for the property.

EcoVue indicated today's proposal is only examining the first phase which is the residence and greenhouse and the need for a site plan application. No changes to the waterfront area are proposed at this time.

The Planner noted that whether a minor variance or a rezoning application is pursued, the studies and updates thereto will be the same. The studies were completed in 2020 and will require addendums specific to today's proposal.

Submission of the studies/addendums will be sent for peer review and the cost of the studies and peer review will be the expense of the applicant.

MTO:

See Comments dated August 9, 2023 attached. Summary:

The subject land falls within the Ministry's permit control area, therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act.

The Ministry has no concerns with the proposed zoning amendments, but provides the following comments on the proposed site plan application:

The application to MTO should include at a minimum a Site Plan, a Stormwater Management Report, a Traffic Impact Study, and an Illumination Plan. Once MTO's concerns have been satisfactorily addressed, MTO would issue a building and land use permit which would allow for the construction to start.

The Ministry will require the access on the northernly portion of the property to be permanently removed prior to MTO providing approvals.

MTO will require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 28. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.

Official Plan:

Designated Environmental Constraint and Rural Special Policy Section 6.2.2.11(d)(viii) as illustrated on Schedule (A4-1) to the [Official Plan](#) (OPA No. 62).

"Section 6.2.2.11 viii) Notwithstanding any other provision of the "Rural" designation and associated policies as set forth under this Plan to the contrary, on lands designated as Rural in part of Lots 23 and 24, Concession 5, in the Douro Ward, and having roll number 1522-010-001-33700, as identified on Schedule "A4-1" with the notation "Lands Subject to Section 6.2.2.11(d)(viii)", permitted uses may also include a satellite school campus including a retreat/residence, classrooms, studio/theatre and educational programming.

All other permitted uses in Section 6.2.2.2 shall continue to apply.

It shall further be a policy of this Plan that no development and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner."

Additional uses in Section 6.2.2.2 include:

- all agricultural uses outlined in Section 6.2.1 (i.e. agricultural uses include the use of land, buildings and structures for operations conducted on a farm and without limiting the generality of the foregoing, shall include the growing of crops, including nursery and horticultural crops, raising of livestock, raising of other animals for food, fur or fibre, including poultry and fish, aquaculture, apiaries, agro-forestry, and maple syrup production.)
- forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife
- a very limited amount of small-scale commercial uses, or farm-related commercial/industrial uses (subject to site plan control and a ZBLA) (i.e. uses such as greenhouses, sawmills, fertilizer plants, feed and seed dealers, cattle auction and sales barns, tile-drainage operations, farm equipment sales and services if two-thirds (2/3) of their operation is related to the processing of agricultural products or the servicing of farms, and that their need to be located in the Rural designation is justified (S. 6.2.2.6 (a))
- low density residential
- home occupations and home industries

Section 6.2.15.2 (Environmental Constraint) permits the preservation and conservation of the natural environment. Uses such as outdoor recreation, forestry, conservation of soil or wildlife and passive agriculture outside of settlement areas shall be permitted where they do not aggravate an existing hazard or adversely affect the natural environment. Public or private parks shall also be permitted provided that they do not aggravate an existing hazard, require major land alteration, or adversely affect the natural environment.

The erection of buildings and structures or the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited except where buildings

or structures are intended for flood or erosion control, landscape stabilization or essential utilities.

Planning Justification to address:

- 4.1.3.3, 6.2.13.2, 6.2.1.3 Mineral Aggregate Resources
- Section 7.7 Land use compatibility
- Section 7.14 Criteria for assessing commercial, industrial and institutional development.
- Section 7.17 Site Plan Control.

Zoning:

Zoned Environmental Conservation (EC) (S. 19) and Special District 249 (S.D. 249) (S. 21.249) as shown on Schedule B3 to [By-law No. 10-1996, as amended](#).

Township Staff recommend a rezoning application to increase from 40-person retreat/residence with 1 caretaker apartment to 60-person retreat/residence with no caretaker apartment.

Amendment to define retreat/residence (i.e. 21.249.2 indicates it is for students, but should it include staff?).

Amendment to define community events (i.e. 21.249.2 indicates facilities are for educational and community events, does this mean an auditorium? assembly hall? as defined by By-law No. 10-1996 as amended).

Primary use of property is a satellite campus for LCS. Therefore, consider removing all uses permitted in the (RU) Zone and scope the zoning for what property is to be used for.

Provide setbacks etc. and update Zone regulations as required and remove reference to Schedule "B".

Clarify the front yard to be the road frontage and the water yard as a separate yard.

Examine whether a minimum of 9 parking spaces is sufficient for future community events (21.249.2(ii)).

Any additional development to be subject to site plan control.

(EC) 22.193 "Recreational Use, Passive" means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of natural, soil or topographical features and includes open space and environmental areas.

Regard should be had for Sections 3.22 Loading Space Regulations, 3.31 Parking Regulations, Section 3.32 Planting Strips, Section 3.36 Public Road Building Setback Requirements, 3.44 Special Separation Distances – Pits and Quarries and Residential and Other Uses.

If the existing house is demolished then a demolition permit is required. If the intent is to rebuild the house, then the S.D. 249 Zone permits all uses in the Rural (RU) Zone (S. 21.249.1.1) and the RU zone permits a single detached dwelling (S. 9.1.5) in accordance with the provisions outlined in Section 9.2.4 (which includes a minimum 30 m water yard) and 3.26 multiple uses. A building permit is required. **Note, this is contrary to EcoVue's position during the pre-consultation meeting, however this has been discussed verbally with EcoVue.

Township:

Based on the above comments, Township Staff feel a rezoning is a more appropriate route however are prepared to accept a minor variance application to recognize the increase in students only.

Planning Justification to address PPS Sections:

Natural Heritage 2.1.5, 2.1.8

Mineral aggregate operations and known deposits 2.5.2.4, 2.5.2.5, 3.2.1

Natural Hazards (floodplain) 3.1.5

Planning Justification to address Growth Plan Sections 2.2.9, 4.2.3, 4.2.4

Planning Justification to identify how the "four tests" for a minor variance are met (S. 45(1) of the Planning Act.

Planning Justification to provide an updated summary of existing structures and their proposed use as well as summary of previous reports, findings and conclusions.

In support of the minor variance/rezoning application, a planning justification and an updated hydro-g study are required. The remaining studies will be required in support of the site plan application.

Following the Pre-Con meeting, EcoVue provided the following summary via e-mail dated September 13, 2023:

"We are compiling estimates and opinions regarding the previously submitted reports in relation to what is now proposed and can confirm the following:

- Cambium is of the opinion that they need to provide an update for their EIS as it relates to potential endangered species habitat but appears to think that this is largely a detailed design issue, and not a conceptual one.

- Cambium has confirmed they need to update the Hydro-Geological Assessment.
- Cambium has confirmed the former Aggregate Assessment is still valid.
- Tatham Engineering, provided the attached email indicating that the additional traffic is negligible given the nature of the development and that they are not of the opinion additional traffic review is needed.
- Tatham is also of the opinion that changes any to the stormwater design/building placement can be addressed via detailed design.”

Additional follow-up was received from EcoVue via e-mail dated November 7, 2023: “Given that we have still not received your comments and the late season (making getting technical studies done nearly impossible this year), **we are of the opinion it may make the most sense to proceed with a rezoning application now for the purpose of:**

- 1. Removing references to number of people; and**
- 2. Removing the concept from the zoning schedule and replacing it with standard setbacks and requirements.**

My thought is that we could submit the rezoning now explaining that the number of people is not consequential and that impacts associated with occupancies can be addressed at Site Plan... or via a holding provision (if deemed needed). I believe this is needed as Lakefield College School needs to have flexibility to move on detailed design quickly without having to rezone every time.

In this circumstance, the Site Plan submission would require the:

1. Updated EIS to confirm feature boundaries and SAR requirements;
2. Confirmation of traffic impacts and any external works that may be needed;
3. Servicing designs (including MECP approvals, if required); and
4. Stormwater Designs.

It is my opinion that all of these are normal items to provide at detailed design and that there is no need to reference number of people or the concept in the zoning... particularly since our previous application already demonstrated the use would be viable on the site conceptually.”

