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TOWERHILL NORTH

PLANNING JUSTIFICATION REPORT

1080 COUNTY ROAD 10 & 862 FALLIS LINE
T LOTS 11&12, CON 6 & PT OF LOT 12, CON 5
IPS NO. 18-783

October 2018



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APPLICATIONS FOR

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

PREPARED BY

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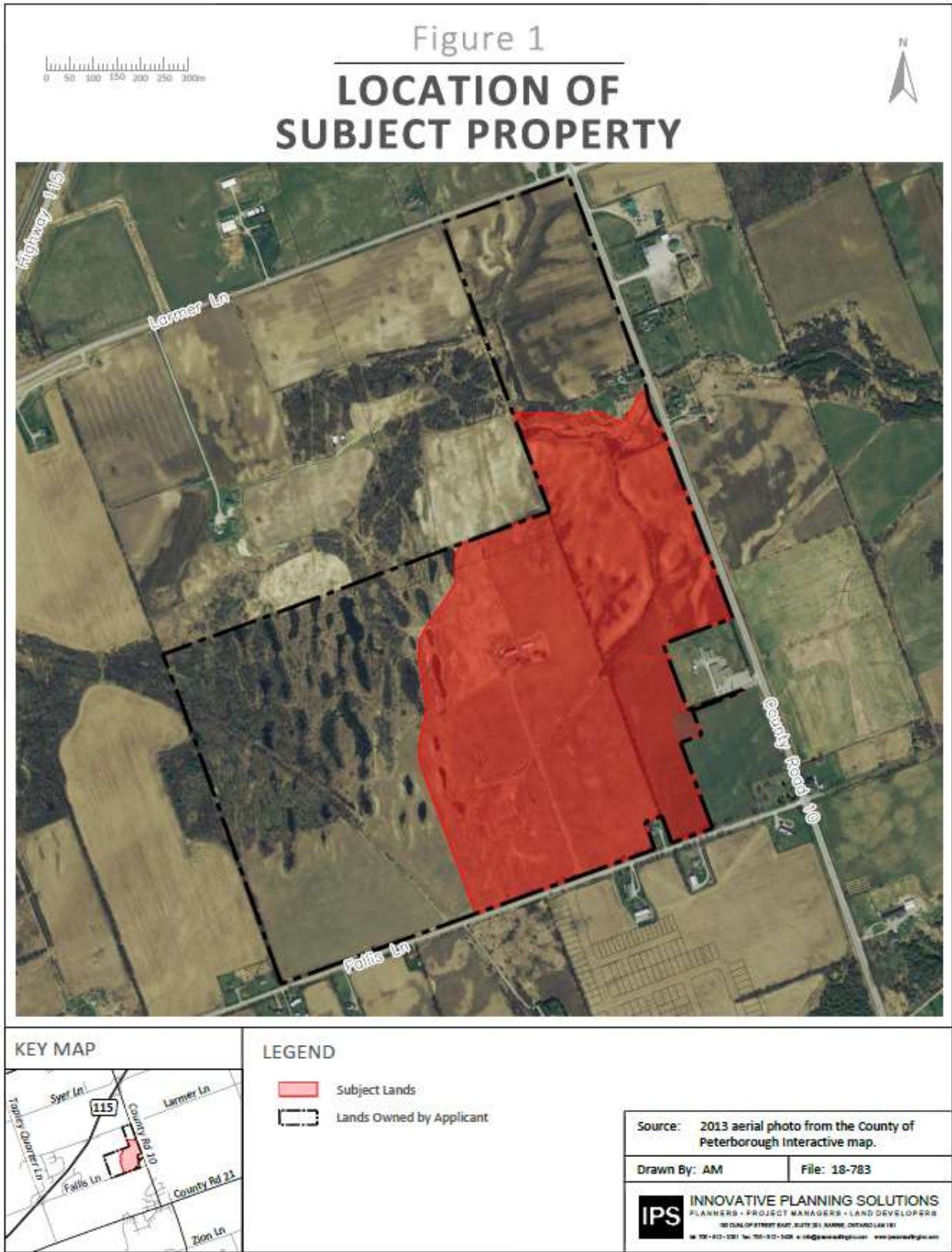
1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Towerhill Developments Inc. to complete a Planning Justification Report 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). The subject site is legally 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. The subject site possesses a total area of 48.1 ha (118.86 ac), with frontages on Fallis Line and County Road 10, within the Urban Settlement Area of Millbrook. **Figure 1.** provides a Location Map of the subject site.

Applications are being submitted to the Township of Cavan Monaghan to amend the Official Plan and Zoning By-law, and to the County of Peterborough to submit the Draft Plan of Subdivision for approval. These applications are being submitted to permit the construction of 796 residential units to complete the development of the Towerhill Master Planned Community. The following report will review the applicable policies found within the documents noted below to justify the applications under good planning principles:

- The Planning Act (2018)
- The Provincial Policy Statement (2014)
- The Growth Plan for the Greater Golden Horseshoe (2017)
- The County of Peterborough Official Plan (Consolidated 2017)
- The Township of Cavan Monaghan Official Plan (2015)
- The Township of Cavan Monaghan Zoning By-law (2004 & 2018)

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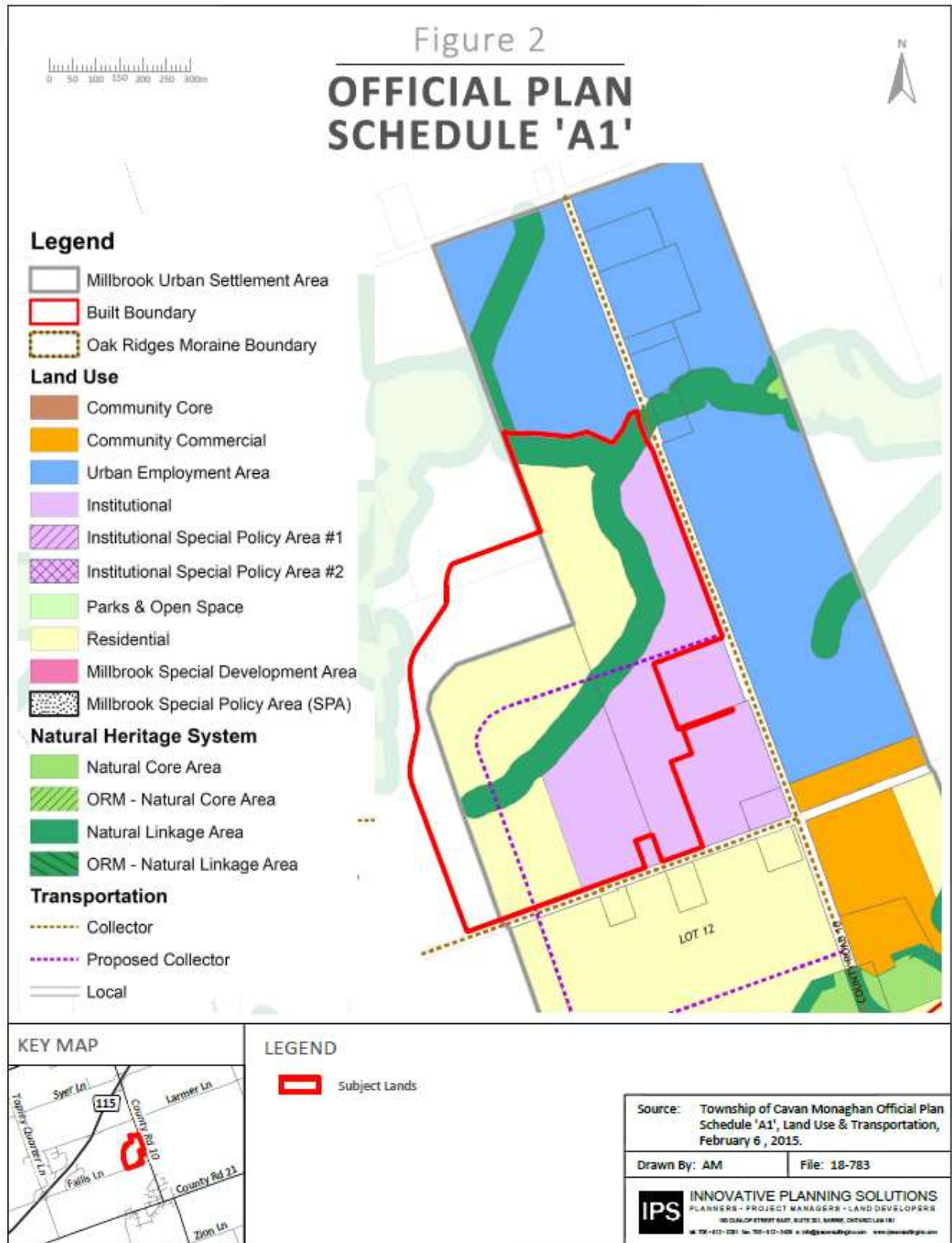


*Natural Linkage Areas confirmed in the Environmental Impact Statement prepared by Dillon Consulting, October 2018.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are in the northern portion of the Millbrook Settlement Area. The lands possess a total area of 48.10 ha (118.86 ac). The subject site possesses approximately 516 m of frontage on County Road 10, and 496 m of frontage on Fallis Line. County Road 10 is identified as a Collector road in the Township of Cavan Monaghan Official Plan – Schedule 'A-1': Millbrook Land Use and Transportation, which serves as a major transportation artery in and out of Millbrook, see **Figure 2**. Both County Road 10 and Fallis Line have interchanges with Highway 115 that are near by the subject site. Highway 115 is a provincial highway under the jurisdiction of the Ministry of Transportation (MTO) and connects Millbrook to Highway 401 and the Greater Toronto Area (GTA).

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The Township of Cavan Monaghan's Official Plan Schedule 'A-1', **Figure 2.**, designates the subject site as 'Institutional', 'Residential' and 'Natural Linkage Area'. The lands outside of the Settlement Area are designated 'Agricultural' according to **Figure 3.**, the Township of Cavan Monaghan's Official Plan Schedule 'A': Land Use. The existing zoning for the subject lands is 'A' Agricultural in the Township of Cavan Monaghan's Zoning By-law No. 2004-62. On October 1, 2018, Council passed Zoning By-law No. 2018-58 which updates the zoning Township-wide. At the time this report was authored, Zoning By-law No. 2018-58 was subject to appeal, and therefore not in full force or effect. Under Zoning By-law No. 2018-58, the zoning for the subject site is proposed to be 'A' Agricultural, 'FD' Future Development, 'I' Institutional, and 'NL' Natural Linkage. Mapping for the existing and proposed zoning for the subject site can be found in **Figures 4.** and **5.** which is Map E-2 of the Township of Cavan Monaghan's Zoning By-law No. 2004-62 and No. 2018-58 respectively.

The lands generally slope upwards from Fallis Line towards the northeast corner of the site. The lands consist of agricultural fields, a watercourse, and natural linkage areas. The lands are currently vacant of any buildings or structures, however have a temporary Stormwater Management Pond. **Figure 6.** illustrates the subject lands and surrounding land uses.

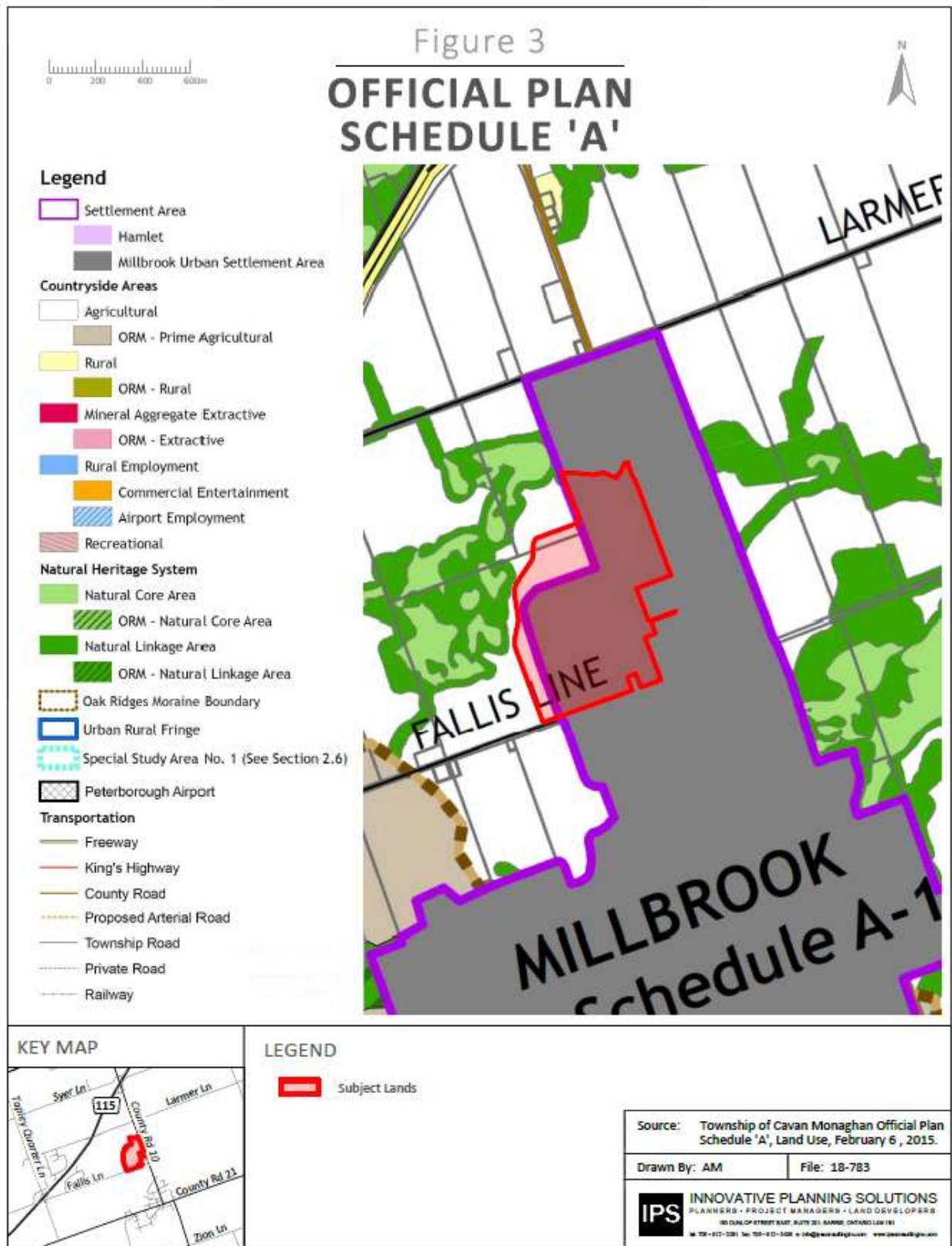
Surrounding land uses of the subject site include:

