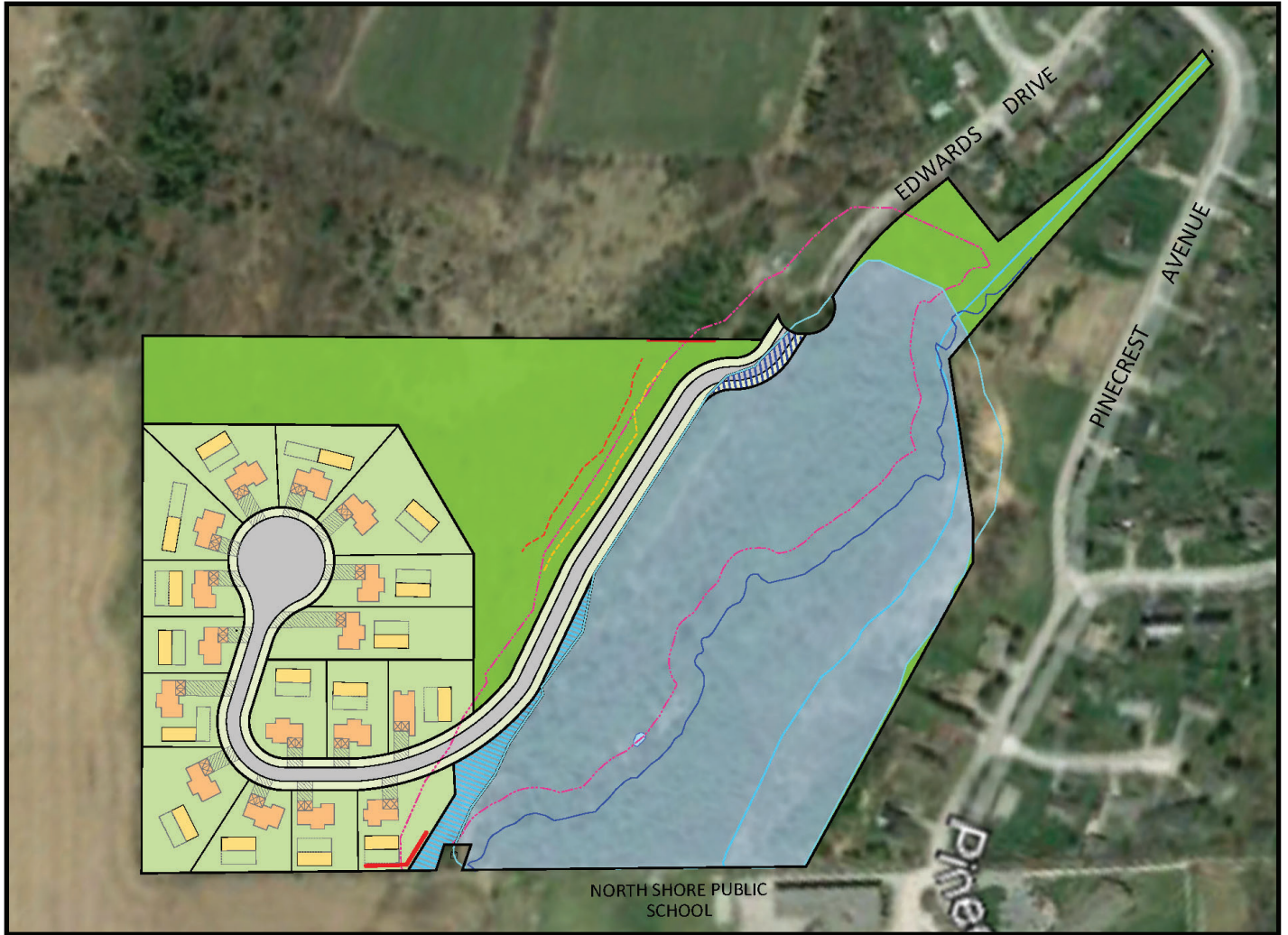


PLANNING JUSTIFICATION REPORT

*EDWARDS DRIVE SUBDIVISION
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN*



RFA Planning Consultant Inc.

202-211 Dundas Street East, Belleville, Ontario, K8N 1E2

MAY, 2025



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1. INTRODUCTION

1.1 The Edwards Drive Subdivision Project

RFA Planning Consultant Inc. was retained by 1000052747 Ontario Inc. to provide professional planning services for a Zoning By-law Amendment (ZBA) to the Township of Otonabee-South Monaghan Comprehensive Zoning By-law Number 2010-65 and a Plan of Subdivision to the County of Peterborough for the subject property municipally known as the 74 Edwards Drive. This Planning Justification Report has been prepared in support of these two applications.

The Draft Plan of Subdivision has an area of 14.1 hectares and proposes 16 lots accommodating single-detached dwellings, and land to be deeded to the municipality as parkland and open space / environmental protection. A new internal cul-de-sac road will extend south from Edwards Drive in the Keene settlement area and will link the development to existing residential areas. The eastern portion of the site contains a watercourse and mapped wetland. The northern portion of the site contains a significant woodland / wildlife corridor. The road and lot fabric have been designed to protect these environmentally sensitive areas. The site will be provided with municipal water extended from the existing municipal system and individual on-site sewage services.

A Zoning By-law Amendment is requested to amend the site's current Future Development Exception 8 (FD-8) Zone, Future Development Exception 8 – Source Water Protection (FD-8-SWP) Zone, Environmental Protection (EP) Zone and Open Space (OS) Zone to Hamlet Residential Exception XX – Source Water Protection (HR-XX-SWP) Zone, Open Space (OS) Zone, Open Space – Source Water Protection (OS-SWP) Zone, Environmental Protection (EP) Zone, and Environmental Protection – Source Water Protection (EP-SWP) Zone.

1.2 Site Summary and Context

1.2.1 Legal Description

The property is legally described as Part of Lots 13 and 14, Concession 7, Geographic Township of Otonabee; Part 4, Plan 45R-6864, Parts 1, 2, 3, 4 and 5, Plan 45R-14319; Save and Except Part 2, Plan 45R-16688 and Part 1, Plan 45R-16795; Subject to an Easement as in LT21491, Together with an Easement over Parts 1 and 2, Plan 45R-6864; Township of Otonabee-South Monaghan, County of Peterborough.

1.2.2 Site Area and Frontage

The site has an area of 14.1 hectares and has 164 metres of frontage at the terminus of Edwards Drive in the Keene settlement area, and is vacant. Keene is located within the Township of Otonabee-South Monaghan.

1.2.3 Surrounding Land Uses

The surrounding land uses are indicated below:

To the north: Future Development Exception 3 (FD-3) Zone – vacant land;

To the south: Community Facility (CF) Zone – North Shore Public School and Future Development (FD) Zone – vacant land;

To the east: Hamlet Residential (HR) Zone – low-density residential and Open Space (OS) Zone – parkland;

To the west: Future Development (FD) Zone and Future Development with Source Water Protection Overlay (FD-SWP) Zone – vacant land;

Table 1, below, provides a background summary of the subject property.

TABLE 1: BACKGROUND SUMMARY

PIN 28151-0314	
Legal Description	Part of Lots 13 and 14, Concession 7, Geographic Township of Otonabee, Parts 1, 2, 3, 4 and 5, Plan 45R-14319, Part 4, Plan 45R-686, Save and Except Part 1, Plan 45R-1675; Subject to an Easement as in LT21491; Together with an Easement over Parts 1 and 2, Plan 45R-6864; Township of Otonabee-South Monaghan, County of Peterborough
Civic Address	74 Edwards Drive
Lot Area	14.1 hectares
Lot Frontage	164 metres (east side of Edwards Drive)
Access	Edwards Drive
Peterborough O.P. Designation	“Settlement Area” (Map “A” – Settlement Area, Watershed Boundaries)
Otonabee-South Monaghan O.P. Designation	“Hamlet”; “Wellhead and Wellhead Protection Area”; “Special Policy Area 5.2.10 (c)” (Schedule “A” Land Use Plan – Map 12)
Zoning	“Future Development Exception 8 (FD-8) Zone”;

PIN 28151-0314

“Future Development Exception 8 – Source Water
Protection (FD-8-SWP) Zone”;

“Environmental Protection (EP) Zone”;

“Open Space (OS) Zone” (Schedule “A” – Map 12)

1.2.4 Site Context

Figure 1: Location Map, below, shows the location of the subject property in green outline. A site visit was conducted on November 2, 2022. Photos of the site and surrounding land uses are depicted following **Figure 1**. The site is located within the western portion of settlement area of Keene and has frontage on the east side of Edwards Drive. The property is currently forested with a wetland and watercourse in its eastern portion, and is generally covered with topsoil that is underlain by deposits of silty sand, clay and native glacial till. A drumlin is present on the western portion of the site with varying gradients.



FIGURE 1: LOCATION MAP – SUBJECT PROPERTY OUTLINED IN GREEN.



Edwards Drive – Looking northeast from existing cul-de-sac terminus.



Water Treatment Plant – Looking west from existing cul-de-sac terminus.



Edwards Drive Extension – Looking southwest along existing gravel laneway from site entrance.



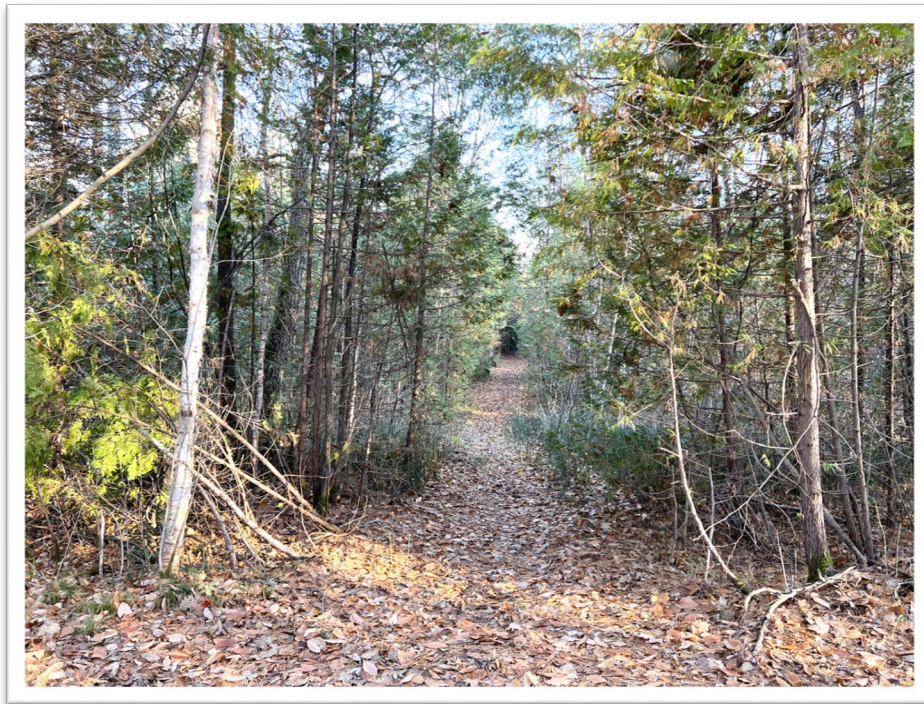
Edwards Drive Extension – Looking southwest along existing gravel laneway.



Edwards Drive Extension – West side of culvert under existing gravel laneway.



Edwards Drive Extension – East side of culvert outlet to wetland from existing gravel laneway.



Environmental Protection Block – Foot path looking east from existing gravel laneway.



Municipal Well – Looking south from existing gravel laneway.



Proposed Lot 1 – Looking south from existing gravel laneway.



Proposed Lot 3 – Looking south from existing gravel laneway.



Farmer's Field – Looking south from south property line.



Farmer's field – Looking southwest from south property line.



Wildlife Corridor Block – Looking northeast along existing trail.



Wildlife Corridor Block – Looking northeast along existing trail; monitoring well (centre-left).



Proposed Lot 11 – Looking southeast; Rice Lake (background).



Wildlife Corridor Block – Looking east from northwest corner of property along existing trail.

2. PROPOSED DRAFT PLAN

Figure 2: Draft Plan of Subdivision dated February 3, 2025, prepared by RFA Planning Consultant Inc. is the subject of the planning applications to the Township of Otonabee-South Monaghan and County of Peterborough. **Figure 3 – Development Site Plan** illustrates the proposed land uses and features of the subdivision including: lots, building envelopes, roadways, parkland, wildlife corridor, wetland and flood plain area, wetland removal area and wetland compensation area. The lots have been designed with appropriate areas to accommodate municipal piped water and individual on-site sewage systems. **Table 2** summarizes the land uses of the subdivision as follows:

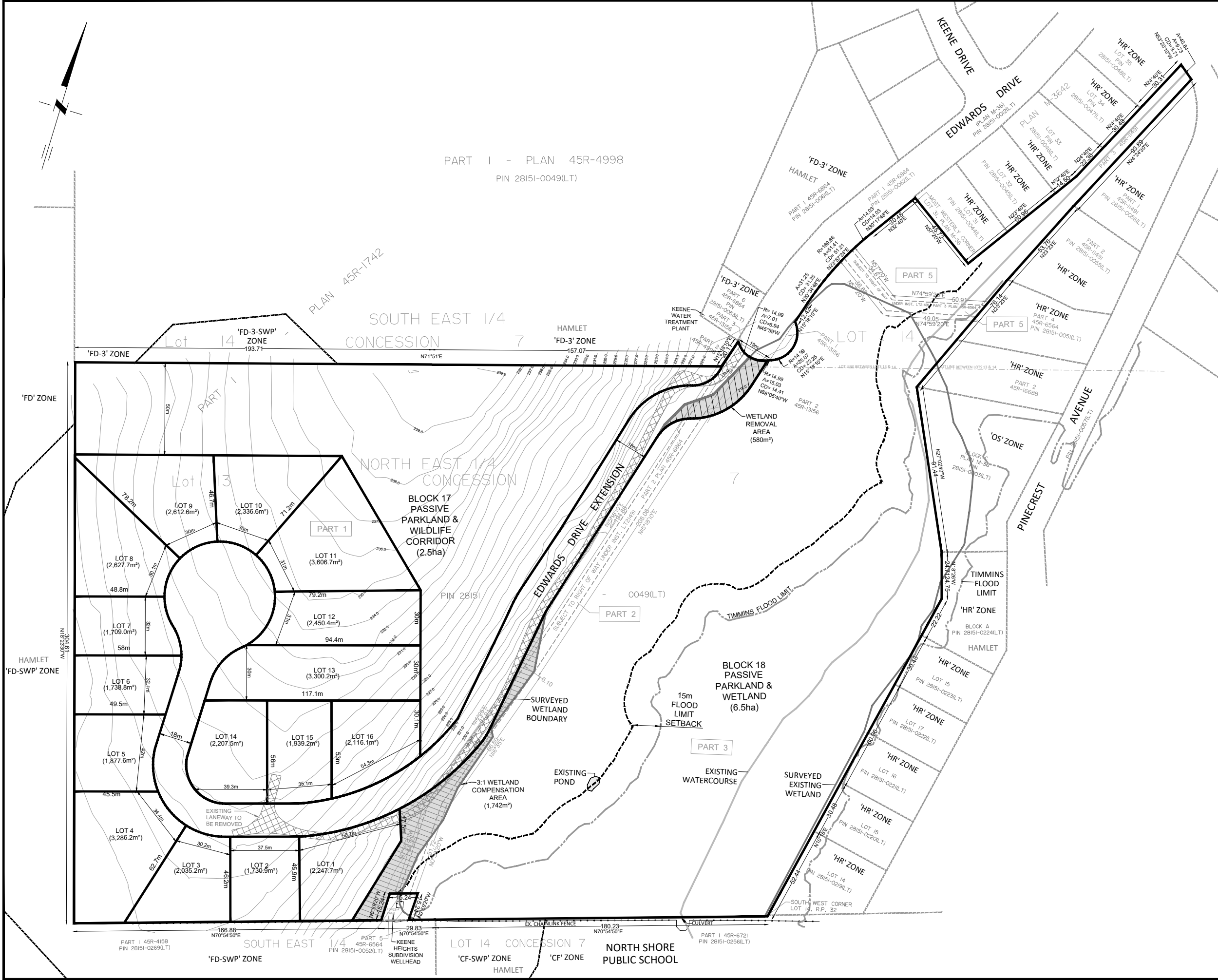
TABLE 2: LAND USE SUMMARY

<i>Land Use</i>	<i>Area (m²)</i>	<i>Area (%)</i>	<i>Units</i>
Blocks 1-16 Single-Detached Lots	37, 822.7	26.8	16
Block 17-18 – Wetland, Wildlife Corridor & Passive Parkland	90,875.9	64.4	
18m - Municipal Road Allowance	12,361.1	8.8	
Site Area Total	141,059.7	100.0 %	16
Residential Density (net) – 5 dwelling units per net hectare			
Residential Density (gross) – 2 dwelling unit per gross hectare			

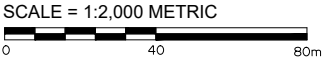
Sixteen (16) single-detached dwellings are proposed and are located within the Settlement Area designation.