The Planner agrees with the approach suggested above and the requirement for studies and timing are noted in the Checklist for Development below. A holding symbol (H) will be utilized through the rezoning process and will require a hydro-geological submission satisfactory to the Township in order for the “H” to be removed.

Building Department:

Cooking facilities (dining hall style) proposed within the student residence. Consideration to be given to fire access routes, fire protection (incl. water storage, if applicable), sewage treatment.

For site plan approval, please provide all plans and drawings listed in the site plan control guidelines attached.

Parking to be shown and provided in accordance with Section 3.31 of the [By-law](#).

Agricultural buildings and structures are ultimately a component of the primary educational use of the property. Agricultural fields are not subject to site plan approval, however any buildings and structures will be.

Bee hives subject to the regulatory requirements of the applicable Act <https://www.ontario.ca/page/summary-ontario-beekeeping-regulations>.

ORCA:

The newly proposed area of development in the south east is outside any known hazardous areas.

The proposed development area may be within the ORCA regulated area due to nearby wetlands. IF development or site alteration is required, an ORCA permit will be needed.

A review of the Stormwater management plan is requested.

Curve Lake First Nation:

Did not attend or send comments. The Owner is advised to contact Curve Lake First Nation, Consultation@curvelake.ca and will be required to demonstrate that consultation has occurred with CLFN as part of the "complete" planning application package.

Please see checklist below regarding studies/reports that would be required. A full peer review of required studies/reports will be required prior to the submission of any planning act application(s). All studies/reports must be prepared by a qualified professional, at the applicant's expense.

Pre-consultation Checklist for Development

- Servicing Options Report (for developer >5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) confirm discussion on

servicing for camping area was included and update for proposal – required for site plan application.

- Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (If private individual systems are accepted, proponent to prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable) Update Cambium Hydro-g dated December 1, 2020 – required for minor variance/rezoning (utilize holding symbol).
- Storm Water Management Plan Per MTO & ORCA required for site plan application.
- Source Water Protection (if in Vulnerable area, require RMO review – Terri Cox, Abigail Morkem, or HBM) [Click or tap here to enter text.](#)
- Market Analysis/Justification Study [Click or tap here to enter text.](#)
- Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥ 25 lots or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses) wildlife, ANSI's etc.) update Cambium EIS dated September 2, 2020 & address Species at Risk based on revised proposal – identify proposal in relation to mapped features and ORCA regulated areas – required for site plan application.
- Archeological Study (known site; 3 or more new lots; on a watercourse, zba/opa for golf course)(if the site has already been fully disturbed and the location of the application is within the disturbed area then a study isn't usually required, same with projects that do not require excavation such as a slab on grade garage or addition Update Earthworks Archaeological Services Inc. dated November 5, 2020 – per Section 5.0 "...the remaining lands on the property will require a Stage 2 archaeological assessment in the event of future land alteration or development applications (Map 4)." NOTE: there is no Map 4, but Map 9 is the fourth Map that outlines the area where Stage 2 Assessment is required – required for site plan application.
- Planning Study/Analysis Address items noted above – required for minor variance/rezoning
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.) Aggregate – Class A above water Licensed Pit within 300 m - update to ensure the resource is not impacted – update to ensure still accurate and setbacks for residence are being complied with – required for site plan application.

- Noise Impact Study Click or tap here to enter text.
- Traffic Impact Study per MTO – required for site plan application.
- Illumination Plan per MTO - required for site plan application.
- Agricultural Land Use Justification Click or tap here to enter text.
- Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the township requests) Click or tap here to enter text.
- Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses) Click or tap here to enter text.
- Record of Site Condition (converting from an commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use) Click or tap here to enter text.
- Minimum Distance Separation Calculation MDS II for all proposed livestock barns and expansions – required for site plan application.
- Peer Review Reimbursement Agreement Click or tap here to enter text.
- Official Plan Amendment Click or tap here to enter text.
- Minor Variance <https://www.dourodummer.ca/en/planning-and-development/Minor-Variance-Application---Revised-01-2023---Fillable.pdf> current application fee \$1445.00

OR

- Rezoning <https://www.dourodummer.ca/en/planning-and-development/resources/Zoning-By-law-Amendment-Application---Revised-02-2023.pdf> current application fee \$1500.00
- Site Plan per MTO and Township - application and By-law attached current site plan approval - major application fee \$4000.00 plus a minimum deposit of \$5000.00
- Preliminary Development Agreement Predevelopment Agreement for Major Applications \$1,000.00 + \$5,250 deposit
- Development Deposit Click or tap here to enter text.

Planning Review Tool (34)

34 Results Found



(2) Lakes - Local Scale (within 120 metres)



(1) Lakes- Large Scale (within 120 metres)



(1) Lakes - Small Scale (within 120 metres)



(1) Lakes - Regional (within 120 metres)



(1) Species at Risk (intersecting property)



(2) Rivers (within 120 metres)



(3) Locally Significant Wetlands (within 120 metres)



(4) Non-evaluated Wetlands (within 120 metres)



(1) Aggregate (Pit) (within 300 metres)



(7) Aggregate Sand and Gravel (within 300 metres)



(2) Spawning Area (within 120 metres)



(1) Major Traffic Generator (within 400 metres)



(1) Encroachment (within 400 metres)



(1) Signs (within 400 metres)



(1) Buildings and Lands (within 400 metres)



(1) Power Pole Transmission (within 400 metres)



(2) ORCA Dev't Control Area (intersecting property)



(2) Floodplain (intersecting property)

Ministry of Transportation

Corridor Management Section
1355 John Counter Boulevard
Postal Bag 4000
Kingston, Ontario K7L 5A3
Tel.: 613-484-3571

Ministère des Transports

Section de gestion des couloirs routiers
1355, boulevard John Counter
CP/Service de sacs 4000
Kingston (Ontario) K7L 5A3
Tél.: 1-800-267-0295



August 9, 2023

Christina Coulter

Planner

Township of Douro-Dummer

705-652-8392 ext. 8392

Via email: Christinac@dourodummer.on.ca

Dear Ms. Coulter,

Re: Comments on Pre-Consultation Application for Proposed Development
Location: 3742 Highway 28, Lots 23 and 24, Concession 5, Township of Douro-Dummer
File Number: R-11-20

Thank you for circulating the Pre-Consultation Application for the above referenced location to the Ministry of Transportation (MTO) for review. MTO understands that the application is proposing to construct a student residence facility, animal husbandry barn, kitchen dining area, barn expansion, program/storage building and updates to parking/driveway and stormwater management. The Ministry has reviewed the application in accordance with *Public Transportation and Highway Improvement Act* (PTHIA) and the Highway Corridor Management Manual.

Under the authority of the PTHIA, the Ministry, through the issuance of permits, controls all land use within 45 metres of the highway right-of-way and the area within 395 metres of the centre-point of the highway intersection and any intersecting road. Please note that the subject land falls within the Ministry's permit control area, therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the *Building Code Act*. The permit application can be submitted online using the Highway Corridor Management Online Services at: <https://hcms.mto.gov.on.ca/>.

The Ministry has no concerns with the proposed zoning amendments, but provides the following comments on the proposed site plan application:

The application to MTO should include at a minimum a Site Plan, a Stormwater Management Report, a Traffic Impact Study, and an Illumination Plan. Once MTO's concerns have been satisfactorily addressed, MTO would issue a building and land use permit which would allow for the construction to start.

Access:

The Ministry has noted that the parcel currently has two existing accesses onto Highway 28 (as pictured below). The Ministry understands that the entrance on the southernly portion of the property has been issued a permit for a commercial entrance. As per MTO policy, each individual lot of record is entitled one access onto the highway. Therefore, the Ministry will require the access on the northernly portion of the property to be permanently removed prior to MTO providing approvals.



Site Plan:

MTO will require a complete site plan which must include engineered, scalable, and stamped drawings that depict all existing and proposed structures or features with all applicable setbacks. MTO requires a 14m setback for all structures, internal roads, stormwater management, ponds, fire routes, parking etc.

