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TOWERHILL NORTH

DRAFT PLAN, OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

PLANNING JUSTIFICATION REPORT

IPS NO. 18-783

April 2021



EMAIL: info@ipsconsultinginc.com
WEB: www.ipsconsultinginc.com



647 Welham Road, Unit 9
BARRIE, ON L4N 0B7



TEL: (705) 812-3281
FAX: (705) 812-3438

APPLICATIONS FOR

**OFFICIAL PLAN AMENDMENT
ZONING BY-LAW AMENDMENT
DRAFT PLAN OF SUBDIVISION**

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

647 WLEHAM ROAD, SUITE 9A
BARRIE, ONTARIO L4N 0B7
TEL: (705) 812-3281
FAX: (705) 812-3438

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Towerhill Developments Inc. to provide an addendum Planning Brief, to the Planning Justification Report submitted in June 2020 (rev. 1), relative to an Official Plan Amendment (OPA), a Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (Draft Plan) Applications on a portion of the lands municipally known as 1080 County Road 10 and 862 Fallis Line (the subject site).

This Planning Brief addendum should be read in conjunction with the Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

This addendum provides an update on the following sections within the Report:

- 3.0 Description of Development
 - 3.2 Draft Plan of Subdivision
 - 3.3 Official Plan Amendment Application
 - 3.4 Zoning By-law Amendment Application
- 4.0 Planning Policy and Analysis
 - 4.1 The Planning Act (2019)
 - 4.2 The Provincial Policy Statement (2020)
 - 4.3 The Growth Plan for the Greater Golden Horseshoe (2020)
 - 4.5 Township of Cavan Monaghan Official Plan

2.0 SITE DESCRIPTION and SURROUNDING LAND USES

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

3.0 DESCRIPTION OF DEVELOPMENT

3.1 MASTER PLAN

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

3.2. DRAFT PLAN OF SUBDIVISION

The updated draft plan of subdivision includes 718 residential units, of which, 194 are Townhouses on 25' lots, 331 are Single-Detached dwellings, and 193 are residential apartments. Of the single-detached dwellings, 118 units are on 52' lots, 165 are on 45' lots, and 48 are on 35' lots.

The objective of the apartment blocks is to diversify the site in terms of affordability, density, and demographic, while maximizing the use of existing infrastructure. There is a total of 50 Blocks and 13 roads within the Draft Plan of Subdivision, found in **Appendix 1**. The table below shows the breakdown of land uses in accordance with their size within the Draft Plan.

TABLE 1: DRAFT PLAN LAND USES AND CORRESPONDING SIZE

LAND USE	SIZE
Residential	23.98 ha (59.25 ac)
Future Use	0.06 ha (0.15 ac)
Institutional	2.15 ha (5.31 ac)
Parkland	0.26 ha (0.64 ac)
Open Space	1.54 ha (3.80 ac)
6.0m Walkways	0.11 ha (0.27 ac)
Natural Core / Environmental Protection	12.02 ha (29.70 ac)
Stormwater Management Facilities	1.85 ha (4.57 ac)

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0.3m Reserve	0.01 ha (0.25 ac)
Road Widening	0.22 ha (0.54 ac)
Streets	9.90 ha (24.46 ac)

The key modifications within the updated draft plan include:

- Agricultural Block 377 has been removed and added to the Environmental Protection Block 379;
- Modified Street 'J' to accommodate a 'window road' along County Road 10;
- Increase width of Street 'A' and Street 'I' to 20.0 metres;
- Replaced all 20' townhouses with 25' townhouses;
- Eliminate previous Street 'J' between the high density blocks and add a walkway block;
- Create a Future Use Block 367 between the existing municipal offices and recreational centre to be dedicated to the municipality;
- Shifted realigned creek corridor entirely on to the subject lands; and,
- Increased lots sizes along Fallis Line to reduce number of driveways.

The draft plan has provided a lotting pattern over the Institutional Block 369 in the south west corner of the site to understand how this block could be developed for residential purposes if the school board choses not to proceed.

3.3 OFFICIAL PLAN AMENDMENT APPLICATION

As mentioned above, in the Planning Justification Report, an Official Plan Amendment is required in part for the proposed Settlement Area Boundary expansion. Justification for the Settlement Area Boundary Expansion is provided throughout Section 4, Planning Policy and Analysis of this report. In addition, this amendment will exempt this application from Section 8.3 of the Official Plan.

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Section 8.3 outlines policy related to Settlement Area Expansions. The exemption is being requested as this Section of policy has not been updated to reflect the latest version of the Provincial Policy Statement and Growth Plan, which both permit boundary expansions, reviewed in full in Section 4 of this Report.

The existing land use designations for the subject site are 'Residential', 'Natural Linkage Area,' 'Institutional', and 'Agricultural'. In addition to the Boundary expansion, the application seeks to realign the existing land use designations.

The OPA also has the effect of modifying the maximum height permitted for apartment/condo buildings under policy 4.1.3.a) and the percent of new multiple unit buildings under policy 4.1.3.b) by adding a site-specific policy.

The OPA will:

- a) Expand the Settlement Area Boundary,
- b) Exempt from Section 8.3 of the Official Plan,
- c) Realign and modify the existing 'Residential' and 'Institutional' designation,
- d) Redesignate the 'Natural Linkage Area' to 'Natural Core Area',
- e) Remove 'Institutional' and 'Agricultural' designations,
- f) Amend 4.1.3.a) to reflect site-specific height provisions:
 - 1. A maximum height of 3 storeys for singles, semi-detached and townhouse dwellings, and
 - 2. A maximum height of 4 storeys for apartments.
- g) Amend 4.1.3.b) to reflect site-specific provisions:
 - a. Approximately 54 percent of new housing within the Residential designation shall be multiple unit buildings including semi-detached, townhouses or apartments to provide a variety of housing choices.

The respective amended Text and Schedule is presented in **Appendix 2**.

3.4 ZONING BY-LAW AMENDMENT APPLICATION

The existing zoning for the subject site is 'A' Agricultural, 'I-1' Institutional with special provision #1, 'FD' Future Development, and 'NL' Natural Linkage in Zoning By-law No. 2018-58, 'Schedule A' Map E-2. To permit the proposed development, a Zoning By-law Amendment is required.

The proposed applications will rezone the lands to:

- Urban Residential 1 Exception X (UR1-B-X) for the 35 ft Single Detached Lots,
- Urban Residential 1 Exception X1 (UR1-A-X1) for the 45 ft Single Detached Lots and Walkways,
- Urban Residential 1 Exception X2 (UR1-A-X2) for the 52 ft Single Detached Lots and Public Park,
- Urban Residential 3 Exception X (UR3-X) for the 25 ft Townhouse Lots and Walkways,
- Urban Residential 4 Exception X (UR4-X) for the Apartment Dwellings,
- Urban Residential 4 Exception X1 (UR4-X1) for the Seniors Apartment Dwellings,
- Institutional (I) for the School Block,
- Institutional Exception X (I-X) Assisted Seniors Living,
- Open Space (OS) for the Stormwater Management Pond and Walkways and Open Space, and
- Natural Core (NC) for the Realigned Creek.

The exceptions are highlighted in the applicable tables below.

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Table 2 provides the details for the proposed zoning in accordance with Zoning By-law No. 2018-58, in association with the Blocks on the Draft Plan of Subdivision.

Table 2: Proposed Zone Categories to Zoning By-law No. 2018-58

Proposed Zone	Description
Urban Residential 1 Exception 'X' (UR1-B-X)	10.6 m (35 ft) Single Detached Lots Lots: 36, 174-199, 243-247, 252-256, 321-331
Urban Residential 1 Exception 'X1' (UR1-A-X1)	13.7 m (45 ft) Single Detached Lots Lots: 1-35, 68-75, 83-89, 97-98, 102, 106, 115-119, 124-127, 137-144, 149-173, 200-242, 257-260, 272-274, 285-287, 296-299, 303-304, 309-320
Urban Residential 1 Exception 'X2' (UR1-A-X2)	15.8 m (52 ft) Single Detached Lots Lots: 37-67, 76-82, 90-96, 99-101, 103-105, 107-114, 120-123, 128-136, 145-148, 248-251, 261-271, 275-284, 288-295, 300-302, 305-308 Parkland, Blocks: 370 Walkways, Blocks: 373-375
Urban Residential 3 Exception 'X' (UR3-X)	7.6 m (25 ft) Townhouse Lots Blocks: 332-363
Urban Residential 4 Exception 'X' (UR4-X)	Apartments Dwellings, Block: 366
Urban Residential 4 Exception 'X1' (UR4-X1)	Seniors Apartments Dwellings, Block: 365
Institutional (I)	School, Block: 369
Institutional Exception 'X' (I-X)	Assisted Seniors Living, Block: 364 Future Use, Block: 368
Open Space (OS)	Stormwater Management Pond, Block: 379 Open Space, Blocks: 371-372, 376
Natural Core (NC)	Re-aligned Creek, Blocks: 377-378

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Tables 3A, 3B, 3C, 3D and 3E show the proposed zoning under Zoning By-law No. 2018-58, the respective proposed zoning required to align with the subject development and its provisions.