- The lots have been designed to provide sufficient area for partial municipal services in accordance with the Hydrogeological Assessment and in accordance with the Township of OSM Zoning By-Law requirements for lots with partial services.
- Edwards Drive will be extended south and will provide access to the 16 lots.
- 18-metre-wide road allowance and will be deeded to the municipality. The developer will construct the new roadway according to municipal standards set out in the subdivision agreement.
- The roadway alignment is curvilinear and responds to the natural terrain, which includes wetland and drumlin features.

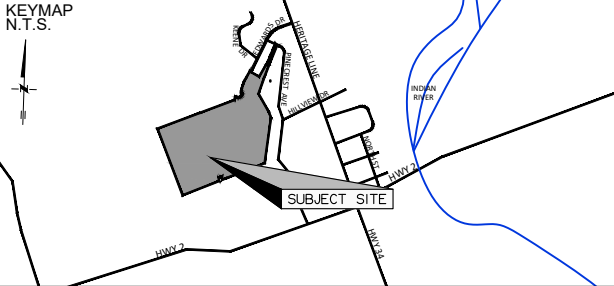
- The extension of Edwards Drive encroaches 580 square metres into the wetland area due to the existing terminus location of Edwards Drive. The Draft Plan identifies an area of wetland compensation in Block 18 at a ratio of 3:1, being 1,740 square metres.
- The wetland boundary delineated in the EIS prepared by Cambium is identified on the Draft Plan.
- The Timmins flood limit and its 15-metre setback are shown on the Draft Plan. All residential lots and public roads are outside the Timmins flood limit.
- Block 17 has an area of 2.5 hectares and is identified as Passive Parkland and Wildlife Corridor. Block 17 will function as both parkland and a wildlife corridor and will be deeded to the municipality.
- Block 18 has an area of 6.5 hectares and is identified as Passive Parkland and Wetland. Block 18 accommodates passive parkland, a watercourse, wetland and wetland compensation area that will be deeded to the municipality.
- Storm water will be directed northeast of the municipal supply well to a series of storage tanks located beneath the roadway.



DRAFT PLAN OF SUBDIVISION
PART OF LOT13 & 14, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF OTONABEE)
PART 4, PLAN 45R-6864 & PARTS 1, 2, 3, 4 & 5 PLAN 45R-14319
SAVE AND EXCEPT PART 2 45R-16688 & PART 1 PLAN 45R-16795
SUBJECT TO AN EASEMENT AS IN LT21491, TOGETHER WITH AN
EASEMENT OVER PARTS 1 & 2 PLAN 45R-6864
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH



DRAWN BY: F.M.	CHECKED BY: S.L.	DATE: FEBRUARY 3, 2025	SCALE: 1:2,000
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LAND USE	AREA(m ²)	AREA%	UNITS
LOTS 1-16 - SINGLE DETACHED DWELLINGS - 30M. MIN FRONTAGE (1,709.0m)	37,822.7m ²	26.8	16
BLOCKS 17-18 - WETLAND, WILDLIFE CORRIDOR & PASSIVE PARKLAND -LAND WITHIN WETLAND (59,298.3m) (65.3%) -LAND OUTSIDE WETLAND (31,577.5m) (34.7%)	90,875.9m ²	64.4	
18.0m MUNICIPAL ROAD ALLOWANCE = 554.4m - EDWARDS DRIVE EXTENSION	12,361.1m ²	8.8	
TOTAL	141,059.7m ²	100	16

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.**
- (a) SEE SURVEYORS CERTIFICATE.
 - (b) AS SHOWN ON DRAFT PLAN.
 - (c) AS SHOWN ON DRAFT PLAN.
 - (d) SEE LAND USE SUMMARY
 - (e) SEE DRAFT PLAN
 - (f) AS SHOWN ON DRAFT PLAN.
 - (g) AS SHOWN ON DRAFT PLAN.
 - (h) MUNICIPAL WATER AND INDIVIDUAL ON-SITE SEWAGE.
 - (i) SILTY SAND
 - (j) AS SHOWN ON DRAFT PLAN.
 - (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE
 - (l) AS SHOWN ON DRAFT PLAN.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

TOPOGRAPHY NOTE:
EXISTING ELEVATIONS PREPARED BY JEWEL ENGINEERING.
CONTOURS DRAWN AT INTERVALS OF 1.0m.

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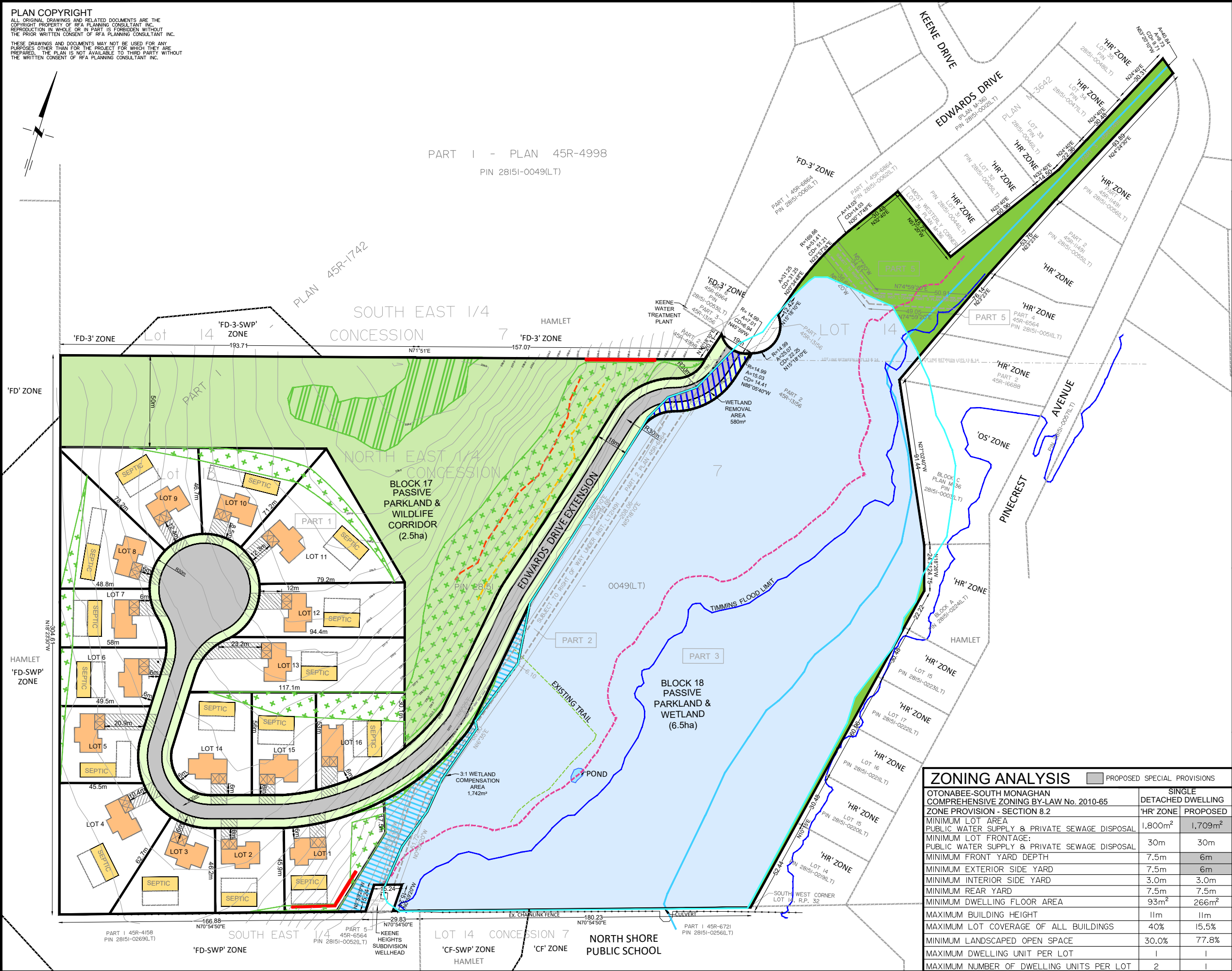
SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

JOHN S. DUNCAN
ONTARIO LAND SURVEYOR.

DATE

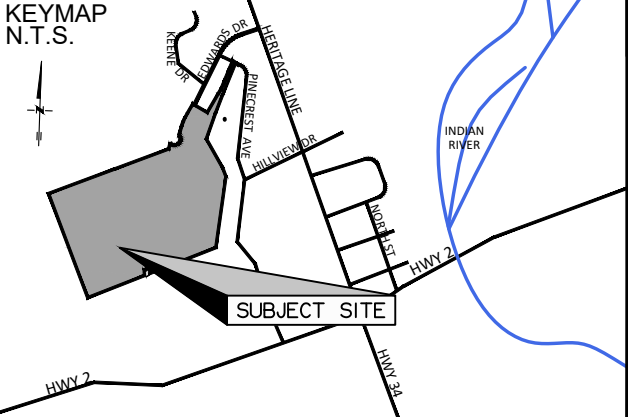
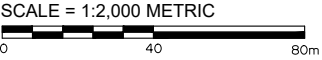
BENINGER SURVEYING LTD.
ONTARIO LAND SURVEYORS
414 WATER STREET, PETERBOROUGH, ONTARIO
(705) 743-8634





DEVELOPMENT SITE PLAN

PART OF LOT13 & 14, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF OTONABEE)
PART 4, PLAN 45R-6864 & PARTS 1, 2, 3, 4 & 5 PLAN 45R-14319
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TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH



LEGEND

- MINERAL CULTURAL MEADOW (CUM1) VEGETATIVE COMMUNITY- TO BE VEGETATED - CAMBIUM 2024
- TEMPORARY TREE REMOVAL AREA TO BE RE-VEGETATED - CAMBIUM 2024
- SURVEYED EXISTING WETLAND - CAMBIUM, 2022
- WETLAND REMOVAL AREA (580m²)
- 3:1 WETLAND COMPENSATION AREA (1,742m²)
- POTENTIAL PRIMARY SEPTIC LOCATION - CAMBIUM, 2024
- POTENTIAL SINGLE-DETACHED DWELLING
- POTENTIAL DRIVEWAY LOCATION
- TIMMINS FLOODLINE - JEWELL, 2024
- EXISTING NATURAL TRAIL
- 15m FLOODLINE SETBACK
- WATERCOURSE
- EXISTING EASEMENT LINES
- PROPOSED RETAINING WALL
- TOP OF SLOPE - CAMBIUM, 2022
- BOTTOM OF SLOPE - CAMBIUM, 2022
- POTENTIAL SEPTIC RESERVE LOCATION - CAMBIUM, 2024

LAND USE SUMMARY		AREA(ha.)	AREA%	UNITS
SINGLE-DETACHED RESIDENTIAL LOTS		3.78	26.9	16
MUNICIPAL ROAD ALLOWANCE		1.27	9.0	
PASSIVE PARKLAND WITHIN WETLAND		5.93	42.1	
PASSIVE PARKLAND OUTSIDE OF WETLAND		3.12	22.0	
TOTAL		14.10ha	100.0%	16

PARKLAND SUMMARY		AREA(ha.)	
PASSIVE PARKLAND WITHIN WETLAND		5.93	
PASSIVE PARKLAND OUTSIDE OF WETLAND		0.62	
WILDLIFE CORRIDOR - OUTSIDE WETLAND		2.5	
PARKLAND TOTAL		9.05ha	

NOTE:
METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.
BUILDING NOTE:
BUILDING FOOTPRINTS, LANDSCAPED OPEN SPACE AND DRIVEWAYS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
SURVEY NOTE:
DRAWING CREATED USING DATA FROM PLAN 45R-14319 BY BENHUR SURVEYING LTD. DATED FEBRUARY 12 2008
CONTOUR DATA PROVIDED BY JEWELL ENGINEERS.

ZONING ANALYSIS

OTONABEE-SOUTH MONAGHAN COMPREHENSIVE ZONING BY-LAW No. 2010-65		SINGLE DETACHED DWELLING	
ZONE PROVISION - SECTION 8.2		'HR' ZONE	PROPOSED
MINIMUM LOT AREA		1,800m²	1,709m²
PUBLIC WATER SUPPLY & PRIVATE SEWAGE DISPOSAL			
MINIMUM LOT FRONTAGE:		30m	30m
PUBLIC WATER SUPPLY & PRIVATE SEWAGE DISPOSAL			
MINIMUM FRONT YARD DEPTH		7.5m	6m
MINIMUM EXTERIOR SIDE YARD		7.5m	6m
MINIMUM INTERIOR SIDE YARD		3.0m	3.0m
MINIMUM REAR YARD		7.5m	7.5m
MINIMUM DWELLING FLOOR AREA		93m²	266m²
MAXIMUM BUILDING HEIGHT		11m	11m
MAXIMUM LOT COVERAGE OF ALL BUILDINGS		40%	15.5%
MINIMUM LANDSCAPED OPEN SPACE		30.0%	77.8%
MAXIMUM DWELLING UNIT PER LOT		1	1
MAXIMUM NUMBER OF DWELLING UNITS PER LOT		2	1

No.	REVISION	DATE	APPR'D

DRAWN BY: F.M.	CHECKED BY: S.L.	DATE: February 3, 2025	SCALE: 1:2,000
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211 Dundas Street East, Suite 202, Belleville, Ontario, K8N 1E2

3. TECHNICAL SUPPORT STUDIES FOR THE EDWARDS DRIVE SUBDIVISION

Related technical support studies have been prepared in support of the Applications for Draft Plan of Subdivision and Zoning By-law Amendment to address the following components of the Edwards Drive Subdivision project:

- Functional Servicing Report (incl. Servicing Options Report)
- Hydrogeological Assessment Report
- Geotechnical Investigation Report
- Stormwater Management Report
- Floodplain Assessment
- TRCA Wetland Water Balance Risk Evaluation
- Environmental Impact Study
- Slope Stability Study
- Stage 1 & 2 Archaeological Assessment
- Traffic Brief

The above reports have been submitted under separate cover. The following is a synopsis of these reports and their recommendations.

3.1 Functional Servicing Report

A Functional Servicing Report is been prepared by Jewell Engineering in support of the Edwards Drive Subdivision project. One new municipal road extension of Edwards Drive will provide access to the development. The site will be serviced with municipal water and individual on-site sewage systems on each lot.

A municipal groundwater source services Keene. Two wells supply the system, one of which is located on the south side of the subject site. The water treatment plant is located on the adjacent property to the north. A small 150 millimetre diameter domestic water distribution system supplies the surrounding Keene Heights subdivision (37 residences). The system does not provide fire protection.

