

Corporation of the Township of Selwyn

**Special Council Meeting
Tuesday, March 4th, 2025**

Council Chambers, 1310 Centre Line

A special meeting of the Council of the Township of Selwyn was held on Tuesday, March 4th, 2025 at the Council Chambers, 1310 Centre Line.

Present: Mayor Sherry Senis
Deputy Mayor Ron Black
Councillor John Boyko
Councillor Mary Coulas
Councillor Brian Henry

Staff Present: Janice Lavalley, CAO
Angela Chittick, Manager of Community & Corporate Services /Clerk
R. Lane Vance, Manager of Financial Services
Robert Kelly, Manager of Building and Planning
Per Lundberg, Planner
Adam Tobin, Manager of Public Works
Mike Richardson, Manager of Recreation Services
Tania Goncalves, Deputy Clerk
Howard Jinkerson, Deputy Fire Chief

The Council meeting commenced at 5:00 pm with Mayor Senis in the Chair.

Declaration of Pecuniary Interest

None.

Minutes

None.

Deputations and/or Invited Persons and/or Public Meeting

Mayor Sherry Senis welcomed everyone to the public meeting, outlined the process for participation, and provided a brief history of the Lakefield South development area lands.

The Councils of the County of Peterborough and the Township of Selwyn are holding a joint public meeting in accordance with Sections 17 & 34 of the Planning Act in order to consider an Official Plan Amendment and Zoning By-law Amendment to facilitate a subdivision development in the Lakefield South development area. The prescribed notice of public meeting was provided via prepaid first-class mail to all residents within a 120 metre radius of the property subject to the application(s), as well as by a sign posted on the subject lands. The notice(s) were also available on the County and Township websites. The prescribed notice of Public Meeting was further provided by a notice published in the Peterborough Examiner. The notice circulation complies with the requirements of the Planning Act. If a person or public body would otherwise have the ability to appeal the decision of the Council of the County of Peterborough with regard to the Official Plan Amendment or the decision of the Council of the Township of Selwyn with regard to the Zoning By-law Amendment but does not make oral submissions at a public meeting or make written submissions to the respective approval authority before the approval authority gives or refuses to give approval to the amendment, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the County of the County of Peterborough or the Council of the Township of Selwyn in respect of the applications before the

respective approval authority gives or refuses to give approval to the Official Plan amendment or the Zoning By-law Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. It was noted that anyone wishing to be notified of the decision of the Councils of the County of Peterborough or the Township of Selwyn in respect of the proposed amendments, must make a written request to the County of Peterborough with regard to the Official Plan Amendment or the Township of Selwyn with regard to the Zoning By-law Amendment providing your name and address or email address.