TABLE 3A: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required UR1-B (Single-Detached)	UR1-B-X (35 ft lots)
Lot Area (m2)	360	318
Frontage (m) Regular	12	10.6
Frontage (m) Corner	15(3)	12.4
Front Yard (m)	4.5 (1)	4.5
Int Side Yard (m)	1.2	1.2
Interior Side yard adjacent to an attached garage	-	0.6
Ext Side Yard (m)	4.0	2.5
Rear Yard (m)	6.0	5.0
Min. Setback for a Private Garage from Front Lot Line (m)	6.0	6.0
Max. Lot Coverage (%)	50	54
Max. Building Height (m)	11.0	11.0
Min. Landscaped Open Space (%)	30	20
Parking	2 per dwelling unit	2 per dwelling unit

* Required Provisions are Highlighted in **Yellow**. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2018-58

Table Additional Regulations:

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- (1) The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line
- (2) In a side yard where there is an attached private garage or attached carport, the minimum interior side yard width shall be 1.25 metres plus 0.5 metres for every storey or portion thereof above the first storey
- (3) Corner lot requirement.

TABLE 3B: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required UR1-A (Single-Detached)	UR1-A-X1 (45 ft lots)	UR1-A-X2 (52 ft lots)
Lot Area (m2)	400	410	450
Frontage (m) Regular	13	13.7	15.8
Frontage (m) Corner	16(3)	15	17
Front Yard (m)	4.5 (1)	4.5	6
Int Side Yard (m)	1.2	1.2	1.2
Interior Side yard adjacent to an attached garage	-	0.6	0.6
Ext Side Yard (m)	4.0	2.5	2.5
Rear Yard (m)	6.0	4.75	6.0
Min. Setback for a Private Garage from Front Lot Line (m)	6.0	6.0	6.0
Max. Lot Coverage (%)	50	54	50
Max. Building Height (m)	11.0	11.0	11.0
Min. Landscaped Open Space (%)	30	20	20
Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit

* Required Provisions are Highlighted in Yellow. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2018-58

Table Additional Regulations:

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION APPLICATIONS

- (1) The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line
- (2) In a side yard where there is an attached private garage or attached carport, the minimum interior side yard width shall be 1.25 metres plus 0.5 metres for every storey or portion thereof above the first storey
- (3) Corner lot requirement.

TABLE 3C: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required UR3 (Townhouses)	UR3-X (25 ft townhouse)
Block Frontage (m)	20	20
Regular	7.5 (7)	7.5
Block Area (m ²)	800	600
	240 (7)	225
Front Yard (m)	6.0 (1)	4.5
Int Side Yard (m)	1.2 (8)	0.0 or 1.2
Ext Side Yard (m)	2.5	2.10
Rear Yard (m)	6	5.0
Max. Lot Coverage (%)	50	55%
Min. Landscaped Open Space (%)	20	20
Max. Building Height (m)	11.0	11.0
Parking	2 per dwelling unit	2 per dwelling unit

* Required Provisions are Highlighted in **Yellow**. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2018-58

Table Additional Regulations:

- (1) The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line
- (7) Per townhouse unit.
- (8) Where a dwelling unit is attached to an adjoining dwelling unit, the minimum requirement is nil.

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TABLE 3D: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required UR4 Apartment Building	UR4-X Apartment/Condo Building	UR4-X1 Seniors Apartment Building
Lot Area (m ²) Lot serviced by public water and sanitary sewer system	0	13,942m ²	8,551 m ²
Frontage (m) Lot serviced by public water and sanitary sewer system	30	6.1m (Street 'B')	58m (Street 'I')
Front Yard (m)	6	>6m	13.2m
Int Side Yard (m)	(8)	5.2m	n/a
Ext Side Yard (m)	6	6.1m	3.0m
Rear Yard (m)	7m - (5)	25m	13.1m
Max. Lot Coverage (%)	50	21%	21.1%
Max. Building Height (m)	12.5	14 m	14 m
Min. Landscaped Open Space (%)	20 (4)	36%	40%
Amenity Area (Table 3A (1))	(i) the minimum area dedicated to an amenity area shall be equal to 4 percent of the total lot area; and, (ii) the amenity area shall not be located in a required front yard	Required: 576m ² Provided: 1,480m ²	Required: 342 m ² Provided: 1,1180 m ²
Parking	1.5 spaces per dwelling unit and 0.25 per unit for visitor parking spaces	Required: 224 spaces Provided: 192 spaces (1.25 spaces per unit and 0.25 per unit for visitor)	Required: 140 spaces Provided: 100 spaces (1 space per unit and 0.25 per unit for visitor)

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Barrier Free Parking	Required spaces, 26-100 – required barrier free, 1 + 3% of total number of parking spaces on lot Required spaces, 101-200 – required barrier free, 4 + 2% of total number of parking spaces on lot	Required / provided: 8 spaces	Required / provided: 4 spaces
Loading Space (12.1.2)	Between 2,500m ² to 5,000m ² - 2 spaces are required Greater than 5,000m ² - 3 + 1 additional space for each 10,000m ² in excess of 5,000m ²	Building 1: 2 spaces Building 2: 3 spaces Provided: 2 spaces, 1 space per building	Required: 3 spaces Provided: 1 space
Dimensions of Loading Space	3.5 metres in width and 9 metres in length, with a minimum vertical clearance of 4 metres	3.5 x 9 x 4m	3.5 x 9 x 4m
Loading spaces are not permitted:	a) closer than 3.0 metres to any lot line; b) in any front yard; c) between the main wall closest to the exterior lot line and the exterior lot line; and, d) closer than 7.5 metres to any	a) greater than 5.1m to any lot line; b) located in side and rear yard; c) located in side and rear yard; and, d) located in a Residential Zone.	a) greater than 13.1 metres to any lot line; b) located in rear yard; c) located in rear yard; and, d) located in a Residential Zone.

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	Residential Zone boundary, except if it is located entirely within a structure or located in a Residential Zone.		
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* Required Provisions are Highlighted in **Yellow**. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2018-58

Table Additional Regulations:

- (4) May include an amenity area.
- (5) Half the building height but no less than 6 metres
- (8) Where a dwelling unit is attached to an adjoining dwelling unit, the minimum requirement is nil.

TABLE 3E: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required I Long Term Care Facility	I-X Assisted Seniors Living Building
Lot Area (ha)	0.1 ha	0.764 ha
Lot Frontage (m)	N/A	62m (Fallis Line)
Front Yard (m)	6	12.3m
Int Side Yard (m)	3	44.7m
Ext Side Yard (m)	3	5.6m
Rear Yard (m)	6	12.9m
Max. Lot Coverage (%)	50	20%
Max. Building Height (m)	12.5	14m
Parking	1 per 4 beds and 1 per 2 employees Requirement TBD.	99 parking spaces provided
Barrier Free Parking	Required spaces, 26-100 – required barrier free, 1 + 3% of total number of parking spaces on lot	4 barrier free provided
Loading Space (12.1.2)	3 required	1 provided

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	Greater than 5,000m ² - 3 + 1 additional space for each 10,000m ² in excess of 5,000m ²	
Dimensions of Loading Space	3.5 metres in width and 9 metres in length, with a minimum vertical clearance of 4 metres	3.5 x 9 x 4m
Loading spaces are not permitted:	a) closer than 3.0 metres to any lot line; b) in any front yard; c) between the main wall closest to the exterior lot line and the exterior lot line; and, d) closer than 7.5 metres to any Residential Zone boundary, except if it is located entirely within a structure or located in a Residential Zone.	a) greater than 12.9 metres to any lot line; b) located in rear yard; c) located in rear yard; and, d) located in a Residential Zone.

* Required Provisions are Highlighted in Yellow. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2018-58

The aim of these applications is to create a residential community that is well connected to the built-up area, while achieving reduced lot sizes and making better use of planned infrastructure. The Amendment to Zoning By-law No. 2018-58 can be found in **Appendix 3**.

3.5 TECHNICAL REPORTS

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1). Updated to some of these reports are being submitted with this planning memo.

3.6 IMPACT ON MUNICIPAL SERVICES

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

3.7 MARKET ANALYSIS/JUSTIFICATION STUDY

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

4.0 PLANNING POLICY AND ANALYSIS

This section will outline the relevant policies and planning rational in relation to the proposed applications.