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

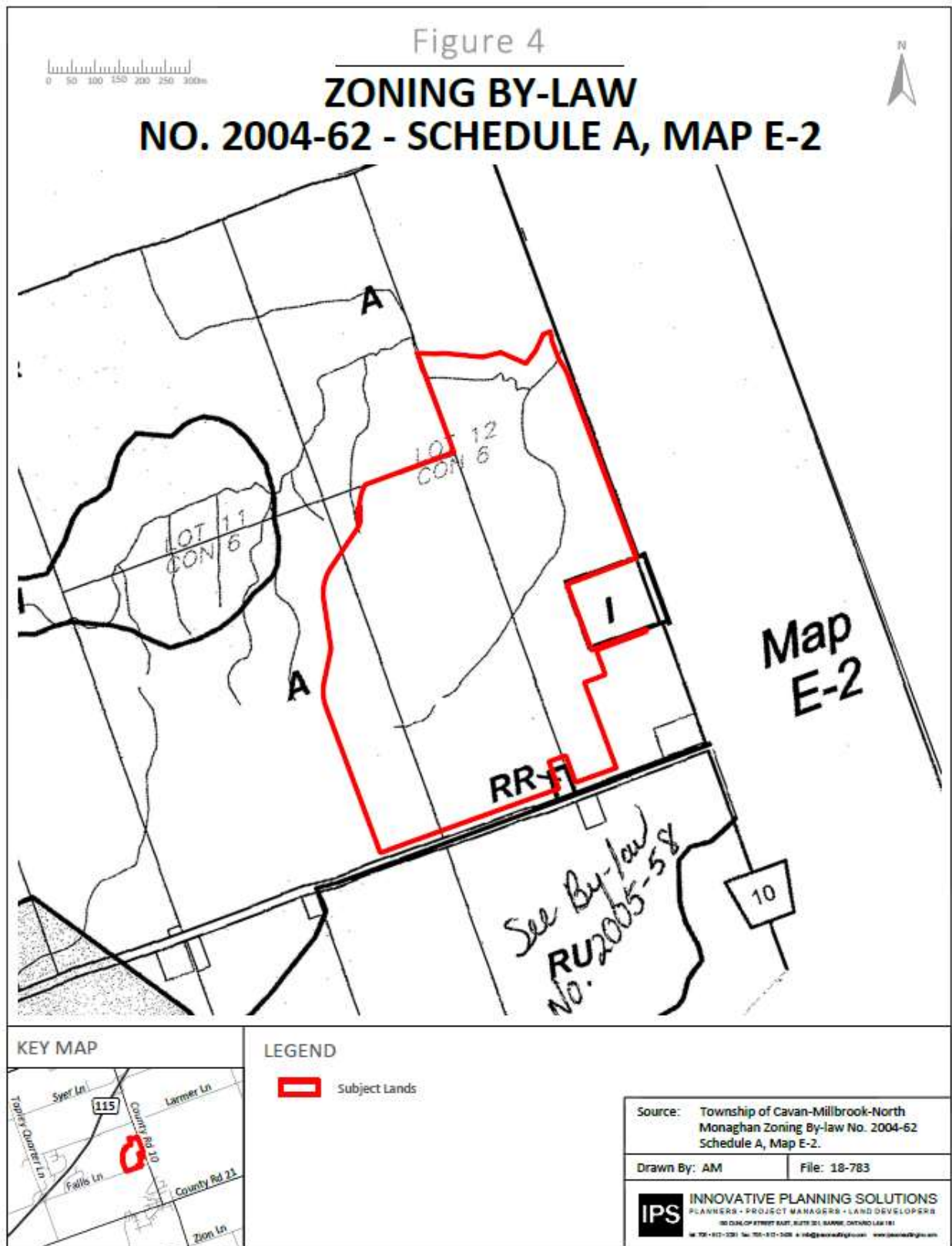
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- South: On the south side of Fallis Line is Phase 1 of the Towerhill Developments Master Plan development for Millbrook. To the south of Phase 1 is the existing Village of Millbrook.
- East: Undeveloped lands designated Urban Employment and Natural Linkage Area.
- West: Undeveloped lands outside of the Millbrook Settlement Area Boundary, designated Natural Core Area, Natural Linkage Area and Agricultural.

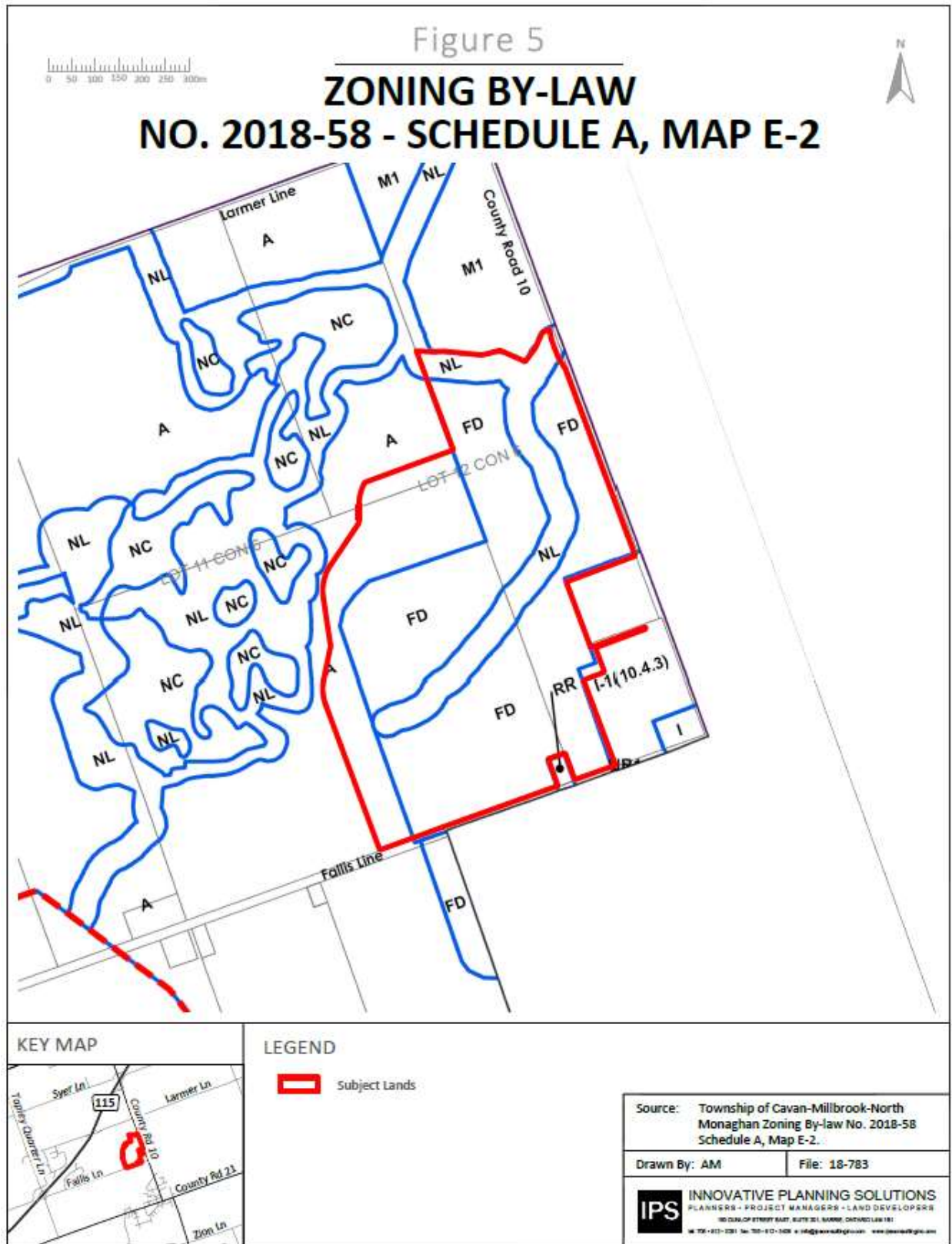
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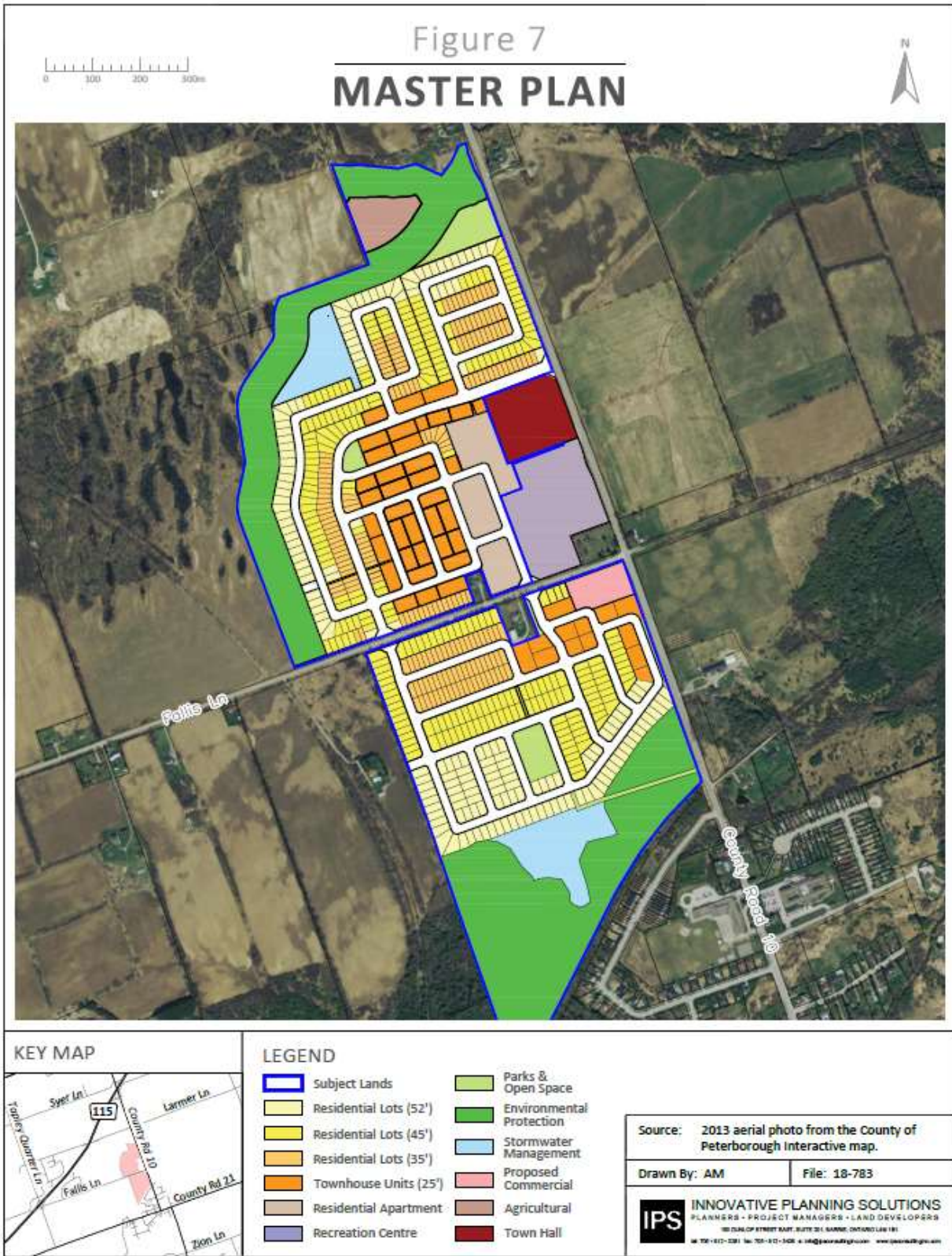


3.0 DESCRIPTION OF DEVELOPMENT

3.1 MASTER PLAN

The Master Planned Community comprises of 97.55 ha (241.05 ac) that fronts onto County Road 10 on the north and south sides of Fallis Line within the Settlement Area of Millbrook. **Figure 7.** depicts the boundary and land uses of the Towerhill Developments Master Plan. The land uses within this Master Plan include Residential, Institutional, Parks & Open Space, Commercial, Agricultural and Natural Linkage Area. The Master Plan area has been strategically planned to create a compact development that efficiently utilizes existing municipal infrastructure. Construction for Phase 1 of the Towerhill Subdivision is underway and will add 351 units to the Millbrook housing markets. These applications are being proposed to complete the Towerhill Developments Master Plan community and service the demand for affordable housing options to service the Township of Cavan Monaghan, County of Peterborough and GTA deficient housing markets.

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3.2. DRAFT PLAN OF SUBDIVISION

The proposed development includes 796 residential units, of which, 244 are Townhouses on 25' lots, 360 are Single-Detached houses, and 192 are residential apartments. Of the single-detached, 74 units are on 52' lots, 148 are on 45' lots, and 138 are on 35' lots. The objective of the apartment/condo units is to diversify the site in terms of affordability, density and residents, while maximizing the existing infrastructure. There is a demand in Cavan Monaghan for entry level housing as well as housing that allows older residents to age in place. The need for smaller unit sizes that require less maintenance is being met through the availability of apartment/condo units within this development. These units are in proximity to County Road 10 Fallis Line and the Recreation Centre in accordance with Policy 4.1.3 d) which directs higher density-built forms to be in proximity to Collector roads and community facilities. This range of residential types and lot frontages provides for a variety of housing types. There are a total of 50 Blocks and 10 roads within the Draft Plan of Subdivision, found in **Figure 8**. A larger sized Draft Plan can be found in **Appendix 1**. The table below shows the breakdown of land uses in accordance to their size within the Draft Plan.

TABLE 1: DRAFT PLAN LAND USES AND CORRESPONDING SIZE

LAND USE	SIZE
Residential	24 ha (59 ac)
Park, Open Space & Walkways	1.31 ha (3.21 ac)
Natural Linkage	10.25 ha (26.00 ac)
Stormwater Management Facilities	1.733 ha (4.27)
Agricultural	1.22 ha (3.02 ac)
Road Widening Allowance	.21 ha (.51 ac)
Future Streets	.06 ha (.14 ac)
Streets	8.66 ha (21.39 ac)

The subdivision has been designed with premium low density, single-detached homes on the site's periphery abutting the site's environmental features, medium density townhomes on the interior and high density residential abutting the institutional lands in the south east corner of the site. The internal subdivision street network has been designed in a grid pattern where feasible with short blocks which encourages connectivity and active transportation. The remaining roads are curvilinear to discourage speed and enforce public health and safety.

The internal roads will be constructed with an urban cross section per Township engineering standards. Street 'B' has a minimum 20m road allowance and is the main collector road within this phase of the subdivision. It connects to Fallis Line and County Road 10 while linking to the main collector road in Phase 1, south of Fallis Line. Block 42 has been identified as a future street and will connect this development to future developments to the west of the subject lands. Parkland and open space have been provided in Blocks 40 and 41 which are accessible to all residents. The total amount of parkland and recreational space being contributed to this development is 4.35 ha (10.75 ac), of which 1.27 ha (3.15 ac) are for parklands and 3.08 ha (7.61 ac) for the current Recreation Centre which is being constructed. This contribution aligns with the Township's policy under Section 8.12 which requires a conveyance of 5% of the land being developed for parklands, or 1 hectare per 300 dwellings, whichever is greater.

A stormwater management pond is in the north west portion of the site and abuts the realigned creek corridor. This pond services all development within this Draft Plan. Block 47 will be zoned Agricultural lands towards the northern limit of the Draft Plan as it is not capable of urban type development at this time.

Block 45 serves as the new location of a realigned watercourse and will be designated 'Natural Linkage Area'. This watercourse has been realigned to better maximize the development of prime lands within the Settlement Area, while maintaining the integrity and preservation of an important watercourse. The approval of this realignment has been granted by the Department of Fisheries and Oceans after a year long process including the completion of extensive studies, redesign and justification for realignment. The realignment is subject to the mitigation measures outlined in their February 5, 2018 letter as attached in **Appendix 2**. The aim has been to mitigate adverse effects on the watercourse and its inhabitants, while balancing the need for development. **Figure 9.** shows the existing watercourse and the proposed realignment for the watercourse.

The proposed subdivision will be fully serviced by municipal water and sanitary sewage. An overall residential density of 21.2 units per hectare is proposed, equating to a population density of approximately 57 people per hectare. The total population generated by the proposed development will be approximately 2,140 people based on 2.7 persons per household.

The Draft Plan boundary extends beyond the limits of the Settlement Area boundary. Through careful analysis of the developable lands within the subject site, it has been determined that locating the realigned watercourse, the stormwater management pond and a small portion of residential lots outside of the Settlement Area boundary does not contravene with the intent of Places to Grow, 2017. The existing Settlement Area boundary does not follow any natural or cultural heritage features or defined property lines. The Settlement Area boundary appears to be random, whereas the Draft Plan Boundary is based on natural heritage features and property lines. The Draft Plan boundary coincides with the direction to build compact communities while respecting

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environmentally sensitive features. It is anticipated that through the completion of the pending Municipal Comprehensive Review, a housekeeping amendment can encompass the minor adjustment relating to the lots located outside the Settlement Area. The following plan represents a comprehensive design which is appropriate to consider at this stage, from a planning perspective.

3.3 OFFICIAL PLAN AMENDMENT APPLICATION

The existing land use designations for the subject site are 'Residential', 'Natural Linkage Area,' 'Institutional', and 'Agricultural'. The application seeks to redesignate the lands to 'Residential', 'Rural', 'Agricultural', and 'Natural Linkage Area'.