This plan must show the following:

- Proposed and existing structures including distance to the MTO property line.
- Septic tank and bed including the distance to the MTO property line.
- Well location including the distance to the MTO property line. This requirement is 30m but can be reduced if a waiver is signed.
- A servicing plan will also be required.
- Proposed entrance location(s).
- North arrow.
- Drawings of proposed structures
- A deed showing the legal owners as MTO can only issue a permit to the registered owners

Stormwater Management Report:

The Ministry will require a Stormwater Management (SWM) Report for this development. As a general principle, stormwater management plans must conform to the Ministry's requirement that post-development flows to the highway drainage system do not exceed pre-development flows. Stormwater control and drainage treatments must be constructed to Ministry standards. The Ministry generally does not accept rooftop or parking lot storage of storm water, in

conjunction with orifice plates. The Ministry requires outlet flows to be controlled by means of tamper proof pipe sizing. With the emergence of online drainage tools, such as the Ontario Flow Assessment Tool (OFAT), the limitation of these models must be addressed in the drainage report. Please note that if an online tool such as this is used, it must be subjected to a realistic evaluation by a qualified individual, as the source Digital Elevation Model (DEM) is generally too coarse to pick up significant drainage features which significantly affect the delineation of catchment areas, such as (but not limited to), roadside ditches, culverts, tile beds, etc.

The proponent should be advised that MTO will require that the owner will be liable for any maintenance costs that are incurred as a result of damages caused to the highway right-of-way, where the damage can be attributed to the drainage works associated with the proposed land development. As well, any drainage works located within the proposed land development are to remain in place, be a requirement that is enforceable through the courts. The owner will agree to put in place necessary erosion and sediment control works for the proposed development area prior to the removal of soil cover. This is so that sediment does not accumulate into the highway drainage system. The owner will bear any costs associated with the clean out of sediment within the highway drainage system resulting from the construction of the proposed land development. These conditions should be addressed in the Stormwater Management Report and will be conditions on the MTO permit.

MTO has an extensive drainage website located at:

<https://www.library.mto.gov.on.ca/SydneyPLUS/TechPubs/Portal/tp/tdViews.aspx?lang=en-US>

We would urge your drainage engineer to consult this MTO website prior to proceeding as it will provide detailed information on the MTO requirements for the Stormwater Management Report submission to the Ministry. When submitting, please ensure you send MTO four full copies of the SWM report package for review as well as copies of any document references as a Master Drainage Plan.

Traffic Impact Study:

MTO will require a Traffic Impact Study (TIS) to determine the impacts to the provincial highway system and potential mitigation that may be required to address those impacts, such as road improvements, access locations, and requirement for a left turn lane on the Highway and on the side road. MTO is interested in knowing trips generated by the development, impacts on highway interchanges both north and south, signal analysis, and any new lanes triggered by the development. All highway improvement responsibilities, financial and otherwise, triggered by the development - such as property requirements, servicing connections, utility relocations, and construction - are the sole responsibility of the landowner/developer.

MTO requires that any consultant preparing a Traffic Impact Study for MTO submission must be pre-approved by MTO and listed in the Ministry's RAQS approval list under the subheading of Traffic Impact Studies.

After the Traffic Impact Study is reviewed (and potentially approved), should there be any highway improvements required (i.e. left turn lane etc), MTO would require that the proponent's engineering consultant prepare the appropriate engineering drawings (designed to MTO specs) for MTO review and approval. Once the engineering drawings are approved, MTO and the proponent would enter into a legal agreement with a letter of credit (for 100% of the cost of improvements) forming part of the legal agreement process. To facilitate this agreement, the proponent would need to apply for an encroachment permit. The proponent is responsible for the construction of the works and MTO would also review the draft tender package and traffic

control plan prior to advertising. If no highway improvements are required, then this step is not required to be completed by MTO RAQS approved consultants and contractors. Should highway improvements be required, the geotechnical consultant (and all pre-engineering consultants), the design, the contract administrator and the contractor will all need to be MTO RAQS approved.

Illumination Plan:

The Ministry requires an illumination plan to clarify how the exterior of the building and site will be illuminated. Please ensure these plans illustrate that no light from the site escapes onto the Ministry's right of way. The developer must provide the following:

- To-scale site plan showing the location and the highway.
- Lighting layout showing pole/luminaire locations and orientation.
- Luminaire installation information such as mounting height, orientation angle, shielding info, etc.
- Luminaire material information including catalog info and photometric data file.
- Lighting calculation plan showing horizontal illuminance levels at and beyond the MTO right-of-way in metric units of lux to 1 decimal place minimum.

Any light spillage in the MTO right-of-way or glare issues arising from illumination on the development site will be the responsibility of the proponent to address and will be noted as a condition on the MTO Building and Land Use permit.

Signage:

MTO will require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 28. All signage must be 3m from the ROW, shown on the site plan, and a permit is required. The permit application can be submitted online using the Highway Corridor Management Online Services at: [HCMS - MTO's online permit application wizard \(gov.on.ca\)](https://www.gov.on.ca/hcms/)

MTO, as an agent of the Crown, will not issue an approval that will contravene another regulatory agency's statutory mandate. Therefore, prior to issuing any approvals, MTO requires confirmation that the necessary approvals from the municipality and other regulatory agencies have been granted, approvals in principle have been provided or no approvals are required.

If you have any further questions concerning this matter, please feel free to contact me at CorridorEast@ontario.ca.

Kind Regards,

Fiona Parfitt

Planning Intern
Corridor Management Section | East Operations
Ministry of Transportation (MTO)

- "A. The potential use of a minor variance application to accommodate the capacity change from 40 people to 60.

CONTEXT: I have done a fulsome review of the past technical studies and do not see any real impact of the change with the exception of the increased septic system size and minimal traffic impacts (one additional bus), the latter of which would have no impact on the traffic conclusions from the previously submitted brief (we can provide a brief stating this with the application). Regarding the septic system, while I understand MECP would be involved for a septic system of this size, the only physical difference is a larger septic system or more advanced system and there are ample lands to accommodate this. Additionally, there are circumstances where the current zoning that would require MECP review of the septic system anyways (e.g., additional bathrooms being added from the originally proposed design). In consideration of the above I am not seeing how the contravenes the bylaw intent or is not minor. Happy to chat about it tomorrow.

- B. The potential concurrent review of a Site Plan submission should LCS decide to move forward with detailed design now.

CONTEXT: I believe this request is appropriate as the only thing that would change between a Site Plan for the current zoning vs. the proposed variance is the occupancy of the residence building (i.e., bunk beds vs single beds). As such, the current zoning allows the applicant to build everything they have proposed, just not to have an occupancy of 60 being posted on the residence. A Site Plan Amendment could be pursued at a later date if and when the updated occupancy has been approved via minor variance or rezoning.

- C. Site Plan application requirements for the greenhouse (assembly classification) and the residence and clarification of what uses trigger Site Plan controls vs. not."

Upon initial review and previous discussions, the Township Planner felt a rezoning and site plan application would be required. The rezoning must be applied for first and then the site plan application. The Township will not process the applications concurrently.

Proposal per the Pre-Con Form submitted by EcoVue:

- proposed student residence and associated facilities
- barn expansion
- animal husbandry barn
- program/storage building
- indoor/outdoor kitchen dining area
- parking and driveway/SWM upgrades

Amendment to the zoning required as S.D.249 does not accommodate the proposed development for Lakefield College School such as increased number of residents.

Discussion:

Historical applications (ZBA and OPA) were submitted to permit a campus with educational opportunities related to agriculture. Students attend the site to learn farming. Some agricultural buildings appear to have been permitted without site plan approval based on the former agricultural use, but all new structures will require site plan approval.

One of the key uses of the previous, now in effect, zoning on the property is a residence for students. Originally, the technical studies in support of the rezoning were scoped for an anticipated 40 people and/or students. Since then, fundraising for the project has increased the scope from 40 people to 60 people.

Relief from the By-law is required to increase the number of people permitted within the retreat/residence from 40 to 60 (S. 21.249.1.2). Caretaker apartment is no longer required within the retreat/residence since the adjacent residential property has been purchased for this purpose.

The residence is proposed to be relocated from where it was initially contemplated, but still within the S.D. 249 Zone and outside of any wetland features and their 30 m buffers.