A public meeting commenced at 5:05 PM to consider an application to amend the County Official Plan and the Township's Comprehensive Zoning By-law in accordance with Sections 17 and 34 of The Planning Act. The amendments relate to the property described as Part Lots 26 and 27, Concession 7 in the Lakefield Ward and known as Triple T. Holding Ltd – Ray's Creek Subdivision. The proposed Zoning By-law Amendment application will amend the Development (D) Zone and the Environmental Protection (EP) Zone applicable to the subject lands to Residential Type One Exception 618 (R1-618) Zone, Multiple Residential (R3) Zone, Multiple Residential Exception 619 (R3-619) Zone, Multiple Residential Exception 620 (R3-620) Zone, Recreational Open Space Exception 621 (RE-621) Zone, Recreational Open Space (RE) Zone and Environmental Protection (EP) Zone to permit a 910 unit residential subdivision. Of the 910 residential units, 582 residential units are proposed in mixed use commercial and residential apartment buildings with ground floor commercial units providing up to a maximum of 4,000 m² of commercial space within the total subdivision. An additional 65 residential units are proposed to be in the form of townhouses and 263 units are proposed as single detached dwellings. A related Official Plan Amendment is being processed by the County of Peterborough through file nos. 15T-21001 and 15OP-21006. Mr. Lundberg noted that written comments were received from Robert Short and Donna Rork pertaining to concerns with: the overall subdivision design including the proposed commercial component, multi-use trail design, parkland locations and their design, street layout including street connections, phasing, traffic and sewage plant capacity. Mr. Lundberg noted that responses to the comments made by Mr. Short and Ms. Rork were addressed in the staff report provided to Council and available on the Township website. Mr. Lundberg also noted that written comments were received from Lynda Gadd, outlining concerns regarding high population density, increased traffic volumes, and the capacity of the existing road and bridge infrastructure. Additional concerns from Ms. Gadd included pedestrian safety due to the absence of sidewalks on Bridge Street, the development's impact on properties along the 7th Line, insufficient school capacity and general issues related to littering. Mr. Lundberg advised that the proposed development is considered medium density with a number of single detached dwellings, row housing and four-storey apartment blocks. Mr. Lundberg also noted that traffic studies have been completed and peer reviewed. Traffic studies will be revisited/updated at future stages of development that will address any required road improvements. As it pertains to traffic increases and bridge capacity, Mr. Lundberg noted that the County Transportation Master Plan has indicated a need for a second crossing for Lakefield with details on location and timing to be determined. Mr. Lundberg also advised that the Kawartha Pine Ridge District School Board (KPRDSB) has provided comments on the proposed development indicating that there is sufficient classroom capacity within the school catchment to accommodate the development. Mr. Lundberg noted that the Otonabee Region Conservation Authority and KPRDSB are in support of the development subject to conditions being included in the draft plan of subdivision. Hydro One, Ministry of Transportation, Enbridge and Peterborough Utilities have provided comments of no concern. Curve Lake First Nation provided comments outlining concern for archaeological and natural heritage features. Mr. Lundberg noted that an archaeological assessment (Stage 1 and 2) was completed for the site and that no artifacts were found. An Environmental Impact Assessment (EIA) was also submitted and peer reviewed in support of the proposed subdivision. County of Peterborough Planner Keziah Holden provided a brief overview of the

application for the proposed Official Plan Amendment. The County Planner also noted that County Councillor Terry Lamshead was present virtually as the County of Peterborough representative. Ms. Holden noted that a number of studies have been provided in support of the application including a Planning Justification report, Functional Servicing and Preliminary Stormwater Management Report, Geotechnical Investigations, EIA, Stage 1 and 2 Archaeological Assessment, Traffic Studies, Wetland Loss and Compensation Plan and a Movement and Connectivity Plan. The plans have been peer reviewed and updated as needed, with the exception of the Archaeological Assessments which are reviewed by the Ministry of Citizenship and Multiculturalism. Ms. Holden reiterated that the County completed a Transportation Master Plan in 2022 which identified congestion on Bridge Street and the need for second crossing into the Village. The County has initiated the process to review and identify locations for a secondary crossing. The applicant's agent Kent Randall of EcoVue Consulting provided an overview of the application. Mr. Randall advised that the 10-phase proposal includes 910-unit housing and mixed-use development with up to 4,000 square metres of commercial space within the first floor of the proposed apartment buildings. The proposal allows for open space for active and passive recreation including walking/cycling trails throughout the development with a 37 acre block of protected environmental features around Rays Creek. Mr. Randall advised that the 10-phase development will proceed over 20-25+ years with an estimate of 50 units built per year. Mr. Randall also noted that Jeremy Ash from Tatham Engineering, Chris Ellingwood from GHD and applicants Bill Turner and Matt Turner from Triple T Holdings were also in attendance to answer any questions.