An OPA is being submitted to the Township of Cavan Monaghan to modify the maximum permitted densities under policy 4.1.3 General Development Policies by adding a site-specific policy, 'Schedule 'A'-1 Millbrook Land Use and Transportation. The OPA will:

- Add a provision for low density residential with a maximum of 25 units per net hectare,
- Add a provision for medium density residential with a maximum of 45 units per net hectare with a maximum height of 3 storeys,
- Add a provision for high density residential with a maximum of 65 units per net hectare with a maximum height of 4 storeys,
- Realign the existing 'Residential' and 'Natural Linkage Area' lands,
- Add the 'Rural' and 'Agricultural' designations; and
- Eliminate the 'Institutional' designation.

The predominant land use in the Draft Plan is residential, which currently allows for a variety of housing types to a maximum density of 35 units per hectare to a maximum height of 3 storeys above grade. This amendment fosters compatible land use planning alongside the lands south of Fallis Line in Phase 1 of the Subdivision. The respective amended Text and Schedule is presented in **Appendix 3**.

3.4 ZONING BY-LAW AMENDMENT APPLICATION

The existing zoning for the subject site is 'A' Agricultural Zone in Zoning By-law No. 2004-62. The proposed zoning for the subject site under Zoning By-law No. 2018-58 is 'A' Agricultural, 'I' Institutional, 'FD' Future Development, and 'NL' Natural Linkage on the respective maps entitled 'Schedule A' Map E-2. To permit the proposed development, a Zoning By-law Amendment is required irrespective of the current or proposed Zoning By-law. In the existing Zoning By-law No. 2004-62, the proposed applications will rezone the lands to:

- Residential Type 1 Exception X (R1-X) for the 35 ft Single Detached Lots,
- Residential Type 1 Exception X1 (R1-X1) for the 45 ft Single Detached Lots and Walkways,
- Residential Type 1 Exception X2 (R1-X2) for the 52 ft Single Detached Lots and Public Park,
- Residential Type 3 Exception X (R3-X) for the 25 ft Townhouse Lots and Public Park,
- Residential Type 4 Exception X (R4-X) for the Residential Apartments,
- Agricultural (A) for the proposed Agricultural area,
- Open Space Exception 3 (OS-3) for the Stormwater Management Pond; and
- Hazard Zone (H) for the Realigned Creek

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The exceptions are highlighted in the applicable tables below. In the proposed Zoning By-law No. 2018-58, the proposed applications will rezone the lands to:

- Urban Residential 1 Exception X (UR1-X) for the 35 ft Single Detached Lots,
- Urban Residential 1 Exception X1 (UR1-X1) for the 45 ft Single Detached Lots and Walkways,
- Urban Residential 1 Exception X2 (UR1-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 Public Park,
- Urban Residential 4 (UR4) for the Residential Apartments,
- Agricultural (A) for the proposed Agricultural area,
- Open Space (OS) for the Stormwater Management Pond; and
- Natural Linkage (NL) for the Realigned Creek.

Table 2 provides the details for the proposed zoning in accordance with Zoning By-law No. 2004-62, in association with the Blocks on the Draft Plan of Subdivision.

Table 2: Proposed Zone Categories to Zoning By-law No. 2004-62

Proposed Zone	Description
Residential Type 1 Exception 'X' (R1-X)	10.6 m (35 ft) Single Detached Lots Lots: 6, 7, 90-92, 97-124, 135-137, 140-149, 156-170, 172-178, 215-228, 237-244, 301-322, 325-335, 245-359
Residential Type 1 Exception 'X1' (R1-X1)	13.7 m (45 ft) Single Detached Lots Lots: 1-5, 9-15, 48-87, 93-96, 125-134, 139, 150-154, 171, 179-183, 201-214, 229-236, 245-258, 273-298, 300, 323-324, 336-340
Residential Type 1 Exception 'X2' (R1-X2)	15.8 m (52 ft) Single Detached Lots Lots: 8, 16-47, 88-89, 138, 155, 184-200, 259-272, 299, 341-344, 360
Residential Type 3 Exception 'X' (R3-X)	7.6 m (25 ft) Townhouse Lots Blocks: 1-36
Residential Type 4 Exception 'X' (R4-X)	Residential Apartments Blocks: 37-39
Open Space (OS-3)	Stormwater Management Pond Block: 46 Parkland, Open Space & Walkways in Blocks: 40-41, 43-44
Hazard Lands (H)	Re-aligned Creek: Block 45
Agriculture (A)	Block: 47

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Table 3 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 3: Proposed Zone Categories to Zoning By-law No. 2018-58

Proposed Zone	Description
Urban Residential 1 Exception 'X' U(R1-X)	10.6 m (35 ft) Single Detached Lots Lots: 6, 7, 90-92, 97-124, 135-137, 140-149, 156-170, 172-178, 215-228, 237-244, 301-322, 325-335, 245-359
Urban Residential 1 Exception 'X1' (UR1-X1)	13.7 m (45 ft) Single Detached Lots Lots: 1-5, 9-15, 48-87, 93-96, 125-134, 139, 150-154, 171, 179-183, 201-214, 229-236, 245-258, 273-298, 300, 323-324, 336-340 Walkways; Blocks: 43&44
Urban Residential 1 Exception 'X2' (UR1-X2)	15.8 m (52 ft) Single Detached Lots Lots: 8, 16-47, 88-89, 138, 155, 184-200, 259-272, 299, 341-344, 360 Parkland; Block: 40
Urban Residential 3 Exception 'X' (UR3-X)	7.6 m (25 ft) Townhouse Lots Blocks: 1-36 Parkland Block: 41
Urban Residential 4 'X' (UR4)	Residential Apartments Blocks: 37-39
Open Space (OS)	Stormwater Management Pond Block: 46
Natural Linkage (NL)	Re-aligned Creek: Block 45
Agriculture (A)	Agricultural Lands: Block 47

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Table 4A and **4B** show the current, proposed and respective zoning provisions in accordance with Zoning By-law No. 2004-62.

TABLE 4A: ZONING COMPARISON WITH ZONING BY-LAW No. 2004-62

Provision (min. unless otherwise stated)	Required R1	R1-X (35 ft lots)	R1-X1 (45 ft lots)	R1-X2 (52 ft lots)
Frontage (m) Regular	18	10.6	13.7	15.8
Frontage (m) Corner	24	11.9	15	17
Lot Area (m2)	555	320	411	454
Front Yard (m)	9.0	4.5	4.5	6
Int Side Yard (m)	2.25	1.2 & 0.6	1.2 & 0.6	1.2
Ext Side Yard (m)	9.0	2.5	2.5	2.4
Rear Yard (m)	6.1	7.5	7.5	6.0
Min. Dwelling Unit Area (m2)	92.5	92.5	92.5	92.5
Min. Landscaped Open Space (%)	30	20	20	20
Max. Lot Coverage (%)	33	45	48	48
Max. # of Dwellings Per Lot	1	1	1	1
Max. Height (m)	11.0	11.0	11.0	11.0

* Required Provisions are Highlighted in Yellow. **Source: Township of Cavan Monaghan Zoning By-Law, 2004-62

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TABLE 4B: ZONING COMPARISON WITH ZONING BY-LAW No. 2004-62

Provision (min. unless otherwise stated)	Required R3 (row dwelling)	R3-X (25 ft townhouse)
Block Frontage (m) Regular	30	22.5
Block Area (m ²)	930	684
Front Yard (m)	9.0	4.5
Int Side Yard (m)	6.0	0.0 or 1.2
Ext Side Yard (m)	9.0	2.5
Rear Yard (m)	7.5	7.5
Min. Dwelling Unit Area (m ²)	83.5	83.5
Min. Landscaped Open Space (%)	40	20
Max. Lot Coverage (%)	40	50
Max. # of Dwelling Units Per Lot	6	1
Max. Height (m)	11.0	11.0
Minimum distance separation between outside of two walls on adjoining units (m)	2.4	2.4

* Required Provisions are Highlighted in Yellow. **Source: Township of Cavan Monaghan Zoning By-Law, No. 2004-62

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Tables 5A and 5B 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 5A: ZONING COMPARISON WITH ZONING BY-LAW No. 2018-58

Provision (min. unless otherwise stated)	Required UR1 (Single-Detached)	UR1-X (35 ft lots)	UR1-X1 (45 ft lots)	UR1-X2 (52 ft lots)
Lot Area (m ²)	555	320	411	454
Frontage (m) Regular	15	10.6	13.7	15.8
Frontage (m) Corner	18	11.9	15	17
Front Yard (m)	6.0	4.5	4.5	6
Int Side Yard (m)	2.0	1.2 & 0.6	1.2 & 0.6	1.2
Ext Side Yard (m)	6.0	2.5	2.5	2.4
Rear Yard (m)	6.0	7.5	7.5	6.0
Min. Setback for a Private Garage from Front Lot Line (m)	6.0	6.0	6.0	6.0
Max. Lot Coverage (%)	50	50	50	50
Max. Building Height (m)	11.0	11.0	11.0	11.0
Min. Landscaped Open Space (%)	30	20	20	20

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

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TABLE 5B: 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	22.5
Regular	7.5	
Block Area (m2)	800	684
	240	
Front Yard (m)	6.0	4.5
Int Side Yard (m)	1.2	0.0 or 1.2
Ext Side Yard (m)	2.5	2.5
Rear Yard (m)	7.5	7.5
Max. Lot Coverage (%)	50	50
Min. Landscaped Open Space (%)	30	20
Max. Building Height (m)	11.0	11.0

* 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 4**.

3.5 TECHNICAL REPORTS

In addition to this Planning Justification Report, technical reports have been completed to ensure the following proposal is feasible. These reports were prepared based on a pre-consultation review with the Township of Cavan Monaghan Planning Department, Otonabee Region Conservation Authority Engineering Services and Planning Department, and the County of Peterborough Planning Department. The following reports are included with the submission of the subject applications:

- Functional Servicing Report Millbrook Subdivision, Phase 2, September 2018 – Valdor Engineering
- Stage 1-2 Archaeological Property Assessment, Millbrook North (October 2017), October 2017 – AMICK Consultants Ltd.
- Stage 3 Site-Specific Assessment, March 2018 – AMICK Consultants Ltd.
- Towerhill Developments Inc. Environmental Impact Study Millbrook, October 2018 – Dillon Consulting
- Traffic Impact Study, Millbrook Subdivision, Phase 2, September 2018 – JD Engineering
- Fiscal Impact Assessment Township of Cavan Monaghan, Proposed Development of Towerhill Phase 2, October 2018, Watson and Associates
- Hydrogeological Assessment Report, March 2015, Geo-Logic Inc.
- Geotechnical Investigation Report, March 2015, Geo-Logic Inc.

3.6 IMPACT ON MUNICIPAL SERVICES

At the time this Planning Justification Report was authored, the Applicant had not received formal comments from Emergency Services, County School Boards or the agency responsible for waste disposals. The proposal will have to be reviewed

to confirm resources, to ensure the subdivision layout fosters safety and accessibility for its residents and emergency services. The subdivision will be serviced by municipal waste disposal. There is currently no school block in the Draft Plan of Subdivision, however the site is within 1 km of Millbrook/South Cavan Public Elementary School.

3.7 MARKET ANALYSIS/JUSTIFICATION STUDY

3.7.1 Housing Market, Demographics and Target Market

Statistics Canada reported that the Township of Cavan Monaghan had a population of 8,829 in 2016 which increased by 2.7% from 2011. Cavan Monaghan's population is growing slightly quicker than the Peterborough Census Metropolitan Area and slower than the Province who experienced 2.3% and 4.6% growth respectively, over the same period (Statistics Canada, 2016).

Cavan Monaghan is predominantly comprised of single-detached houses. The total number of occupied private dwellings was 3,187, of which, 94% were single-detached homes, 3% were apartment units and 4% were semi-detached houses, townhouses, and duplex units (Statistics Canada, 2016). Of the 796 units being proposed in the subject development, 45% will be single-detached houses and 55% will be a mix of townhouses and apartment units. This application greatly contributes to diversifying the housing market in terms of type, tenure and affordability.

Of the 2,170 households, 52% are 2-person households, 21% are 3-person households, 18% are 4-person households and 9% are 5 or more-person households. The average family size was 2.9 people/household, and although 83% of families included married couples, only 50% of couples had children. The

housing market is approximately 90% owner-occupied and 10% rental, with 85% of the housing stock having 3-bedrooms or more (Statistics Canada, 2016). These statistics indicate that Cavan Monaghan has smaller sized households and therefore is not a market for large residential dwellings. This trend is consistent with the built form being proposed in the subject development.

Of the total population, 20% were seniors aged 65 years and older, and 65% of the population were between the ages of 15-64. Across the Province, seniors aged 65 years and older represent 17% of the population. Cavan Monaghan's population is, on average, older than that of the Province's by 3 years, but 1 year younger than residents County-wide. The average income for full-time workers in 2015 in Cavan Monaghan was \$65,338 and the average household income was \$104,024 (Statistics Canada, 2016). The average house price in 2016 was \$413,394. People are moving to Cavan Monaghan to:

- Exit the costly GTA market
- Acquire more affordable housing,
- Maintain proximity to the GTA,
- Maintain proximity within the Peterborough CMA; and
- Downsize housing (Government of Canada, 2017)

The development proposal offers generational housing within one community. It can accommodate those currently living in Millbrook who may be looking to downsize their housing accommodations to apartment style or townhouse living. This proposal also offers an opportunity for first-time home buyers coming from the GTA or those who may have grown up in the County or Municipality that are looking to get into the housing market.

3.7.2 Market Need

The Settlement Area of Millbrook has been planned to accommodate long-term housing supply in a market that is in great need. This growth must occur through new construction in Millbrook. New construction, providing a greater supply of middle-income housing, makes it possible for people to buy their first homes. The Canada Housing and Mortgage Corporation reported in the Fall of 2017, that housing starts for 2018 would be between 330 and 400 in the County of Peterborough and between 330 and 430 in 2019 (Government of Canada, 2017).

The ownership market demands an increase in higher density housing due to the migration from the GTA markets. There is less developable land available, therefore, single-detached houses are less feasible from a land budgeting perspective. It is anticipated that market demand will increase for rental units for:

- Student housing,
- GTA migration,
- A growing seniors population, and;
- Reduced eligibility amongst renters transitioning to ownership because of the growth in mortgage carrying costs stemming from higher market prices and increases in interest rates.

There is a high need for housing that is appropriate for all household types, ages, income levels and lifecycles. This includes building smaller dwellings, new housing stock to replace an aging one, and providing housing that is accessible. Stimulating the housing market means there is also a contribution to the employment market and the overall economic vitality of the County. This development proposal aims to improve the shortfalls and alleviate the current stressors within the County's housing market (Social Housing Strategies, 2003).

3.7.3 Barriers to Entry

The potential barriers to entry for this proposed development are minimal. There is strong brand awareness due to the success of Phase 1 sales, there is limited competition within the immediate geography given the proposed development's location, that it proposes full build-out of the Urban Settlement Area of Millbrook, and that the premise of the development aligns with the government policies.

3.7.4 Market Analysis Conclusion

Cavan Monaghan requires new construction homes that are affordable, accessible, diversified in terms of tenure and type. The population is predominantly middle-income earners, diversified between seniors and middle-aged families that are smaller in size. Most residents own their homes as the availability of rental units is limited and in need of more product. The demand has shifted from single-detached homes, to semi-detached, townhouses and multiple unit dwellings to accommodate what residents can afford, smaller family sizes, student housing needs and an aging population's potential desire to downsize their homes while being able to age in place (Social Housing Strategies, 2003).

The proposed development appropriately fulfills the needs of Cavan Monaghan's housing market. (See **Appendix 5** for Works Cited)

4.0 PLANNING POLICY AND ANALYSIS

This section will provide a high-level outline of the relevant policies and planning rational in relation to the proposed applications. Further in-depth commentary on the applicable policies that align with the proposed applications can be found in **Appendix 6**. The review in **Appendix 6** analyzes the policies in the Ontario

Planning Act (2018), Provincial Policy Statement (2014), Places to Grow (2017), the County of Peterborough Official Plan (2017), and the Township of Cavan Monaghan's Official Plan (2015).