EcoVue stated that the reference to the Zoning Sketch prepared by EcoVue Consulting dated August 27, 2021, shown as Schedule "A" (S. 21.249.2) of the By-law does not require amendment since that sketch only illustrates wetland boundaries and 30 m buffers i.e. those areas zoned Environmental Conservation (EC).

EcoVue stated that the reference to Schedule "B" and the setbacks to the structures shown on this Schedule (S. 21.249.2) are part of today's discussion since the location of some of the buildings are being changed (i.e. residence to be relocated from shoreline area).

EcoVue indicated they have been entertaining the prospect of a minor variance rather than a rezoning application. They reasoned the increase in residents from 40 to 60 will require a larger septic system and MECP approval and possibly one more bus in terms of traffic, but feel it can be considered minor in nature.

Township Staff had previous conversations with the Applicant suggesting a rezoning would be more appropriate since the By-law is tied to a particular concept plan (i.e. Schedule "B") and for future development, removing this reference in the By-law would provide for less confusion. EcoVue felt that the site plan was used to establish

minimum setbacks and as long as these setbacks are met, there should be no need to rezone the property and feels strongly that a minor variance is more appropriate.

The Planner felt the site plan was intentionally attached to the amending By-law as it established the uses, their location and what the Township was prepared to support given the public process. This has been previous past practice for the Township even for minor variance applications.

The Planner asked for clarification on the existing overnight camping location for 16 – 24 staff and students identified on the site plan. (NB The July 20, 2023 concept plan identified a proposed overnight camping location for 16 – 24 staff and students. The August 17, 2023 concept plan shows the overnight camping as existing. The camping location appears to be outside of the 30 m setback based on the August 16, 2023 Concept Plan and within the S.D. 249 Zone. However, the 30 m setback/property line does not appear to be illustrated the same on the August 16, 2023 Plan as it is illustrated on the December 15, 2020 Concept Plan attached to By-law No. 2021-53 as Schedule "B". EcoVue to confirm setback and property lines in this area.)

EcoVue noted the camping area is supplemental to the retreat/residence building. This area is serviced by an existing outhouse and EcoVue noted this was approved by the previous Zoning By-law Amendment as outdoor educational programming (used approximately 3 times per year). There are no showers or running water for this area. EcoVue noted it was anticipated the camping use would be delineated in the site plan agreement.

ORCA asked what the proposed use for the existing dwelling at the waterfront (cliff) will be. EcoVue indicated it is undetermined at this point. It is uninhabitable, and has an engineering report, with the feeling that it is likely so far gone, that if you had to rebuild it, there wouldn't be much left of the original house. In order to use it for student value, it would require major updates due to building and fire code and would lose historic charm. Strong likelihood is that it will be removed. The two cabins have some historical value and local interest and Applicant would like these to be preserved for museum/historic significance. Existing barn will require updates per code if it is to be used for theatre/arts. Drive shed is currently used for storage. Existing shed contains artifacts and is proposed to be moved to bee area.

The Applicant noted that developing close to the water is less appropriate given current funding investors wishes.

EcoVue felt previous public concerns should be non-existent based on this proposal moving the student residence away from the water and purchasing the residential property located at 3720 Highway 28.

The Planner inquired about the proposed campfire area with a ball diamond/ amphitheater shape. The Applicant indicated it would be a typical campfire area, utilizing existing natural grading. Possibly benches on stone or wood. This area is conceptual at this time as it does not have funding and is part of future phases of development for the property.

EcoVue indicated today's proposal is only examining the first phase which is the residence and greenhouse and the need for a site plan application. No changes to the waterfront area are proposed at this time.

The Planner noted that whether a minor variance or a rezoning application is pursued, the studies and updates thereto will be the same. The studies were completed in 2020 and will require addendums specific to today's proposal.

Submission of the studies/addendums will be sent for peer review and the cost of the studies and peer review will be the expense of the applicant.

MTO:

See Comments dated August 9, 2023 attached. Summary:

The subject land falls within the Ministry's permit control area, therefore, Ministry approvals and permits are required prior to the construction and/or alteration of any buildings and/or structures and prior to the issuance of any municipal building permits or approvals as per Section 8. (2) (a) of the Building Code Act.

The Ministry has no concerns with the proposed zoning amendments, but provides the following comments on the proposed site plan application:

The application to MTO should include at a minimum a Site Plan, a Stormwater Management Report, a Traffic Impact Study, and an Illumination Plan. Once MTO's concerns have been satisfactorily addressed, MTO would issue a building and land use permit which would allow for the construction to start.

The Ministry will require the access on the northernly portion of the property to be permanently removed prior to MTO providing approvals.

MTO will require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 28. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.

Official Plan:

Designated Environmental Constraint and Rural Special Policy Section 6.2.2.11(d)(viii) as illustrated on Schedule (A4-1) to the [Official Plan](#) (OPA No. 62).

"Section 6.2.2.11 viii) Notwithstanding any other provision of the "Rural" designation and associated policies as set forth under this Plan to the contrary, on lands designated as Rural in part of Lots 23 and 24, Concession 5, in the Douro Ward, and having roll number 1522-010-001-33700, as identified on Schedule "A4-1" with the notation "Lands Subject to Section 6.2.2.11(d)(viii)", permitted uses may also include a satellite school campus including a retreat/residence, classrooms, studio/theatre and educational programming.

All other permitted uses in Section 6.2.2.2 shall continue to apply.

It shall further be a policy of this Plan that no development and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner."

Additional uses in Section 6.2.2.2 include:

- all agricultural uses outlined in Section 6.2.1 (i.e. agricultural uses include the use of land, buildings and structures for operations conducted on a farm and without limiting the generality of the foregoing, shall include the growing of crops, including nursery and horticultural crops, raising of livestock, raising of other animals for food, fur or fibre, including poultry and fish, aquaculture, apiaries, agro-forestry, and maple syrup production.)
- forestry, passive outdoor recreation uses and activities connected with the conservation of soil and wildlife
- a very limited amount of small-scale commercial uses, or farm-related commercial/industrial uses (subject to site plan control and a ZBLA) (i.e. uses such as greenhouses, sawmills, fertilizer plants, feed and seed dealers, cattle auction and sales barns, tile-drainage operations, farm equipment sales and services if two-thirds (2/3) of their operation is related to the processing of agricultural products or the servicing of farms, and that their need to be located in the Rural designation is justified (S. 6.2.2.6 (a))
- low density residential
- home occupations and home industries

Section 6.2.15.2 (Environmental Constraint) permits the preservation and conservation of the natural environment. Uses such as outdoor recreation, forestry, conservation of soil or wildlife and passive agriculture outside of settlement areas shall be permitted where they do not aggravate an existing hazard or adversely affect the natural environment. Public or private parks shall also be permitted provided that they do not aggravate an existing hazard, require major land alteration, or adversely affect the natural environment.

The erection of buildings and structures or the placing or removal of fill of any kind whether originating on the site or elsewhere, shall be prohibited except where buildings

or structures are intended for flood or erosion control, landscape stabilization or essential utilities.

Planning Justification to address:

- 4.1.3.3, 6.2.13.2, 6.2.1.3 Mineral Aggregate Resources
- Section 7.7 Land use compatibility
- Section 7.14 Criteria for assessing commercial, industrial and institutional development.
- Section 7.17 Site Plan Control.

Zoning:

Zoned Environmental Conservation (EC) (S. 19) and Special District 249 (S.D. 249) (S. 21.249) as shown on Schedule B3 to [By-law No. 10-1996, as amended](#).

Township Staff recommend a rezoning application to increase from 40-person retreat/residence with 1 caretaker apartment to 60-person retreat/residence with no caretaker apartment.

Amendment to define retreat/residence (i.e. 21.249.2 indicates it is for students, but should it include staff?).

Amendment to define community events (i.e. 21.249.2 indicates facilities are for educational and community events, does this mean an auditorium? assembly hall? as defined by By-law No. 10-1996 as amended).

Primary use of property is a satellite campus for LCS. Therefore, consider removing all uses permitted in the (RU) Zone and scope the zoning for what property is to be used for.

Provide setbacks etc. and update Zone regulations as required and remove reference to Schedule "B".

Clarify the front yard to be the road frontage and the water yard as a separate yard.

Examine whether a minimum of 9 parking spaces is sufficient for future community events (21.249.2(ii)).

Any additional development to be subject to site plan control.