The existing 150 millimetre water main on Edwards Drive can be extended to service the proposed development. Based on the remaining system capacities noted in Section 4.1 of the Functional Servicing Report, upgrades to the treatment system may be required to support the proposed development. The existing groundwater wells and treated water storage have sufficient capacity to support the proposed subdivision.

It is understood that Engage Engineering is evaluating the existing system on behalf of the municipality, which includes consideration of expansion of treatment plant capacity in order to service additional development lands, but further details are not available as of the writing of Jewell report. Once the Engage report becomes available, the design values applied in the Jewell report (population factor, per capita usage, peaking factors) should be confirmed.

Jewell concluded that upgrades to the treatment system may be required in order to supply domestic water service to the proposed development. The existing groundwater wells and treated water storage have sufficient capacity to support the proposed development. Water services (25 millimetre) and boosters should be provided to all homes in the proposed development to ensure sufficient water pressure.

3.2 Hydrogeology Assessment Report

A Hydrogeological Assessment was prepared by Cambium Inc. in support of the proposed development to review the suitability of individual on-site sewage services, and issues related to water balance and source water protection. The suitability for disposal of wastewater on-site was reviewed by assessing the native soils on the property and the position of the shallow water table, water quality testing of the shallow aquifer, hydraulic testing of the soils, and identification of surficial slopes across the site. Attenuation capacity of the site for contamination of nitrates from the on-site wastewater systems was also addressed.

The Assessment concluded that the post-development water balance resulted in a net infiltration surplus. Since infiltration is expected to be greater post-development than pre-development, no LID measures are required to increase infiltration rates.

With traditional wastewater treatment systems, the predicted nitrate concentration at the property boundary was calculated to be 13.5 mg/L. This concentration exceeds provincial limits of 10 mg/L. Therefore, additional measures are required to develop the site for the proposed 16 lots. When advanced treatment systems are utilized, the calculated nitrate concentration at the property boundary is reduced to 6.8mg/L. Therefore, advanced treatment of septic discharge is deemed to be appropriate within the proposed development. The proposed lot sizes in the development plan are considered sufficient since a primary and reserve bed plus a dwelling can be placed within each lot.

With respect to local source water protection policies, storm water will be directed northeast of the municipal supply well to a series of storage tanks located beneath the roadway. The storage tanks will be located outside a 100-metre radius of the adjacent well supply. Therefore, the proposed storm water management plan is considered compliant with applicable source protection policies.

It is recommended that all construction and development activities remain above the groundwater table, when possible, to further reduce potential influences on the underlying supply aquifer.

3.3 Geotechnical Investigation Report

A Geotechnical Investigation Report was prepared by Cambium Inc. in support of the Edwards Drive Subdivision project. Subsurface conditions are fairly consistent throughout, comprising a surficial layer of topsoil which generally overlies a thin layer of silt or sand soil. Compact to very dense glacial till soils generally underlie the aforementioned soils. Groundwater appears to flow from northwest to southeast towards the wetland area at the east portion of the Site.

It is recommended that additional groundwater level measurements be taken at the monitoring wells during the changing seasons to understand the seasonal variation in the groundwater table at the Site. Groundwater levels may fluctuate seasonally and with large precipitation events.

All vegetation and organic soils, including topsoil, should be removed from beneath the proposed homes, roadways and utilities. The exposed subgrade should be proof-rolled and inspected by qualified geotechnical engineering personnel prior to the placement of any fill or bedding material. The excavations created through the removal of material should be backfilled with approved engineered fill and in accordance with the recommendations of the Geotechnical Investigation Report regarding frost penetration, excavations and shoring, dewatering, back fill and compaction, foundation design, floor slabs, sub-drainage and buried utilities and roadway design.

The roadway design presented will provide adequate support for the intended use; however, some minor frost heaving could occur, resulting in minor degradation and minimal annual maintenance. The pavement structure design assumes all roads will be low volume residential roadways. The final asphalt surface should be sloped a minimum 2% to shed runoff.

Test excavations should occur prior to construction to compare findings to those observed in the Geotechnical Investigation Report. Testing and monitoring should also be carried out during construction to examine and approve subgrade conditions, placement and compaction of fill material, and dewatering requirements.

3.4 Stormwater Management Report

A Stormwater Management Report was prepared by Jewell Engineering in support of the Edwards Drive Subdivision project. The proposed hamlet residential lots are situated on the south side of a drumlin which is oriented NE-SW. Runoff drains in three directions: to the southwest field (via sheet flow), to the south (field immediately west of the school property), and to the east (wetland).

Pre-development drainage patterns will be maintained where possible. Runoff from front yards and hardened areas, such as the roadway and driveways, will drain along roadside ditches to the site's natural low contour in the east. The natural low area provides a good location for storm water quantity control and quality treatment before discharging to the wetland. An underground Storm Water Management (SWM) facility in the road allowance is proposed.

Quantity control will be provided in the EZStorm storage units (or similar). These units are underground storage blocks with a high porosity (96% volume of voids to total volume) that are designed to be placed under the road structure with sufficient cover. Runoff will be controlled via an outlet structure at the downstream end of the facility, discharging to the wetland to the east. The facility is sized to control post development peak flows to pre-development targets up to the 100-year event. The proposed design provides 888 m³ of storage capacity which will provided full storage for all studied events. The outlet structure is designed to accommodate increased rainfall intensity associated with climate change and also the unlikely event of an outlet blockage. Additional storage capacity may also be provided by installing additional EZStorm Units. In the unlikely event of full outlet obstruction, inflows to the storage facility will safely pool upstream of the inlet and spill over the road to the wetland to the east. Therefore, climate resiliency and safe conveyance are provided.

Quality treatment will be provided by a treatment-train approach, through use of vegetated contact / enhanced swales and an oil-grit separator unit in series to achieve an 80 % enhanced total-suspended-solids removal. Low-impact development guidance (including preserving hydrologic features and functions, siting and layout of development, reducing impervious areas and using natural drainage systems) will be followed to ensure natural hydrologic areas and green infrastructure are utilized to address rates of storm water runoff.

To reduce erosion during construction, the following control measures will be put in place: siltation fencing, straw-bale check dams, rip-rap check dams and filter sock inserts in catch basins. Control measures will be placed downstream of all active work areas and upstream of protected receivers. Control measures will be placed around stockpiles of topsoil and fill materials.

3.5 Floodplain Assessment

A tributary of the Indian River traverses the east side of the subject property. A Floodplain Assessment was prepared by Jewell Engineering in support of the proposed development to identify its regulatory flood limits to ensure the proposed development occurs safely outside of the flood hazard boundary.

A climate change scenario was included in the hydrologic and hydraulic models. Climate change forecasts indicate a significant increase in peak runoff rate; however, the impact on the horizontal extent of the flood hazard limit is minimal due to the two natural overflow spillways at the wetland outlet, combined with the relatively sharp slope near the perimeter of the wetland basin.

It is recommended that the proposed development occur outside of the flood hazard limit, in addition to relevant setbacks that may be applied at the discretion of Otonabee Region Conservation Authority.

3.6 TRCA Wetland Water Balance Risk Evaluation

A TRCA (Toronto Region Conservation Authority) Wetland Water Balance Risk Evaluation was prepared by Cambium Inc. in support of the Edwards Drive Subdivision project. The purpose of the Risk Evaluation is to determine a level of risk to the proposed works based on the sensitivity of the wetland and the potential hydrologic change in the absence of remediation. The level of risk was used to determine whether water balance, mitigation measures and / or modelling is required. The Risk Evaluation was completed in four steps: determination of the retained wetland; determination of the magnitude of hydrological change; determination of the sensitivity of the wetland, flora and fauna to hydrologic change; and assign level of risk to the proposed development.

The results of the Risk Evaluation indicate the proposed development impact on the wetland catchment is considered to have a low magnitude hydrogeological change and a high sensitivity for the wetland. Impact characterization of the proposed development on the wetland catchment is Low Risk based on the TRCA guidance document. As such, monitoring is not required; however, a non-continuous hydrological model is required with output at monthly or higher resolution, along with a design mitigation plan to maintain water balance to the wetland as outlined in TRCA SWM Criteria Document.

It is noted that the Hydrogeological Assessment indicates that runoff inputs to the wetland on-site will be maintained (and likely increase) upon development of the Site. Therefore, the wetland should not experience a reduction of runoff inputs upon development.

3.7 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Cambium Inc. in support the proposed development. The entire property was assessed and recommendations were made to outline strategies to facilitate compliance with approval authority requirements concerning natural heritage features. Cambium delineated the wetland boundary using ortho-imagery, field investigations and soil assessments.

It was noted that development is generally located outside the wetland, however, minor encroachment is required to facilitate the extension of Edwards Drive into the subdivision. Approximately 580 square metres of wetland will be filled. To offset the direct wetland loss, 1,742 square metres of wetland is to be created. This results in a 3:1 wetland creation-to-loss ratio.

Based on Ministry of Natural Resources and Forestry NHRM (Natural Heritage Reference Manual) criteria for determining significant woodlands, the contiguous woodland that covers the site is considered significant since it meets criteria for proximity to other woodlands or other habitat and water protection. As such, the Plan preserves, re-establishes and creates new woodland areas within the site.

The following recommendations were made within the EIS:

- 1. All required approvals and permits should be obtained prior to the commencement of any Site alteration / construction activities.*
- 2. The outer extent of development should be staked in field to reduce opportunity for woodland and wetland encroachment beyond that discussed herein.*
- 3. Vegetation removal or alteration should take place outside the breeding bird season (April 1 to August 31) and the active roosting period for bats (April 1 to September 30). As such, clearing should take place between October 1st and March 31st of any calendar year. Should any clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed within 48 hours prior to clearing activities. If nests are found, work within the area must cease until the nest has fledged, as per the federal Migratory Birds Convention Act. Should any clearing be required during the active roosting period for bats, please contact the Ministry of Environment, Conservation and Parks for further direction (e.g. acoustic monitoring, exit surveys) to ensure conformity with the Endangered Species Act.*

4. *An Erosion and Sediment Control (ESC) Plan that includes perimeter light duty sediment fencing should be implemented along the watercourse side of the construction area prior to the commencement of any Site alteration.*
5. *Construction activities that require earthworks (e.g., grading, excavation, etc.) should be scheduled to avoid dates of heavy rainfall events and times of high runoff volumes.*
6. *Sediment fencing can function as wildlife exclusion fencing. To exclude wildlife from the Site, sediment fencing should be installed around the entire perimeter of the construction area prior to the earlier of May 1 or commencement of Site preparation to keep wildlife from entering the construction area. This fencing should be made of light-duty sediment fence, staked at regular intervals, trenched-in at least 10-20 cm below ground, with an above ground height of at least 60 cm. The sediment fence should be inspected regularly to ensure that it remains in good condition: and any downed areas, rips, or holes should be repaired or replaced immediately. A designated point of ingress / egress should be identified, and a moveable barrier be constructed, to allow for the Site to fully remain enclosed while allowing vehicular access to the Site as needed.*
7. *The construction area should also be actively inspected each day prior to the start of work throughout the duration of construction.*
8. *SAR observations, including most species of snakes and turtles, should be reported to the Natural Heritage Information Centre (NHIC). If any individuals are encountered, they should be photographed and allowed time to move out of harm's way. SAR should not be handled by unauthorized individuals.*
9. *Spread of invasives should be actively managed. Further recommendations are available in Section 5.8.*
10. *The MECP should be contacted as it relates to SAR bats and confirm compliance with the ESA.*
11. *Communities 1, 3, 6, 7 and 8 form the onsite portion of the Significant Woodland, while Community 1 serves as Significant Wildlife Habitat for Eastern Wood-pewee, Wood Thrush and candidate bat maternity roost habitat.*
12. *Woodland restoration and creation areas within the Site, have been recommended to reduce net loss of woodland to 4.2 ha. Loss of woodland directly relates to SWH and SAR.*

3.8 Slope Stability Study

A Slope Stability Study was prepared by Cambium Inc. in support of the Edwards Drive Subdivision project to evaluate the stability of the slope and the potential for building near the crest of the existing slope. Among other items, it was determined that: the slope has a moderate inclination, soils consist of dominantly glacial till, there was little to no seepage from the slope face at the time of investigation, the slope is well vegetated, there is no watercourse within 15 metres and no apparent previous landslide activity was evident.

It is concluded that since the overall slope has a low potential for instability, the top of the existing slope can be considered the long-term stable top of slope provided no structures are developed within the Development Setback as identified in the Study. If development is proposed to be within the setback from the top of slope, then further investigations / studies will be required. During construction, vegetation should be retained as possible and erosion control measures should be put in place to maintain the stable slope. This includes revegetation of the slope if any bushes or trees are removed and ensuring that there is no concentration of runoff from downspouts down the slope.

3.9 Stage 1 & 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was prepared by Earthworks Archaeological Services Inc. given that the subject property is located within 300 metres of two tributaries of the Indian River and two drumlins. A test pit survey did not yield any evidence of archaeological material, therefore no additional archaeological assessments are required.

The Ministry of Citizenship and Multiculturalism (MCM) will review the Archaeological Assessment and provide a letter indicating their satisfaction that its fieldwork and reporting are consistent with the MCM 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences, and to enter it into the Ontario Public Register of Archaeological Reports. The MCM letter can be a condition of approval for the plan of subdivision.

3.10 Traffic Brief

A Traffic Brief was prepared by Asurza Engineers Ltd. in support of the proposed development to determine if it will have any significant impact on the traffic operations of the existing roadways. The Brief determined that given the limited scale of the proposed development, the additional trips generated by the subdivision will have no impact on the nearby road network. Any minor change in traffic volumes will be negligible relative to the current traffic operations.

4. CONSISTENCY WITH THE PROVINCIAL PLANNING STATEMENT (2024)

The *Provincial Planning Statement* (PPS) applies to all planning applications effective October 20, 2024. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. **Table 3**, below, demonstrates how the Applications for Rezoning and Approval of a Plan of Subdivision are consistent with the PPS. The policies are listed in the left column of the chart in *italics*, while the planning analysis is provided in the right column.