4.1 THE PLANNING ACT – PROVINCIAL INTEREST

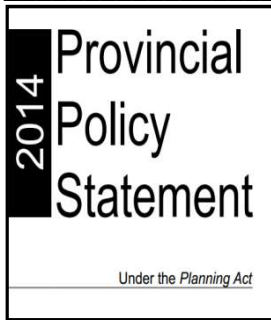
The Planning Act (The Act) is provincial legislation that describes how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial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

Section 2 and 51(24) of The Act specify that all parties partaking in land use planning activities under the Act shall have regard to matters of provincial interest. These interests include the protection, conservation, efficient use, orderly development, co-ordination, resolution of conflict, accessibility, promotion, minimization of, and adequate provisions for land and resources. Land use planning principles are created based on these provincial interests. These applications align with the province's interests 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 in terms of scale and affordability,
- Increases the number of houses within the Millbrook Settlement area, therefore increases the tax-base and protects 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.

The subject Draft Plan of Subdivision aligns with the Province's Interests in land use planning according to the Planning Act.



4.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) is a combination of policies that direct land use development so that Provincial 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. The subject plan also protects an on-site watercourse to fulfil the direction of the PPS.

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 within Millbrook. The subdivision design represents efficient land use patterns and supports active transportation.

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 so that development will be orderly and cohesive.

Policy 1.1.3.8 states that a planning authority may allow the expansion of a Settlement Area when undertaking a comprehensive review and where it has been demonstrated that opportunities for growth are not available and there is capacity within existing or planned infrastructure and public facilities. This policy aligns well with the Draft Plan's design, which continues outside of the Settlement Area boundary.

The lands that have been planned for outside of the Settlement Area boundary that are within the Draft Plan include the realigned watercourse and its corridor, the Stormwater Management pond and include less than 6% of the total residential lots. The Draft Plan aims to best develop lands in a compact manner while not exhausting the Agricultural lands outside of the Settlement Area. The location of the watercourse and Stormwater Management Pond are strategic and intentional so that maximum development could be achieved within the Settlement Area, and any development that is necessary to take place outside of it, has minimal impact.

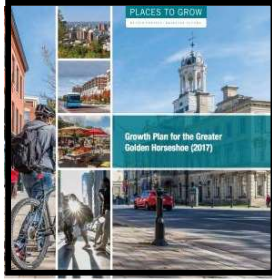
Section 1.4 provides direction on how housing is to be planned for and developed. The PPS encourages a mix of housing densities, levels of affordability and types. Accommodating sufficient residential land supply and growth is also encouraged through the PPS. Through these amendments, the development 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 future Recreation Centre, that is on lands dedicated to the Municipality by the Land Owners. Pedestrian linkages and public transportation routes will also be design principles that are integrated as the plan develops.

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 796 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 have already been planned for. 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, and conserving environmental features and coincides 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 has also protected 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 being submitted alongside the applications. The aim of the realignment of the creek corridor is to enhance the living conditions for its inhabitants, improve natural heritage linkages, and maximize the development potential of the subject lands in accordance with provincial and federal requirements.

The proposed Draft Plan of Subdivision represents intensifying the subject site so that it is more compatible with the Phase 1 development that is underway, and the existing Village of Millbrook to the south. Through achieving this intensification, the development will make better use of land, water and sewage infrastructure that is planned in the subdivision. 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

The Growth Plan for the Greater Golden Horseshoe, 2017 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.

The Growth Plan emphasizes the necessity to manage the growth that must occur. This proposed development supports the policies of Section 2.2.2 “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. 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 for 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 density of 21.2 units per ha contributes to the maximum target of 35 units per ha (equivalent to 57 residents

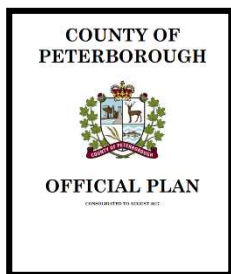
per hectare) and is almost twice the density of Phase 1. Therefore, this development demonstrates a compact, urban community within the Greenfield Area.

Section 3.2.6 identifies the parameters for water and wastewater systems to be appropriately funded, planned, designed, constructed and expanded. The water and wastewater systems within this development provide for optimization and improved efficiency within the existing system in Millbrook. Utilizing the existing infrastructure better conserves water and assists in water demand management while serving the growth in the Settlement Area. In accordance with Section 3.2.7, a Stormwater Management plan has been created to minimize stormwater flow. Further details on the water and wastewater system are found in the Functional Servicing Report.

Section 4.2.2 outlines the way in which development or site alteration is to occur within the Natural Heritage System. According to the Natural Heritage Mapping System, the area subject to development, including the realigned creek corridor and stormwater management pond is not within the Natural Heritage System. Overall, this development has taken the parameters for developing in the Natural Heritage System into consideration as the on-site watercourse is municipally designated as a Natural Linkage land use. In accordance with this section of the Growth Plan, the subject development demonstrates that:

- there are no negative impacts on key natural heritage or hydrological features or functions,
- connectivity amongst the natural heritage system will be maintained,
- the realignment of features will enhance the function of the features, and;
- the disturbed area is less than 25% of the total developable area

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. This project will make a significant contribution to the housing shortage in the County of Peterborough, the objective of the Province to grow in an orderly manner while providing affordable housing options. A long-term economic benefit of this development is that an increased population will draw in more commercial and employment opportunities to build a stronger, more complete community within Millbrook.



4.4 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The County of Peterborough's Official Plan guides and directs strategic planning and development County-wide. The approval of these applications does not require a County Official Plan Amendment; however, the County is the approval authority of the Official Plan Amendment and Draft Plan of Subdivision Applications. The County Official Plan aims to foster orderly growth and development, while protecting the County's traditional rural lifestyle and watershed areas, which aligns well with the details of the subject applications.

Section 2.6.3 of the Official Plan details Division of Land within the County. Policy 2.6.3.1 states that a plan of subdivision is necessary when more than 3 lots are created, a new public road is required, or an extension of municipal services is required. Policy 2.6.3.2 states that primary consideration for the division of land will be given to the development of land by registered plan of subdivision. The proposed development meets the criteria for the County's requirement for Land Division.

The vision for Settlement Areas are outlined in Section 4.2. Millbrook has been planned to accommodate growth that ensures, County-wide, energy is being conserved, natural resources are being protected, infrastructure and space are being used efficiently while a local community identity is maintained. The proposed development well achieves the County's vision for Settlement Areas. This development has been created to conserve environmental features through realigning and buffering the watercourse from development, efficiently intensifying the subject site and optimizing infrastructure that is planned to service the Master Planned Community. The proposed development is the most appropriate form of growth for the subject lands as it also provides parkland with active transportation linkages alongside a variety of residential dwellings.

Section 4.2.3 of the Official Plan identifies Millbrook as a Settlement Area within a growth area in the County. Servicing can easily be extended from existing municipal infrastructure to accommodate the proposed growth. The proposed subdivision design contains appropriately sized streets in line with municipal engineering standards, appropriate parking spaces/areas for future residents, pedestrian walkways and linkages throughout, dedicated bicycle lanes, a variety of open spaces and unit sizes including single-detached homes, townhouses and condominium/apartment style units. These attributes of the development ensure the creation of a complete and livable community for future residents.

The vision for the County's housing can be found in Section 5.1 which identifies the County's aim to provide opportunities for a range of housing types and densities to respond to the needs of the permanent population based on demographics, income, market and special needs. This Section also outlines that the County promotes the orderly development of new housing which makes existing use of education, recreation and servicing systems and facilities within

Settlement Areas. This application aligns with the County's vision for housing given that it provides for a range of housing types and prices, is within 1km from an existing school, abuts a future recreation centre, and will utilize expanding infrastructure for servicing.

The subject development contributes to County-wide goals of increasing residential growth in Greenfield Areas, creating complete communities by making use of existing infrastructure for servicing, promotes active transportation through its connectivity principles, possesses an array of housing types and choices for future residents.



4.5 TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN

The subject lands are designated as 'Agricultural', 'Institutional', 'Residential', and 'Natural Linkage Area' in the Township of Cavan Monaghan's Official Plan. The proposed development requires 'Parks & Open Space' land uses, however, does not require Institutional land uses, therefore, an amendment to the Official Plan is required.

Section 1.4 sets out growth projections for the Township. It is forecasted that the municipality will grow to a population of 11,560 by the year 2031, with a total of 1,000 houses being built in Millbrook. The population is estimated to increase by 2,730 people between the years 2006-2031. Millbrook is responsible for representing 70% of the growth within the Township. This application proposes the development of 796 units which well positions the Township in achieving these growth targets. The Township also aims to establish one new job for every three residents through to 2031. This represents approximately 900 jobs within that timeframe. New development, specifically in Millbrook, shall reflect the existing built form and historic character of the community. Millbrook will grow to become

a complete community that includes a wide range of goods, services and facilities, and this application aligns with this vision for the Settlement Area.

Growth, in the form of 65 residential units per year, is to be directed to the urban, serviced, Settlement Area of Millbrook according to Section 2.1.1, with limited development taking place in rural areas, to 2031. This growth will unfold in a sequential and phased manner to ensure the continuous and orderly development of the community while increasing density and making economical use of the existing infrastructure and services, without having an adverse effect on the Township's financial situation. This proposed development also proposes adding diversity to the housing market in terms of the tenure, type, density and affordability in accordance with Policy 2.1.2. Residential units range from 52 ft frontages, to apartment units. This wide range of urban housing types allow for a major portion of the development to be affordable in nature to moderate income households within the Township, County and GTA.

The Township's Official Plan outlines comprehensive Official Plan Guidelines in Section 3.22. These Guidelines pertain specifically to the Millbrook Urban Settlement Area. The proposed development adheres to the guidelines as follows:

1. Street trees indigenous to Cavan Monaghan and capable of growing to at least 15 metres, aligned parallel to the street and spaced at regular intervals, shall be distributed throughout this entire development.
2. All street lighting within this development shall be dark sky compliant.
3. Sidewalks shall be provided on all streets within this development. All trails, parks, and open spaces shall be connected to sidewalks, to allow for pedestrian flow to these areas.

4. Public parks and open spaces can be found in this development, with multiple walking routes to each. No park shall be located further than a 10-minute walk (500 metres) from any dwelling within this development. Adequate lighting to Township standards shall be provided.
5. The watercourses, valley lands, significant woodlots, and wetlands found within the subject lands have all been preserved and protected, with a buffer surrounding this watercourse.
6. The proposed development shall contain a built form of similar height, scale, and character to existing dwellings found within Millbrook.

Policies relating to Settlement Areas can be found under Section 4.0 of the Official Plan. The Proposed development achieves the objectives of the Residential designation by providing a range of housing types and built form, which shall accommodate residents with an array of ages and social/economic backgrounds. This plan also includes and incorporates significant open space areas. This development assists the Township in utilizing provincial and federal servicing funding, allowing for the expansion of existing services within Millbrook, to the subject lands and existing/future public buildings/facilities.

Section 4.1.2 identifies the permitted uses for the 'Residential' designation. All the residential land uses proposed in this development conform with permitted uses within the residential designation. General Development Policies can be found within Section 4.1.3 of the Official Plan. The proposed development contains a density of 21.2 units per hectare which is within the maximum 35 units per hectare allowed under the Official Plan. The maximum building height of 4-storeys in the Official Plan is also being respected in this development proposal. This development also proposes that 54% of the residential units will be multiple unit

building, including townhouses and apartment units, which exceeds the 30% guideline stated in the Official Plan.

The Township's Housing Policies are in Section 4.1.4 of the Official Plan where their optimum unit housing mix of 75% low density, 10% medium density and 15% high density for Millbrook is established. This development proposes 45% low density units, 31% for medium density and 24% for high density units. The residential land use mix guidelines in the Official Plan support development that is low density in nature in comparison to the direction of the Growth Plan. The percentages of housing mix presented in this plan represent good planning, are appropriate and should be applied to the entire Settlement Area of Millbrook given that it has been identified as an area where growth must occur. This development represents the creation of a more urban community, that is focussed on preservation, efficiency, intensification and infrastructure optimization, within a County-wide significant growth area. The location of the high density uses are appropriate given the nearby amenities and access to the Highway Interchange.

This proposed development will abide by the requirements of the framework for neighbourhood design plan, as outlined in Section 4.1.7 in the Official Plan. A detailed neighbourhood design plan shall be created and approved by the Township as a condition of Draft Plan approval.

Section 6.4 Natural Linkage Area aims to remediate, preserve, maintain environmental features, linkages and functions of the ecological system. This section also prohibits development within natural heritage and hydrologic features unless an Environmental Impact Statement (EIS) demonstrates the development will not negatively impact the feature or their ecological function. The EIS being submitted alongside these applications demonstrates this

development will not negatively impact the watercourse, its ecological function or linkages. The EIS also recommends realigning the watercourse to improve the vitality of the watercourse and its potential inhabitants. The realigned watercourse will maintain a 30 m buffer and enhance the ecosystem linkages. Overall, this development proposal encourages orderly growth, the preservation of natural features, the optimization of existing and planned infrastructure, active transportation, urban connectivity, helps to fulfill gaps in the housing market, including affordability, densities and variety, creates a new sense of place within a Settlement Area, adds to Millbrook being a complete community and is compatible with its surrounding land uses. These are all goals that the Township's Official Plan outlines it wants to achieve through land use planning. This development proposal well aligns with the goals of the Township's Official Plan.

5.0 CONCLUSION

This development, known as Towerhill North, proposes the creation of 796 residential units in the form of single-detached lots, townhouses and apartments to the west of County Road 10, north of Fallis Line in the Settlement Area of Millbrook. The development will be serviced by municipal water and wastewater systems, assisting the Township in meeting provincial planning requirements. The applications required to create the built form as detailed in development plan are an Official Plan Amendment and Zoning By-law Amendment at the local municipal level, and an application for a Plan of Subdivision to the County of Peterborough.

The OPA will realign the land use designations to 'Agricultural', 'Residential', 'Natural Linkage Area' and 'Parks & Open Space'. Depending on the Zoning By-law that is in effect at the time of passing (No. 2004-62 or No. 2018-58), the ZBA will rezone the subject site to 'Residential Type 1' with exceptions according to the

PLANNING JUSTIFICATION REPORT: OFFICIAL PLAN, ZONING BY-LAW
AMENDMENTS & DRAFT PLAN OF SUBDIVISION APPLICATIONS

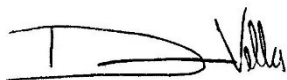
required single-detached lot frontages, 'Residential Type 3', 'Residential 4', 'Open Space Exception 3' and 'Hazard Lands' **or** to 'Urban Residential 1' with exceptions according to the required single-detached lot frontages, 'Urban Residential 3', 'Urban Residential 4', 'Agricultural', 'Open Space' and 'Natural Linkage'. These amendments are necessary to develop the site to its optimal potential.

Through the approval of these applications, the subject site will develop to its full potential, in a compact, efficient and appropriate form under provincial, county and local planning policy. The subject site is positioned in the Settlement Area of Millbrook, which has been targeted as a growth area for the Township. The growth within Towerhill North will be compatible with its surrounding uses, an extension of the character of the existing Village of Millbrook, while respecting the existing on-site environmental features. Diligence and extensive consultations have gone into planning this community to ensure it respects the natural environment, while planning for future residents' housing and community needs.