(EC) 22.193 "Recreational Use, Passive" means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of natural, soil or topographical features and includes open space and environmental areas.

Regard should be had for Sections 3.22 Loading Space Regulations, 3.31 Parking Regulations, Section 3.32 Planting Strips, Section 3.36 Public Road Building Setback Requirements, 3.44 Special Separation Distances – Pits and Quarries and Residential and Other Uses.

If the existing house is demolished then a demolition permit is required. If the intent is to rebuild the house, then the S.D. 249 Zone permits all uses in the Rural (RU) Zone (S. 21.249.1.1) and the RU zone permits a single detached dwelling (S. 9.1.5) in accordance with the provisions outlined in Section 9.2.4 (which includes a minimum 30 m water yard) and 3.26 multiple uses. A building permit is required. **Note, this is contrary to EcoVue's position during the pre-consultation meeting, however this has been discussed verbally with EcoVue.

Township:

Based on the above comments, Township Staff feel a rezoning is a more appropriate route however are prepared to accept a minor variance application to recognize the increase in students only.

Planning Justification to address PPS Sections:

Natural Heritage 2.1.5, 2.1.8

Mineral aggregate operations and known deposits 2.5.2.4, 2.5.2.5, 3.2.1

Natural Hazards (floodplain) 3.1.5

Planning Justification to address Growth Plan Sections 2.2.9, 4.2.3, 4.2.4

Planning Justification to identify how the "four tests" for a minor variance are met (S. 45(1) of the Planning Act.

Planning Justification to provide an updated summary of existing structures and their proposed use as well as summary of previous reports, findings and conclusions.

In support of the minor variance/rezoning application, a planning justification and an updated hydro-g study are required. The remaining studies will be required in support of the site plan application.

Following the Pre-Con meeting, EcoVue provided the following summary via e-mail dated September 13, 2023:

"We are compiling estimates and opinions regarding the previously submitted reports in relation to what is now proposed and can confirm the following:

- Cambium is of the opinion that they need to provide an update for their EIS as it relates to potential endangered species habitat but appears to think that this is largely a detailed design issue, and not a conceptual one.

- Cambium has confirmed they need to update the Hydro-Geological Assessment.
- Cambium has confirmed the former Aggregate Assessment is still valid.
- Tatham Engineering, provided the attached email indicating that the additional traffic is negligible given the nature of the development and that they are not of the opinion additional traffic review is needed.
- Tatham is also of the opinion that changes any to the stormwater design/building placement can be addressed via detailed design.”

Additional follow-up was received from EcoVue via e-mail dated November 7, 2023: “Given that we have still not received your comments and the late season (making getting technical studies done nearly impossible this year), **we are of the opinion it may make the most sense to proceed with a rezoning application now for the purpose of:**

- 1. Removing references to number of people; and**
- 2. Removing the concept from the zoning schedule and replacing it with standard setbacks and requirements.**

My thought is that we could submit the rezoning now explaining that the number of people is not consequential and that impacts associated with occupancies can be addressed at Site Plan... or via a holding provision (if deemed needed). I believe this is needed as Lakefield College School needs to have flexibility to move on detailed design quickly without having to rezone every time.

In this circumstance, the Site Plan submission would require the:

1. Updated EIS to confirm feature boundaries and SAR requirements;
2. Confirmation of traffic impacts and any external works that may be needed;
3. Servicing designs (including MECP approvals, if required); and
4. Stormwater Designs.

It is my opinion that all of these are normal items to provide at detailed design and that there is no need to reference number of people or the concept in the zoning... particularly since our previous application already demonstrated the use would be viable on the site conceptually.”

The Planner agrees with the approach suggested above and the requirement for studies and timing are noted in the Checklist for Development below. A holding symbol (H) will be utilized through the rezoning process and will require a hydro-geological submission satisfactory to the Township in order for the “H” to be removed.

Building Department:

Cooking facilities (dining hall style) proposed within the student residence. Consideration to be given to fire access routes, fire protection (incl. water storage, if applicable), sewage treatment.

For site plan approval, please provide all plans and drawings listed in the site plan control guidelines attached.

Parking to be shown and provided in accordance with Section 3.31 of the [By-law](#).

Agricultural buildings and structures are ultimately a component of the primary educational use of the property. Agricultural fields are not subject to site plan approval, however any buildings and structures will be.

Bee hives subject to the regulatory requirements of the applicable Act <https://www.ontario.ca/page/summary-ontario-beekeeping-regulations>.

ORCA:

The newly proposed area of development in the south east is outside any known hazardous areas.

The proposed development area may be within the ORCA regulated area due to nearby wetlands. IF development or site alteration is required, an ORCA permit will be needed.

A review of the Stormwater management plan is requested.

Curve Lake First Nation:

Did not attend or send comments. The Owner is advised to contact Curve Lake First Nation, Consultation@curvelake.ca and will be required to demonstrate that consultation has occurred with CLFN as part of the "complete" planning application package.

Please see checklist below regarding studies/reports that would be required. A full peer review of required studies/reports will be required prior to the submission of any planning act application(s). All studies/reports must be prepared by a qualified professional, at the applicant's expense.

Pre-consultation Checklist for Development

- Servicing Options Report (for developer >5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) confirm discussion on

servicing for camping area was included and update for proposal – required for site plan application.

- Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (If private individual systems are accepted, proponent to prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable) Update Cambium Hydro-g dated December 1, 2020 – required for minor variance/rezoning (utilize holding symbol).
- Storm Water Management Plan Per MTO & ORCA required for site plan application.
- Source Water Protection (if in Vulnerable area, require RMO review – Terri Cox, Abigail Morkem, or HBM) [Click or tap here to enter text.](#)
- Market Analysis/Justification Study [Click or tap here to enter text.](#)
- Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥ 25 lots or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses) wildlife, ANSI's etc.) update Cambium EIS dated September 2, 2020 & address Species at Risk based on revised proposal – identify proposal in relation to mapped features and ORCA regulated areas – required for site plan application.
- Archeological Study (known site; 3 or more new lots; on a watercourse, zba/opa for golf course)(if the site has already been fully disturbed and the location of the application is within the disturbed area then a study isn't usually required, same with projects that do not require excavation such as a slab on grade garage or addition Update Earthworks Archaeological Services Inc. dated November 5, 2020 – per Section 5.0 "...the remaining lands on the property will require a Stage 2 archaeological assessment in the event of future land alteration or development applications (Map 4)." NOTE: there is no Map 4, but Map 9 is the fourth Map that outlines the area where Stage 2 Assessment is required – required for site plan application.
- Planning Study/Analysis Address items noted above – required for minor variance/rezoning
- Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.) Aggregate – Class A above water Licensed Pit within 300 m - update to ensure the resource is not impacted – update to ensure still accurate and setbacks for residence are being complied with – required for site plan application.

- Noise Impact Study Click or tap here to enter text.
- Traffic Impact Study per MTO – required for site plan application.
- Illumination Plan per MTO - required for site plan application.
- Agricultural Land Use Justification Click or tap here to enter text.
- Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the township requests) Click or tap here to enter text.
- Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses) Click or tap here to enter text.
- Record of Site Condition (converting from an commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use) Click or tap here to enter text.
- Minimum Distance Separation Calculation MDS II for all proposed livestock barns and expansions – required for site plan application.
- Peer Review Reimbursement Agreement Click or tap here to enter text.
- Official Plan Amendment Click or tap here to enter text.
- Minor Variance <https://www.dourodummer.ca/en/planning-and-development/Minor-Variance-Application---Revised-01-2023---Fillable.pdf> current application fee \$1445.00

OR

- Rezoning <https://www.dourodummer.ca/en/planning-and-development/resources/Zoning-By-law-Amendment-Application---Revised-02-2023.pdf> current application fee \$1500.00
- Site Plan per MTO and Township - application and By-law attached current site plan approval - major application fee \$4000.00 plus a minimum deposit of \$5000.00
- Preliminary Development Agreement Predevelopment Agreement for Major Applications \$1,000.00 + \$5,250 deposit
- Development Deposit Click or tap here to enter text.