Ed Paleczny of 59 Clementi Street noted his opposition to the proposed rezoning from low density to medium density. Mr. Paleczny also expressed concerns about the environmental impact of a medium density development and the anticipated increase in traffic. He questioned the developer's responsibility for infrastructure improvements and noted various studies being completed in 2003. He also questioned the timing of the public meeting in relation to global issues surrounding the proposed U.S. tariffs. Mr. Lundberg noted that a public notice and supporting studies, updated over four submissions (most recent in 2024), related to the applications have been posted on the Township website since 2020. Agent Kent Randall also confirmed that studies have been updated since 2003. Mr. Randall confirmed that the developer remains responsible for any necessary improvements identified in the traffic study, such as the installation of traffic signals. Shelley Merton of 2046 7th Line, spoke in opposition to the applications, expressing concerns about the Traffic Study's assessment of the 7th Line. Ms. Merton highlighted issues related to vehicle speed and the safety and security of residents. Additionally, she inquired whether sidewalks would be added to the 7th line and if fencing would be installed along the rear portions of the properties on the 7th Line to help minimize access to private properties. Ms. Merton requested additional review of the capacity of the catchment school and associated projected growth be completed. Ms. Merton also questioned if future opportunities for public comment will be available should the site layout be amended. Mr. Lundberg advised that a public meeting would be required should another Planning Act application, that includes the need for a public meeting, come forward. Mr. Lundberg advised that the proposed development is designed to have back-to-back rear yards between the 7th Line properties and the new development and noted that traffic lights were identified through the Traffic Study for the intersections on Lakefield Road at the 7th line and the road leading to the water tower. Mr. Lundberg also noted that this is a phased development over 20-25+ years and comments from agencies such as the school board may change overtime. Tom McAllister from 76 Queen Street requested clarification on what time of day/year the Traffic Study was conducted and expressed concern on the capacity of the bridge. Mr. McAllister also brought forward concerns related to the impact that the new commercial development will have on existing local businesses. Mr. Lundberg reiterated the upcoming County Transportation Plan review related to the analysis of bridge capacity and noted that the commercial uses for the proposed development were limited to smaller scale local uses. Warren McKinley from 2054 7th Line expressed concerns regarding potential light

pollution and the potential for a surplus of homes if they are not sold. It was noted that the draft plan conditions and site plan include DarkSky lighting requirements to avoid light pollution and that homes must be sold prior to being constructed. Bruce Gibson from 29 Kingdon Avenue questioned if the proposed development will preclude any other development in the Lakefield South development area. Mr. Lundberg advised that the ZBA/OPA applications are specific to the project lands only and that the remainder of the lands identified in the Lakefield South development area are designated in the Official Plan as Low Density Residential. The zoning is Development Zone. Mr. Lundberg noted that a development proposal for the remainder of the lands would be reviewed for land use compliance and subject to a planning application in accordance with the Planning Act relative to the application. Municipal services would have to be reviewed at the time of any development proposal to determine capacity. Manager of Public Works Adam Tobin advised that the Functional Service Review related to this application was completed and peer reviewed which identified capacity constraints as it pertains to sewer and water and that service upgrades will be completed over time as the development increases. Tom Unrau from 317 Mark Street in Peterborough questioned how citizens can engage in this process to maximize the benefits of the development. Mr. Lundberg advised that the Township engages the public as prescribed by the Planning Act. CAO Janice Lavalley also emphasized that the Township's decision-making is informed by various studies, including the Strategic Plan, Recreation Services Plan and Road Needs Studies, all of which involve extensive public consultation. These studies establish guiding principles for broader decision-making and have informed relevant components of this development (parkland, sidewalks, trails). Karl MacArthur of 3188 Lakefield Road expressed the need for housing in the area and appreciates the phased approach of the development. He also noted the presence of wildlife in Ray's Creek and requested that measures be taken to ensure an existing beaver dam does not obstruct water flow. Mr. MacArthur also suggested that residents from the 7th Line should be provided the opportunity to connect to the Township's water and sewer system as a solution for low well water levels. Lynda Gadd of 19 Hague Boulevard expressed concerns pertaining to well water levels for properties on the 7th Line as development progresses. Doug Collins from 2011 7th Line raised concerns about the estimated population increase for the development, highlighting that trends in multigenerational living could lead to a significantly higher number of occupants per dwelling. Mr. Collins inquired about the potential impact of the development on his property taxes, current well capacity on the 7th line, traffic and inquired about the number of parking spaces, noting most property owners have 2 – 3 vehicles. Finance Manager Lane Vance explained that property assessments are conducted by the Municipal Property Assessment Corporation and noted that the Township maintains the lowest tax rate in Peterborough County. Ed Paleczny of 59 Clementi Street inquired about the financial impact of capital improvements resulting from development on taxpayers and asked about the timeline for additional public comments. The Manager of Financial Services explained that Development Charges are levied on developers to ensure that the costs of new infrastructure required by new development are covered by the fees collected. It was also noted that public comment remains open until a decision is made at both Township Council and County Council. Councillor Mary Coulas suggested that the option of fencing for residents along the 7th Line should be given further consideration. She also requested clarification on whether the recent KPRDSB school catchment boundary adjustments (December 2024) were taken into account in the traffic study and in the comments provided by KPRDSB. Ms. Holden explained that KPRDSB's comments, dated July 9, 2024, were recirculated in the fall of 2024, with no revisions made. Ms. Holden further stated that the notice to KPRDSB would be recirculated to ensure the school catchment boundary adjustments are considered. Councillor Mary Coulas also urged attendees to encourage other community members to submit comments on the application. Councillor John Boyko acknowledged the many community members have advised him that they appreciate the small town atmosphere provided by Lakefield and that the proposed development threatens that sense of community. Councillor John Boyko also complimented the developer, Triple T Holdings Ltd., for the quality of their work and their experience. He further stated that this