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

Respectfully submitted,

Innovative Planning Solutions

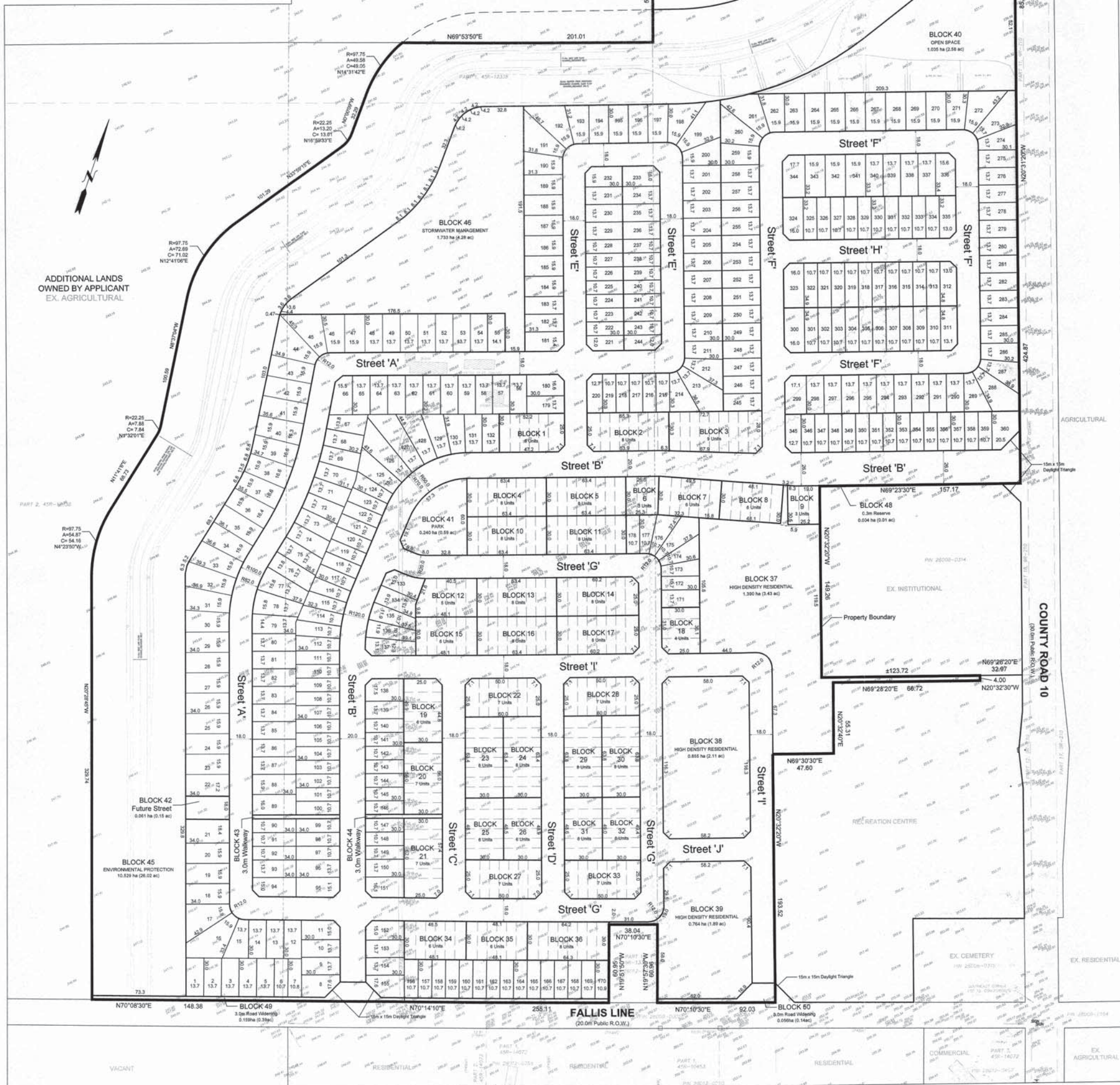
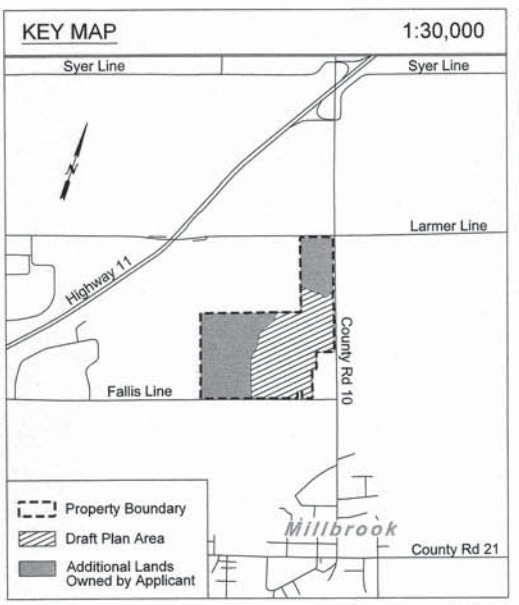


Darren Vella, BSc, MCIP, RPP
President & Director of Planning

Aimee Powell, BURPI, MPA, MCIP, RPP
Planner

APPENDIX 1:

DRAFT PLAN OF SUBDIVISION



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____ MARIO CORTELUCCI - PRESIDENT
TOWERHILL DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

10/3/18
DATE _____ SHAWN O'CONNOR
J.D. BARNES LIMITED

LAND USE STATISTICS

LAND USE	LOT / BLOCK	UNITS	AREA (ha)	%
RESIDENTIAL LOTS (52)	8, 16-47, 88, 89, 136, 155, 184-200, 259-272, 299, 341-344, 360	74	4.034	8.39
RESIDENTIAL LOTS (45)	1-5, 9-15, 48-87, 93-96, 125-134, 139, 150-154, 171, 179-183, 201-214, 229-236, 245-258, 273-298, 300, 323, 324, 336-340	148	6.560	13.64
RESIDENTIAL LOTS (35)	6, 7, 90-92, 97-124, 135-137, 140-149, 156-170, 172-178, 215-228, 237-244, 301-322, 325-335, 345-359	135	4.773	9.92
RESIDENTIAL LOTS (TOWNHOMES - 25)	BLOCKS 1-36	244	5.983	12.44
RESIDENTIAL APARTMENTS	BLOCKS 37-39	192	3.009	6.26
PARK, OPEN SPACE & WALKWAYS	BLOCKS 40, 41, 43, 44	1.313	2.73	
ENVIRONMENTAL PROTECTION	BLOCK 45	10.529	21.89	
STORMWATER MANAGEMENT	BLOCK 46	1.733	3.60	
AGRICULTURAL	BLOCK 47	1.222	2.54	
0.3m RESERVE	BLOCK 48	0.004	0.01	
ROAD WIDENING	BLOCKS 49 & 50	0.216	0.45	
FUTURE STREET	BLOCK 42	0.061	0.13	
STREETS	BLOCK 42	8.662	18.01	
TOTAL	STREET 'A' - STREET 'J'	796	48.100	100

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	d) SHOWN ON LANE USE SCHEDULE	f) NONE	i) OTONABEE LOAM	j) NONE
g) SHOWN ON PLAN	e) SHOWN ON PLAN	h) MUNICIPAL WATER	k) ALL MUNICIPAL SERVICES	

DRAFT PLAN OF SUBDIVISION
(NORTH RESIDENTIAL DETAIL)

PART OF LOTS 11 & 12, CONCESSION 6
AND PART OF LOT 12, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CAVAN
IN THE
TOWNSHIP OF CAVAN-MILLBROOK-NORTH MONAGHAN
COUNTY OF PETERBOROUGH

0 25 50 75 100 125 150m

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150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

FILE: 18-783 SCALE: 1 : 1,500
DATE: October 2, 2018 DRAWN BY: AM

APPENDIX 2:

**DEPARTMENT OF FISHERIES AND OCEANS LETTER ON THE
WATERCOURSE REALIGNMENT**



1028 Parsons Road
Edmonton, AB
T6X 0J4

February 5, 2018

Your file *Votre référence*
N/A

Our file *Notre référence*
17-HCAA-01461

Towerhill Developments Inc.
Attn: Andrew McLeod
2800 Highway 7
Concord, ON
L4K 1W8

Dear Mr. McLeod:

Subject: Implementation of mitigation measures to avoid and mitigate serious harm to fish – Channel Realignment, Millbrook Development, Tributary of Baxter Creek, Township of Cavan-Monaghan

The Fisheries Protection Program (the Program) of Fisheries and Oceans Canada received your proposal on October 13, 2017.

Your proposal has been reviewed to determine whether it is likely to result in serious harm to fish which is prohibited under subsection 35(1) of the *Fisheries Act*.

Our review consisted of:

- “Request for Review”, submitted by Dillon Consulting Ltd, on behalf of Towerhill Developments Inc., dated October 13, 2017.
- “Millbrook Subdivision, Fallis Line and Country Road 10, Millbrook, Ontario, Towerhill Development Inc., Natural Channel Design: Channel Realignment Design Brief”, prepared by Water’s Edge Environmental Solutions Team Ltd., dated July 26, 2017.
- Meeting with Dillon Consulting Inc., confirming habitat characteristics and barriers to fish passage, on January 17, 2018

We understand that you propose to infill an existing tributary to Baxter Creek near Millbrook, ON and replace it with a newly constructed channel located south of the original. Works will include:

- removal of vegetation for equipment staging and operation;
- infilling 2,470m² of a tributary; and
- constructing 12,896m² of a new, naturalized channel.

Provided that the mitigation measures outlined in the above stated documents are incorporated into your plans, the Program is of the view that your proposal will not result in serious harm to fish. No formal approval is required from the Program under the *Fisheries Act* in order to proceed with your proposal.

If your plans have changed or if the description of your proposal is incomplete, or changes in the future, you should consult our website (<http://www.dfo-mpo.gc.ca/pnw-pppe/index-eng.html>) or consult with a qualified environmental consultant to determine if further review is required by the Program.

Please notify this office at least 10 days before starting your project. A copy of this letter should be kept on site while the work is in progress.

If you have any questions, please contact Brett Ellis at (780) 495-2959, or by email at brett.ellis@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'J Shpeley'.

Jason Shpeley
A/Senior Fisheries Biologist
Fisheries Protection Program
Fisheries and Oceans Canada

cc. Allen Benson, Dillon Consulting Ltd.
Whitney Moore, Dillon Consulting Ltd.
Brett Ellis, Fisheries and Oceans Canada

APPENDIX 3:

OFFICIAL PLAN AMENDMENT AND SCHEDULE

AMENDMENT No._____ TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF CAVAN MONAGHAN

The attached explanatory Text and Schedules “Township of Cavan Monaghan Official Plan – Schedule ‘A’ Land Use”, “Township of Cavan Monaghan Official Plan – Schedule ‘A-1’ Land Use and Transportation” and Special Policy Area addition to Policy 4.1.3 General Development Policies constitute 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. 2019-_____ 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 is to alter “Township of Cavan Monaghan Official Plan – Schedule ‘A’ Land Use”, “Township of Cavan Monaghan Official Plan – Schedule ‘A-1’ Land Use and Transportation” and Policy 4.1.3. General Development Policies 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 48.1 hectares (118.9 acres) with a frontage of approximately 516 metres (1693 feet) on County Road 10 and approximately 495 metres (1625 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 796 residential lots in the Towerhill North Subdivision. This Official Plan Amendment applies to lands on Schedule ‘A’, and within the Settlement Area of Millbrook as identified on Schedule ‘A-1’. The subject lands on Schedule ‘A’ are currently designated ‘Agricultural’. The current designation on Schedule ‘A’ does not allow for the creek corridor or stormwater management pond. These land uses are required for the subject development.

The subject lands on Schedule 'A-1' are currently designated 'Residential', 'Natural Linkage Area', and 'Institutional'. The 'Residential' designation must be expanded to accommodate the proposed development. The location of the current 'Natural Linkage Area' needs to be modified based on the relocation of this corridor while the 'Institutional' lands do not allow for the residential uses.

Policy 4.1.3 a) states 'Residential developments within areas designated Residential may be permitted with a maximum density of 35 units gross net hectare with a maximum height of 3 storeys above grade.' This policy is proposed to be amended to apply to the different individual built forms on the site given that they could potentially be developed independently and we want to ensure conformity with the Official Plan. The overall density of the development is 21 units per net hectare which satisfies the policy.

The Official Plan Amendment application will:

1. Amend the subject lands on Schedule 'A' Land Use of the Township of Cavan Monaghan's Official Plan from 'Agricultural' to 'Rural' and 'Natural Linkage Area',
2. Amend the subject lands on Schedule 'A-1' Land Use and Transportation of the Township of Cavan Monaghan's Official Plan from 'Institutional' to 'Residential', add the 'Agricultural' designation, realign the 'Natural Linkage Area' designation and expand the 'Residential' land use designation, and
3. Add a Special Policy Area designation for the subject site to establish provisions for:
 - Low density residential with a maximum of 25 units per net hectare,
 - Medium density residential with a maximum of 45 units per net hectare with a maximum height of 3 storeys, and
 - High density residential with a maximum of 65 units per net hectare with a maximum height of 4 storeys.

Please refer to Schedules 'A' and 'A-1' 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 watermain, sanitary services, and roads supporting the subdivision can adequately accommodate the proposed development.

The proposed Official Plan Amendment will permit the construction of a 796 residential units with a mix of 360 single-detached units, 244 townhouse units and 192 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-X),
- Urban Residential 1 Exception X1 (UR1-X1),
- Urban Residential 1 Exception X2 (UR1-X2),
- Urban Residential 3 Exception X (UR3-X),
- Urban Residential 4 Exception X (UR4-X),
- Agricultural (A),

- Open Space (OS); and
- Natural Linkage (NL)

In addition, a planning justification report 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. Schedule A 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 Rural and Natural Linkage Area designations all shown on Schedule 'A' of this amendment.
2. Schedule A-1 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 Linkage Area, and Agricultural all shown on Schedule 'B' 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 be permitted the following density provisions under subsection 4.1.3 q):
 - Low density residential with a maximum of 25 units per net hectare,
 - Medium density residential with a maximum of 45 units per net hectare with a maximum height of 3 storeys, and
 - High density residential with a maximum of 65 units per net hectare with a maximum height of 4 storeys.

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:

Functional Servicing Report Millbrook Subdivision, Phase 2, September 2018 – Valdor Engineering

Stage 1-2 Archaeological Property Assessment, Millbrook North (October 2017), October 2017 – AMICK Consultants Ltd.

Stage 3 Site-Specific Assessment, March 2018 – AMICK Consultants Ltd.

Towerhill Developments Inc. Environmental Impact Study Millbrook, October 2018 – Dillon Consulting

Traffic Impact Study, Millbrook Subdivision, Phase 2, September 2018 – JD Engineering

Fiscal Impact Assessment Township of Cavan Monaghan, Proposed Development of Towerhill Phase 2, October 2018, Watson and Associates

Hydrogeological Assessment Report, March 2015, Geo-Logic Inc.

Geotechnical Investigation Report, March 2015, Geo-Logic Inc.

Planning Justification Report Towerhill North, October 2018, Innovative Planning Solutions

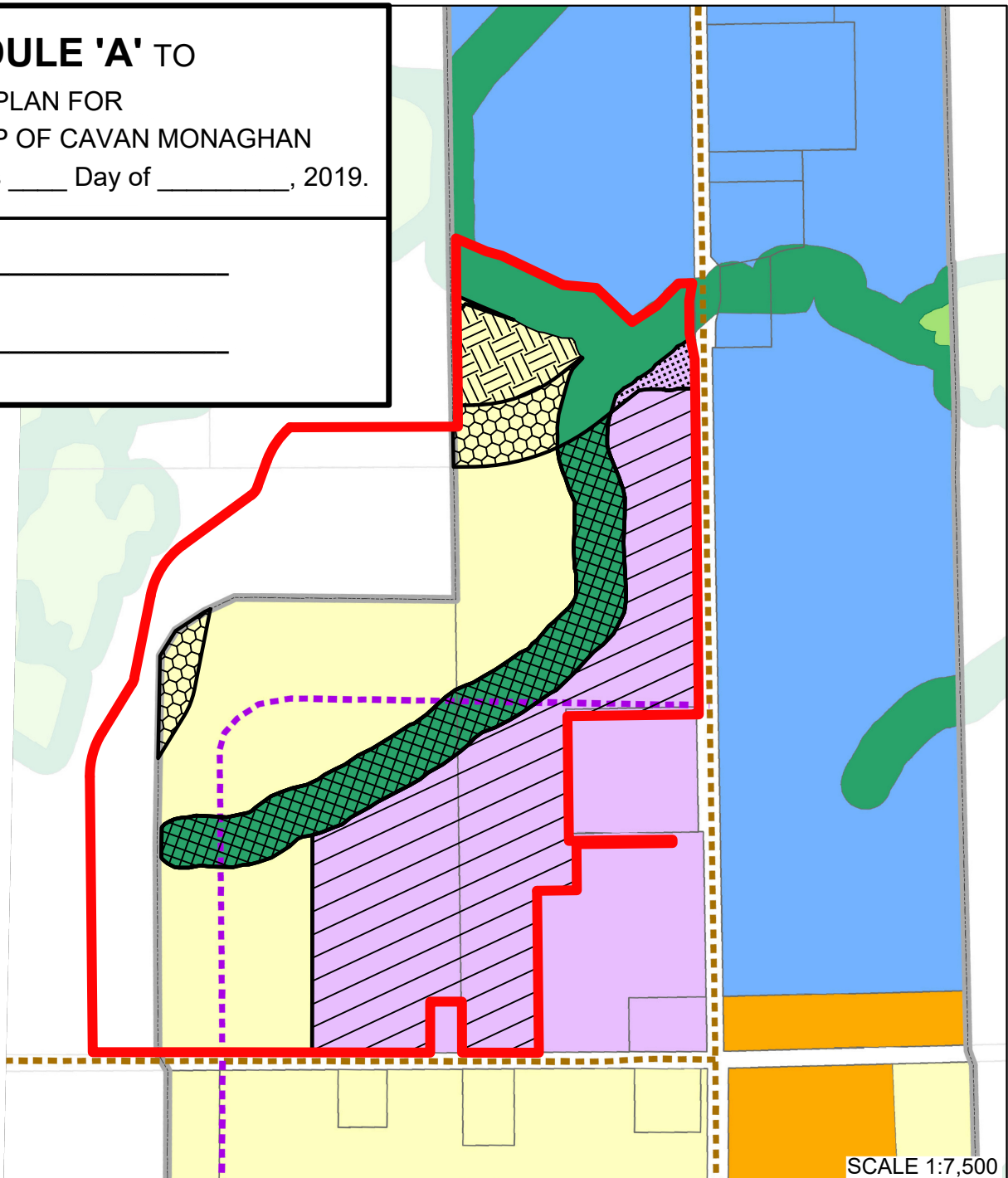
SCHEDULE 'A' TO

OFFICIAL PLAN FOR
TOWNSHIP OF CAVAN MONAGHAN

Passed this ____ Day of _____, 2019.