Planning Review Tool (34)

34 Results Found



(2) Lakes - Local Scale (within 120 metres)



(1) Lakes- Large Scale (within 120 metres)



(1) Lakes - Small Scale (within 120 metres)



(1) Lakes - Regional (within 120 metres)



(1) Species at Risk (intersecting property)



(2) Rivers (within 120 metres)



(3) Locally Significant Wetlands (within 120 metres)



(4) Non-evaluated Wetlands (within 120 metres)



(1) Aggregate (Pit) (within 300 metres)



(7) Aggregate Sand and Gravel (within 300 metres)



(2) Spawning Area (within 120 metres)



(1) Major Traffic Generator (within 400 metres)



(1) Encroachment (within 400 metres)



(1) Signs (within 400 metres)



(1) Buildings and Lands (within 400 metres)



(1) Power Pole Transmission (within 400 metres)



(2) ORCA Dev't Control Area (intersecting property)



(2) Floodplain (intersecting property)

Ashlyn Kennedy

From: Christina Coulter <ChristinaC@dourodummer.on.ca>
Sent: November 30, 2023 12:13 PM
To: Beverly Saunders; Bruce McMahon; jgreenshields@lcs.on.ca; Tim Rutherford; Bill Lett; vrogers xbmconsulting.com; Ailan McKenzie
Cc: Scullion, Ken; Don Helleman; Chuck Pedersen; George Taylor (george.taylor2@ontario.ca); corridoreast@ontario.ca; Planning; Marnie Guindon; Consultation (Consultation@curvelake.ca)
Subject: RE: Pre-Consultation Lakefield College School (3742 Highway 28)

Hi Beverly;

Thanks for following up! Please see my comments below as they relate to the two items you have noted:

1. Agreed and acceptable.
2. The Township's Site Plan By-law exempts any agricultural and farm related buildings or structures that are utilized in active farming operations (S. 4.7 of By-law No. 2022-58). In my opinion, this would be for farm related buildings that are part of an active farming operation which is the primary use of the property. If I understand correctly, in this case, farming is occurring as part of the primary educational use of the property where a number of students will be working within the farm buildings (i.e. it is being undertaken to teach students farming techniques, but is not an active farming operation (i.e. there is no farm business registration number and the farm is not generating an income).

However, I do think there can be enough flexibility within the language of the Site Plan Agreement to allow for modifications to be made to relocate (or add) structures such as hoop houses, chicken coops and beehives provided applicable setbacks and provincial legislation can be met. The Township has entered into previous site plan agreements which contain the following wording that may give your client a little more comfort:

"Unless otherwise stipulated in this Agreement minor alterations or changes to the plan may be requested by the Owner. For the purposes of this provision a minor amendment is deemed to be:

(a) A modification to a specific provision of the Agreement which will not conflict with the general intent and purpose of the Site Plan Agreement.

Such requests shall be made to the Chief Building Official who may authorize the change, in writing. A building permit may be required to implement the proposed alteration."

Additionally, there is always the opportunity via Section 4.8 of the Site Plan By-law to request an exemption from Council. My past experience is that Council is open to receiving these types of requests.

I hope this helps!
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

From: Beverly Saunders <BSaunders@ecovueconsulting.com>

Sent: November 22, 2023 5:07 PM

To: Christina Coulter <ChristinaC@dourodummer.on.ca>; Bruce McMahon <bcmahon@lcs.on.ca>; jgreenshields@lcs.on.ca; Tim Rutherford <trutherford@lcs.on.ca>; Bill Lett <blett@lett.ca>; vrogers@xbmcconsulting.com <vrogers@xbmcconsulting.com>; Ailan McKenzie <amckenzie@lett.ca>

Cc: Scullion, Ken <KScullion@ptbocounty.ca>; Don Helleman <DHelleman@dourodummer.on.ca>; Chuck Pedersen <CPedersen@dourodummer.on.ca>; George Taylor (george.taylor2@ontario.ca) <george.taylor2@ontario.ca>; corridoreast@ontario.ca; Planning <planning@otonabeeconservation.com>; Marnie Guindon <mguindon@otonabeeconservation.com>; Consultation (Consultation@curvelake.ca) <Consultation@curvelake.ca>

Subject: RE: Pre-Consultation Lakefield College School (3742 Highway 28)

Hi Christina,

I just wanted to confirm two items that I missed in our original discussion of the pre-con notes.

1. MTO has noted that the central entrance will need to be removed. I just wanted to advise you that it has been. MTO reviewed that in their permitting works for the entrance upgrades. We can include evidence of that in the submission. Just want to confirm that this is sufficient.
2. The notes reference that agricultural buildings were built outside of Site Plan control... but that future buildings would be tied to Site Plan. In reviewing the Site Plan bylaw, I understand that Agricultural buildings are always exempt under the Site Plan Control By-Law. I am just hoping we can clarify that point.
 - a. CONTEXT: I just don't want Lakefield College School to have to get a Site Plan amendment for building or moving hoop houses, chicken coops, beehives, etc. if they are associated only with agricultural uses only. We of course understand that Site Plan control would apply to all buildings that would have a "place of assembly" classification under the Building Code.

I am really grateful for the comprehensive nature of your notes. We will be proceeding with an application ASAP to get this moving forward.

All the best.

Beverly Saunders, M.Sc., EP (she/her)
Planning Supervisor



EcoVue Consulting Services Inc.
311 George Street North
Suite 200
Peterborough, Ontario K9J3H3
705.482.9857 bus (primary)
705.876.8340 bus (office)

705.879.8906 cell
705.742.8343 fax
877.652.1466 toll free (office)
www.ecovueconsulting.com

From: Christina Coulter <ChristinaC@dourodummer.on.ca>
Sent: Tuesday, November 21, 2023 9:51 AM
To: Bruce McMahon <bmcmahon@lcs.on.ca>; Beverly Saunders <BSaunders@ecovueconsulting.com>;
jgreenshields@lcs.on.ca; Tim Rutherford <trutherford@lcs.on.ca>; Bill Lett <blett@lett.ca>; vrogers
xbmccconsulting.com <vrogers@xbmccconsulting.com>; Ailan McKenzie <amckenzie@lett.ca>
Cc: Scullion, Ken <KScullion@ptbocounty.ca>; Don Helleman <DHelleman@dourodummer.on.ca>; Chuck Pedersen
<CPedersen@dourodummer.on.ca>; George Taylor (george.taylor2@ontario.ca) <george.taylor2@ontario.ca>;
corridoreast@ontario.ca; Planning <planning@otonabeeconservation.com>; Marnie Guindon
<mguindon@otonabeeconservation.com>; Consultation (Consultation@curvelake.ca) <Consultation@curvelake.ca>
Subject: Pre-Consultation Lakefield College School (3742 Highway 28)

Hi Beverly and LCS;

Thank you very much for your patience as we work through a number of staffing shortages and workload issues here at the Township. Please find attached the complete summary of our meeting on August 17, 2023 regarding the above noted subject property. The attached notes also include additional correspondence between EcoVue and I regarding the most appropriate planning application to support the proposed development which has been determined to be a rezoning with a holding followed by site plan approval.

On-line links to various documents, applications and peer review agreements are also provided in the notes.

If anyone notices anything missing or has additional information or questions, please reply to all.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)
Planner

T: 705 652 8392 x 226 F: 705 652 5044

Township of
Douro-Dummer

Ashlyn Kennedy

From: Christina Coulter <ChristinaC@dourodummer.on.ca>
Sent: December 3, 2023 3:37 PM
To: Beverly Saunders
Subject: FW: Pre-Consultation Lakefield College School (3742 Highway 28)

Hi Beverly;

I just wanted to pass these comments along from our Fire Chief as they relate to the pre-consultation notes.