development is an opportunity to build a community that complements the surrounding area. Councillor John Boyko inquired about the current relevance of the Planning Justification report as there appears to be no changes since the first draft in 2020. He also requested clarification on the location of the commercial space as it relates to the proposed apartments. Agent Kent Randall advised that the Planning Justification Report has had many updates since the first draft. He also noted that the specific location of the commercial space has not yet been determined. Councillor John Boyko questioned how it was determined that there would be 4,000 square metres of commercial space allocated to this development. Mr. Randall advised that an initial Retail Market Study was completed at the conception of the Lakefield South Development area that identified that the area could accommodate 7,500 square metres of commercial space without detracting from other commercial uses in the area. The commercial space area has been reduced to 4,000 square metres and includes limitations on the type of the commercial uses. Councillor John Boyko requested that consideration be given to installing elevators in the four-storey apartment buildings, even though the Building Code only mandates them for buildings of six storeys or more. Developer Bill Turner advised that elevators are generally seen as a positive feature and will be considered. Bill Turner acknowledged that commercial space provides value to the community and that it is intended to be phased in as the area is developed. Councillor John Boyko inquired whether underground parking would be considered for the apartments to minimize asphalt use and enhance green space. Mr. Randall explained that the design aims to provide rear parking to encourage pedestrian interaction at the front of the buildings. Specific details will be finalized during the site plan control process including parking design/options. Developer Bill Turner noted that this is a phased process and that minor design changes will occur as demand warrants it and encouraged residents to bring concerns and ideas forward. Deputy Mayor Ron Black acknowledged that Triple T Holdings Ltd. is a local developer who is responsive to community needs. Deputy Mayor Ron Black also highlighted the need to address water concerns on the 7th Line. Additionally, he noted that the development could potentially support the establishment of a high school in Lakefield. He also brought forward his concerns regarding the need for bridge rehabilitation and a second bridge access. Deputy Mayor Ron Black emphasized the importance of active transportation and linkage to existing trails to ensure that this is a sought-out community. Councillor Brian Henry noted that this is a long-term development that will be phased in over 20-25 years and noted that provincial and local policies/regulations will likely change and as a result so will the design and development. Councillor Brian Henry noted that recent amendments to the Planning Act does not mandate that public consultation for certain planning applications however, Selwyn values input from residents. Councillor John Boyko inquired whether the walkways, stormwater ponds and environmental protection areas are included in the required 5% parkland dedication. Mr. Randall advised that they are not part of the 5% parkland dedication. Mr. Randall also noted that there are plans to develop the first park area during phase three of the development. Councillor John Boyko requested clarification on the requirement to reduce environmental impacts by obtaining permits from ORCA and Ministry of the Environment, Conservation and Parks. Mr. Randall advised that permits will be obtained during development/servicing, as required by those agencies. Councillor John Boyko requested clarification on the GHD report that noted that wetland compensation will be completed for smaller wetlands recommended for removal. Chris Ellingwood from GHD advised that at times, development like roads/servicing, may need to traverse environmental areas and that, in consultation with ORCA, a compensation plan was developed to mitigate these impacts which resulted in additional wetland areas being created. Councillor John Boyko asked questions regarding the ownership of the EP designated area (not the dedicated parkland) intended for public use. Bill Turner noted that they are working with a potential steward to take ownership/stewardship the EP area for public use. Councillor John Boyko requested clarification regarding the inclusion of sidewalks as part of the proposed design as well as on the road leading to the Lakefield water tower. It was noted that sidewalks are part of the proposed design and that the road leading to the water tower will include a sidewalk and a multi-use path.