Mayor

Clerk



SCALE 1:7,500



Subject Lands



Lands to be re-designated from Institutional to Residential



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



Lands to be designated from Residential to Natural Linkage Area



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



Lands to be re-designated from Residential to Agricultural



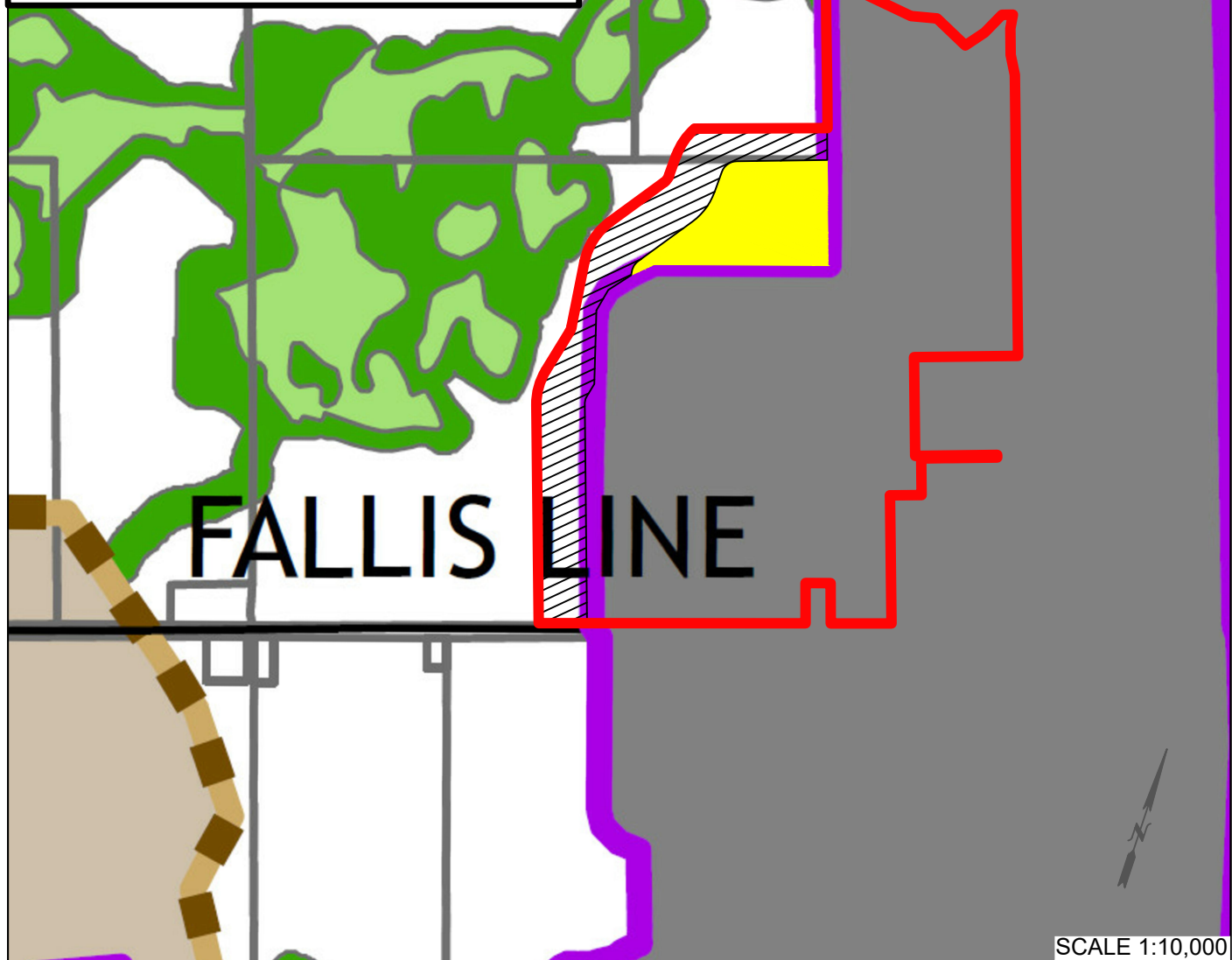
SCHEDULE 'B' TO

OFFICIAL PLAN FOR
TOWNSHIP OF CAVAN MONAGHAN

Passed this ____ Day of _____, 2019.

Mayor

Clerk



Subject Lands



Lands to be re-designated from Agricultural to Rural



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



APPENDIX 4:

ZONING BY-LAW NO.2018-58 AMENDMENT AND SCHEDULE

**THE CORPORATION OF THE TOWNSHIP OF CAVAN MONAGHAN
BY-LAW NUMBER 2019-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’ Institutional and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-X), Urban Residential 1 Exception X1 (UR1-X1), Urban Residential 1 Exception X2 (UR1-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Agricultural (A), Open Space (OS), and Natural Linkage (NL).”

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, ‘I’ Institutional, ‘FD’ Future Development, and ‘NL’ Natural Linkage on ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-X), Urban Residential 1 Exception X1 (UR1-X1), Urban Residential 1 Exception X2 (UR1-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Agricultural (A), Open Space (OS), and Natural Linkage (NL) 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 3.4.55 that shall read as follows:

“3.4.55 UR1-X Map E-2 on Schedule A

a) Minimum lot area	320 m ²
b) Minimum frontage regular	10.6 m
c) Minimum frontage corner	11.8 m
d) Minimum front yard	4.5 m
e) Minimum interior side yard	1.2 m & 0.6 m
f) Minimum exterior side yard	2.4 m
g) Minimum landscaped open space	20%
h) Additional permitted use:	model home”

3. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.56 that shall read as follows:

“3.4.56 UR1-X1 Map E-2 on Schedule A

a) Minimum lot area	410 m ²
b) Minimum frontage regular	13.7 m
c) Minimum frontage corner	15 m
d) Minimum front yard	4.5 m
e) Minimum interior side yard	1.2 m & 0.6 m
f) Minimum exterior side yard	2.4 m
g) Minimum landscaped open space	20%
h) Additional permitted use:	model home”

4. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.57 that shall read as follows:

“3.4.57 UR1-X2 Map E-2 on Schedule A

a) Minimum lot area	450 m ²
b) Minimum frontage corner	17 m
c) Minimum interior side yard	1.2 m
d) Minimum exterior side yard	2.4 m
e) Minimum landscaped open space	20%
f) Additional permitted use:	model home”

5. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.58 that shall read as follows:

“3.4.58 UR3-X Map E-2 on Schedule A

- | | |
|----------------------------------|--------------------|
| a) Minimum block area | 680 m ² |
| b) Minimum front yard | 4.5 m |
| c) Minimum interior side yard | 0.0 m or 1.2 m |
| d) Minimum landscaped open space | 20% |
| e) Additional permitted use: | model home” |

6. 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 _____ 2019.


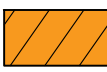

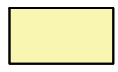

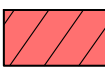
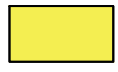

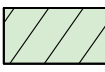
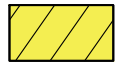









THE CORPORATION OF THE TOWNSHIP OF CAVAN MONAGHAN

MAYOR

CLERK



LEGEND

- | | | |
|--|---|---|
|  TOTAL LANDS
48.100 ha (118.86 ac) |  LANDS TO BE REZONED
FROM NATURAL LINKAGE (NL) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X1) |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD)
TO URBAN RESIDENTIAL 4 X (UR4-X) |
|  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X2) |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X) |  LANDS TO BE REZONED
FROM INSTITUTIONAL (I-1(10.4.3))
TO URBAN RESIDENTIAL 4 X (UR4-X) |
|  LANDS TO BE REZONED
FROM AGRICULTURAL (A)
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X2) |  LANDS TO BE REZONED
FROM AGRICULTURAL (A) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X) |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD)
TO OPEN SPACE (OS) |
|  LANDS TO BE REZONED
FROM NATURAL LINKAGE (NL)
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X2) |  LANDS TO BE REZONED
FROM NATURAL LINKAGE (NL) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X) |  LANDS TO BE REZONED
FROM AGRICULTURAL (A)
TO OPEN SPACE (OS) |
|  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X1) |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD) TO
URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X) |  LANDS TO BE REZONED
FROM AGRICULTURAL (A)
TO NATURAL LINKAGE (NL) |
|  LANDS TO BE REZONED
FROM AGRICULTURAL (A) TO
URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X1) |  LANDS TO BE REZONED
FROM NATURAL LINKAGE (NL) TO
URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X) |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD)
TO NATURAL LINKAGE (NL) |
| | |  LANDS TO BE REZONED
FROM FUTURE DEVELOPMENT (FD)
TO AGRICULTURAL (A) |

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150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

**Township of
Cavan Monaghan
Cavan**
Schedule 'A'
To By-law No. 2018-58

This is Schedule A to By-Law No. 2018-58
Passed this ____ Day of _____, 2019.

Mayor

Clerk

APPENDIX 5:

MARKET ANALYSIS WORKS CITED

Market Analysis Works Cited

"Census Profile, 2016 Census: Cavan Monaghan, Township [Census subdivision], Ontario and Ontario [Province]". Statistics Canada. 10 October 2018.

<<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/Page.cfm?Lang=E&Geo1=CSD&Code1=3515013&Geo2=PR&Code2=35&Data=Count&SearchText=cavan%20monaghan&SearchType=Begins&SearchPR=01&B1=All>>

"Housing Market Outlook: Peterborough CMA - Fall 2017". Government of Canada Publications: Housing Market Information. 11 October 2018.

<http://publications.gc.ca/collections/collection_2017/schl-cmhc/nh12-259/NH12-259-2017-2-eng.pdf>

"Housing Needs Analysis and Strategies for Peterborough City and County: Final Report – December 2003". Social Housing Strategies. 10 October 2018.

<[http://www.peterborough.ca/Assets/City+Assets/Housing/Documents/Reports/Various+Reports+\(Pre2015\)/2003+Housing+Needs+Analysis+and+Strategies.pdf](http://www.peterborough.ca/Assets/City+Assets/Housing/Documents/Reports/Various+Reports+(Pre2015)/2003+Housing+Needs+Analysis+and+Strategies.pdf)>.

"Census Profile, 2016 Census: Peterborough {Census metropolitan area}, Ontario and Ontario [Province]". Statistics Canada. 10 October 2018.

<<https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CMACA&Code1=529&Geo2=PR&Code2=35&Data=Count&SearchText=Peterborough&SearchType=Begins&SearchPR=01&B1=All&TABID=1>>

APPENDIX 6:

POLICY REVIEW TABLE

APPENDIX 6

TOWERHILL NORTH DEVELOPMENT DETAILED REVIEW OF:

- **LAND USE PLANNING DIRECTIONS AND POLICIES FROM THE PLANNING ACT (2018),**
- **PROVINCIAL POLICY STATEMENT (2014),**
- **THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE - PLACES TO GROW (2017),**
- **THE COUNTY OF PETERBOROUGH OFFICIAL PLAN (2017) AND;**
- **THE TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN**

The following is an in-depth review of the Ontario Planning Act, Provincial Policy Statement, Places to Grow, The County of Peterborough Official Plan and the Township of Cavan Monaghan Official Plan to support the Planning Act Applications for the Towerhill North Development in Millbrook, Cavan Monaghan.

Ontario Planning Act

Provincial Interest

Policy	Comments
2.0 In carrying out responsibilities under this Act, regard shall be had to, among other matters, matters of provincial interest such as:	
a) The protection of ecological systems, including natural areas, features and functions	The current watercourse is absent of fish habitat and not vital. The realignment of this watercourse allows for viable habitat and its proposed location is a better alternative to the existing watercourse. Further details can be found in the EIS that accompanies these applications.
b) The protection of the agricultural resources of the Province	The boundary of this Draft Plan minimally encroaches onto agricultural lands to accommodate the realignment of the creek corridor and about 6% of the total housing site-wide. It is proposed that Block 47 be designated 'Agricultural' to offset agricultural lands that have to be utilized for low impact development.

c) The conservation and management of natural resources and the mineral resource base	Not Applicable
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest	An archaeological study has been prepared as part of the application submission.
e) The supply, efficient use and conservation of energy and water	The Functional Servicing Report demonstrates that the proposed development employs conservation techniques which help support the sustainability of the project.
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The Functional Servicing Report outlines how the project will be serviced efficiently and in an environmentally sound manner.
g) The minimization of waste	Not Applicable
h) The orderly development of safe and healthy communities	Creating a healthy community through active transportation is achieved with the implementation of sidewalks throughout the site.
h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	The proposed apartment buildings will be compliant with the AODA.
i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities	A new recreational facility is currently under construction on lands previously owned by the applicant. Educational, health, social and cultural agencies will provide comments prior to a decision being made on this application.
j) The adequate provision of a full range of housing, including affordable housing	This development proposes a mix of housing including single-detached units, townhouses and apartment units. With this range of housing will be a range of prices that will increase affordable housing options for current and future residents within the GTA, County of Peterborough and the Township of Cavan Monaghan.
k) The adequate provision of employment opportunities	Not Applicable

l) The protection of the financial and economic well-being of the Province and its municipalities	The subject lands are well suited to accommodate the proposed intensification development, which will make efficient use of the existing infrastructure and increase the tax base through increasing the number of households paying taxes.
m) The co-ordination of planning activities of public bodies	Not Applicable
n) The resolution of planning conflicts involving public and private interests	This will be addressed through the processing of this application to the extent possible.
o) The protection of public health and safety	The proposed development is designed to protect and conserve natural features and functions, while the traffic generated will not pose traffic concerns for the existing transportation network.
p) The appropriate location of growth and development	The subject lands are located in the Settlement Area of Millbrook where residential growth/intensification is directed to occur.
q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	The density of development could support the use of public transit should such a system be implemented by either the County or Township. The design of the subdivision is geared towards the pedestrian on both sidewalks and passive trails.
r) The promotion of built form that, i) is well-designed; ii) encourages a sense of place; and iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	The proposed development is a well-designed community with a commitment to creating a strong sense of place, high quality public spaces that are safe, accessible attractive and vibrant.
s) The mitigation of greenhouse emissions and adaptation to a changing climate	Appropriate landscaping, and tree preservation (to the extent possible) will assist in the sustainability of the project.
51. (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present	<p>The proposed development has regard for the Provincial Interest as stated in Section 2 of the Act.</p> <p>Given the need for housing in the Township and County, it is not premature</p>