Sincerely,
Christina

Christina Coulter, B.Sc. (Hons)
Planner, Township of Douro-Dummer
705-652-8392 ext. 226

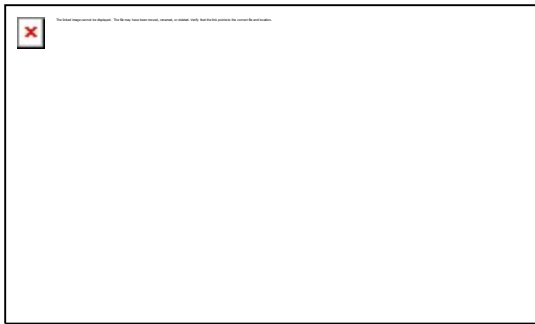
From: Chuck Pedersen <CPedersen@dourodummer.on.ca>
Sent: November 22, 2023 9:40 AM
To: Christina Coulter <ChristinaC@dourodummer.on.ca>
Cc: Don Helleman <DHelleman@dourodummer.on.ca>
Subject: Re: Pre-Consultation Lakefield College School (3742 Highway 28)

Good Morning,

Just a follow up to our conversation the other day. I think the wording you have in here, is fairly open and building permit and site plan will capture fire access, suppression requirements and firefighting water as the OBC allows.

Just a reminder that unlike LCS, there is no municipal water, so stored water for sprinklers may be required and could be separate than firefighting water

Thanks,



From: Christina Coulter

Sent: Tuesday, November 21, 2023 9:51:04 AM

To: Bruce McMahon; Beverly Saunders; jgreenshields@lcs.on.ca; Tim Rutherford; Bill Lett; vrogers xbmccconsulting.com; Ailan McKenzie

Cc: Scullion, Ken; Don Helleman; Chuck Pedersen; George Taylor (george.taylor2@ontario.ca); corridoreast@ontario.ca; Planning; Marnie Guindon; Consultation (Consultation@curvelake.ca)

Subject: Pre-Consultation Lakefield College School (3742 Highway 28)

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On-line links to various documents, applications and peer review agreements are also provided in the notes.

If anyone notices anything missing or has additional information or questions, please reply to all.

Sincerely,
Christina

Christina Coulter B. Sc. (Hons.)
Planner

T: 705 652 8392 x 226 F: 705 652 5044

Township of

Douro-Dummer



APPENDIX D

First Nation Consultation



Ashlyn Kennedy

From: Ashlyn Kennedy
Sent: February 9, 2024 3:04 PM
To: KaitlinH@curvelake.ca; jkapyrka@alderville.ca; tsimpson@alderville.ca; tcowie@hiawathafn.ca; sdavison@hiawathafn.ca; consultation@scugogfirstnation.com; jl.porte@georginaisland.com; msmith@chimnissing.ca; benb@ramafirstnation.ca; consultation@ramafirstnation.ca
Subject: Consultation Notice - Lakefield College School Northcote Property
Attachments: 2024 02 08 Indigenous Consultation Update.pdf

Good afternoon Williams Treaty First Nation Communities,

EcoVue Consulting Services Inc. is working with Lakefield College School and is submitting a Zoning By-law Amendment application on their behalf.

As part of this process, we are circulating to all Williams Treaty First Nation Communities on project details and would be happy to set up further consultation as required. Details of the proposed project are outlined in the attached letter.

Should you have any questions or concerns, I'd be happy to discuss.

Kind regards,

Ashlyn Kennedy B.E.S. (she/her)
Planner



EcoVue Consulting Services Inc.

311 George Street North
Suite 200
Peterborough, Ontario K9J3H3
Office: 705-876-8340
Direct: 705-482-9813
Fax: 705-742-8343
Toll Free: 877.652.1466
www.ecovueconsulting.com



311 George St. N. Suite 200
Peterborough, ON K9J 3H3

T 705.876.8340 | F 705.742.8343

www.ecovueconsulting.com

February 8, 2024

Via Email:

KaitlinH@curvelake.ca;
jkapyrka@alderville.ca;
tsimpson@alderville.ca;
tcowie@hiawathafn.ca;
sdavison@hiawathafn.ca;
consultation@scugogfirstnation.com;
jl.porte@georginaisland.com;
msmith@chimnissing.ca;
benb@ramafirstnation.ca;
consultation@ramafirstnation.ca;

Attn: Kaitlin Hill, Lands and Resources Consultation Liaison, Curve Lake First Nation;
Julia Kapyrka, Consultation Coordinator of the Alderville First Nation;
Chief Taynar Simpson of the Alderville First Nation;
Tom Cowie, Lands/Resource Consultation Liaison of the Hiawatha First Nation;
Sean Davison, Lands/Resource Consultation Liaison of the Hiawatha First Nation;
Representative of the Mississaugas of Scugog Island First Nation;
Representative of the Chippewas of Georgina Island First Nation;
Michael Smith, Environmental Officer/ Compliance Supervisor of the Beausoleil First Nation; and
Ben Benson, Community Consultation Liaison of the Chippewas of Rama First Nation.

Re: **Application for Zoning By-law Amendment**
Part of Lot 23 and 24, Concession 5, Douro Ward, Township of Douro-Dummer, County of Peterborough
EcoVue Reference: 23-2561

Dear Williams Treaty First Nation Communities,

The following letter is being formally submitted to provide you with information regarding a proposed rezoning application for the above-noted property. The purpose of this application is to add additional flexibility and clarity to site specific zone which applies to a satellite campus of Lakefield College School located on Traditional Territory subject to the Williams Treaty.

This letter is intended to serve as a formal circulation of the project details. **If you have interest in the project, we would be happy to mail a file review fee. If desired, we would also be pleased to meet with you to discuss this project, at your earliest convenience.**

Ashlyn Kennedy

From: Ashlyn Kennedy
Sent: February 9, 2024 3:04 PM
To: KaitlinH@curvelake.ca; jkapyrka@alderville.ca; tsimpson@alderville.ca; tcowie@hiawathafn.ca; sdavison@hiawathafn.ca; consultation@scugogfirstnation.com; jl.porte@georginaisland.com; msmith@chimnissing.ca; benb@ramafirstnation.ca; consultation@ramafirstnation.ca
Subject: Consultation Notice - Lakefield College School Northcote Property
Attachments: 2024 02 08 Indigenous Consultation Update.pdf

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Should you have any questions or concerns, I'd be happy to discuss.

Kind regards,

Ashlyn Kennedy B.E.S. (she/her)
Planner



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www.ecovueconsulting.com



SITE DESCRIPTION

EcoVue Consulting Services Inc. has been retained by Lakefield College School to assist with the submission of the aforementioned application for a Zoning By-law Amendment. The subject property is located in Part of Lot 23 and 24, Concession 5, Douro Ward in the Township of Douro Dummer, County of Peterborough, municipally known as 3742 Highway 28 and serves as a satellite campus for Lakefield College School.

The property is located north of the Village of Lakefield and is bound by Lake Katchewanooka to the west, existing rural residential to north and south, and Highway 28 to the east. The subject lands are approximately 62.8 hectares (155.2 acres) with 35.2 metres (115.5 feet) of frontage on Highway 28 and approximately 1,424.6 metres (4,673.9 feet) of shoreline frontage. A large portion of the subject lands are covered by the South Douglas Island Locally Significant Wetland, which is protected via an Environmental Protection zone.

PAST APPROVALS AND STUDIES

The property was recently subject to an Official Plan Amendment (OPA) and Zoning By-law amendment (ZBA), approved in 2021 (Attachment 1), to permit the use of the property as a satellite campus for the School. Consultation with Curve Lake First Nation only occurred throughout the OPA and ZBA process. A copy of the Planning Report, Environmental Impact Study, Archaeological Assessments, Stormwater Management Plan, and Hydrogeological Assessment from that proposal is available for review at this link:

<https://www.dropbox.com/scl/fo/j3rvdh50fs6bxffqukauc/h?rlkey=5nfhx7kkjsw3aoi2hptp7wp6s&dl=0>

It should be noted that the Stage 2 Archaeological Assessment was only completed for the area around the existing residence and the recently upgraded driveway and entrance. Lakefield College School is aware that additional archaeological review is needed for any site alteration proposals on the site. This by-law will assist in ensuring this occurs.



PROPOSED PLANNING ACT APPLICATION

This new application for a Zoning By-law Amendment is being submitted to modify the site-specific zoning language which was approved to allow for enhanced flexibility for designing the site for the current and future needs of Lakefield College School. Specifically, this by-law seeks to accomplish this by modifying language which referenced the initial concept (i.e., removing reference to total number of people permitted, adding flexibility regarding how to accommodate a caretaker and students on the site, and adding parking ratios and setbacks, rather than simply referencing a previously submitted concept plan). A draft of the By-Law language being requested is included with this letter (Attachment 2).