4.1 THE PLANNING ACT – PROVINCIAL INTEREST

The Planning Act (The Act) is provincial legislation that describes how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial policy framework focussed on provincial interests and fairness.

The following is in addition to the policy and analysis provided in the Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

Section 51(24), states that regard shall be had to, among other matters, the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

(a) ***“the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2”*** - these applications align with

the provincial interest in land use planning given that the plan's design:

- Protects the ecological system by realigning the on-site watercourse, providing a 30m buffer from it and not developing these lands without proper compensation,
- Efficiently conserves and utilizes the supply of water and energy by better maximizing existing and planned water, wastewater, sewage and waste management infrastructure and services, through developing a continuous and large portion of the Master Plan lands,
- Encourages the orderly development of safe and healthy communities by:
 - Providing for a range of dwelling types that create a generational community, while strategically locating housing types on site,
 - Designing an internal grid-like road pattern with walkways that fosters connectivity and active transportation; and
 - Maximizing the developable lands on the site by realigning the watercourse to the periphery,
- Provides for housing options that currently do not exist within the community,
- Increases the housing stock within the Millbrook Settlement area, therefore increases the tax-base and protecting the financial and economic well-being of the Province, County, and the Township,
- Concentrates growth and development to a Settlement Area that best utilizes existing services and infrastructure,
- Promotes development that is sustainable, supportive of public transit while being pedestrian oriented given the road network design of

shorter blocks, and being within proximity to the already established Millbrook Village, and;

- Supports a built form that is well-designed, encourages a sense of place through strategic design, provides high-quality public spaces that are accessible, safe, attractive, and aims to reduce greenhouse gas emissions by being more compact in form.

(b) ***“whether the proposed subdivision is premature or in the public interest”*** -

the proposed subdivision is in the public interest, as addressed above and for the most part is within the Settlement Area and designated and zoned for development. The lands have been identified for subdivision development through the Master Plan for Towerhill South and North. Municipal infrastructure planned for the development will be available to fully service the proposed development.

(c) ***“whether the plan conforms to the official plan and adjacent plans of***

subdivision, if any” - the proposed development implements the general planned function of the site. The proposed development will support the achievement of a complete community within Cavan Monaghan. The proposed plan respects and integrates appropriately with the adjacent subdivision to the south.

(d) ***the suitability of the land for the purposes for which it is to be subdivided –***

A series of technical reports have been completed to demonstrate the suitability of the lands for development purposes.

(d.1) ***if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing*** - no affordable housing units are

proposed, however a wide range of housing types are proposed including townhomes and apartment building, which will provide housing options that are more attainable.

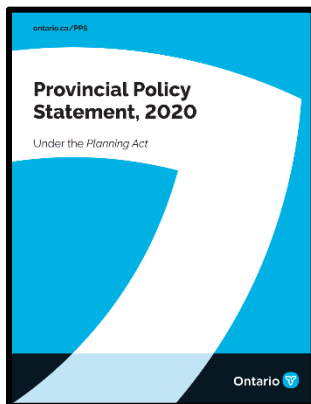
- (e) ***the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them*** - all roads have been shown and labelled on the draft plan. The proposed development will include a road widening along Fallis Line. The adequacy of the existing road network to service the proposed development is further set out in the TIS prepared by JD Northcote Engineering.
- (f) ***the dimensions and shapes of the proposed lots*** - this has been illustrated on the proposed draft plan of subdivision.
- (g) ***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*** – the lands will be developed in accordance with the proposed zoning bylaw.
- (h) ***conservation of natural resources and flood control*** - The development protects and enhances the ecological system by realigning the on-site watercourse, providing a 30m buffer from it and not developing these lands without proper compensation. The lands proposed for development are also located outside any flood control areas.

- (i) ***the adequacy of utilities and municipal services*** - the Functional Servicing Report, prepared Valdor Engineering Inc., May 2020 (rev.) addresses water, wastewater, stormwater management, vehicular and pedestrian access, and utilities for the subject lands. The FSR concludes that the residential subdivision can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough, and the Otonabee Region Conservation Authority design criteria.
- (j) ***the adequacy of school sites*** - the proposed subdivision includes an institutional block for a future public elementary school which has been approved by the applicable school board.
- (k) ***the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes*** - The lands to be conveyed for public purposes are illustrated on the draft plan of subdivision and include:
1. the proposed new local roads (Street A through Street M);
 2. future use block (Block 367);
 3. parkland (Block 370);
 4. open space (Blocks 371-372);
 5. 6.0 metres walkways (Blocks 373 – 376);
 6. environmental protection blocks (Blocks 377-378);
 7. a proposed stormwater management block (Block 379);
 8. 0.3 metre reserve (Block 380); and
 9. the proposed street widening along Fallis Line (Block 381-382).

It is also important to note that the Millbrook Recreation Centre was dedicated to the Township prior to this application being submitted.

- (l) ***the extent to which the plan's design optimizes the available supply, means of supplying, efficient use, and conservation of energy*** - the proposed development will conform to the regulatory guidelines, which will be further addressed through the subdivision agreement.
- (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 or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2)*** - this requirement will be further addressed through the subdivision agreement, and the future site plan application to be filed in support of the development of the residential high-density blocks (Blocks 365-367).

It is our proposal planning opinion that the proposed development aligns with the Province's Interests in land use planning according to the Planning Act.



4.2 PROVINCIAL POLICY STATEMENT

Please note that this Section **replaces** Section 4.2 within the Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

The Provincial Policy Statement (PPS) is a combination of policies that direct land use development so that Provincial

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Interests are adhered to. The PPS also outlines the importance for building strong communities and managing and directing land use to achieve efficient development and land use patterns. A review of the PPS has been undertaken to further demonstrate how the subject applications align with the Province's direction for the creation of land use development based on good planning principles.

Section 1.1 of the PPS seeks to achieve efficient land use patterns that sustain healthy, liveable, and safe communities. Specifically, Section 1.1.1 emphasizes the promotion of development that is cost-effective to minimize land consumption and servicing costs by utilizing existing or planned infrastructure, assists municipalities and the Province financially by increasing the tax-base, provides open space, and minimizes negative effects to the environment through being more compact. This policy aligns with the design of the Draft Plan of Subdivision as this plan will be utilizing the infrastructure that is a part of the Master Planned Community. The development is being created in a compact fashion which allows for a continuation of development in the Settlement Area of Millbrook, and very little development outside the Settlement Area boundary.

Section 1.1.3 outlines the way Settlement Areas shall be developed. This section focusses on the efficient use of infrastructure, service facilities, land, and its resources. This proposal aims to develop the subject lands in the most logical and feasible manner, on full municipal services. The subdivision design represents efficient land use patterns and supports active transportation. Sidewalks will be accommodated within the municipal right-of-way, which will provide connections to the trails that have been planned for within the environmental protection area, as well as the adjacent land uses including the municipal offices, the community recreation complex, and the subdivision to the south, which