<p>and future inhabitants of the municipality and to,</p> <ul style="list-style-type: none"> (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; (b) whether the proposed subdivision is premature or in the public interest; (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; (d) the suitability of the land for the purposes for which it is to be subdivided; (f) the dimensions and shapes of the proposed lots; (h) conservation of natural resources and flood control; (i) the adequacy of utilities and municipal services; (j) the adequacy of school sites; (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; (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 <i>City of Toronto Act, 2006</i>. 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). 	<p>in nature and will be phased accordingly so that it meets the needs of the existing and future residents.</p> <p>Overall this development conforms to the goals of the Official Plan and adjacent plans of subdivision. Where there is a need for an amendment, it is based on the Provincial Growth Plan's mandate to grow efficiently and orderly.</p> <p>The subject lands are well suited for the purposes in which it will be subdivided.</p> <p>The dimensions and shapes of the lots have been designed to maximize the developable area and maintain an appropriate density site-wide.</p> <p>Natural resources such as trees and the watercourse will be conserved through design, realignment and tree planting.</p> <p>The site will have adequate utilities and municipal services as supported by the information in the FSR that has been submitted alongside these applications.</p> <p>There is a school site within 2 km from the subject development. The Applicant has not received any comment in this regard from the School Board(s).</p> <p>The Applicant has dedicated approximately 5 ha of land for public purposes including lands for a new recreation centre and parklands.</p> <p>Draft Plan Approval will be subject to conditions that will progress the plan and reduce site plan control matters.</p>
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Provincial Policy Statement (2014)

1.0 Building Strong Healthy Communities

Efficient land use and development patterns support sustainability by promoting strong, livable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

a) Efficient development and land use patterns.	The proposed density of 21.2 units/hectare provides for an efficient use of the subject lands that is compatible with surrounding uses. The mix of low, medium and high density residential is an appropriate range of housing types for future residents given the demographics of Cavan Monaghan and the County of Peterborough.
b) Appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs.	The proposed subdivision contributes an appropriate range and mix of the housing and open space opportunities. Recreation and employment uses will also benefit of this development.
c) Avoid development/land use patterns which may cause environmental/public health and safety concerns	As shown by the background reports (PJR, FSR, EIS and TIS) submitted with this Application, the proposed development does not cause concerns related to environmental/public health.
d) Avoid development/land use patterns that would prevent efficient expansion of settlement areas	The subject lands represent an development opportunity within Millbrook that encourages future expansion of the Settlement Area of Millbrook in a very logical fashion.
e) Promote cost-effective development patterns and standards to minimize land consumption and servicing costs	As a modified grid pattern the proposed development will make efficient use of existing infrastructure.
f) Improve accessibility by removing land use barriers	The proposed development will be accessible and not create any land use barriers.
g) Ensure necessary infrastructure, electricity generation facilities and	The necessary infrastructure will expand from existing municipal services within the

transmission and distribution systems, and public service facilities are/or will be available to meet needs	area and has sufficient capacity to accommodate the proposed development.
h) Promote development and land use patterns that conserve biodiversity and consider impacts of a changing climate	The development will protect and enhance the existing watercourse on-site.

1.1.3 Settlement Areas

It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be focus of growth and development	The subject lands are located within the Settlement Area of Millbrook which is the focus of growth within the municipality.
1.1.3.2 a) Land use patterns shall be based upon densities and land uses to support: efficient use of land; appropriate for, and efficient use of infrastructure and public service facilities; minimize negative impacts to air quality and climate change; promote energy efficiency; support active transportation; transit supportive; and freight supportive	The proposed density of 21.2 units/hectare allows for the efficient use of land and existing infrastructure. The lands are in an area close to commercial, recreational, and institutional facilities within walking distance.
1.1.3.2. b) Range of uses and opportunities for intensification and redevelopment	The proposed site provides an intensification opportunity for higher densities and more efficient use of the land.
1.1.3.3 Planning authorities shall identify appropriate locations for intensification and redevelopment	Millbrook has been identified as an area for growth in the County of Peterborough's Official Plan under Policy 4.2.3 and the Township of Cavan Monaghan's Official Plan under Section 1.4.
1.1.3.4	The requested amendments to the Residential land use designation and

Appropriate development standards should facilitate intensification, redevelopment and compact form	zones will provide appropriate standards to allow for this development opportunity.
1.1.3.5 Planning authorities shall establish minimum targets for intensification and redevelopment within built up area	Growth in Millbrook is to account for 70% of the Township's growth. This proposed development will assist the Township is meeting this requirement.
1.1.3.6 New development in designated growth areas should occur adjacent to existing built up area and have compact form, mix of uses and densities to allow for efficient use of land, infrastructure and public service facilities	The proposed development is within a growth area, provides a compact, efficient built form at a density of 21.2 units/hectare that provides for the efficient use of the subject lands, existing infrastructure and public service facilities.

1.2.6 Land Use Compatibility

1.2.6

Major facilities and sensitive land uses should be planned to appropriate design, buffering and/or separation from each other to prevent or mitigate adverse effects

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area by:	The proposed subdivision provides a mix of housing types that will assist in alleviating the deficiencies of the local housing market.
1.4.3 a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate-income households	High density apartment/condo dwelling units make efficient use of existing land and infrastructure and therefore are able to provide a less expensive unit type that is more affordable than other unit types.
1.4.3 b) Permitting and facilitating (i) all forms of housing required to meet social, health and well-being requirements of current and future residents, including special needs requirements; and (ii) all forms of residential	The proposed unit types will add to the housing mix currently available within the Township.

intensification, including second units, and redevelopment	
1.4.3 c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs	The location of the subject lands is serviced by existing infrastructure and within close proximity to public service facilities.
1.4.3 d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed	The proposed development in Millbrook, provides a compact, efficient built form at a density of 21.2 units/hectare that provides for the efficient use of the subject lands, existing infrastructure and public service facilities. The subdivision supports the use of active transportation to institutional and recreational opportunities in the immediate area.
1.4.3 e) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety	The requested amendments to the Residential land use designation and zone associated with this application will provide appropriate standards to allow for this development opportunity.

1.6 Infrastructure and Public Service Facilities

1.6.3 Before consideration is given to developing new infrastructure and public service facilities: (i) the use of existing infrastructure and public service facilities should be optimized; and (ii) opportunities for adaptive re-use should be considered, wherever feasible	The development will utilize existing infrastructure that will assist with its optimization.
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1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:	
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1.6.6.1 a) Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing: municipal sewage systems and municipal water systems	The proposed development will utilize existing infrastructure that will assist with its optimization.
1.6.6.2 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.	As noted in the Functional Servicing Report, the development will utilize existing municipal services.
1.6.6.7 Planning for stormwater management shall: (i) minimize, or where possible, prevent increases in contaminant loads; (ii) minimize changes in water balance and erosion; (iii) not increase risks to human health and safety and property damage; (iv) maximize the extent and function of vegetative and pervious surfaces; and (v) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development	The reports prepared in support of this Application, including the FSR demonstrate that these objectives of the Provincial Policy Statement are addressed by the proposed apartment development.

1.6.7 Transportation Systems

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation	The subject lands are well situated near commercial, institutional and recreational opportunities that are easily accessed by active transportation methods.
1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process	This plan takes into consideration compatibility of land uses, active transportation, and building complete communities.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:	
1.7.1. c) Maintaining, and where possible, enhancing the vitality and viability of downtowns and main streets	The additional population that will live in this development will have a positive impact on the viability of Millbrook's commercial establishments.
1.7.1 d) Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes	The proposed subdivision will be well-designed, foster preservation of existing trees and respect the urban environment.

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:	The reports prepared in support of this Application, including the FSR demonstrate that these objectives of the Provincial Policy Statement are addressed by the proposed development.
1.8.1 a) Promote compact form and a structure of nodes and corridors	The subdivision development provides for a compact form of development in keeping with the intensification policies 2.1.1, 2.1.2 and 4.1.1.
1.8.1 b) Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas	The subject lands are well situated in close proximity to commercial, institutional and recreational opportunities that are easily accessed by active transportation methods.
1.8.1 e) Improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion	The subject lands are close to two highway interchanges that will connect residents to employment areas within the County and the GTA.

Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017)

2.2.1 Managing Growth	
2.2.1.2 Forecasted growth to the horizon of this plan will be allocated based on the following:	
2.2.1.2 a) The vast majority of growth will be directed to settlement areas that (i) have a delineated built boundary; (ii) have existing or planned municipal water and wastewater systems; and (iii) can support the achievement of complete communities	Millbrook is a settlement area with a delineated built boundary. Municipal water and sewer systems are existing. The proposed development will add to the mix of housing types and support Cavan Monaghan's intensification growth.
2.2.1.2 c) Within settlement areas, growth will be focused in: (i) delineated built up areas; (ii) strategic growth areas; locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and (iv) areas with existing or planned public service facilities	The subject lands are located in Millbrook which is a Settlement Area where growth is to occur and can be readily serviced by existing infrastructure.
2.2.1.2 d) Development will be directed to settlement areas, except where the policies of this plan permit otherwise	The subject lands are within the Settlement Area of Millbrook.
2.2.1.2 e) Development will be generally directed away from hazardous lands	No hazard lands are present on the subject lands.
2.2.1.4 Applying the policies of this plan will support the achievement of complete communities that:	
2.2.1.4. a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities	Proposed residential units will add to the housing diversity within the Township. The subject lands are close to stores and services located along County Road 10 and adjacent streets

2.2.1.4 c) Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes	Approximately 55% of the housing will be medium and high density residential which allows for greater affordability while aiming to accommodate people at all stages of life and with different household sizes and incomes.
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2.2.2 Delineated Built Up Areas

2.2.2.3 Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply	The proposed development will assist in reaching this target as Millbrook is expected to take up 70% of growth in the Township.
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3.2.7 Stormwater Management

3.2.7.2 a) – d) Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that: (i) is informed by a subwatershed plan or equivalent; (ii) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure; (iii) establishes planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and (iv) aligns with the stormwater master plan for the settlement area, where applicable	The FSR submitted in conjunction with this Application has addressed all of these matters.
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County of Peterborough's Official Plan

1.0 INTRODUCTION	
<p>1.1 – Purpose and Structure of the Official Plan</p> <p>Sufficient land shall be made available through intensification and redevelopment, where possible, in settlement areas to accommodate an appropriate range and mix of employment opportunities, housing, and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas within the County of Peterborough as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p>	<p>The subject development proposes intensification in the Settlement Area of Millbrook with an appropriate mix of housing that is within close proximity to commercial, institutional and open space land uses.</p>
<p>1.2.3 – Future Growth</p> <p>16.6% New Growth from 2006-2031 in Cavan Monaghan</p> <p>Densities of development should result in the efficient use of land, resources, infrastructure and public service facilities, which are cost effective and minimize land consumption, while avoiding the need for unnecessary and /or uneconomical expansion of infrastructure. Development should also support a range of uses having appropriate infrastructure and take into account the applicable policies related to Resources and Public Health and Safety of the Provincial Policy Statement. Opportunities for redevelopment, intensification and revitalization of the area should also be considered</p>	<p>The Official Plan states that Cavan Monaghan is to direct the majority of its development to the Settlement Area of Millbrook which will have full services.</p> <p>The proposed development has a proposed density of 21.2 units per hectare which translates to 58 people per hectare. This development assists the County in reaching this County-wide Greenfield density target.</p> <p>The density proposed in the subject applications is meant to produce a development that efficiently uses resources, land, infrastructure, and public service facilities in a cost-effective manner, minimize land consumption and unnecessary expansion of infrastructure.</p>
5.0 OTHER STRATEGIC COMPONENTS	
<p>5.1 Housing</p> <p>5.1.3.1 – General</p> <ul style="list-style-type: none"> • The County promotes the orderly development of new housing which 	<p>This development offers a range and mix of housing types and coinciding prices while aiming to maximize the efficient use</p>

<p>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;</p> <ul style="list-style-type: none"> • In order to provide housing that addresses the County's demographic and income characteristics, the County shall support the provision of housing that meets the objectives contained in the report "Housing Needs Analysis and Strategies for Peterborough City and County (2003)"; • The County shall encourage cooperation among various levels of government and the private and non-profit sectors in order to achieve these housing targets; • Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame; • 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; • Local municipalities shall provide a minimum 10-year supply of designated and available land for new residential development and residential intensification to meet forecasted demand, subject to servicing; • The County shall participate, in partnership with the local municipalities, in Federal and Provincial government programs to provide assisted housing; • In order to create complete communities, make efficient use of infrastructure, promote sustainable alternative modes of transportation, plan walkable communities having a range of housing types, the careful development of greenfield areas is necessary. 	<p>of land and services consistent with good planning principles.</p> <p>The housing being proposed in this development align with demographic information and trends in housing in the Township of Cavan Monaghan and the Peterborough CMA according to Statistics Canada 2016 data and a CMHC Fall 2017 report.</p> <p>The proposed development allows for long-term residential growth in Millbrook as the development will be phased over a number of years in line with the 3 to 10 year housing supply. Millbrook is ideal for this housing supply allocation as it has been planned to have infrastructure and uptake the pressures for development.</p> <p>The proposed development has a density of 58 people/ha which contributes to the County's Greenfield Density Target of 35 people + jobs/ hectare.</p>
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<p>Greenfield Targets in the County of Peterborough will be realized through developments that include a range of housing including singles, semis and multiple dwellings and condominiums. The Greenfield Target for Peterborough County will be implemented on a phased-in approach with a density target of 35 residents/jobs per hectare being implemented immediately and that this number moves to 40 residents/jobs per hectare with the next 5-year review required by the Planning Act or by 2015, whichever is sooner. The achievement of a Greenfield Target is calculated at the upper tier on an average basis</p>	
<p>5.3 Transportation</p> <p>5.3.2 Objectives</p> <p>to ensure that County roads continue to be effective corridors for the movement of people and goods in and throughout the County of Peterborough and the Province of Ontario</p> <ul style="list-style-type: none"> • to ensure that County roads serve as collector or arterial roads which carry traffic from the local road system to Provincial Highways; • to ensure that the number of entrances onto the County Road system are kept to a minimum and that only those entrances that comply with standards established by the County of Peterborough are permitted; • to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands; • to increase accessibility to areas of employment, education, shopping and recreation; • to ensure that any part of the transportation system is planned and developed with minimum environmental and community disruption; • to encourage transportation corridors as multiple-use rights-of-way where practical. 	<p>Access to this development has been kept to a minimum as it proposes two access points, one on County Road 10 and one on Fallis line. This connector is a collector road that aims to accommodate the movement of people and goods throughout the County of Peterborough. A goal of this development is to establish connectivity to the existing services within the County and Millbrook, without negatively impacting the road network.</p> <p>The TIS being submitted alongside these applications further addresses the impact of this development from a Transportation perspective.</p>

<p>5.3.3.1 General</p> <ul style="list-style-type: none"> • The County will encourage the development of bicycle path systems and walkway systems that would serve a transportation function; 	<p>This development will incorporate a bicycle path system and sidewalks that will service as an active transportation network.</p>
<p>5.5 Land Use Compatibility</p> <p>5.5.1 – Goal</p> <ul style="list-style-type: none"> • to ensure that new land uses and new developments are compatible with existing built form. 	<p>The proposed development is a continuation of the Phase 1 Master Planned lands located south of Fallis Line. This plan has been designed to be compatible with Phase 1's built form and expands on its achievement of intensification within the Greenfield Area.</p>
<p>5.5.2 - Objectives</p> <ul style="list-style-type: none"> • to protect existing sensitive land uses (residential, human care facilities, institutions, places of religious assembly, etc.) from impacts of new industrial, transportation, or utility uses; 	<p>The development is primarily residential as it abuts existing and future institutional uses. There are no industrial, transportation or utility uses being proposed.</p>

Township of Cavan Monaghan's Official Plan

2.0 STRATEGIC DIRECTION	
Policy	Comments
<p>2.1.1 – Residential Growth Targets</p> <p>The Township will manage population growth in a sustainable manner. This goal will be achieved by:</p> <ol style="list-style-type: none"> a) Directing growth primarily to the urban settlement of Millbrook with limited rural development to the year 2031; b) Planning for residential growth of approximately 65 residential units per year to the year 2031, with 	<p>The proposed Draft Plan of Subdivision aligns with these policies as it proposes:</p> <ul style="list-style-type: none"> • the addition of 796 residential units in the Millbrook Settlement Area, • development that is sequential, phased, continuous and orderly, • a higher density built-form that makes economical sense for the municipality by utilizing planned for infrastructure and services,