Councillor John Boyko posed a series of questions concerning snow removal, the surrounding property known as the AON lands, and the allocation of water and sewer capacity for various developments. Mr. Randall advised that the proposed AON development was included and considered in the Traffic Study. The Manager of Public Works advised that smaller developments are not expected to impact the availability of sewer and water services. Mayor Sherry Senis thanked attendees for their interest and feedback. There were twenty-eight (28) members of the public who attended the meeting in person and no members of the public attended virtually. The meeting concluded at 7:44 PM.

Resolution No. 2025-041 – OPA/ZBA – Part Lots 26 and 27, Concession 7 (Lakefield Ward) –Triple T. Holding Ltd.

Councillor Brian Henry – Councillor Mary Coulas –

That the report of the Planner regarding a Subdivision Application (County File No. 15T-21001), Official Plan Amendment (County File No. 15OP-21006) and Zoning By-law Amendment (Township File No. C-15-20) related to lands described as being Part Lots 26 and 27, Concession 7 in the Lakefield Ward known as the Triple T. Holding Ltd – Ray’s Creek Subdivision be received for information; and

That Council defer decision on the zoning by-law amendment (File No. C-15-20) as well as the Council resolution regarding the related Subdivision (County File No. 15T-21001) and Official Plan Amendment (County File No. 15OP-21006) to a future date following consideration of public comments received at the public meeting.

Deputy Mayor Ron Black – Yes
Councillor John Boyko – Yes
Councillor Mary Coulas – Yes
Councillor Brian Henry – Yes
Mayor Sherry Senis – Yes

Carried.

Question Period

None.

Municipal Officers & Staff Reports – Direction

None.

Consent Items

None.

Correspondence for Direction

None.

Correspondence for Information

None.

County Correspondence for Direction:

None.

County Correspondence for Information:

None.

Committee Reports

None.

Petitions

None.

Other, New & Unfinished Business

None.

By-laws

Resolution No. 2025–042 – Confirming By-law

Councillor Mary Coulas – Deputy Mayor Ron Black –

That By-law 2025-014, being a By-law to confirm the proceedings of the special Council meeting held on the 4th day of March 2025, be read a first, second and third time and finally passed.

Carried.

Adjournment

Resolution No. 2025–043 – Adjournment

Councillor Brian Henry – Councillor Mary Coulas –

That the meeting be adjourned. (7:47 PM)

Carried.