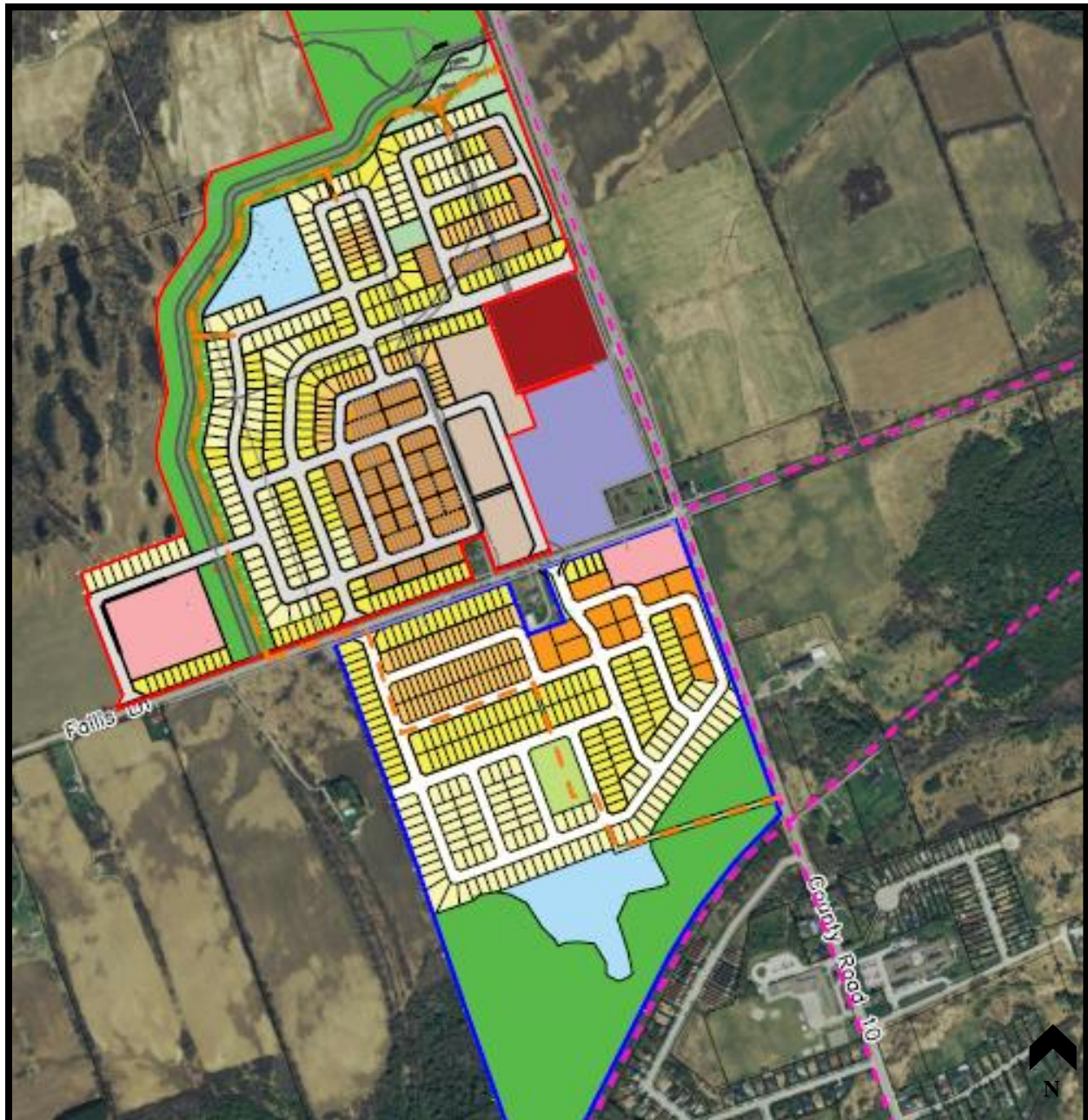
connects to existing and future planned trails. See **Figure 1** below for trail connections.

Policy 1.1.3.6 states that development in designated growth areas should occur adjacent to the existing built up areas and shall be compact in form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. The proposed development achieves this direction well, as it provides for a range of lot frontages for its single-detached houses, includes townhouses and residential apartments, to increase density site-wide. The subject site is also adjacent to Phase 1 of the Master Planned community.

Section 1.4 provides direction on how housing is to be planned for and developed. The PPS encourages a mix of housing densities, levels of affordability and types. Accommodating sufficient residential land supply and growth is also encouraged through the PPS. Through these amendments, the development will aid in reducing the housing supply shortage and provide options for more affordable housing for residents who work in the GTA and County of Peterborough.

Section 1.5 directs that communities should be promoted by minimizing negative impacts to environmentally protected areas and to design communities that facilitate active transportation while being accessible for recreational purposes. These objectives will be achieved as the proposed development recreates a corridor for the site's watercourse, provides open space for future residents and benefits from its' proximity to the existing Recreation Centre. Pedestrian linkages/walkways/trails have been provided throughout the Plan to enhance connectivity through the neighbourhood and to the trail along the watercourse.

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LEGEND

- Subject Lands
- - - Township Proposed Trails
- - - Proposed Trails

Figure 1
Master Plan – Trail Connections

Drawn By: VS

File: 18-783



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Section 1.6 directs that infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost-effective manner. The Draft Plan of Subdivision recommends the creation of 718 residential units that will be serviced by planned sewage and water infrastructure to increase its optimization. These applications seek to better optimize the sewage and water services that are already planned. These amendments achieve the objective of policy 1.6.6.2 which states *Municipal sewage services and municipal water services* are the preferred form of servicing for *settlement areas*. *Intensification and redevelopment* within *settlement areas* on existing *municipal sewage services* and *municipal water services* should be promoted, wherever feasible.

This proposed development fosters long-term economic prosperity by optimizing the long-term use of land, resources, infrastructure, and public service facilities. Encouraging a sense of place through a well-designed built form, conserving environmental features and aligns with the objectives of long-term economic prosperity found in Section 1.7.

The PPS's Natural Heritage Section 2.1 has guided the direction of the development given its natural heritage features. This development will enhance the on-site watercourse for the long-term by relocating it to a location that will enhance its function and vitality as supported by the EIS. The goal of the realignment is to enhance the living conditions for its inhabitants, improve natural heritage core areas, and protect adjacent natural heritage features.

The proposed Draft Plan of Subdivision represents appropriate development that is compatible with Towerhill South. The development will make better use of land, water and sewage infrastructure that is planned. This development will also provide for a greater range of housing options, draw in a larger tax-base while

protecting the onsite watercourse and open space from being developed. Intensification, environmental preservation, increasing housing supply and making efficient use of infrastructure are main priorities of the Province. The development is consistent with the intent and policies of the PPS.

4.3 PLACES TO GROW

Please note that this Section **replaces** Section 4.2 within the Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

The Growth Plan for the Greater Golden Horseshoe (GGH), 2020 has been prepared and approved under the Places to Grow Act, 2005. The Government of Ontario recognizes that to accommodate future population growth, support economic prosperity and achieve high quality of life for all Ontarians, planning must occur in a rational and strategic way.

Section 1.2.3 of the GGH relates to how to read this plan, and specifically it's relationship with the Provincial Policy Statement (PPS). The PPS provides overall policy directions on matters of provincial interest related to land use and development in Ontario, and applies to the GGH, except where this Plan (GGH) provides otherwise. While the GGH is to be read in conjunction with the PPS, the policies of the GGH take precedence over the policies of the PPS to the extent of any conflict. The GGH prevails where there is a conflict between this Plan and the PPS.

The Growth Plan emphasizes the necessity to manage the growth that must occur. This proposed development supports the policies of Section 2.2.1 "Managing Growth" by concentrating significant new growth to land located in the Settlement Area. Millbrook is designated for growth and has the capacity

within its municipal services to accommodate for more growth. Section 2.2.1.4 relates to the achievement of complete communities.

Complete communities are defined as, places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.

Section 2.2.1.4 provides policies that support the achievement of complete communities that:

- a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;

Comment: the proposed development provides a diverse mix of land uses including a variety of residential land use (single detached dwellings, townhouse dwellings and high density dwellings), institutional uses (school/recreation centre), medium to high density uses as well as environmentally protected lands.

- b. improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

Comment: the proposed development provides a mix of residential dwellings including single detached dwelling of varying sizes, townhouse dwellings, apartment/condominium dwelling units, active seniors dwelling

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units and assisted seniors dwelling units. These all contribute to the community as a whole and provide a range of residential opportunities for a variety of ages, abilities, and incomes. In addition, the lands are adjacent to the existing municipal office and recreation facility, providing services in close proximity to residential uses.

- c. provide a diverse range and mix of housing options, including additional residential units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

Comment: as noted above under item (b) a diverse range and mix of housing options have been accommodated within this draft plan which will accommodate a wide range of needs and allow citizens to age in place. The development will also provide for a variety of household sizes and incomes. Providing three medium to high density residential blocks further diversifies the community providing dwelling units at a more affordable price compared to the larger single detached dwellings.

- d. expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
 - ii. *public service facilities*, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;

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Comment: the proposed development provides municipal sidewalks throughout. These sidewalks provide connections to a trail system that accesses the entire Millbrook community.

- e. provide for a more *compact built form* and a vibrant *public realm*, including public open spaces;

Comment: the proposed Plan has been designed to utilize the lands available in the most efficient way possible, while provide connections to the public realm and public open spaces which include the connecting environmental protection lands, municipal offices, and the community recreation complex.

- f. mitigate and adapt to the *impacts of a changing climate*, improve resilience, and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

Comment: the proposed development will be designed and constructed in accordance with all applicable standards.

- g. integrate *green infrastructure* and appropriate *low impact development*.

Comment: The development will be designed and constructed to the Township standards and the MOE SWM pond criteria. Low impact developments will be incorporated through rear and side yard swales, and discharge of roof leaders to pervious surfaces will augment the control provided by the SWM facility and promote infiltration where possible.

Section 2.2.2 “Delineated Built-up Areas” acknowledges that municipalities and counties, including the County of Peterborough must establish minimum intensification targets.

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The proposed development identifies developing appropriate greenfield lands with diverse housing options, as encouraged in Section 2.2.6 "Housing". This plan also provides high quality public spaces that are supplementary to the environmentally protected creek corridor. Another aim of this development is to transition the built form from the Phase 1 development south of Fallis Line and from the institutional uses located along County Road 10 from high to lower densities.