TABLE 3: PROVINCIAL POLICY STATEMENT AND ANALYSIS

PPS POLICY	PLANNING ANALYSIS
CHAPTER 2: BUILDING HOMES, SUSTAINING STRONG AND COMPETITIVE COMMUNITIES	
2.1 PLANNING FOR PEOPLE AND HOMES	
<p>4. <i>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i></p> <p>b) <i>maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.</i></p>	<p>The proposed subdivision will contribute towards the Township’s supply of land that is zoned and draft approved for development.</p>
2.2 HOUSING	
<p>1. <i>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</i></p> <p>c) <i>promoting densities for new housing which efficiently use land, resources, infrastructure and</i></p>	<p>The Subdivision will provide housing to meet the needs of the Township’s citizens. Appropriate municipal infrastructure exists to support the proposed uses in the form of roads, open space / parkland, schools, community facilities, police and fire protection.</p>

PPS POLICY	PLANNING ANALYSIS
<i>public service facilities, and support the use of active transportation;</i>	
2.3 SETTLEMENT AREAS AND SETTLEMENT AREA BOUNDARY EXPANSIONS	
2.3.1 General Policies for Settlement Areas	
<p>1. <i>Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</i></p>	<p>The lands are designated Hamlet in the Township of OSM Official Plan and are designated Settlement Area in the Peterborough County Official Plan which are areas to be the focus of growth and development.</p>
<p>2. <i>Land use patterns within settlement areas should be based on densities and a mix of land uses which:</i></p> <p><i>a) efficiently use land and resources;</i> <i>b) optimize existing and planned infrastructure and public service facilities;</i></p>	<p>Given that municipal sewage services are neither planned nor available to the site, it is appropriate to allow the development to proceed on partial services to accommodate growth. The density of the proposed Plan of Subdivision is efficient and appropriate based on the Official Plan policies and available infrastructure.</p> <p>The property has good access from an extension of Edwards Drive. Community facilities are in close proximity and include: North Shore Public School, Keene Public Library, Keene Playground, Pinecrest Park, and Otonabee Memorial Community Centre which includes a curling rink and ice pad. The Lang-Heritage Trail which is part of the Trans-Canada Trail system is within three (3) kilometres of the site. Fire and police services are available to the site.</p>
2.9 ENERGY CONSERVATION, AIR QUALITY AND CLIMATE CHANGE	
<p>1. <i>Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the</i></p>	<p>The storm water facility will be designed to accommodate an increase in rainfall as a result of climate change. The wetland has been mapped and no lots</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>impacts of a changing climate through approaches that:</i></p> <p><i>b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;</i></p>	<p>will be developed within the wetland boundary.</p>
CHAPTER 3: INFRASTRUCTURE AND FACILITIES	
3.1 GENERAL POLICIES FOR INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES	
<p>1. <i>Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.</i></p>	<p>The subdivision will be serviced with an extension of an existing road, Edwards Drive, and the existing municipal water system. Schools, library, fire and police protection are readily available.</p>
3.2 TRANSPORTATION SYSTEMS	
<p>1. <i>Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero-and low-emission vehicles.</i></p>	<p>The proposed road will connect traffic to existing roads within the neighbourhood. A cul-de-sac is proposed from the extension of Edwards Drive. The road terminates in the western end of the site, which is required given the existing topography and significant woodland. The road location and design will minimize the impact of development on the natural environment and provide a wildlife corridor. The Traffic Brief determined that given the limited scale of the proposed development, the additional trips generated by the subdivision will have no impact on the nearby road network.</p>
3.6 SEWAGE, WATER AND STORMWATER	
<p>5. <i>Partial services shall only be permitted in the following circumstances:</i></p>	<p>Given the site's location at the edge of the settlement area, the development represents infilling and minor rounding out of existing development. Therefore,</p>

PPS POLICY	PLANNING ANALYSIS
<p>b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long term provision of such services with no negative impacts; or</p>	<p>partial services are appropriate in accordance with the Functional Servicing Report.</p>
<p>7. <i>Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.</i></p>	<p>The existing groundwater wells and water storage have sufficient capacity to support the proposed subdivision. The limiting component of the Keene Heights Water System is the treatment component that has a remaining capacity of 18.5 m³/day for future growth. It is understood that Engage Engineering is evaluating the existing system on behalf of the municipality.</p>
<p>8. <i>Planning for stormwater management shall:</i></p> <p>b) <i>minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</i></p> <p>c) <i>minimize erosion and changes in water balance including through the use of green infrastructure;</i></p>	<p>b) Storm Water Management (SWM) practices will be implemented to ensure runoff quality and quantity are appropriately and adequately addressed.</p> <p>Runoff from the proposed development will drain to an underground SWM facility under the road structure towards the east end of the site. Quantity control will be provided in the EZStorm storage units.</p> <p>Quality treatment will be provided via a treatment train approach, through use of vegetated contact / enhanced swales, and an oil-grit separator unit in series.</p> <p>c) Erosion measures will be implemented during construction.</p>

PPS POLICY	PLANNING ANALYSIS
<p><i>d) mitigate risks to human health, safety, property and the environment;</i></p> <p><i>e) maximize the extent and function of vegetative and pervious surfaces;</i></p> <p><i>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development;</i></p>	<p>d) No lots will be developed within the regional storm flood plain. This will assist in mitigating risks to people and property as a result of potential flooding and will allow for the hydrological function of the wetland to be maintained.</p> <p>A steep slope associated with the drumlin is present on the site. The Slope Stability Study concludes the overall slope has a low potential for instability and the top of the existing slope can be considered the long-term stable top of slope provided no structures are developed within the identified development setback.</p> <p>e) Blocks 17 and 18, will not be developed and will preserve the function of the on-site and adjacent natural features and represent 9.1 hectares (64.1%) of the site area.</p> <p>f) Low impact development guidance (including preserving hydrologic features and functions, siting and layout of development, reducing impervious areas and using natural drainage systems) will be followed to ensure natural hydrologic areas and green infrastructure are utilized to address rates of storm water runoff. The Hydrogeology Assessment Report notes that infiltration is expected to be greater post-development than pre-development and no LID measures are required to maintain pre-development infiltration rates.</p>

PPS POLICY	PLANNING ANALYSIS
3.9 PUBLIC SPACES, RECREATION, PARKS, TRAILS AND OPEN SPACE	
<p>1. <i>Healthy, active, and inclusive communities should be promoted by:</i></p> <p><i>a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;</i></p> <p><i>b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</i></p>	<p>a) The subdivision will facilitate active community connectivity by providing an extension of Edwards Drive.</p> <p>b) Keene Playground, Pinecrest Park, and Otonabee Memorial Community Centre provide active and passive recreational facilities and are located a walkable distance from the subdivision. In addition, the Trans-Canada Trail system is approximately three (3) kilometres for the site.</p>
CHAPTER 4: WISE USE AND MANAGEMENT OF RESOURCES	
4.1 NATURAL HERITAGE	
<p>1. <i>Natural features and areas shall be protected for the long term.</i></p>	<p>An EIS has been prepared to assess the impact of the development on natural heritage features.</p>
<p>2. <i>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i></p>	<p>The wetland area has been identified and no lots will be developed within this feature (Block 18 on the Draft Plan of Subdivision). A portion of the Edwards Drive extension is located within the wetland boundary, however a wetland compensation area has been provided at a 3:1 ratio for wetland area provided versus lost. Block 18 will be deeded to the municipality.</p> <p>The contiguous woodland that covers the site is considered significant since it meets criteria for proximity to other woodlands or other habitat and water protection. As such, the Plan preserves,</p>

PPS POLICY	PLANNING ANALYSIS
	re-establishes and creates new woodland areas within the site. The wildlife corridor is located within Block 17 on the Draft Plan of Subdivision and will be deeded to the municipality.
4.2 WATER	
<p>1. <i>Planning authorities shall protect, improve or restore the quality and quantity of water by:</i></p> <p><i>d) maintaining linkages and functions of water resource systems;</i></p> <p><i>e) implementing necessary restrictions on development and site alteration to:</i></p> <p style="padding-left: 40px;"><i>1. protect all municipal drinking water supplies and designated vulnerable areas; and</i></p> <p style="padding-left: 40px;"><i>2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;</i></p> <p><i>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</i></p>	<p>d) The wetland has been mapped and will be appropriately zoned to ensure the natural features and their functions are preserved.</p> <p>e) The site is located partially within a Highly Vulnerable Aquifer (HVA) and a Significant Groundwater Recharge Area (SGRA). The site is also within a Wellhead Protection Area (WHPA). The Hydrogeological Assessment Report provided recommendations regarding protection of drinking water.</p> <p>f) Comprehensive management of storm water in the subdivision drainage area will ensure that the quantity and quality is protected.</p>
<p>2. <i>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.</i></p>	<p>To ensure maintenance of the hydrologic function of the wetland, lot lines will not extend into the wetland. Block 18 will be appropriately zoned, and will be deeded to the municipality.</p>

PPS POLICY	PLANNING ANALYSIS
4.6 CULTURAL HERITAGE AND ARCHAEOLOGY	
<p>2. <i>Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</i></p>	<p>A Stage 1 & 2 Archaeological Assessment was completed and no archaeological resources were identified within the study area.</p>
CHAPTER 5: PROTECTING PUBLIC HEALTH AND SAFETY	
5.1 GENERAL POLICIES FOR NATURAL AND HUMAN-MADE HAZARDS	
<p>1. <i>Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</i></p>	<p>Development will not be located within the mapped wetland and will be located away from the steep slope on-site. Development will be located in accordance with the recommendations in the Environmental Impact Study and Slope Stability Assessment.</p>
5.2 NATURAL HAZARDS	
<p>2. <i>Development shall generally be directed to areas outside of:</i></p> <p>b) <i>hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;</i></p>	<p>Lots within the subdivision will be located outside the wetland boundary and outside the regional storm flood line. To ensure no development occurs within the hazard lands, the lands, including the wetland compensation area, will be appropriately zoned and deeded to the municipality.</p>
<p>4. <i>Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.</i></p>	<p>The storm water facility will be designed to accommodate an increase in rainfall as a result of climate change as indicated in the Stormwater Management Report.</p>

5. CONFORMITY TO THE COUNTY OF PETERBOROUGH OFFICIAL PLAN (1994)

The County of Peterborough Official Plan was approved by MMAH in November, 1994. The lands are designated “Settlement Area” as seen on **Figure 4**, below, and are within “Watershed 2” on Map ‘A’ – Settlement Area, Watershed Boundaries of the County of Peterborough Official Plan.

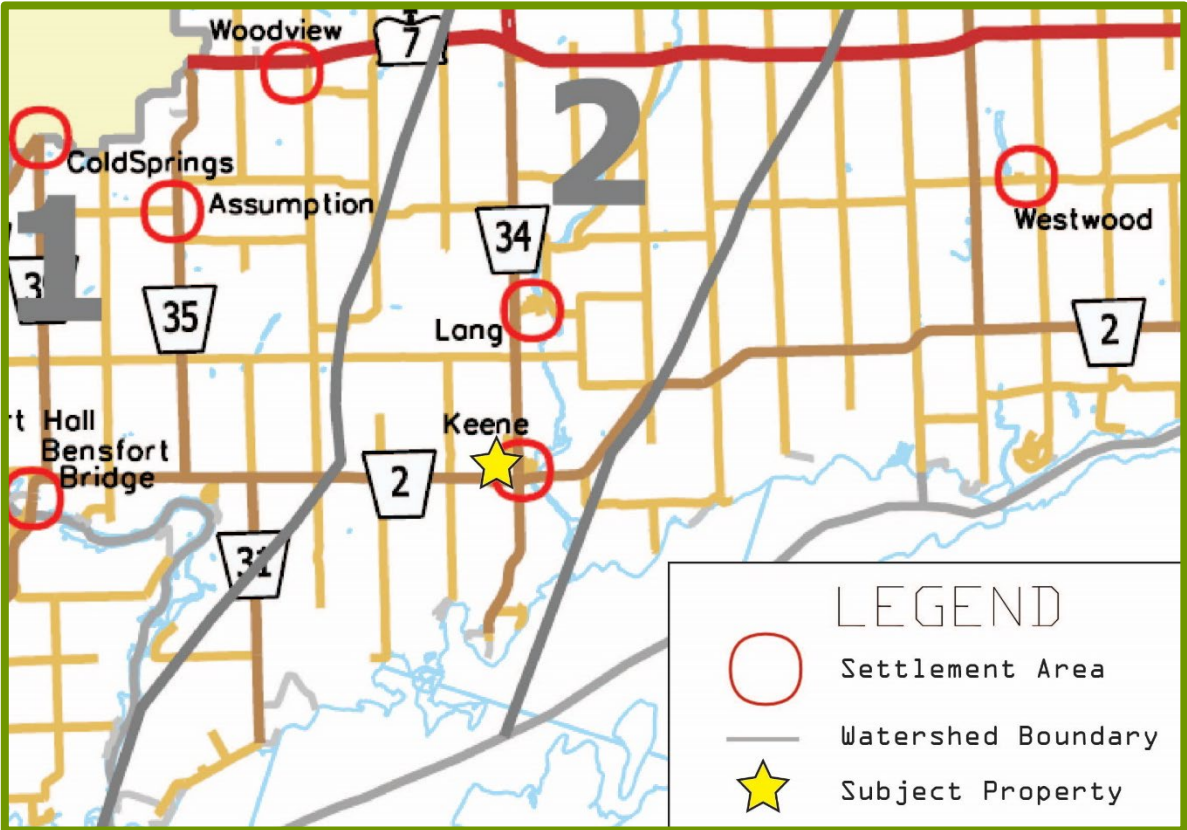


FIGURE 4: COUNTY OF PETERBOROUGH OFFICIAL PLAN MAP ‘A’
EXTRACT

Table 4, below, provides a planning analysis on how the subject applications for Rezoning and Plan of Subdivision conform to the County of Peterborough Official Plan. The left column of the chart lists the relevant policies in *italics*, while the planning analysis is provided in the right column.

TABLE 4: COUNTY OF PETERBOROUGH OFFICIAL PLAN AND ANALYSIS

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
1.0 INTRODUCTION	
1.2 COUNTY STRATEGY	
1.2.3 – Future Growth	
<p><i>The County's vision and strategic approach to the Official Plan establishes a foundation and process for future planning and development. An identification of future growth puts into perspective the degree and direction to which future planning and development is managed and regulated.</i></p> <p><i>The most recent Census data for the County of Peterborough shows the 2006 population at 58,000 persons. The County of Peterborough will initially plan and manage growth based on a Provincial forecast of 61,000 residents and 18,000 jobs to the year 2031 according to the Growth Plan for the Greater Golden Horseshoe, 2006. The Province has committed to reviewing the forecasts at least every five years in accordance with Growth Plan policy 2.2.1.2. Under the Growth Plan, the County is responsible for allocating growth among the 8 Townships. A percentage distribution has been used as an approach for allocating growth among the Townships. Using present trends and future growth factors in addition to directing growth to settlement areas with full municipal services, growth for the 8 Townships in the County has been allocated as follows:</i></p>	<p>The proposed residential subdivision will assist the County in accommodating the forecasted population growth.</p>

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
2.6 DEVELOPMENT APPLICATIONS	
2.6.1 – Subdivision Approvals and Agreements	
<p><i>County Council shall consider for approval only those plans of subdivision which:</i></p> <ul style="list-style-type: none"> <i>(e) comply with the provisions of this Plan and the applicable local official plan, including the criteria outlined in Section 7.13 of this Plan; and</i> <i>(f) can be supplied with adequate County services, to the satisfaction of County Council or local municipal services to the satisfaction of the local municipal Council; and</i> <i>(g) optimize existing infrastructure and public service facilities wherever feasible before consideration is given to developing new infrastructure and public service facilities.</i> 	<p>The Plan of Subdivision complies with the provisions of this Plan and the Township Official Plan.</p> <p>Water service for the proposed subdivision are to be supplied by the local municipality. Adequacy of such services has been evaluated in the Functional Servicing Report. The development will require minor extensions to the existing infrastructure.</p>
2.6.3 – Division of Land	
2.6.3.1 – General Policies	
<p><i>A plan of subdivision under the Planning Act is necessary when any of the following occur:</i></p> <ul style="list-style-type: none"> <i>1) more than 3 lots (two severed and one retained) from a land holding are being created unless the local Official Plan contains policies regarding the number of lots required for a plan of subdivision or adequate land use planning justification and rationale are provided to permit otherwise;</i> <i>2) a new public road for the provision of lot access is necessary;</i> <i>3) the provision or extension of municipal servicing (water and/or sewers, including communal servicing) is required;</i> 	<p>A Plan of Subdivision is required given that 16 lots are proposed to be created, along with a public road extension (Edwards Drive) to provide access to the lots and a municipal water service extension.</p>