PROPOSED ADDITIONAL PROTECTIONS

Two key additions that may be of interest to First Nation Community members is that the proposed zoning by-law will include a holding provision that requires Site Plan Approval (including archaeological, traffic, and environmental review) and additional hydrogeological work, prior to establishing non-agricultural structures on the site and/or increasing occupancies for the site. This requirement will ensure that the landowner is obligated to ensure water resources, archaeological resources, and environmental features are protected prior to proceeding with future works on the site. As such, we anticipate this application ensures the protection of drinking water, fish and wild game; Aboriginal heritage and cultural values, and, endangered species, lands and savannas.

We trust that this letter, in combination with the submitted supporting materials, adequately summarizes the proposal with respect to indigenous rights and issues of concern under the Williams Treaty. Should you have any further questions, however, please do not hesitate to contact the undersigned.

Respectfully submitted,



ECOVUE CONSULTING SERVICES INC.

Ashlyn Kennedy B.E.S
Planner





APPENDIX E

Engineering Correspondence



Ashlyn Kennedy

From: Guillaume Courtois <gcourtois@tathameng.com>
Sent: September 5, 2023 4:20 PM
To: Beverly Saunders
Cc: Roy Haig
Subject: RE: Lakefield College School Northcote Campus - Amended Concept Plan Inquiry

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Beverly,

Hope you had a good vacation.

The additional 20 people would have a negligible impact on the site's trip generation from a traffic perspective. As such, our previously submitted Traffic Brief would still stand.

With regards to the civil engineering documents, we don't see the benefit in revising the Preliminary Stormwater Management Report and preliminary civil engineering drawings at this stage. It would be recommended not to revise the preliminary documents (as they will be replaced shortly) and simply account for the changes in the detailed design documents in support of Site Plan Control.

Please let us know if the above is acceptable to you and the Municipality. Should the Municipality require anything further prior to receiving our detailed civil engineering design documents, please don't hesitate to let us know.

Thanks Beverly,
Guillaume



Guillaume Courtois C.E.T.
Senior Technologist, Project Manager

gcourtois@tathameng.com T 613-747-3636 x2021
5335 Canotek Road, Unit 100, Ottawa, Ontario K1J 9L4

***PLEASE NOTE Our office has moved to Unit 100 at the same address above**

tathameng.com [in](#) [@](#) [f](#)



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APPENDIX F

Aggregate Licence

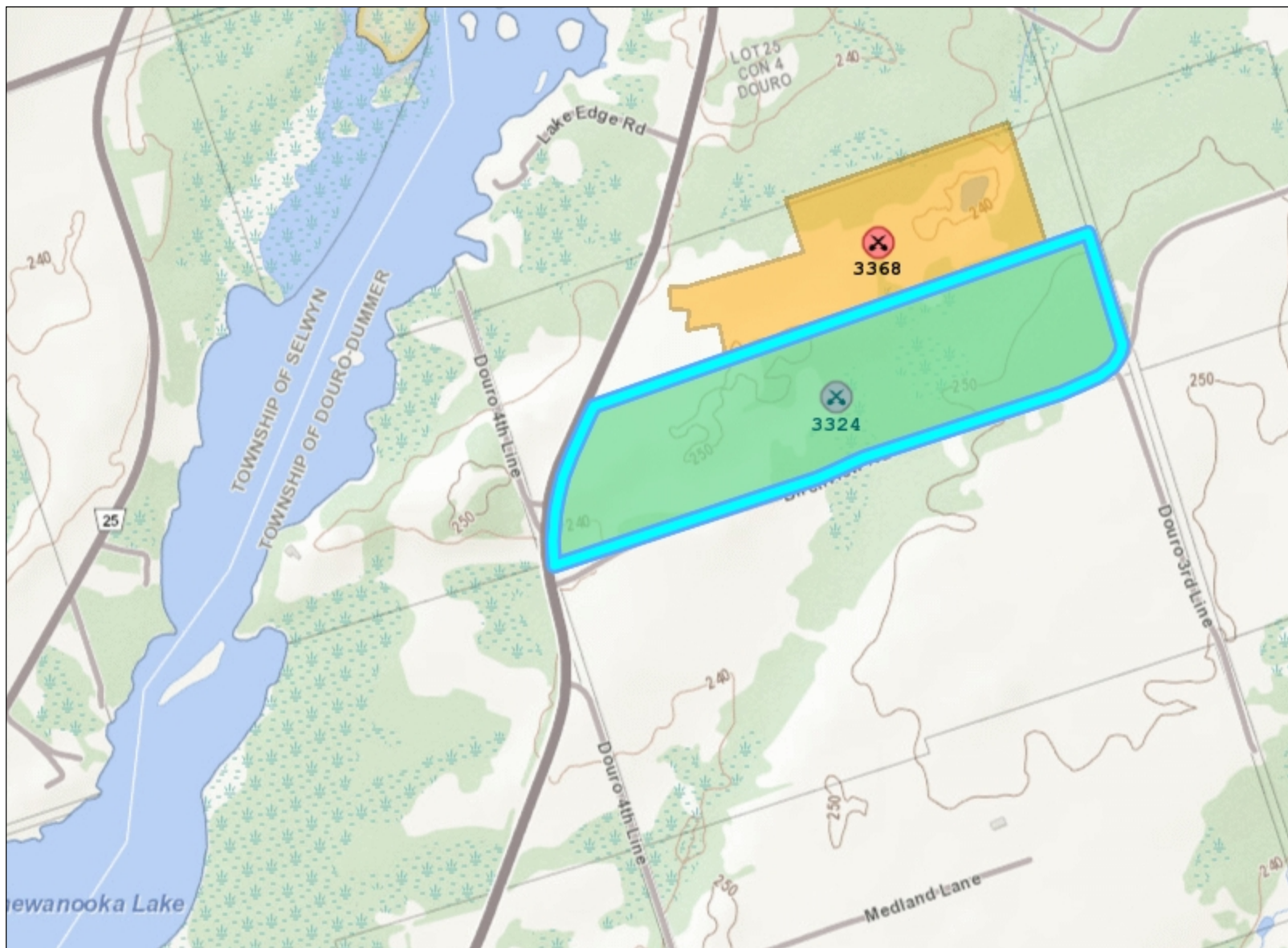


Pits and Quarries Online Metadata

	Pit 1 Information	Pit 2 Information
OGF_ID	67432596	67444872
ALPS_ID	3324	3368
CURRENT_STATUS	ACTIVE	ACTIVE
CLIENT_NAME	J&P Leveque Bros. Haulage Ltd.	Robert E. Young Construction Ltd.
OPERATION_TYPE	Pit	Pit
AUTH_TYPE_DESCR	CLASS A LICENCE > 20000 TONNES	CLASS A LICENCE > 20000 TONNES
UNLIMITED_TONNAGE_IND	No	No
MAX_TONNAGE	227000	50000
WATER_STATUS	Above Water	Above Water
LICENCED_AREA	37.23	17.88
LOCATION_NAME		
LOT	Part 24	Part 24
CONCESSION	4	4
GEOGRAPHIC_TOWNSHIP	DOURO	DOURO
UPPER_TIER_MUNIC	PETERBOROUGH CO	PETERBOROUGH CO
LOWER_TIER_MUNIC	DOURO-DUMMER TP	DOURO-DUMMER TP
ADDRESS_LINE_1	30876 Hwy 62 N	1488 Chemong Road
ADDRESS_LINE_2		
ADDRESS_CITY	Bancroft	PETERBOROUGH
ADDRESS_PCODE	K0L 1C0	K9J 6X2
DISTRICT_NAME	Peterborough Bancroft District	Peterborough Bancroft District
LOCATION_ACCURACY	Within 10 metres	Within 10 metres
SOURCE_DETAIL	Source Observation	Source Observation
GEOMETRY_UPDATE_DATETIME	1.46714E+12	1.46714E+12
EFFECTIVE_DATETIME	1.46712E+12	1.46712E+12
SYSTEM_DATETIME	1.46715E+12	1.46715E+12
OBJECTID	208687810	208751554
REFRESHED_DATETIME	1.70736E+12	1.70736E+12



Notes:



Legend

- ALPS ID Label
- Aggregate Site Authorized

0 0.65 km



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