The development is located within a Greenfield Area that aims to be a complete community, support active transportation and best use available and planned infrastructure. These are all objectives found in Section 2.2.7 "Designated Greenfield Areas". These objectives are achieved in the design of the Draft Plan of Subdivision through its' street design, densities, site-wide walkability, and utilization of planned infrastructure. The proposed development provides a population density of 1651.4 persons (718 x 2.3 people per unit) and 116.98 jobs (2.923 ha x 40 jobs). This equates to 44.3 people and jobs per hectare ($1651.4 \text{ person} + 116.98 \text{ jobs} = 1768.38 / 39.86 = 44.36$), therefore aligning with 2.2.7.2. (b) which provide a minimum density target of not less than 40 residents and jobs combined per hectare. This development demonstrates a compact, urban community within the Greenfield Area.

Section 2.2.8 highlights policies related to "Settlement Area Boundary Expansions".

Section 2.2.8.5 notes, notwithstanding policies 2.2.8.2 and 5.2.4.3, a settlement area boundary expansion may occur in advance of a municipal comprehensive review, provided:

- a. the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or 2.2.5.13, as appropriate;

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Comment: As noted above, policy 2.2.7.2 relates to designated greenfield areas and provides a minimum density target of not less than 40 residents and jobs combined per hectare. The proposed development provides a population density of 1651.4 persons (718 x 2.3 people per unit) and 116.98 jobs (2.923 ha x 40 jobs). This equates to 44.3 people and jobs per hectare ($1651.4 \text{ person} + 116.98 \text{ jobs} = 1768.38 / 39.86 = 44.36$). Therefore, the proposed development achieves the minimum density target.

- b. the location of any lands added to a settlement area will satisfy the applicable requirements of policy 2.2.8.3;

Policy 2.2.8.3 notes, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all the policies in this Plan, including the following:

- a. there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;

Comment: The Functional Servicing Report, prepared Valdor Engineering Inc., May 2020 (rev.), concludes that the residential subdivision can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough, and the Otonabee Region Conservation Authority design criteria. Any upgrades required to municipal infrastructure will be part of the development process and will be completed prior to any development taking place.

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- b. the *infrastructure* and *public service facilities* needed would be financially viable over the full life cycle of these assets;

Comment: The proposed development completed a financial analysis looking at life cycle costs and financial sustainability for the Township. The report concluded that the proposed development was a responsible form of development. The addition of 22 residential units and a public elementary school in the expansion area will not result in infrastructure that will cause a burden on the municipality.

- c. the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate;

Comment: The Functional Servicing Report, prepared Valdor Engineering Inc., May 2020 (rev.), concludes that the residential subdivision can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough, and the Otonabee Region Conservation Authority design criteria. Any upgrades required to municipal infrastructure will be part of the development process and will be completed prior to any development taking place.

- d. the proposed expansion, including the associated water, wastewater, and stormwater servicing, would be planned, and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions

and the *water resource system*, including the *quality and quantity of water*.

Comment: The proposed expansion results in a net environmental benefit to the natural heritage system. The proposed development realigns a watercourse that is currently designated as a Natural Linkage Area in the Official Plan and will turn it into a Natural Core Area. The stormwater management scheme continues to discharge water into the existing watershed area.

- e. *key hydrologic areas and the Natural Heritage System for the Growth Plan* should be avoided where possible;

Comment: A comprehensive Environmental Impact Study has been completed to review important natural heritage features and determine their significant over the long term.

- f. *prime agricultural areas* should be avoided where possible. To support the *Agricultural System*, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized, and determined based on avoiding, minimizing, and mitigating the impact on the *Agricultural System* and in accordance with the following:

- i. expansion into *specialty crop areas* is prohibited;
- ii. reasonable alternatives that avoid *prime agricultural areas* are evaluated; and
- iii. where *prime agricultural areas* cannot be avoided, lower priority agricultural lands are used;

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Comment: The lands are not a specialty crop area. The size of the agricultural parcel and its location abutting the settlement area of Millbrook create constraints to making this small parcel a viable agricultural operation.

- g. the *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*;

Comment: Included within this submission package is a Minimum Distance Separation Letter provided by Orion Environmental Consulting Inc.. This letter concludes that the expansion area is in full compliance with MDS setbacks.

- h. any adverse impacts on the *agri-food network*, including *agricultural operations*, from expanding *settlement areas* would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment*.

Comment: The proposed settlement area expansion will not hinder any adjacent agricultural operations. Surrounding agricultural lands remain accessible and of adequate size for agricultural production.

- i. the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;

Comment: The PPS has been reviewed in Section 4.2 above. Applicable policies have been identified and discussed. The PPS's Natural Heritage Section 2.1 has guided the development limits of this proposal.

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- j. the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and

Comment: As seen on Schedule 'A' Land Use of the Township of Cavan Monaghan Official Plan, the subject lands are not located within the Oak Ridges Moraine Conservation area or the Greenbelt, therefore are not applicable.

- k. within the Protected Countryside in the *Greenbelt Area*:
- i. the *settlement area* to be expanded is identified in the Greenbelt Plan as a Town/Village;
 - ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the *settlement area* based on the *settlement area* boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential *development* would not be permitted on more than 50 per cent of the lands that would be added to the *settlement area*;
 - iii. the proposed expansion would support the achievement of *complete communities* or the local agricultural economy;
 - iv. the proposed uses cannot be reasonably accommodated within the existing *settlement area* boundary;
 - v. the proposed expansion would be serviced by existing *municipal water and wastewater systems* without impacting future *intensification* opportunities in the existing *settlement area*; and

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- vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.

Comment: The subject lands are not within the Protected Countryside in the Greenbelt Area; therefore, these policies are not applicable.

- c. the affected settlement area is not a rural settlement or in the Greenbelt Area;

Comment: The settlement area of Millbrook is identified as Urban Settlement Area within the Township of Cavan Monaghan and County of Peterborough Official Plan and is not within the Greenbelt Area.

- d. the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and

Comment: The settlement area is serviced by municipal water and wastewater systems, which are fully reviewed and addressed in the Functional Servicing Report, prepared Valdor Engineering Inc., May 2020 (rev.). The FSR concludes that the residential subdivision can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough, and the Otonabee Region Conservation Authority design criteria.

- e. the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review.

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Comment: The County is currently in the process of completing a Municipal Comprehensive Review and land needs assessment. The result of this expansion will only create 22 additional lots and is not anticipated to have any negative impact on the MCR process. These units will be fully accounted for within the study that is underway.

In addition, the settlement area boundary expansion is further supported by Section 2.2.8.6 which states, for a settlement area boundary expansion undertaken in accordance with policy 2.2.8.5, the amount of land to be added to the settlement area will be no larger than 40 hectares.

Comment: The proposed settlement expansion will add 16.52 hectares to the settlement area.

The Planning Justification Report, Section 4.2, prepared by Innovative Planning Solutions, June 2020 (rev. 1). addresses policy Sections 3.2.6, 3.2.7, 4.2.2 and 4.2.5.

These applications conform to the policies of the Growth Plan as they propose urban development on land designated for growth within Cavan Monaghan's only urban full-service Settlement Area.

4.4 COUNTY OF PETERBOROUGH OFFICIAL PLAN

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

4.5 TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN

Refer to Planning Justification Report, prepared by Innovative Planning Solutions, June 2020 (rev. 1).

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General Development Policies can be found within Section 4.1.3 of the Official Plan. Based on the updated Plan, the proposed development contains a density of 18.01 units per hectare which is within the maximum 35 units per hectare allowed under the Official Plan, with a maximum height of 3 storeys above grade, which is being maintained with the single detached and townhouse dwellings.

The policy permits approximately 30% of new housing within the Residential designation to be multiple unit buildings, including semi-detached, townhouses or apartments. This development proposes that 54% of the residential units will be multiple unit buildings (townhouses and apartments), exceeding the Official Plan. This increase aligns with the objectives in upper tier planning policy and ensures the efficient use of available infrastructure.

This development proposal aligns with the goals of the Township's Official Plan.

5.0 CONCLUSION

The revised development, known as Towerhill North, proposes the creation of 718 residential units in the form of single-detached, townhouses and apartments units, including attainable housing, active seniors living, assisted seniors living and an institutional block for an elementary school. The development will be serviced by municipal water and wastewater systems, assisting the Township in meeting provincial planning requirements for greenfield development. The applications required to create the built form as outlined in this report include an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

The OPA will realign the land use designations to 'Residential' and 'Natural Core Area'.