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
4.0 WATERSHED STRATEGIC COMPONENTS	
4.1 NATURAL ENVIRONMENT	
4.1.3 – Policies	
4.1.3.1 – General	
<p><i>Development and site alterations within provincially significant wetlands and in significant portions of the habitat of endangered and threatened species is not permitted.</i></p> <p><i>However, with the exception of the Oak Ridges Moraine Policy, development or site alteration such as filling, grading and excavating may be permitted within or adjacent to the remaining natural heritage features listed in Section 4.1 of this Plan, provided that it has been demonstrated by an Environmental impact assessment that there will be no negative impacts on the natural features or ecological functions for which the area is identified.</i></p>	<p>An Environmental Impact Study has been completed to address the impacts of development on the natural heritage features on and adjacent to the site, and to provide recommendations to enhance the natural environment and maintain its ecological functions.</p>
4.1.3.2 – Flood Plains	
<p><i>Where a development proposal contains or abuts a steep slope, watercourse or shoreline in an area where no detailed floodplain mapping exists and where erosion hazard limits have not been defined, development will be subject to the establishment of flooding and erosion hazard limits by the appropriate Conservation Authority or the Ministry of Natural Resources in consultation with the local municipality;</i></p> <p>Development adjacent to an identified flood or erosion prone area may be subject to a setback from the flood or erosion prone boundary area. The setback will reflect the most restrictive requirements of the local municipality, the appropriate Conservation Authority and/or the Ministry of Natural Resources, and federal ministries or agencies.</p>	<p>Cambium has mapped the wetland shown on the subject Draft Plan of Subdivision. All development will be located outside the regulatory flood line and 15-metre setback as requested by the Conservation Authority.</p> <p>A Floodplain Assessment was completed to identify the regulatory flood limits to ensure the proposed development occurs safely outside of the flood hazard boundary. In addition, a Slope Stability Study concluded that the top of the existing slope can be considered the long-term stable top of slope provided no structures are developed within the Development Setback as identified in the Study.</p>

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
4.1.3.4 – Natural Heritage Features	
<p><i>The diversity of natural features in an area, and the natural connections between them, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing the linkages between and among natural heritage features and areas, surface water features, and ground water features.</i></p> <p>Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas listed above unless the ecological function of the adjacent lands has been evaluated in accordance with an environmental impact assessment as described in Section 4.1.3.1 and it has been determined that there will be no new negative impacts on the natural features or on their ecological functions.</p>	<p>Block 17 includes a wildlife corridor and Block 18 includes a wetland area and watercourse. To maintain linkages and stewardship, both Blocks will be deeded to the municipality.</p> <p>An Environmental Impact Study (EIS) and a Wetland Water Balance Risk Assessment have been submitted with this application. The EIS provides recommendations to ensure that there will be no negative impacts on natural features or their ecological functions.</p>
4.1.3.5 – Water Resources	
<p><i>In accordance with the Clean Water Act, 2006, a Source Water Protection Plan has been developed and approved for the County of Peterborough. The applicable land use policies associated with that document are contained within Section 5.7 of this plan.</i></p> <p><i>The quality and quantity of ground and surface water, and the hydrological functions of strategic water resource areas, will be protected, improved or restored;</i></p> <p><i>Local plans may require a Notice under Section 59(2) of the Clean Water Act, 2006, as amended (Section 59 Notice), environmental impact assessments or environmental analyses for some or all types of development proposed in some or all strategic water resource areas, to determine whether development is compatible</i></p>	<p>Notice under Section 59(2) of the Clean Water Act is being completed and will be forwarded to the County once the Notice has been received.</p>

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<i>with ground and surface water protection, and what conditions should apply;</i>	
4.2 SETTLEMENT AREAS	
4.2.1 – Goal	
<i>to provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unity and retain local community identity.</i>	The proposed density of the subdivision will efficiently utilize land and available infrastructure while minimizing the impact on the natural heritage.
4.2.2 – Objectives	
<ul style="list-style-type: none"> • <i>to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas;</i> • <i>to encourage a full range of living and employment opportunities by the creation of complete communities;</i> • <i>to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible;</i> • <i>to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses;</i> 	<ul style="list-style-type: none"> • The subject lands are located within the identified settlement area of Keene and will accommodate anticipated future growth within the municipality. • Additional housing will utilize services already available within the community. • The subdivision will be provided with partial municipal services with appropriate upgrades and extensions connecting into the existing system. • An appropriate density is provided given that only partial services are available to the site.
4.2.3 – Policies	
<ul style="list-style-type: none"> • <i>Lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their</i> 	<ul style="list-style-type: none"> • The proposed subdivision is located within the Settlement Area of Keene. Approval of the subdivision will contribute to the supply of land for residential use and projected growth in the Township of Otonabee-South Monaghan.

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>projected growth over a minimum 20 year time-frame.</i></p> <ul style="list-style-type: none"> <i>New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable;</i> <i>The Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems. Servicing by individual on-site systems for expansions of settlement area boundaries in local Official Plans or subdivision proposals in Settlement Areas may proceed only after consideration has been given to the potential of the Settlement Area to accommodate further growth. This assessment will address the maximum number of households and other facilities which can be accommodated within the Settlement Area without adversely impairing the hydrogeological regime or long-term viability of suitable drinking water supply.</i> 	<ul style="list-style-type: none"> As indicated in the Hydrogeological Assessment Report, the proposed land uses will comply with Section 5.7. The subject lands are located within a settlement area where municipal water services are available. As indicated in the Hydrogeological Assessment, site conditions will permit individual on-site sewage services and can accommodate 16 lots. The municipal water system has sufficient water supply and storage capacity. An upgrade to the treatment system may be needed to accommodate the subdivision.

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<ul style="list-style-type: none"> <i>Applications for plans of subdivision/condominiums within the Settlement Areas that are not serviced by public systems shall include a hydrogeological analysis as per MOE Guidelines that addresses the suitability of the land to provide adequate potable water and for the proper siting of private sewage systems. Where municipalities are approving individual septic systems they may also wish to consult with the water Quality Impact Risk assessment which is the MOE technical guideline for individual on-site sewage systems.</i> <i>Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads.</i> 	<ul style="list-style-type: none"> A Hydrogeologic Assessment Report has been prepared and is submitted with this application. Municipal water services are available to the site and a Servicing Plan has been provided which indicates proper siting of individual on-site sewage systems. The subject Zoning By-Law Amendment will provide development standards suitable for partial services. The proposed development is considered in depth through the creation of a new public road in which land outside of natural heritage features and constraints has been maximized.
4.7 PHYSICAL SERVICES AND UTILITIES	
4.7.3.1 General	
<p><i>New development in Peterborough County will not be encouraged where it would contribute to a demand for utilities or services that are uneconomical to provide, improve or maintain. Development will be directed to settlement areas identified for growth and areas where:</i></p> <ul style="list-style-type: none"> <i>utilities and services can be reasonably provided or extended;</i> <i>the development would effectively utilize existing utilities or services;</i> <i>the development complies with the Source Water Protection policies of Section 5.7 where applicable;</i> 	<p>Development will be on partial municipal services with appropriate extensions / upgrades to existing infrastructure and will be in compliance with Section 5.7 of this Plan.</p>

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
4.7.3.2 Sanitary Sewage and Water	
<p><i>The requirements of the Ministry of the Environment, the County, local municipalities and other public agencies authorized to grant approvals respecting sanitary waste disposal facilities must be met by all developments;</i></p> <p><i>In planning for sanitary sewage and water systems, the County shall support a hierarchical approach to the provision of such services. This approach will recognize that:</i></p> <ul style="list-style-type: none"> <i>development on partial services (piped water supply and private individual sewage disposal) will be discouraged except in those situations where it is required to remedy existing services which have failed and within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:</i> <ol style="list-style-type: none"> <i>the development is within the reserve sewage system capacity and reserve water system capacity; and</i> <i>site conditions are suitable for the long-term provision of such services.</i> <p><i>Developments based on communal systems or developments of six lots or more based on individual servicing systems shall be required to prepare an assessment of the viability of all reasonable options in the servicing hierarchy and an assessment of the impact of the proposed method of servicing on groundwater and surface water;</i></p>	<ol style="list-style-type: none"> Given the site's location at the edge of the settlement area, the development represents infilling and minor rounding out of existing development. In addition, only partial services are available and planned in the Keene settlement area. The Functional Servicing Report has indicated that the existing groundwater wells and water storage have sufficient capacity to support the proposed subdivision. The limiting component of the Keene Heights Water System is the treatment component that has a remaining capacity of 18.5m³/day for future growth. It is understood that Engage Engineering is evaluating the existing system on behalf of the municipality. The Hydrogeological Study indicates site conditions can support individual on-site sewage systems. Advanced treatment of sewage discharge is deemed to be appropriate within the proposed development and will reduce nitrate concentrations.

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<i>Where private communal or individual systems are permitted, the County encourages the use of innovative approved technologies that significantly reduce effluent impacts;</i>	
5.0 OTHER STRATEGIC COMPONENTS	
5.1 HOUSING	
5.1.1 – Goal	
<i>To provide opportunities for a range of housing by type and density to be built throughout the County to respond to the varying needs of the permanent population based on demographic, income, market and special needs considerations.</i>	An appropriate density of housing is proposed given that partial services are available to the site.
5.1.2 – Objectives	
<ul style="list-style-type: none"> <i>to ensure adequate land is designated by local municipalities to accommodate anticipated growth for future residential development over a ten year period;</i> <i>to maximize the efficient use of land, buildings and services, consistent with good planning principles.</i> 	<ul style="list-style-type: none"> The subdivision will contribute towards the municipality's supply of residential land available to accommodate anticipated growth over the next ten years. The site is located within a settlement area and will utilize existing hard and soft services. The subject Zoning By-Law Amendment will provide development standards to allow for efficient utilization of land and services, and will be in accordance with good planning principles including land use compatibility.

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
5.1.3.1 – General	
<ul style="list-style-type: none"> <i>The County promotes the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities in accordance with the Settlement Areas policies of Section 4.2 of this Plan;</i> <i>Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame;</i> <i>Local municipalities shall maintain at least a three year supply of lots in draft approved or registered plans of subdivision, and individual lots where servicing and pressures for development permit;</i> 	<ul style="list-style-type: none"> The subject lands are located within the identified settlement area of Keene and will efficiently utilize land, infrastructure and services. Existing services include: North Shore Public School, Keene Public Library, Keene Playground, Pinecrest Park, and Otonabee Memorial Community Centre. The proposed housing will contribute to the municipality's projected growth over the next 20 years. The subdivision will contribute towards the municipality's three year supply of lots in draft approved and / or registered plans of subdivision.
5.2.3.3 – Archaeological Resources	
<i>The County of Peterborough will require that where the potential presence of an archaeological resource has been identified by the Ministry of Culture, an archaeological study be undertaken by a licensed archaeological consultant pursuant to the Ontario Heritage Act.</i>	A Stage 1 & 2 Archaeological Assessment was completed and no archaeological resources were identified within the study area.
5.3 TRANSPORTATION	
5.3.3 – Policies	
5.3.3.1 – General	
<i>Transportation systems will be provided which are safe, environmentally sensitive, and energy efficient.</i>	The Traffic Brief determined that given the limited scale of the proposed development, the additional trips generated by the subdivision will have no impact on the nearby road network. Any minor change in traffic volumes will be negligible relative to the current traffic operations.

COUNTY OFFICIAL PLAN POLICY	PLANNING ANALYSIS
5.7 SOURCE WATER PROTECTION	
5.7.3 Policies	
5.7.3.1 General	
<ul style="list-style-type: none"> Development applications within identified vulnerable areas shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended. New land uses, including the creation of lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that they do not pose a significant drinking water threat. 	<ul style="list-style-type: none"> The proposed subdivision is not located on land within a vulnerable area on Schedule “C1”. However, Policy 5.2.10 (c) of the Official Plan for the Township of Otonabee-South Monaghan requires that a Notice under Section 59(2) of the Clean Water Act be completed. Once prepared by the Risk Management Officer, it will be forwarded to the County.
5.7.3.4 Transport Pathways	
<p><i>Transport pathway means a condition of land resulting from human activity that increases the vulnerability of a raw water supply of a drinking water system contained in the Trent Source Protection Plan. Transport pathways may include, but are not limited to, the following:</i></p> <p><i>For surface water systems: Storm drainage infrastructure (e.g. storm sewer lines, culverts, ditches);</i></p>	<p>As noted in the Stormwater Management Report, the storm water tanks are located greater than 100 metres from Well #4 and are therefore compliant with applicable source water protection policies. It is our understanding that the proposed development will not result in a new or modified transport pathway.</p>

6. CONFORMITY TO THE TOWNSHIP OF OTONABEE-SOUTH MONAGHAN OFFICIAL PLAN (2015)

The Township of Otonabee-South Monaghan Official Plan was adopted by Council on December 19, 2014 and approved with modifications by the Ontario Municipal Board in 2015. The subject property is designated “Hamlet” within the settlement area of Keene, shown on Schedule “A” Land Use Plan Map No. 12 of the Township of Otonabee-South Monaghan Official Plan. The site is also located within the identified Wellhead and Wellhead Protection Area and is subject to Section 5.2.10 (c) of the Official Plan. The Official Plan Schedule is included as Figure 5, below.

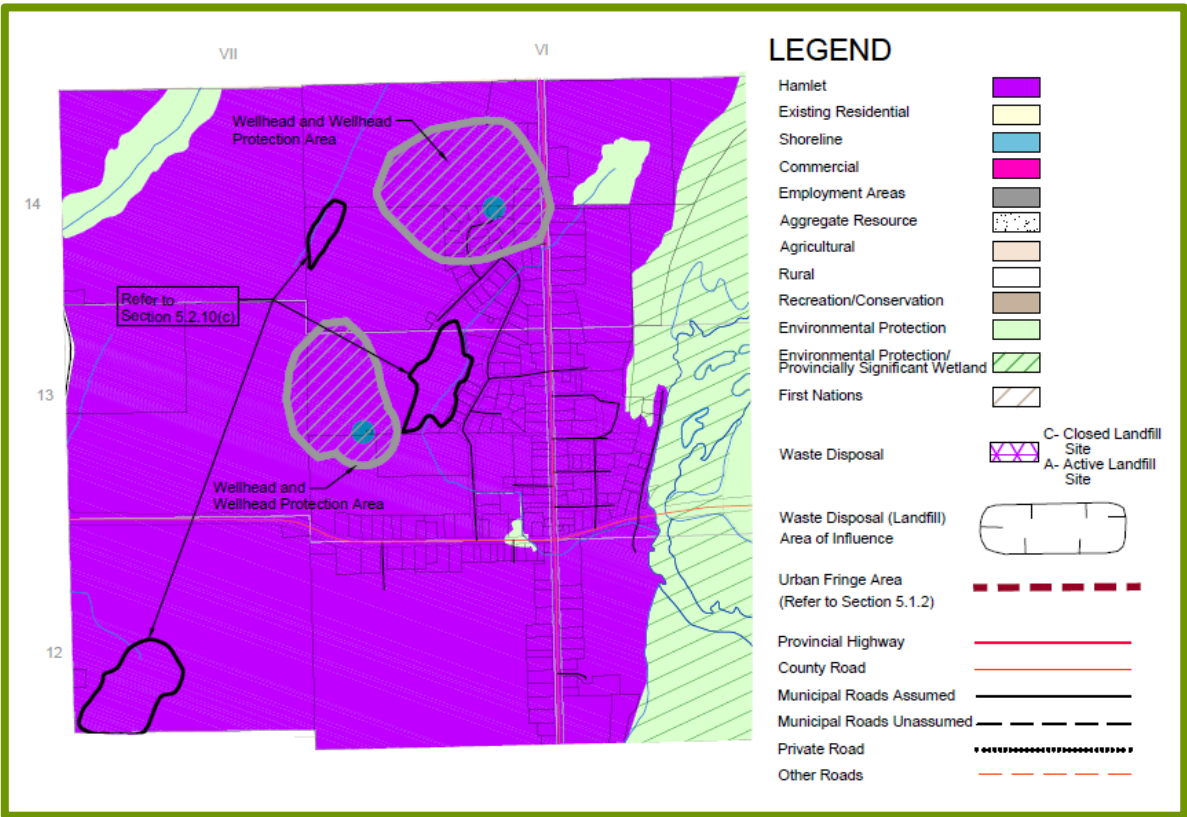


FIGURE 5: TOWNSHIP OF OTONABEE-SOUTH MONAGHAN OFFICIAL PLAN
SCHEDULE “A” – MAP No. 12 EXTRACT

Table 5, below, provides a planning analysis on how the subject applications for Rezoning and Plan of Subdivision conform to the Township of Otonabee-South Monaghan Official Plan. The left column of the chart lists the relevant policies in *italics*, while the planning analysis is provided in the right column.