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The ZBA will rezone the subject site to:

- Urban Residential 1 Exception X (UR1-B-X) for the 35 ft Single Detached Lots,
- Urban Residential 1 Exception X1 (UR1-A-X1) for the 45 ft Single Detached Lots and Walkways,
- Urban Residential 1 Exception X2 (UR1-A-X2) for the 52 ft Single Detached Lots and Public Park,
- Urban Residential 3 Exception X (UR3-X) for the 25 ft Townhouse Lots and Walkways,
- Urban Residential 4 Exception X (UR4-X) for the Apartment Dwellings,
- Urban Residential 4 Exception X1 (UR4-X1) for the Seniors Apartment Dwellings,
- Institutional (I) for the School Block,
- Institutional Exception X (I-X) Assisted Seniors Living,
- Open Space (OS) for the Stormwater Management Pond and Walkways and Open Space, and
- Natural Core (NC) for the Realigned Creek.

These amendments are necessary to develop the site to its optimal potential.

It is my professional planning opinion that the development conforms to the goals and objectives of the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, County and Township Official Plans, respectively. As such, these applications foster good planning.

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Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella'.

Darren Vella, BSc, MCIP, RPP
President & Director of Planning

A handwritten signature in black ink, appearing to read 'V. Simpson'.

Vanessa Simpson, BID, MPI
Senior Planner

APPENDICES

APPENDIX 1: DRAFT PLAN OF SUBDIVISION

APPENDIX 2: DRAFT OFFICIAL PLAN AMENDMENT TEXT AND SCHEDULE 'A' AND 'B'

AMENDMENT No._____ TO THE

OFFICIAL PLAN FOR THE

TOWNSHIP OF CAVAN MONAGHAN

The attached explanatory Text and Schedules “A” and “B” constituting Amendment No.____ to the Official Plan for the Township of Cavan Monaghan, was prepared and adopted by the Council of the Corporation of the Township of Cavan Monaghan by By-law No. 2020-_____ in accordance with the provisions of Section 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

MAYOR,

CORPORATE
SEAL OF Township

CLERK,

THE CONSTITUTIONAL STATEMENT

The following Amendments to the Official Plan for the Township of Cavan Monaghan consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule constitute Amendment No.____ to the Official Plan of the Township of Cavan Monaghan.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of the Official Plan Amendment (OPA) is to amend “Township of Cavan Monaghan Official Plan – Schedule ‘A’ Land Use”, amend “Township of Cavan Monaghan Official Plan – Schedule ‘A-1’ Land Use and Transportation” amend Section 4.1.3. a) and b) General Development Policies and exempt the subject lands from Section 8.3 of the Township of Cavan Monaghan Official Plan.

The Official Plan Amendment intends to alter the Land Use Designations for lands known as Part of Lots 11 & 12, Concession 6 and Part of Lot 12, Concession 5, in the Township of Cavan Millbrook, North Monaghan, County of Peterborough and municipally known as 1080 County Road 10 and 862 Fallis Line.

2.0 LOCATION

The lands affected by this Amendment are located on the north side of Fallis Line, west of County Road 10, in the Settlement Area of Millbrook, in the Township of Cavan Monaghan. The lands consist of an area of 52.108 hectares (128.75 acres) with a frontage of approximately 516 metres (1693 feet) on County Road 10 and approximately 691.33 metres (2,268 feet) of frontage on Fallis Line. The municipal addresses are 1080 County Road 10 and 862 Fallis Line.

3.0 BASIS

The purpose of this Official Plan Amendment is to permit the development of 765 residential lots in the Towerhill North Subdivision.

This Official Plan Amendment applies to lands on Schedule 'A' "Land Use" and Schedule 'A-1' "Land Use and Transportation". The subject lands on Schedule 'A' are currently designated 'Agricultural' and are located outside of the Settlement Area Boundary. Therefore, a Settlement Area Boundary expansion is part of this Amendment.

The subject lands on Schedule 'A-1' are currently designated 'Residential', 'Natural Linkage Area', and 'Institutional'. The 'Residential' designation needs to be modified to accommodate for the development, in particular, replacing the natural linkage designation to a natural core designation in relation to the realigned creek corridor.

In addition, the OPA is being submitted to modify the maximum height permitted for apartment/condo buildings under policy 4.1.3.a) and the percent of new multiple unit buildings under policy 4.1.3.b) General Development Policies by adding a site-specific policy.

In addition, this amendment will exempt this application from Section 8.3 of the Official Plan. Section 8.3 outlines policy related to Settlement Area Expansions. The exemption is being requested as this Section of policy has not been updated to reflect the latest version of the Provincial Policy Statement and Growth Plan, which both permit boundary expansions.

The Official Plan Amendment application will:

1. Expand the Settlement Area Boundary,
2. Exempt from Section 8.3 of the Official Plan,
3. Realign and modify the existing 'Residential' designation,
4. Redesignate the 'Natural Linkage Area' to 'Natural Core Area',
5. Remove 'Institutional' and 'Agricultural' designations,
6. Amend 4.1.3.a) to reflect site-specific height provisions:

1. A maximum height of 3 storeys for singles, semi-detached and townhouse dwellings, and
 2. A maximum height of 4 storeys for apartments.
7. Amend 4.1.3.b) to reflect site-specific provisions:
- a. Approximately 54 percent of new housing within the Residential designation shall be multiple unit buildings including semi-detached, townhouses or apartments in order to provide a variety of housing choices.

Please refer to Schedules 'A' and 'B' of this Amendment for identification of the subject lands.

Surrounding land uses include:

North: Undeveloped lands designated Urban Employment south of Larmer Line, outside of the Settlement Boundary Area are Agricultural lands north of Larmer Line, south of the County Road 10 and Highway 115 interchange.

South: On the south side of Fallis Line is Phase 1 of the Master Planned development for Millbrook. To the south of Phase 1 is the existing Village of Millbrook.

East: Undeveloped lands designated Urban Employment and Natural Linkage Area.

West: Undeveloped lands outside of the Millbrook Settlement Area Boundary, designated Natural Core Area, Natural Linkage Area and Agricultural.

There are various directions and policies in the applicable planning documents including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Peterborough Official Plan and the Township of Cavan Monaghan Official Plan which offer support for the approval of this Official Plan Amendment.

These policy documents support growth and development that is directed towards appropriate areas within the Township of Cavan Monaghan, specifically the Settlement Area of Millbrook, which is the location of the subject site. This development also ensures that the higher-level land use planning objectives of the Provincial planning documents are being implemented. The proposed development is located along County Road 10 and Fallis Line which to intensify this corridor by developing a mix of residential densities where municipal servicing is available is appropriate. The size, location, and compatibility with surrounding land uses makes the subject site well-suited for the proposed residential development. Municipal servicing, including watermains, sanitary services, and roads supporting the subdivision can adequately accommodate the proposed development.

The proposed Official Plan Amendment will permit the construction of 718 residential units with a mix of 331 single-detached units, 194 townhouse units and 193 apartment units within the subdivision. The development is compatible with the lands to the south of Fallis Line which is Phase 1 of the Master Planned Community. The proposed development meets the goals, objectives and policies of the Official Plan.

A Zoning By-law Amendment is also required to rezone the lands appropriately and to ensure conformity with the Official Plan. On October 1st, 2018, Council passed Zoning By-law No. 2018-58 which zones the subject lands '(FD) Future Development', '(NL) Natural Linkage', '(I) Institutional' and '(A) Agricultural'.

To permit the proposed development, a Zoning By-law Amendment is required to Zoning By-law No. 2018-58 to rezone the subject lands to:

- Urban Residential 1 Exception X (UR1-B-X) for the 35 ft Single Detached Lots,
- Urban Residential 1 Exception X1 (UR1-A-X1) for the 45 ft Single Detached Lots and Walkways,
- Urban Residential 1 Exception X2 (UR1-A-X2) for the 52 ft Single Detached Lots Public Park,
- Urban Residential 3 Exception X (UR3-X) for the 25 ft Townhouse Lots and Walkways,
- Urban Residential 4 Exception X (UR4-X) for the Apartment Dwellings,
- Urban Residential 4 Exception X1 (UR4-X1) for the Seniors Apartment Dwellings,
- Institutional (I) for the School Block,
- Institutional Exception X (I-X) Assisted Seniors Living,
- Open Space (OS) for the Stormwater Management Pond and Walkways and Open Space, and
- Natural Core (NC) for the Realigned Creek.

In addition, a planning justification report and the planning addendum has been prepared to further illustrate that the proposed Amendment is in keeping with the goals and objectives of the various planning policy documents including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Peterborough Official Plan and the Township of Monaghan's Official Plan.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan of the Township of Cavan Monaghan, as amended is hereby further amended as follows:

1. Township of Cavan Monaghan Official Plan - Schedule 'A' Land Use, to the Official Plan, as amended is hereby further amended by designating the lands known as Part of Lots 11 & 12, Concession 6 and part of Lot 12, Concession 5, in the Township of Cavan Millbrook, North Monaghan, County of Peterborough, municipally known as 1080 County Road 10 and 862 Fallis Line to the Residential and Natural Core Area designations all shown on Schedule 'B' of this amendment.
2. Township of Cavan Monaghan Official Plan - Schedule A-1 Land Use and Transportation, to the Official Plan, as amended is hereby further amended by designating the lands known as Part of Lots 11 & 12, Concession 6 and part of Lot 12, Concession 5, in the Township of Cavan Millbrook, North Monaghan, County of Peterborough, municipally known as 1080 County Road 10 and 862 Fallis Line to the Residential, Natural Core Area, and Agricultural all shown on Schedule 'A' of this amendment.
3. Notwithstanding Section 4.1.3(a), lands known as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5, in the Township of Cavan Millbrook, North Monaghan, County of Peterborough municipally known as 1080 County Road 10 and 862 Fallis Line shall amend Section 4.1.3(a) to reflect site-specific height provisions:
 - A maximum height of 3 storeys for singles, semi-detached and townhouse dwellings, and
 - A maximum height of 4 storeys for apartments.

4. Notwithstanding Section 4.1.3(b), lands known as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5, in the Township of Cavan Millbrook, North Monaghan, County of Peterborough municipally known as 1080 County Road 10 and 862 Fallis Line shall amend Section 4.1.3(b) to reflect site-specific height provisions

- Approximately 54 percent of new housing within the Residential designation shall be multiple unit buildings including semi-detached, townhouses or apartments in order to provide a variety of housing choices.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

The following reports have been submitted alongside this Amendment and serve as the background information and planning considerations associated with this Amendment:

- Towerhill North Planning Justification Report, Innovative Planning Solutions, October 2018, rev. June 2020, rev. April 2021
- Functional Servicing Report Millbrook Subdivision, Phase 2, Valdor Engineering Inc., September 2018, rev March 2019, rev May 2020, rev April 2021
- Millbrook Development Phase 2, Traffic Impact Study for the Towerhill Developments Ltd., JD Engineering, October 24th, 2018, revised May 25th, 2020
- Stage 1-2 Archaeological Property Assessment, Millbrook North, prepared by AMICK Consultants Ltd., (October 2017), October 2017
- Stage 3 Site-Specific Assessment, prepared by AMICK Consultants Ltd., March 2018
- Stage 4 Archaeological Excavation of the MaGuire's Castle Site BaGo-49, prepared by Irvin Heritage Inc., February 26, 2020

- Towerhill Developments Inc. Environmental Impact Study Millbrook, prepared by Dillon Consulting, October 2018
- Fiscal Impact Assessment Township of Cavan Monaghan, Proposed Development of Towerhill Phase 2, prepared by Watson and Associates, October 2018
- Hydrogeological Assessment Report, prepared by Geo-Logic Inc., March 2015,
- Geotechnical Investigation Report, prepared by Geo-Logic Inc., March 2015
- Minimum Distance Separation Calculation for Towerhill North Official Plan Amendment, prepared by Orion Environmental Solutions, April 8, 2021

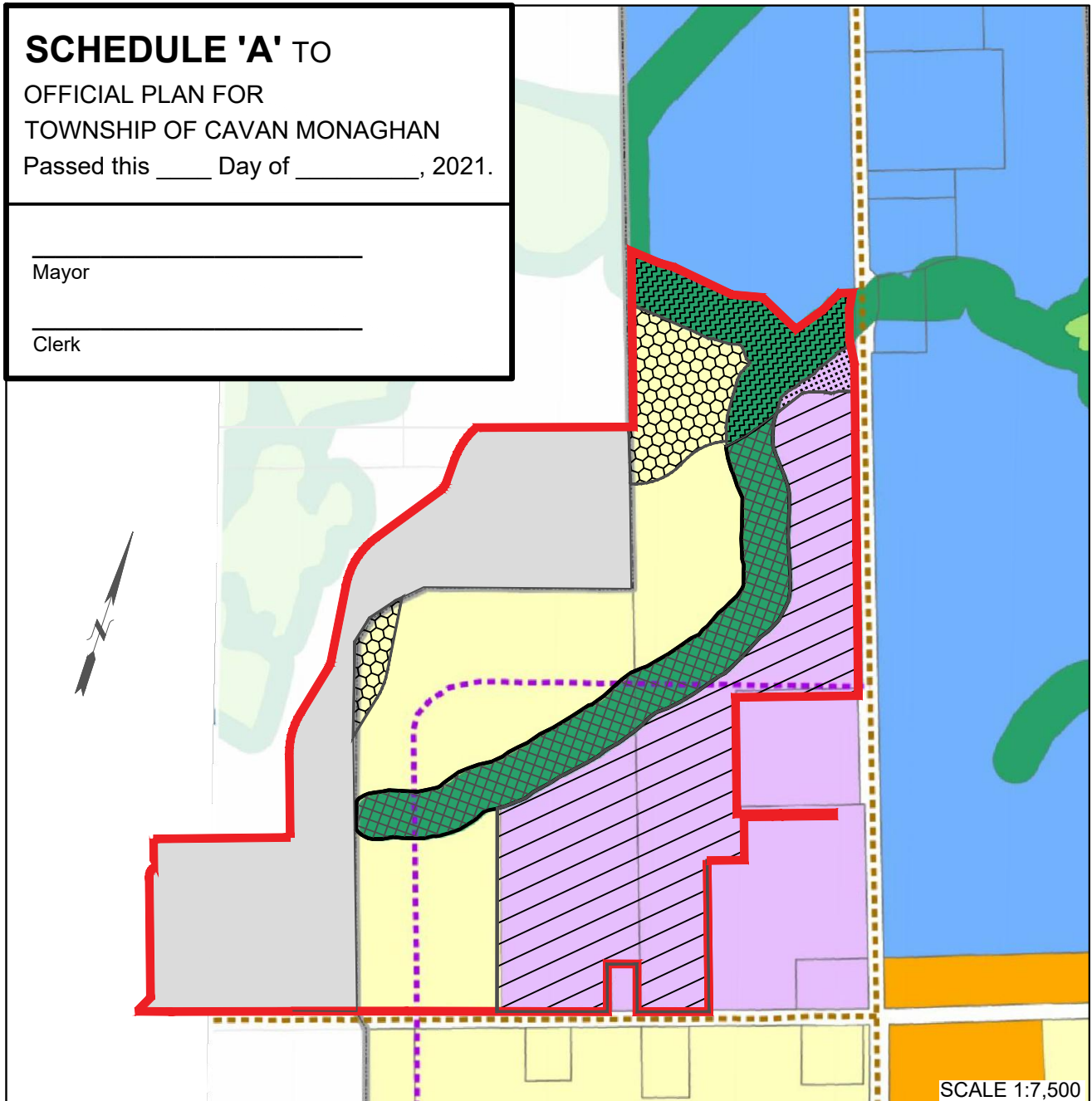
SCHEDULE 'A' TO

OFFICIAL PLAN FOR
TOWNSHIP OF CAVAN MONAGHAN

Passed this ____ Day of _____, 2021.

Mayor

Clerk



SCALE 1:7,500



Subject Lands



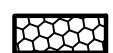
Lands to be included in Millbrook
Urban Settlement Area