TABLE 5: TOWNSHIP OF OTONABEE–SOUTH MONAGHAN OFFICIAL PLAN AND ANALYSIS

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
SECTION 3 – GENERAL DEVELOPMENT POLICIES	
3.1.A.1 General Growth Management Policy	
<p><i>The designated Hamlets on Schedule “A” shall be the focus of growth in the Township, particularly for new residential development.</i></p> <p><i>New development in Hamlets shall be undertaken in accordance with the policies of Section 5.2 of this Plan, and in particular, the pattern and form of new development in the Hamlet areas should comply with the policies of Section 5.2.3.</i></p>	<p>The subject lands are designated “Hamlet” on Schedule “A” – Map 12 and are therefore within an area anticipated to accommodate future growth within the municipality.</p> <p>Policies of Section 5.2 are assessed below.</p>
3.1 COSTS OF SERVICING DEVELOPMENT	
3.1.1 Location of Development	
<p><i>In order to minimize the cost of services provided by all public agencies, development in the Municipality should not be permitted where it would contribute to a demand for public services that are uneconomic to provide, improve or maintain. Instead, development will be encouraged in locations where demands on public services will be minimized, where such development will most effectively help pay for existing services or where new services can be provided most economically.</i></p>	<p>Extension of the water system to the subdivision and the extension of Edwards Drive will be provided by the developer. Tax revenue generated by the development will contribute to the maintenance of existing services including parks, recreational facilities and schools.</p>
3.2 WATER SUPPLY AND WASTEWATER SERVICING	
3.2.2.3 General Policies	
<p><i>(a) Policies in the Trent Source Protection Plan apply to vulnerable areas which have been identified on Land Use Schedules to the Township of Otonabee-South Monaghan Official Plan.</i></p> <p><i>(b) The Township’s Zoning By-law shall include zones and/or mapping and zone provisions to identify vulnerable areas and</i></p>	<p>(a) Schedule “A” – Map 12 of the Township OP indicates that a portion of the site is within the Wellhead and Wellhead Protection Area.</p> <p>(b) A portion of the site includes the SWP (Source Water Protection) suffix. The proposed rezoning carries this suffix forward.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>implement the approved Trent Source Protection Plan and this Plan.</i></p> <p><i>(e) Development applications within identified vulnerable areas shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended.</i></p> <p><i>(f) New land uses, including the creation of lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that they do not pose a significant drinking water threat. Where any new land uses, including the creation of lots, and new or expanding land use activities are to be serviced by a private well or septic system, the owner shall provide to the satisfaction of the municipality an assessment of local ground water conditions by a qualified hydrogeologist or other qualified professional to confirm that there will be no adverse impact on the quantity and quality of the municipal water supply, before approval will be given under this Plan or any other By-law.</i></p>	<p>(e) Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act will be forwarded to the municipality once it has been issued.</p> <p>(f) The subject lands are located within a settlement area where municipal water services are available. As indicated in the Hydrogeological Assessment, site conditions will permit individual on-site sewage services such that there will be no adverse impact on the quantity and quality of the municipal water supply.</p> <p>A Servicing Plan has been provided which indicates proper siting of individual on-site sewage systems.</p>
3.2.2.6 Transport Pathways	
<p><i>(a) If a person applies to a municipality for approval of a proposal to engage in an activity in a vulnerable area that may result in the creation of a new transport pathway or the modification of an existing transport pathway, the municipality shall give the Source Protection Authority and the Trent Conservation Coalition Source Protection Committee notice of the proposal and a copy of the notice to the person responsible for the proposal.</i></p>	<p>As noted in the Stormwater Management Report, the storm water tanks are located greater than 100 metres from Well #4 and are therefore compliant with applicable source water protection policies. It is our understanding that the proposed development will not result in a new or modified transport pathway.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
3.2.3 General Servicing Policies	
<p><i>Where full municipal services are not available an investigation of servicing options shall accompany all development and redevelopment proposals involving multi-lot/unit residential development to determine the most appropriate form of servicing to promote environmental protection. The investigation of servicing options shall address the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment.</i></p> <p><i>Partial servicing will generally be discouraged, except where necessary to address failed services or because of physical constraints, and except in the Hamlet of Keene and Hamlet of Stewart Hall where communal water systems are currently available.</i></p>	<p>A Functional Servicing Report has been prepared and indicates that partial services are available in the Hamlet of Keene and are suitable for the proposed subdivision. In addition, the Hydrogeology Assessment indicates that the site can absorb effluent without adversely impact the natural environment.</p>
3.2.7 Individual Private Systems	
<p><i>Almost all existing development in the Municipality is serviced by individual private water supply and sewage disposal systems, and it is anticipated that most new development will be so serviced except in those situations and subject to those conditions noted herein where other types of systems are to be permitted.</i></p> <p><i>When development of any type will use an individual private water supply or sewage disposal system, this Plan requires compliance with the following policies and Section 3.2.2 before such development shall be permitted:</i></p> <p>(a) Lot Sizes</p> <p><i>Each lot shall have sufficient area to comply with the requirements of the Peterborough County-City Health Unit for the soil, drainage and other pertinent conditions of the site, for the</i></p>	<p>The proposed lot sizes and soils present are appropriate for individual on-site sewage systems. A Servicing Plan has been submitted which indicates appropriate locations on each lot for on-site septic services.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>type of services proposed, and for the type of development to be serviced;</i></p> <p>(c) Sewage Disposal Systems <i>If an authority having jurisdiction determines that a site appears to have unsuitable soil, drainage or other conditions which could adversely affect the operation of a proposed sewage disposal system, soil and similar tests by a professional engineer or other qualified professional shall be required before approval will be given to the proposed system.</i></p>	
3.3 STORMWATER MANAGEMENT	
<p><i>It shall be the policy of this Plan that for any development or redevelopment proposal, stormwater runoff shall be controlled and the potential impact on the natural environment shall be minimized.</i></p> <p><i>Stormwater management, including the planning and design of stormwater facilities, will be undertaken in accordance with the Ministry of the Environment Guideline “Stormwater Management Planning and Design Manual” (2003).</i></p> <p><i>No development or redevelopment proposal, including a plan of subdivision or a block of land being developed for residential, commercial, institutional or industrial purposes, shall be permitted if such development will have a significant adverse impact on local and area-wide drainage patterns. A suitable method of accommodating surface water runoff shall be developed and implemented as a condition of approval according to the following policies:</i></p>	<p>Storm water management (SWM) practices will be implemented to ensure appropriate management of water quality and quantity and will be in accordance with Ministry Guidelines.</p> <p>No building lots will be permitted within the mapped wetland or flood plain. This will assist in mitigating risks to people and property as a result of potential flooding and will allow for the hydrological function of the wetland to be maintained. It is noted that a portion of the Edwards Drive extension will be within the wetland. A 3:1 wetland compensation area has been provided to ensure the wetland function is maintained.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>(a) Stormwater management facilities shall be designed and constructed to protect the receiving watercourse and adjacent lands from potential adverse impacts resulting from stormwater runoff including the degradation of water quality, increase in flood potential, interference or reduction of the drainage capacity of an existing watercourse, erosion and sedimentation, or damage or destruction of fish habitat or other environmentally sensitive feature or area.</i></p> <p><i>(d) In the absence of a Master Drainage Plan, the post-development rate of stormwater flow from a development site should not exceed the pre-development rate. Council may consult with the Conservation Authority to determine the most appropriate means to implement this policy for a specific site.</i></p> <p><i>(e) The preparation of a stormwater management plan for a development proposal shall be the responsibility of the developer and shall be prepared by a professional engineer. Prior to approving a stormwater management plan, Council shall request comments from the Conservation Authority or other agency with respect to the suitability of the stormwater management measures.</i></p> <p><i>(f) As a condition of draft approval for plans of subdivision or condominium, a stormwater management plan shall be submitted for review and approval by the Township and the Conservation Authority.</i></p> <p><i>(h) The retention of existing tree cover or natural vegetation, particularly along watercourses and valleys, and the provision of significant grassed and open space areas, shall be</i></p>	<p>(a) The site's runoff will drain to an underground SWM facility under the road structure. Quantity control will be provided in the EZStorm storage units.</p> <p>Quality treatment will be provided by a treatment train approach, through use of vegetated contact / enhanced swales, and an oil-grit separator unit in series. An 80% enhanced total suspended solids removal is achieved through implementation of the treatment train approach.</p> <p>To reduce erosion during construction, the following measures should be put in place: siltation fencing, straw-bale check dams, rip-rap check dams and filter sock inserts in catch basins.</p> <p>(d) As indicated in the Hydrogeological Assessment Report, post-development flows will not exceed pre-development flows.</p> <p>(e) A Stormwater Management Report has been prepared by a professional engineering and is submitted with this application.</p> <p>(f) It is acknowledged that a detailed Storm Water Plan will be required as condition of draft approval.</p> <p>(h) Block 17 and Block 18 will be deeded to the municipality to ensure retention of the wetland / watercourse hydrological functions and significant woodland linkages. In addition, as indicated on the</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>encouraged to facilitate absorption of stormwater into the ground.</i></p> <p><i>(i) For development proposals located within a vulnerable area, and which require the construction of roads, other impervious land surfaces used for vehicular traffic and parking, and including impervious pedestrian paths, consideration shall be given to design strategies and alternative surfacing which minimizes the amount of impervious surface area.</i></p> <p><i>Parking area design that minimizes the amount of impervious surface area to which road salt may be applied is encouraged.</i></p> <p><i>Grading, maintenance activities and drainage designs that reduce ponding and direct any run-off outside of vulnerable areas, where possible, are encouraged.</i></p>	<p>Development Site Plan (DSP), vegetated areas that will be removed to accommodate construction, will be re-vegetated where possible, along with vegetating of an existing meadow.</p> <p>(i) The proposed Edwards Drive extension will require removal of a portion of the wetland. However, as shown of the DSP, a 3:1 wetland compensation area will be provided.</p> <p>Detailed storm water management plan will be provided as a condition of draft approval.</p>
3.5.3 Land Conveyance	
<p><i>Where the division of land is proposed, the Municipality shall request the approval authority establish a condition on the granting of a provisional consent or the approval of a draft plan of subdivision or condominium that the owner convey land for park purposes to the Municipality. The amount of land to be conveyed is not to exceed 2 percent of the lands proposed for commercial and industrial development or 5 percent of the lands for any other proposed uses. The conveyed lands are intended to be used for park or other public recreational purposes. Lands that are environmentally sensitive areas may not necessarily be acceptable as parkland dedication.</i></p>	<p>It is intended that Blocks 17 and 18 will be conveyed to the municipality for park purposes. The total area to be deeded is 9.1 hectares with 3.1 hectares located outside the wetland area. The 3.1 hectares represents 22 % of the total site area.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
3.7 PHYSICAL AND ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT	
3.7.3 Protection of Environment / Natural Heritage Features	
<p><i>Not all lands having environmentally sensitive features are designated as “Environmental Protection” on the Land Use Plan – Schedule “A” – due to the size and/or sensitivity of the feature, the degree of hazard it creates, or a lack of information. During the review of development proposals lands with sensitive features may be identified. Depending on their significance and/or hazardous nature, such features shall be protected.</i></p>	<p>The wetland associated with the watercourse was mapped by Jewell and is identified on the DSP. The sensitive land will be appropriately zoned Environmental Protection such that the diversity and connectivity of the natural features can be maintained and restored.</p> <p>The site also contains a significant woodland as identified in the Environmental Impact Study (EIS). Woodland restoration areas will be in accordance with the EIS recommendations.</p> <p>A Slope Stability Study was prepared and it was concluded that since the overall slope has a low potential for instability, the top of the existing slope can be considered the long-term stable top of slope provided no structures are developed within the Development Setback as identified in the Study. If development is proposed to be within the setback from the top of slope, then further investigations/studies will be required.</p>
3.7.3.10 Water Setbacks	
<p><i>Shoreline development inclusive of sewage systems shall be set back from the normal high water mark of water bodies and watercourses to encourage minimal adverse impacts on both the shoreline and water body/watercourse. New development shall be set back sufficiently from any water body or watercourse to promote the protection of water quality and natural stream and valley lands.</i></p>	<p>The Development Site Plan illustrates that all lots, dwellings, and septic systems can be outside the 30-metre setback from the normal high watermark of the watercourse.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>For the purpose of this Plan and the implementing Zoning By-law, all new development on a lot shall be set back a minimum of 30 metres from the normal high water mark of water bodies and watercourses.</i></p>	
3.13 HOUSING POLICIES	
3.13.1 General Policy	
<p><i>In order to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, Council shall:</i></p> <p><i>(b) Maintain at all times where development is to occur, land with servicing capacity to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and in draft approved and registered plans of subdivision;</i></p> <p><i>(d) Encourage housing forms and densities designed to be affordable to moderate and lower income households;</i></p>	<p>(b) Approval of the subdivision and associated Zoning By-Law Amendment will contribute towards the municipality's three year supply of lots in draft approved and / or registered plans of subdivision.</p> <p>(d) An appropriate density is provided given that the lands are to be developed with partial services.</p>
3.14 DEVELOPMENT APPLICATIONS AND PRE-CONSULTATION	
<p><i>A complete application shall contain the prescribed information as required under Sections 22(4) and 34(10.1) of the Planning Act as applicable for each application.</i></p>	<p>Supporting documents have been submitted with this application in accordance with the pre-consultation letter dated July 10, 2024.</p>
3.19 PUBLIC USES	
3.19.1 Permitted Public Uses	
3.19.2 Definition of Public Uses	
<p><i>Public uses are generally permitted in all area on Schedule 'A'.</i></p> <p><i>Public uses shall include:</i></p>	<p>It is anticipated that Block 17 and a portion of Block 18 will be deeded to the municipality for park purposes. Public parks are permitted within the <i>Hamlet</i> designation.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>(b) the following uses which serve local development:</i></p> <p><i>(i) public parks and linear trail systems that are owned or managed by a public authority;</i></p>	
3.27.3 Archaeological Resources	
<p><i>The Municipality recognizes that there may be archaeological resources within the boundaries of the Township of Otonabee-South Monaghan. Where areas contain archaeological resources or have been determined to possess archaeological potential, Council may permit development subject to an archaeological assessment conducted by an archaeologist licensed under the Ontario Heritage Act.</i></p>	<p>A Stage 1 & 2 Archaeological Assessment was completed and no archaeological resources were identified within the study area.</p>
SECTION 4 – LAND DIVISION POLICIES	
4.1 DETERMINATION OF LAND DIVISION METHOD	
4.1.1 Requirements for Plans of Subdivision	
<p><i>Generally all land division in the Township of Otonabee-South Monaghan should take place by registered plan of subdivision. A plan of subdivision shall normally be required in the following instances:</i></p> <p><i>(a) where more than three lots (three severed and one retained) are to be created in a designation other than the Hamlet designation, or where more than five lots (five severed and one retained) are to be created in the Hamlet designation (including previous severances); or</i></p> <p><i>(b) where a new public road or an extension to an existing public road is required; or</i></p> <p><i>(c) where the provision or extension of municipal servicing (water and/or sanitary</i></p>	<p>The subject proposal satisfies the requirements for Plan of Subdivision:</p> <p>(a) Sixteen (16) single-dwelling lots are proposed in the Hamlet designation;</p> <p>(b) An extension of Edwards Drive is proposed;</p> <p>(c) The extension of municipal water servicing and the installation of a storm water facility are proposed.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<i>sewers, including communal servicing, and/or stormwater management facilities) is required.</i>	
4.3 GUIDELINES FOR SUBDIVISION AND CONDOMINIUM APPROVALS	
4.3.1 General Subdivision / Condominium Policies	
<i>It shall be the policy of the Municipality to only recommend to the Approval Authority for draft approval a proposed plan of subdivision or condominium that conforms to the policies of this Plan. In considering a proposed plan of subdivision or condominium, the Municipality and the Approval Authority shall be guided by the relevant objectives and policies of this Plan, in addition to the following.</i>	Table 5 of this Report analyzes the Township of Otonabee-South Monaghan Official Plan. It is our professional planning opinion that the proposed plan of subdivision conforms to the policies of the Plan.
4.3.2 Development Patterns	
<i>The development pattern of the proposed subdivision or condominium should mesh with existing development and roads on adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision/condominium do not become landlocked or difficult to access, the development pattern should make provision for access to such lands if required. Wherever possible, the layout of proposed lots and roads should conform to the topography. The development pattern should also recognize and maintain natural linkages.</i>	<p>Edwards Drive will be extended to provide access into the proposed subdivision. The lots will be similar in area and frontage to those within the settlement area of Keene. Vacant land to the north, south and west of the subject property will not be landlocked and will have frontage on public roadways.</p> <p>The development has been designed to have regard for the topography including the steep slope, drumlin and the wetland on the eastern side of the property. The Environmental Impact Study identified a significant woodland / wildlife corridor at the north end of the site, located in Block 17. The wetland is located in Block 18. Both Blocks will be deeded to the municipality thereby maintaining natural linkages.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
4.3.3 Compatibility of Land Uses	
<i>Consideration shall be given to the land use designations and policies of this Plan to ensure compatibility between the type of development proposed for the subdivision or condominium and the land uses, both existing and future, in the surrounding area.</i>	The proposed residential land use is similar to surrounding developed properties and the proposed open space land use will provide a connection to adjacent natural heritage features.
4.3.4 Provision of Public Services	
<i>The Municipality shall ensure that the proposed subdivision or condominium shall be provided with all necessary public services and amenities in accordance with the relevant policies of Sections 3.1, 3.2, 3.3, 3.4, 3.5 and 3.6 of this Plan.</i>	Appropriate public services will be provided to the development including parks, community facilities, schools, municipal water and storm water management facilities in accordance with Section 3 of this Plan.
4.3.5 Water Supply and Sewage Disposal	
<i>Development may take place on either individual private service systems or public piped services in accordance with the relevant policies of Section 3.2 of this Plan.</i>	The subdivision will be provided with municipal water and individual on-site sewage systems.
4.3.7 Stormwater Management	
<i>A stormwater management plan in accordance with the relevant policies in Section 3.3 shall be required.</i>	A Stormwater Management Report has been prepared and is submitted with the subject applications.
4.3.9 Additional Evaluation Criteria	
<i>In addition to the matters outlined above, an application for a plan of subdivision or condominium shall be evaluated in accordance with the provisions of Section 51(24) of the Planning Act.</i>	Section 51(24) of the Planning Act is assessed in Section 10 of this report.
4.3.10 Subdivision Agreements	
<i>It shall be the policy of this Plan that Council will enter into an agreement with a developer as a condition of approval of a plan of subdivision or a plan of condominium. Such agreement shall set out among other matters, the provision of</i>	It is acknowledged that a Subdivision Agreement will be required.

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<i>services and the dedication of lands for park and highway purposes, and the specifications of these services and facilities. A subdivision agreement shall specify the financial requirements of the Municipality and the means by which the developer will satisfy these requirements.</i>	
4.3.11 Zoning of Subdivision or Condominium Proposals	
<i>Lands subject to a subdivision or condominium proposal shall be zoned for their intended use as a condition of draft approval. A Holding provision in accordance with Section 8.4 of this Plan may be applied to the zoning by-law amendment for the plan of subdivision/condominium.</i>	A Zoning By-law Amendment has been concurrently submitted with the Plan of Subdivision Application. The Zoning By-law Amendment is reviewed in Section 9 of this report.
4.3.12	
<i>Development applications within an identified vulnerable area shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, 2006, as amended, and must conform to the policies of Section 3.2.2 where applicable.</i>	Given that a portion of the site is within an identified vulnerable area, a Notice under Section 59 (2) of the Clean Water Act will be submitted with this application once received from the Risk Management Officer.
SECTION 5 – LAND USE POLICIES	
5.1 LAND USE PLAN	
5.1.1 Land Use Designations	
<p><i>Schedule “A” establishes the pattern of development by dividing the municipality into the following land use designations:</i></p> <ul style="list-style-type: none"> • <i>Hamlet</i> • <i>Existing Residential</i> • <i>Shoreline</i> • <i>Commercial</i> • <i>Employment Areas</i> • <i>Aggregate Resource</i> • <i>Agricultural</i> • <i>Rural</i> • <i>Recreation/Conservation</i> 	The land is designated Hamlet on Schedule “A”.

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<ul style="list-style-type: none"> • <i>Environmental Protection</i> • <i>Waste Disposal</i> <p><i>The policies governing the use of lands in the Township of Otonabee-South Monaghan are described in the following subsections.</i></p>	
5.2 HAMLET	
5.2.1 Pattern of Development	
<p><i>The settlement area of Keene is identified as a Hamlet within the Township.</i></p> <p><i>The future development of Hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development. Future development will be encouraged in depth rather than in strips along the main roads. New lot creation by consent shall be permitted in accordance with the policies of Section 4.0 (Land Division Policies).</i></p> <p><i>Provisions shall be made, in appropriate locations, to leave access routes from the main roads to allow for new development to take place behind the existing development. Infilling between existing dwellings and the development of existing lots shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.</i></p>	<p>Development is proposed in the form of a Plan of Subdivision and will be located immediately adjacent existing development. The extension of Edwards Drive will provide access into the subdivision and will accommodate in-depth development.</p> <p>The proposed subdivision will take place behind existing development and will maintain the low-density residential character of the surrounding existing development.</p>
5.2.2 Permitted Uses	
<p><i>Permitted uses shall include residential, commercial, small-scale industrial, recreation/open space, institutional and community facilities.</i></p>	<p>The proposed residential and open space uses are permitted in the <i>Hamlet</i> designation.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
5.2.3 Residential Uses and Development	
<p>(a) Residential Uses <i>Permitted residential uses in the Hamlet areas shall include low and medium density residential uses including single detached dwellings, duplex and semi-detached dwellings, converted dwellings, and multiple-unit dwellings such as triplexes, fourplexes, row or townhouses, and low-rise apartment dwellings. Dwelling units in or above commercial or institutional buildings shall also be permitted.</i></p> <p>(b) Residential Development Policies <i>Single-detached dwellings shall be the predominant form of residential development in the Hamlet areas.</i></p> <p><i>New residential development shall comply with the relevant policies of Sections 3.0 and 4.0 of this Plan.</i></p> <p><i>In addition to the requirements of Section 4.3, all proposals for residential development by registered plan of subdivision or condominium shall be accompanied by:</i></p> <p style="padding-left: 40px;">(i) <i>an engineering report which demonstrates that there is an available and adequate supply of potable water, and that soil conditions will permit the installation and efficient operation of private sewage disposal systems; and</i></p> <p style="padding-left: 40px;">(ii) <i>a preliminary engineering feasibility report, which demonstrates that services such as stormwater drainage, including on-site water quality/quantity facilities, and roads can be satisfactorily accommodated.</i></p>	<p>(a) Single-detached dwellings are proposed, which are permitted.</p> <p>(b) The subdivision complies with Sections 3 and 4 and are assessed above.</p> <p style="padding-left: 20px;">(i) The Functional Servicing Report submitted with the subject applications demonstrates that adequate water supply is available to the site, subject to potential upgrades to the treatment system. The Hydrogeological Assessment Report indicates that soil conditions and topography will permit the installation of individual on-site sewage systems.</p> <p style="padding-left: 20px;">(ii) The Stormwater Management Report has been prepared and indicates roadside ditches / swales will collect from yards, driveways and the road surface, and convey it to an underground storm water management facility in the proposed road allowance. The Functional Servicing Report concludes that Edwards Drive can be appropriately extended into the proposed subdivision.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<i>Until such engineering studies are received and approved, the Township Council will not recommend to the approval authority that draft plan approval be granted to the subdivision or condominium proposal.</i>	
5.2.6 Water Supply, Wastewater and Stormwater	
<i>Development may take place on either individual private services or public piped services in accordance with the relevant policies of Section 3.2 of this Plan. Stormwater management shall be provided in accordance with the relevant policies of Section 3.3.</i>	It is proposed that development will be provided with municipal water and individual on-site sewage systems. Storm water management will be provided in accordance with Section 3.3 policies.
5.2.7 Physical or Environmental Constraints to Development	
<p><i>An application for development in areas with physical or environmental constraints will only be considered if it complies with the relevant policies of Section 3.7 of this Plan.</i></p> <p><i>It is intended that wetlands/watercourses and flood and erosion susceptible lands in a Hamlet be designated as Environmental Protection or be subject to Special Policies as set out in Section 5.2 of this Plan. The lands shall be zoned in an appropriate environmental protection zone and shall be subject to setbacks for development in the implementing zoning by-law.</i></p>	<p>Environmental constraints have been identified in the Environmental Impact Study. These include a significant woodland and a watercourse and its associated wetland. In addition, a steep slope and drumlin are present on the site. A slope stability study has been completed and is submitted with this application.</p> <p>All lands identified as susceptible to flood and erosion will comply with Section 5.2 of this Plan. The implementing zoning by-law will appropriately zone the wetland Environmental Protection (EP).</p>
5.2.9 Zoning	
<i>Hamlet uses may be zoned in separate classifications in the Comprehensive Zoning By-law</i>	The Zoning By-Law Amendment is outlined in Section 7 of this report.

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
5.2.10 Special Policies for Keene	
<p><i>(b) New Development</i> <i>To enhance the unique character of Keene, preference for any new development will be given to projects which replicate the period of the heritage buildings and which are architecturally compatible with them. Buildings which combine stores, craft workshops or other commercial activities with housing will be encouraged. This policy applies to the entire Hamlet of Keene.</i></p> <p><i>(c) Special Policy Area</i> <i>The Special Policy Area policies apply to only the portion of the lands within in the Hamlet of Keene as identified as Special Policy Area 5.2.10 (c) on Map 12 of Schedule A of this Plan as follows.</i></p> <p><i>(i) Environmental Constraints</i> <i>These areas of the Hamlet include lands that may be subject to environmental constraints. The Municipality, in consultation with the Conservation Authority, may require the preparation of an Environmental Impact Study and/or floodplain mapping by property owners/applicants on a site-by-site basis for planning application.</i></p> <p><i>(ii) Development Policies for Special Policy Area</i> <i>Development within the Special Policy Area identified within the Hamlet of Keene may be permitted without an amendment to this Plan, subject to the policies under the provisions of Section 3.7.3 of</i></p>	<p>(b) The proposed subdivision is consistent with the residential lot sizes and frontages typical of the Keene settlement area.</p> <p>(c) A portion of the site is subject to Special Policy Area 5.2.10 (c) as identified on Map 12 of Schedule ‘A’.</p> <p>(i) An Environmental Impact Study has been prepared and includes flood plain / wetland mapping completed by Cambium and consultation with Otonabee Region Conservation Authority. The mapping of the wetland and is shown on the Draft Plan of Subdivision and Development Site Plan.</p> <p>(ii) The Draft Plan of Subdivision has been designed to comply with Section 3.7.3 of this Plan and protects the environment and natural heritage features including wetlands and significant woodlands.</p>

TOWNSHIP OFFICIAL PLAN POLICY	PLANNING ANALYSIS
<p><i>this Plan and only after written approval has been obtained from the Conservation Authority.</i></p> <p><i>It is recognized that there may be certain areas within the Special Policy Area identified on Map 12 of Schedule A in the Hamlet of Keene where applications for development may not be approved due to the nature and extent of natural hazards.</i></p> <p>(iv) Zoning within Special Policy Area</p> <p><i>Lands within the Special Policy Area may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.</i></p>	<p>(iv) It is proposed that land within the Special Policy Area will be appropriately zoned Environmental Protection (EP) and Environmental Protection – Source Water Protection (EP-SWP).</p>
SECTION 7 – TRANSPORTATION POLICIES	
7.6 ACCESS TO DEVELOPMENT	
<p><i>Development or redevelopment shall normally be permitted if access to a public road, of adequate construction and width, is available or established as a condition of approval.</i></p> <p><i>The location of access driveways should not create a traffic hazard because of concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed so as to minimize the dangers to vehicular and pedestrian traffic in the vicinity. Entrance standards of the Province, County and the Municipality shall be observed.</i></p>	<p>Development will have access to a municipally maintained road. The proposed road will be built to municipal standards and deeded to the municipality.</p> <p>Driveway entrances will have safe ingress and egress and will be constructed to municipal standards.</p>

9. TOWNSHIP OF OTONABEE-SOUTH MONAGHAN ZONING BY-LAW NO. 2010-65

The subject property is currently zoned Future Development Exception 8 (FD-8) Zone, Future Development Exception 8 – Source Water Protection (FD-8-SWP) Zone, Environmental Protection (EP) Zone and Open Space (OS) Zone by Township Ontonabee-South Monaghan Comprehensive Zoning By-law No. 2010-65, as amended, and is shown in **Figure 6**, below. It is noted that Zoning By-Law Amendment No. 2018-64 implemented the current zoning on the site. The special provisions within the site-specific FD-8 and FD-8-SWP Zones include:

- For the purposes of the subject property, the frontage shall be deemed to be along Edwards Drive.
- No buildings or structures shall be erected within 7.5 metres of Part 2 on Plan 45R-6864.

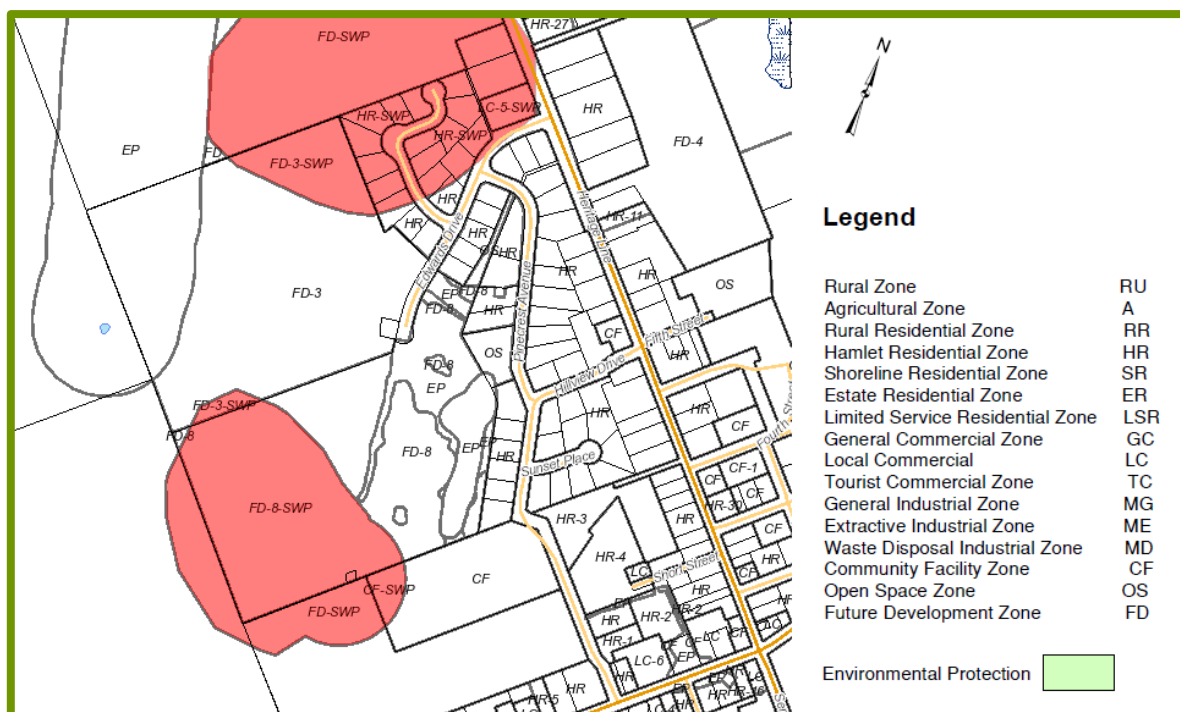


FIGURE 6: TOWNSHIP OF OTONABEE-SOUTH MONAGHAN ZONING BY-LAW SCHEDULE "A" – MAP 12 EXTRACT

To permit the proposed sixteen (16)-lot residential subdivision, it is requested that the subject site be rezoned to: Hamlet Residential Exception XX – Source Water Protection (HR-XX-SWP) Zone, Open Space (OS) Zone, Open Space – Source Water Protection (OS-SWP) Zone, Environmental Protection (EP) Zone, and Environmental Protection – Source Water Protection (EP-SWP) Zone. The proposed amendments to Schedule “A” – Map 12 of Zoning By-law No. 2010-65 are shown on **Figure 7**, below.