Lands to be re-designated from
Institutional to Residential



Lands to be re-designated from
Institutional to Natural Core Area



Lands to be designated from
Residential to Natural Core Area



Lands to be re-designated from Natural Linkage Area to
Residential



Lands to be re-designated from Natural Linkage Area to
Natural Core Area

IPS

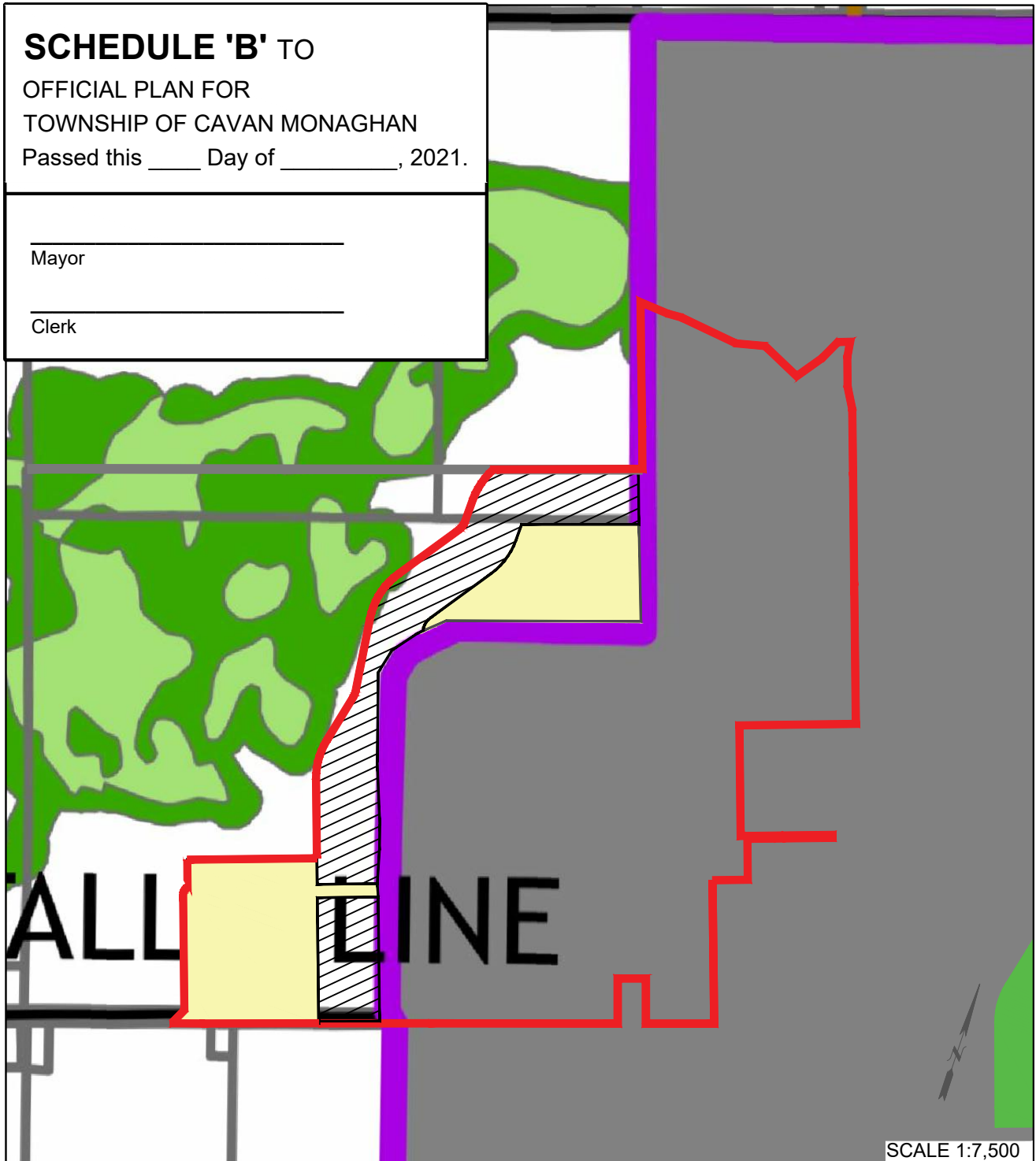
SCHEDULE 'B' TO

OFFICIAL PLAN FOR
TOWNSHIP OF CAVAN MONAGHAN

Passed this ____ Day of _____, 2021.

Mayor

Clerk



Subject Lands



Lands to be re-designated from Agricultural to Residential



Lands to be re-designated from Agricultural to Natural Core Area



APPENDIX 3: DRAFT ZONING BY-LAW AMENDMENT TEXT AND SCHEDULE

**THE CORPORATION OF THE TOWNSHIP OF CAVAN MONAGHAN
BY-LAW NUMBER 2020-XX**

“A By-law of the Corporation of the Township of Cavan Monaghan to amend Zoning By-Law No. 2018-58 by rezoning lands described as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC).”

WHEREAS the Council of The Corporation of the Township of Cavan Monaghan has received an application to rezone Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough; and,

WHEREAS the Council of the Corporation of the Township of Cavan Monaghan have reviewed a recommendation to amend Zoning By-law No. 2018-58 and has approved the recommendation; and,

WHEREAS authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

NOW THEREFORE be it enacted as a By-law of the Corporation of the Township of Cavan Monaghan the following:

1. Map E2 of Schedule “A” to Zoning By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on the lands Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough, from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC) as shown in Schedule “A” attached hereto, and forming part of this By-law.

2. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX UR1-B-X

Map E-2 on Schedule A

- | | |
|---|--------------------|
| a) Minimum lot area | 318 m ² |
| b) Minimum frontage regular | 10.6 m |
| c) Minimum frontage corner | 12.4 m |
| d) Minimum interior side yard
adjacent to an attached garage | 0.6 m |
| e) Minimum exterior side yard | 2.5 m |
| f) Minimum Rear Yard
(bungalow exception only) | 5.0m |
| g) Maximum lot coverage (%)
(bungalow exception only) | 54% |
| h) Minimum landscaped open space | 20% |
| i) Additional permitted use: | model home” |

3. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX UR1-A-X1

Map E-2 on Schedule A

- | | |
|---|-------------|
| a) Minimum frontage corner | 15 m |
| b) Minimum interior side yard
adjacent to an attached garage | 0.6 m |
| c) Minimum exterior side yard | 2.5 m |
| d) Minimum Rear Yard
(bungalow exception only) | 4.75m |
| e) Maximum lot coverage (%)
(bungalow exception only) | 54% |
| f) Minimum landscaped open space | 20% |
| g) Additional permitted use: | model home” |

4. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX7 UR1-A-X2 Map E-2 on Schedule A

- | | |
|---|------------|
| a) Minimum interior side yard
adjacent to an attached garage | 0.6 m |
| b) Minimum exterior side yard | 2.5 m |
| c) Minimum landscaped open space | 20% |
| d) Additional permitted use: | model home |

5. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX UR3-X

Map E-2 on Schedule A

- | | |
|-------------------------------|--------------------|
| a) Minimum block area | 600 m ² |
| b) Minimum lot area | 225 m ² |
| c) Minimum front yard | 4.5 m |
| d) Minimum interior side yard | 0.0 m or 1.2 m |
| e) Minimum exterior side yard | 2.1 m |
| f) Minimum rear yard | 5.0m |
| g) Maximum lot coverage (%) | 55% |
| h) Additional permitted use: | model home |

- | | |
|---------------------|--------------------|
| b) Minimum lot area | 225 m ² |
|---------------------|--------------------|

- | | |
|-----------------------|-------|
| c) Minimum front yard | 4.5 m |
|-----------------------|-------|

- | | |
|-------------------------------|----------------|
| d) Minimum interior side yard | 0.0 m or 1.2 m |
|-------------------------------|----------------|

- | | |
|-------------------------------|-------|
| e) Minimum exterior side yard | 2.1 m |
|-------------------------------|-------|

- f) Minimum rear yard 5.0m

- | | |
|-----------------------------|-----|
| g) Maximum lot coverage (%) | 55% |
|-----------------------------|-----|

- h) Additional permitted use: model home

6. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX UR4-X Map E-2 on Schedule A

Map E-2 on Schedule A

- | | |
|-------------------------------------|--------------------------|
| a) Minimum lot frontage (regular) | 6.1 m |
| b) Maximum building height | 14m |
| c) Minimum parking: | 1.25 spaces per dwelling |
| unit and 0.25 per unit for visitors | |
| d) Minimum Loading Space: | 1 space |

- b) Maximum building height 14m

- c) Minimum parking: 1.25 spaces per dwelling unit and 0.25 per unit for visitors

- d) Minimum Loading Space: 1 space

7. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

“3.4.XX UR4-X1 Map E-2 on Schedule A

Map E-2 on Schedule A

- | | |
|--|-------------------------|
| a) Minimum exterior side yard | 3.0 m |
| b) Maximum building height | 14m |
| c) Minimum parking:
unit and 0.25 per unit for visitors | 1.0 spaces per dwelling |
| d) Minimum Loading Space: | 1 space |

- | | |
|----------------------------|-----|
| b) Maximum building height | 14m |
|----------------------------|-----|

- c) Minimum parking: 1.0 spaces per dwelling unit and 0.25 per unit for visitors

- d) Minimum Loading Space: 1 space

8. Section 6.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 6.4.XX that shall read as follows:

“6.4.XX I-X Map E-2 on Schedule A

Map E-2 on Schedule A

- a) Maximum building height 14m
b) Minimum Loading Space: 1 space

- b) Minimum Loading Space: 1 space

9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this _____ day of _____ 2021.

THE CORPORATION OF THE TOWNSHIP OF CAVAN MONAGHAN

MAYOR

CLERK



LEGEND

- TOTAL LANDS
52.108 ha (118.86 ac)
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-B-X)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-B-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-B-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-A-X1)' ZONE
- LANDS TO REZONE FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-A-X1)' ZONE

- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-A-X2)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-A-X2)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-A-X2)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE

- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X1 (UR4-X1)' ZONE
- LANDS TO BE REZONED FROM 'INSTITUTIONAL (I)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'INSTITUTIONAL EXCEPTION X (I-X)' ZONE
- LANDS NOT SUBJECT TO ZBA

- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'INSTITUTIONAL (I)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'NATURAL CORE (NC)' ZONE



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