The provisions requested for the Hamlet Residential Exception XX – Source Water Protection (HR-XX-SWP) Zone are listed in **Table 6**, below.

TABLE 6: ZONING BY-LAW ANALYSIS

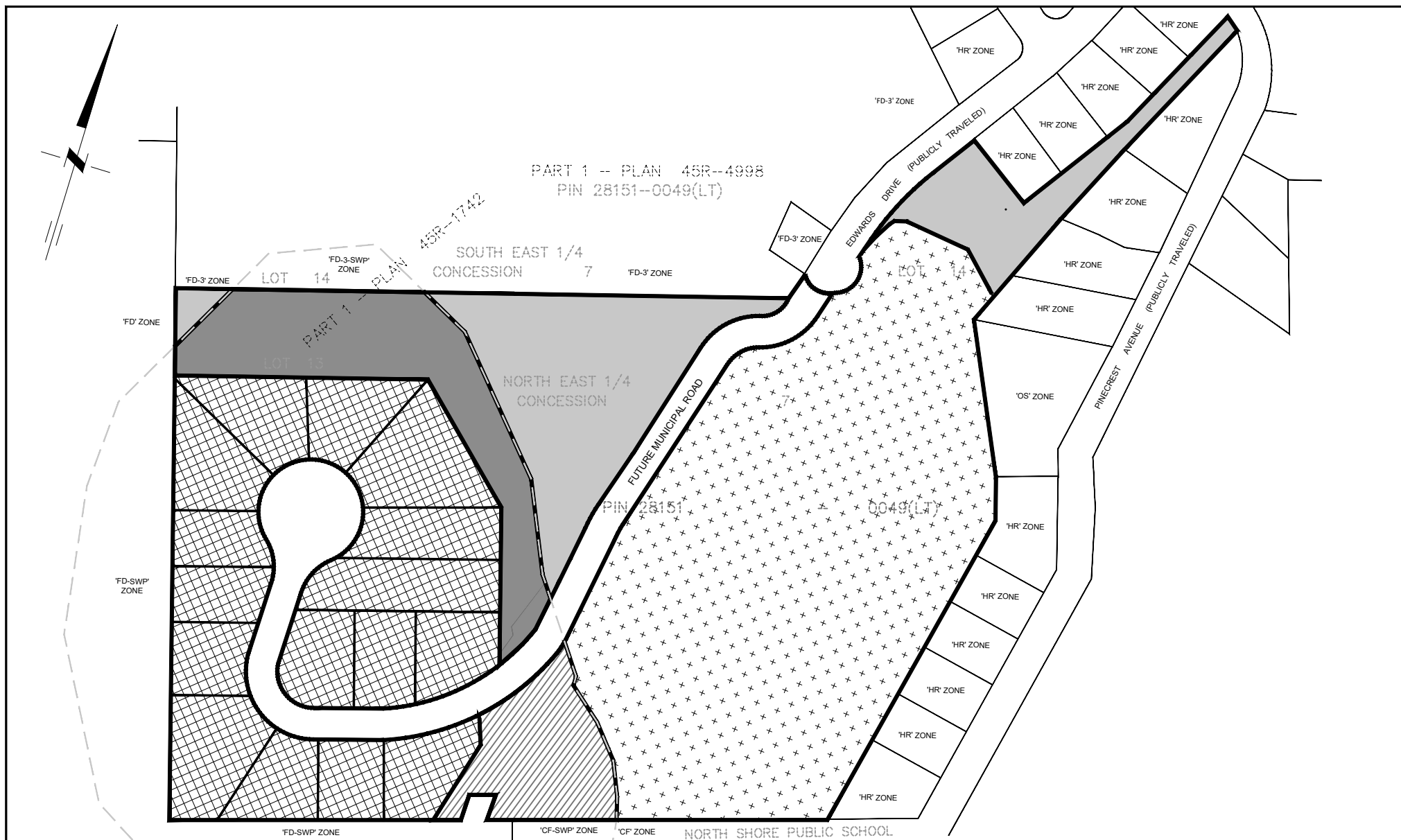
Zoning Provision	Required	Proposed*
Section 8 – Hamlet Residential (HR) Zone for single detached dwelling with public water and private sewage disposal		
a) Lot Area (minimum)	1,800 m ²	1,700 m ²
b) Lot Frontage (minimum)	30 m	30 m
c) Front Yard Depth (minimum)	7.5 m	6 m
d) Rear Yard Setback (minimum)	7.5 m	7.5 m
e) Interior Side Yard (minimum)	3 m	3 m
f) Exterior Side Yard (minimum)	7.5 m	6 m
g) Dwelling Floor Area (minimum)	93m ²	266 m ²
h) Building Height (maximum)	11 m	11 m
i) Lot Coverage (maximum)	40 %	15.5 %
j) Landscaped Open Space (minimum)	30 %	77.8 %
k) Dwellings per Lot (maximum)	1	1
l) Dwelling Units per Lot (maximum)	2	1

* Grey shading indicates need for special provision.





Special provisions are required within the Hamlet Residential Exception XX – Source Water Protection (HR-XX-SWP) Zone to address minimum lot area, minimum front yard depth and minimum exterior side yard depth. Several lots will be provided with 6-metre front yard setbacks rather the minimum 7.5m setback to ensure that septic beds do not encroach into the proposed revegetated areas as indicated on the Development Site Plan. The Hydrogeological Assessment Report indicates that the site can accommodate sixteen (16) lots and associated septic systems. As such, the minimum required lot area has been reduced to accommodate the proposed number of residential lots. It is noted that Lots 1, 6 and 7 do not meet the standard HR Zone minimum lot area, the other lots exceed the minimum requirement. The SWP suffix is added to recognize uses proposed within the Source Water Protection Area.

The Open Space Zone permits, among other uses, a conservation area including recreation activities, nature study and wildlife areas or other similar uses that provide for the preservation of the natural environment and a public park. Therefore, it is proposed that Block 17, Passive Parkland and Wildlife Corridor be zoned Open Space (OS) and Open Space – Source Water Protection (OS-SWP), and the passive parkland within Block 18 be zoned Open Space (OS). It is noted that the SWP suffix is added to recognize uses proposed within the Source Water Protection Area.

The Environmental Protection Zone permits, among other uses, a conservation area including recreation activities, nature study and wildlife areas or other similar uses that provide for the preservation of the natural environment. Therefore, it is proposed that Block 18, Passive Parkland and Wetland, be zoned Environmental Protection (EP) and Environmental Protection – Source Water Protection (EP-SWP) to ensure the watercourse, wetland and buffer area and associated hydrologic functions are preserved and enhanced. The SWP suffix is added to recognize uses proposed within the Source Water Protection Area.



LEGEND

	TO HR-X-SWP "HAMLET RESIDENTIAL -X - SOURCE WATER PROTECTION" ZONE		TO EP "ENVIRONMENTAL PROTECTION" ZONE		TO EP-SWP "ENVIRONMENTAL PROTECTION - SOURCE WATER PROTECTION" ZONE		TO OS "OPEN SPACE" ZONE		TO OS-SWP "OPEN SPACE-SOURCE WATER PROTECTION" ZONE
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LOCATION

PART OF LOT13 & 14, CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF OTONABEE)
 PART 4, PLAN 45R-6864 & PARTS 1, 2, 3, 4 & 5 PLAN 45R-14319
 SAVE AND EXCEPT PART 2 45R-16688 & PART 1 PLAN 45R-16795
 SUBJECT TO AN EASEMENT AS IN LT21491, TOGETHER WITH AN
 EASEMENT OVER PARTS 1 & 2 PLAN 45R-6864
 TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
 COUNTY OF PETERBOROUGH

BY-LAW ____-2025
 TO AMEND ZONING BY-LAW 2010-65

SCHEDULE '1'

SCALE: 1:3,000
 DATE: FEB 3, 2025



211 Dundas Street East, Suite 202,
 Belleville, Ontario, K8N 1E2

10. ANALYSIS OF THE PLANNING ACT, RSO 1990, §51 (24)

The *Planning Act* establishes criteria in Section 51(24) that the approval authority must have regard for when approving a Draft Plan of Subdivision. Regard must be given, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants.

Table 7, below, provides a planning analysis on how the proposal addresses Section 51(24) of the *Planning Act*. The left column of the chart consists of the relevant policies in *italics*, while the planning analysis is provided in the right column.

TABLE 7: PLANNING ACT AND ANALYSIS

§51(24) SUBDIVISION CRITERIA	PLANNING ANALYSIS
<i>a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	a) The subject Application for a Draft Plan of Subdivision is consistent with the 2024 PPS and will address the applicable provincial interests set out in Section 2 (a-s) of the <i>Planning Act</i> .
<i>b) whether the proposed subdivision is premature or in the public interest;</i>	b) The proposed development represents the logical and compatible infilling and minor rounding out of existing built up area on partial services. Land is developed to the east and north along Edwards Drive and Pinecrest Avenue. Partial servicing will be provided according to the Official Plan policies.
<i>c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	c) The Draft Plan of Subdivision conforms to the policies of both the County of Peterborough and Township of Otonabee-South Monaghan Official Plans. The subdivision will integrate with the established parcel fabric of adjacent developments.

§51(24) SUBDIVISION CRITERIA	PLANNING ANALYSIS
<i>d) the suitability of the land for the purposes for which it is to be subdivided;</i>	d) The subject lands are to be developed on partial services. Therefore, the site will appropriately be developed for low-density residential use similar to adjacent properties. The Preliminary Hydrogeological Assessment Report and Geotechnical Investigation Report did not identify any issues.
<i>d1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</i>	d1) Affordable housing is not proposed.
<i>e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	e) Access to the subdivision will be from an extension of Edwards Drive. Construction of the road extension will be built to municipal standards. A Slope Stability Study and Environmental Impact Study have addressed the proposed location of the road extension such that there will be no negative impact on the natural environment. The Traffic Brief determined that given the limited scale of the proposed development, the additional trips generated by the subdivision will have no impact on the nearby road network.
<i>f) the dimensions and shapes of the proposed lots;</i>	f) The dimensions and shapes of the proposed lots are regular and appropriate for the Hamlet area and for the proposed partial services.

§51(24) SUBDIVISION CRITERIA	PLANNING ANALYSIS
g) <i>the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	g) The lands are subject to the policies of the County and Township Official Plans, Township Zoning By-Law and Ontario Clean Water Act. The proposed Plan will be subject to comprehensive conditions of draft approval and a Subdivision Agreement.
h) <i>conservation of natural resources and flood control;</i>	h) A Stormwater Management Report has been prepared. An underground storm water facility is proposed within the road allowance to protect the well head protection area. The facility will provide the required storage and outlet control necessary to reduce post-development flows to pre-development flows or less. In accordance with the Environmental Impact Study (EIS), no development will be permitted within the flood plain and associated wetland. It is noted that a portion of the proposed extension of Edwards Drive encroaches into the mapped wetland. A wetland compensation area has been provided. The EIS also identified a wildlife corridor to be protected. Blocks 17 and 18 will be appropriately zoned Open Space and Environmental Protection and deeded to the municipality.
i) <i>the adequacy of utilities and municipal services;</i>	i) Utilities and municipal services are available to the site and will be adequate to service the proposed development.
j) <i>the adequacy of school sites;</i>	j) The Kawartha Pine Ridge School District will need to confirm the local schools can adequately serve the proposed development.

§51(24) SUBDIVISION CRITERIA	PLANNING ANALYSIS
<p><i>k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i></p>	<p>k) The Draft Plan of Subdivision includes: Block 17 Passive Parkland and Wildlife Corridor, which will be deeded to the municipality; and Block 18 Passive Parkland and Wetland, which will also be deeded to the municipality. These Blocks consist of 9.1 hectares, or 64.4 %, of the subdivision land area. The blocks will be zoned Open Space and Environmental Protection and will therefore be protected.</p>
<p><i>l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and</i></p>	<p>l) The site is located in a settlement area where services are readily available and efficient to access. The proposed larger lots will provide flexibility to orient dwellings to maximize solar heating.</p>
<p><i>m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.</i></p>	<p>m) The Plan of Subdivision will be controlled by draft conditions of approval and a Subdivision Agreement approved by the municipality, as well a Zoning By-law controls. The site will not require Site Plan Control.</p>

11. PLANNING OPINION AND CONCLUSION

This Planning Justification Report was prepared in support of the applications for a Zoning By-law Amendment filed with the Township of Otonabee-South Monaghan and Draft Plan of Subdivision filed with Peterborough County.

The 14.1-hectare subject property is municipally known as 74 Edwards Drive and is located within the Hamlet of Keene settlement area. The property is currently vacant and contains a watercourse and mapped wetland along the eastern portion of the site, a drumlin in the western portion and a significant woodland / wildlife corridor within the northern portion. Surrounding uses include: vacant land to the north; community facility and vacant land to the south; residential and open space uses to the east and vacant land to the west. It is proposed that access into the subdivision will be provided with an extension of Edwards Drive. The sixteen (16)-lot subdivision will be serviced with municipal water and individual on-site sewage systems.

A Zoning By-law Amendment is requested to amend the site's current Future Development Exception 8 (FD-8) Zone, Future Development Exception 8 – Source Water Protection (FD-8-SWP) Zone, Environmental Protection (EP) Zone and Open Space (OS) Zone to Hamlet Residential Exception XX – Source Water Protection (HR-XX-SWP) Zone, Open Space (OS) Zone, Open Space – Source Water Protection (OS-SWP) Zone, Environmental Protection (EP) Zone, and Environmental Protection – Source Water Protection (EP-SWP) Zone. The parkland and wildlife corridor, Block 17, will be zoned Open Space and the wetland and parkland, Block 18, will be protected with Environmental Protection Zones. Special provisions are required within the Hamlet Residential Zone to address minimum lot area, minimum front yard depth and minimum exterior side yard depth. Several lots will be provided with 6-metre front yard setbacks rather the minimum 7.5m setback to ensure that septic beds do not encroach into the proposed revegetated areas as indicated on the Development Site Plan. The SWP suffix is added where appropriate to recognize areas within the Source Water Protection Area.

The Settlement Land Use Designation policies of the Peterborough County Official Plan and the Hamlet and Source Water Protection Policies of the Township of Otonabee-South Monaghan that set out criteria to be considered for residential development within this area have guided the planning process for the project. Technical studies have been prepared to support the proposed subdivision.

The applications for Zoning By-Law Amendment and Draft Plan of Subdivision are consistent with the policies of the 2024 Provincial Planning Statement and conform to general intent and purpose of the County of Peterborough Official Plan and Township of Otonabee-South Monaghan Official Plan. The proposed development will meet or exceed the majority of provisions of the Hamlet Residential Zone in the Township's Comprehensive Zoning By-law No. 2010-65, as amended, subject to site-specific provisions to accommodate septic systems, and represents good planning.

12. REPORT SIGNATURE

Yours truly,



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RFA Planning Consultant Inc.



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Senior Planner
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