<p>most directed to the Millbrook urban serviced area</p> <p>c) Ensuring development in the urban area: i) is sequential and phased to provide for the continuous and orderly development of the community; ii) is developed to a density that will make economical use of existing infrastructure and services; iii) supports intensification and integrates with existing residential areas; and, iv) will not have an adverse effect on the Township's financial situation.</p> <p>e) Limiting growth in the Countryside Areas to preserve the agricultural economy and be compatible with the rural character of the Township.</p>	<ul style="list-style-type: none"> • well-planned intensification and expands on the existing residential areas, • a development that will not have an adverse effect on the Township's financial situation, but will stimulate the economy through expanding the housing market, • limiting growth in the Countryside Areas while still allowing for comprehensive development in Millbrook
<p>2.1.2 – Housing Targets</p> <p>A diverse housing stock in terms of type, tenure, density and affordability is required to meet the varied needs of residents and the community. This goal will be achieved by:</p> <p>b) Encouraging intensification and infill development within the built-up area where adequate services such as water supply, sanitary sewerage, storm sewerage and drainage, schools and parkland are available and commercial and community facilities are accessible;</p> <p>d) Ensuring that new housing developments include a range of housing sizes and designs to offer housing opportunities at a range of prices, including affordable housing, in the marketplace.</p>	<p>The proposed development offers a diverse housing stock in terms of type, the option for diversified tenure, density and affordability by providing a range of single-detached homes, townhouses and residential apartments.</p> <p>Intensification will be achieved through developing on lands where adequate services such as water supply, sanitary sewage, storm sewerage and drainage, schools and parkland are available and commercial and community facilities are accessible.</p> <p>This new housing development includes a range of housing sizes and designs to offer affordable housing in the market place.</p>
<p>2.1.4 – Infrastructure</p> <p>Infrastructure is the foundation of community development. The Township will encourage the provision of infrastructure that meets the needs of present and future residents and businesses in an efficient, economical,</p>	<p>This development requires infrastructure expansion to accommodate the size of the proposed growth. The FIS being submitted alongside these applications confirms that expanding the infrastructure is financially feasible and will not result in municipal debt.</p>

<p>and environmentally sensitive manner. This goal will be achieved by:</p> <ul style="list-style-type: none"> a) Promoting the building of infrastructure required to serve the urban area of Millbrook to accommodate urban development; b) Ensuring that new infrastructure is paid for by those who benefit from the services to avoid long-term municipal debt; c) Constructing new infrastructure and expansions to existing infrastructure in a manner that is compatible with adjacent land uses and poses minimal social and environmental impact; e) Encouraging the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies and limits impacts to air quality 	<p>The manner in which the infrastructure will be expanded will be compatible with adjacent land uses and will pose minimal social and environmental impacts.</p> <p>The subject development will incorporate infrastructure that promotes water conservation and water efficiencies as available and described in the FSR that accompanies this submission.</p>
<p>2.2 – Natural Heritage and Resource Management</p> <p>Natural heritage features will be protected in the Township consistent with the policies of the Oak Ridges Moraine Conservation Plan, the Provincial Policy Statement and the Growth Plan to provide long term and sustainable environmental, economic and social benefits. This goal will be achieved by:</p> <ul style="list-style-type: none"> b) Identifying a continuous natural heritage system throughout the Township. This system will provide for the preservation of important ecological functions and features; c) Protecting groundwater resources as they are a vital component of the ecosystem and a source of drinking water. Land use related decisions of Council will maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future uses on a sustainable basis, promote water conservation and 	<p>The onsite watercourse is being realigned towards the periphery of the site subject to mitigation measures that have been approved by the Department of Fisheries and Oceans.</p> <p>This realignment has been recommended to maximize the optimal developable area on site, while still respecting the watercourse and the natural heritage system. Further details can be found in the EIS that accompanies this application.</p>

support the efficient use of water resources on a watershed and subwatershed basis; d) Protecting public health and public safety from water related hazards such as flooding and erosion;	
3.0 GENERAL DEVELOPMENT POLICIES	
Policy	Comments
<p>3.1 – General Development Criteria Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:</p> <p>a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;</p> <p>b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;</p> <p>c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;</p> <p>d) The development fronts on a road that is maintained year round and meets standards of design and safety established by the Township or authority having jurisdiction over the road;</p> <p>e) The potential impact of the proposed use on adjacent lands and uses has been considered, and adequate mitigation, including design, buffers and setbacks are provided between the proposed use and adjacent uses in accordance with the policies of the Plan;</p> <p>g) There will be no negative impacts on significant natural features or their ecological functions; and,</p> <p>h) The potential impact on public health and public safety from water related hazards such as flooding and erosion have been considered.</p>	<p>The General Development Criteria have been addressed in the Functional Servicing Report, Traffic Impact Study and Environmental Impact Study.</p>

<p>3.6 – Energy Conservation The Township shall encourage energy conservation by promoting: a) Compact urban form in the Millbrook Urban Area;</p>	<p>The proposed development is compact in design and located in the Settlement Area of Millbrook.</p>
<p>3.7 – Environmental Impact Studies Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS shall demonstrate that the use will: a) Not have a negative impact on significant natural heritage features and related ecological functions; b) Not discharge any substance that could have an adverse effect on air quality, groundwater, surface water and associated plant and animal life; c) Be serviced by an adequate supply of water and that the groundwater taking associated with the use will not have an adverse effect on the quality or quantity of existing water supplies, surface water features and associated plant and animal life; d) Not cause erosion or siltation of watercourses or unacceptable changes to watercourse morphology; e) Not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use; f) Avoid or mitigate factors that could harmfully alter, disrupt or destroy (HADD) fish habitat; g) Maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat; h) Not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;</p>	<p>The Draft Plan of Subdivision and EIS being submitted in support of these applications aligns with this policy.</p> <p>The Department of Fisheries and Oceans have been consulted and approved mitigation measures for the realignment of the on-site watercourse.</p>

<ul style="list-style-type: none"> i) Enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible; j) Not adversely affect with the function of existing or potential natural corridors that are determined to be of significance; k) Not lead to a reduction of the size of or fragment significant woodlands; and, l) Not lead to species loss or negative impacts on endangered, threatened or rare species and/or their habitat. 	
<p>3.14.6 – Subdivision and Condominium Development Policies</p> <p>c) Prior to the consideration of an application for Plan of Subdivision or Condominium, Council shall be satisfied that:</p> <ul style="list-style-type: none"> i) the approval of the development is not premature and is in the public interest; ii) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required; iii) the density of the development is appropriate for the area; iv) the subdivision or condominium, when developed, will be easily integrated and connected with existing development in the area; v) the subdivision or condominium conforms with the environmental protection and growth management policies of this Plan; vi) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and, vii) The applicable criteria in Section 3.14.1 shall be satisfied. <p>d) Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision Agreement or Condominium Agreement between the landowner and the Township will be required. Applicants are encouraged to pre-consult with the</p>	<p>The Draft Plan of Subdivision complies with this policy and its subsections as the development is orderly, not premature, addresses a housing market deficiency therefore serves the public interest, will be adequately serviced with infrastructure, schools, parkland, open space, community facilities and other amenities as required, has an appropriate density for the area, is connected to and compatible with surrounding uses in the area, has put in place the proper environmental mitigation measures, fosters growth management through intensification, and has regard for Section 51 (24) of the Planning Act.</p>

<p>approval authority prior to submitting an application;</p>	
<p>3.20 – Stormwater Management The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township, Conservation Authorities and other appropriate agencies and be prepared in accordance with The Ministry of Environment Stormwater Management Planning and Design Manual, 2003, or its successor, and shall:</p> <ul style="list-style-type: none"> a) Provide recommendations on a stormwater quantity system that ensures that post-development peak flow will not be greater than the pre-development levels for storms up to the 1:100 year storm event; b) Document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources; c) Provide recommendations on how to maintain or improve post-development water quality and improve run-off where appropriate; d) Document the means by which stormwater volume control will be provided; e) Determine and describe the necessary site management measures required to be undertaken during construction to mitigate the potential negative impact of development; f) Every proposal for development or site alteration shall demonstrate planning, design and construction practices to protect water resources will be used, including: <ul style="list-style-type: none"> i) Keeping the removal of vegetation, grading and soil compaction to a minimum; ii) Keeping all sediment that is eroded during construction within the site; iii) Seeding or sodding exposed soils as soon as possible after construction; and, 	<p>The Functional Servicing Report being submitted alongside these applications address this policy and its subsections.</p>

<p>iv) Keeping chemical applications to suppress dust and control pests and vegetation to a minimum.</p> <p>g) In considering a proposal for development or site alteration, the Township shall seek to reduce areas with impervious surfaces and increase areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads;</p> <p>h) Municipal development standards shall incorporate planning, design and construction practices that will:</p> <p>i) Reduce the portions of lots and sites that have impervious surfaces; and,</p> <p>ii) Provide the flexibility to use alternative stormwater management techniques such as directing roof discharge to rear yard ponding areas and using grassed swales.</p> <p>i) For the purposes of stormwater management, the minimum standard for water quality is that 80 percent of suspended solids shall be removed from stormwater runoff as a long-term average;</p> <p>j) A stormwater management plan shall provide for an integrated treatment approach that uses a planned sequence of methods of controlling stormwater and keeping its impact to a minimum by techniques including, without limitation:</p> <p>i) Lot level controls such as devices and designs that direct roof discharge to rear yard ponding areas;</p> <p>ii) Conveyance controls such as grassed swales; and,</p> <p>iii) End-of-pipe controls such as wet ponds at the final discharge stage.</p> <p>k) A Stormwater Management Plan shall be prepared in accordance with the applicable watershed plan, if one exists. On lands within the Oak Ridges Moraine the policies of Section 6.7.7 shall also apply.</p> <p>All stormwater management facilities in a plan of subdivision or condominium shall</p>	
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<p>be zoned to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township shall be required as a condition of approval, to provide for their continued maintenance.</p>	
<p>3.22 - Urban Design Guidelines These design guidelines are intended to apply to the Millbrook Urban Settlement Area and to a lesser extent to the designated Hamlets. More detailed design guidelines may also be provided in specific land use policies in Section 4 of this Plan.</p> <p>a) Street trees are required in all designations and shall be aligned parallel to the street and spaced at regular intervals. Tree species should be indigenous to Cavan Monaghan and capable of growing to a height of at least 15 metres;</p> <p>b) Street lighting in all designations should be dark sky compliant;</p> <p>c) Sidewalks are required in all designations to create a complete and connected pedestrian walkway and should be conveniently linked to all pedestrian facilities including trails and parks. Sidewalk widths should vary according to their adjacent land use;</p> <p>d) Bicycle facilities are encouraged in all designations. Street lanes may be considered on higher speed roadways on routes that are contiguous, require minimal stops and link significant destinations such as downtown, parks, and schools;</p> <p>e) Parking spaces should not be permitted to overwhelm the frontages of commercial properties. Wherever possible parking should be placed behind buildings and/or screened with the use of landscaping and low walls or decorative fencing. On street parking</p>	<p>The proposed development will incorporate the Urban Design Guidelines that are applicable to the subject lands through conditions of Draft Plan Approval as the development aims to provide a strong sense of place that is active transportation oriented, safe, aesthetically pleasing, respective of natural and cultural heritage features.</p>

shall be provided when feasible. Large parking areas will require landscaped areas to divide the large expanse of asphalt and reduce heating effects of large parking areas;

f) Buildings in excess of 600 square metres shall meet LEED Silver or better design criteria that incorporates energy efficient designs to reduce impacts of heat islands, reduce energy consumption and improve storm water quality;

g) Energy efficient design and orientation which maximizes the use of alternative or renewable energy such as solar and wind energy and the mitigating effects of vegetation will be encouraged wherever possible;

h) Public safety and security will be considered in the design of all new development by incorporating the principles of "Crime Prevention Through Environmental Design" (CPTED) including but not limited to: establishing Township of Cavan Monaghan opportunities for public spaces and siting of buildings, adequate lighting, multiple walking routes and opportunities to control speeding of motor vehicles;

i) Natural features will be integrated with open space and parks systems to create a continuous system. Watercourses, valleylands, significant trees, woodlots, wetlands and other ecological features and functions will be protected. Healthy established trees will be protected in new development in accordance with Section 3.26 of this Plan;

j) Cultural heritage features will provide context for new development and should be protected and enhanced where possible, as outlined in Section 3.5; and,

k) New development will be compatible with and complementary to existing buildings with respect to historic architecture and design, siting, height, and scale.

4.0 SETTLEMENT AREA

<p>4.1 – Residential</p> <p>It is the objective of this designation to:</p> <ul style="list-style-type: none"> a) Maintain and enhance the character and identity of existing residential areas; b) Encourage the provision of a range of housing types and opportunities to accommodate persons with diverse social and economic backgrounds, ages, needs and desires while promoting the maintenance and improvement of existing housing; c) Promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate; e) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, attractive, energy efficient and in harmony with nature. 	<p>The proposed development is an orderly continuation of the development located south of Fallis Line. This development provides a range of housing types and opportunities for people with diverse demographic characteristics, while intensifying the site and promoting the efficient use of existing and planned infrastructure in Millbrook.</p> <p>The design of the subdivision respects and connects the environment, fosters safety and will be attractive.</p>
<p>4.1.3 General Development Policies</p> <ul style="list-style-type: none"> a) Residential developments within areas designated Residential may be permitted with a maximum density of 35 units gross net hectare with a maximum height of 3 storeys above grade. b) Approximately 30 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; d) Higher density forms of development such as apartment buildings shall be located in proximity to Arterial and Collector roads, and community facilities, including schools and parks; m) Development in Residential areas can include mixed uses where commercial or institutional uses are combined with residential uses. n) All development within the Residential designation, except single-detached and 	<p>The proposed development has a density of 21.2 units per hectare, 55% of the housing units will be townhouses and apartment units providing a variety of housing choices, and this development has its high density residential located in proximity to the Arterial and collector roads.</p> <p>This development is consistent and well connected to its surrounding land uses and will not negatively impact the environment, transportation network, municipal services or views and vistas,</p>

<p>semi-detached dwellings, may be subject to Site Plan Control;</p> <p>o) Infill and intensification through rezoning or consent within existing Residential areas shall be encouraged provided Council is satisfied that:</p> <p>i) The proposed development, including building form and density, is compatible with the character of the existing neighbourhood;</p> <p>ii) New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;</p> <p>iii) A suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;</p> <p>iv) Existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;</p> <p>v) The proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,</p> <p>vi) Significant views and vistas which help define a residential neighbourhood are preserved.</p> <p>p) In considering applications for new medium density residential development Council shall be satisfied that the proposal:</p> <p>i) Is located on and has direct access to a Collector or Arterial road;</p> <p>ii) Respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;</p> <p>iii) Can be easily integrated with surrounding land uses;</p> <p>iv) Will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;</p> <p>v) Can easily be accessed by transit if available;</p>	
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<p>vi) Is located in close proximity to community facilities, such as parks, schools and open spaces;</p> <p>vii) Is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;</p> <p>viii) Where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses; and,</p> <p>ix) Municipal water and wastewater services are adequate and available</p>	
<p>4.1.4 – Housing</p> <p>a) It is a policy of this Plan to maintain a ten year supply of lands designated and available for residential development. Housing development through residential infilling, intensification and redevelopment within the built up area shown on Schedule A-1 shall provide 20 per cent of the Township's housing needs;</p> <p>b) A three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan shall be maintained provided that there is sufficient water and wastewater capacity available to service development;</p> <p>c) It is a policy of this Plan to ensure the provision of a complete range of housing types in Millbrook. On this basis, the optimum housing unit mix within the boundaries of Millbrook are:</p> <ul style="list-style-type: none"> • 75 percent low density housing (single, semis, duplex); • 10 percent medium density housing (multiple unit, townhouse); and, • 15 percent high-density housing (apartments). <p>d) Subdivision developments shall be staged to ensure that the intensification</p>	<p>This development contributes to the municipal housing objective by:</p> <ul style="list-style-type: none"> • Developing through residential intensification • Contributing to the maintenance of a timed housing supply with provisions for adequate infrastructure • Providing for more than 20% of the Township's housing needs • as it provides for the creation of units • challenging the housing mix in the official plan by creating a dense community in line with the demand of the market and the direction of the Growth Plan • have a design that is compatible with a phasing plan should one be required • establishing phasing of the residential development that includes a mix of housing being developed in each phase

<p>and infill targets in Section 4.1.4 are met and a mix of housing is available throughout the development of the plan of subdivision. Each development stage shall include a range of housing; and,</p> <p>e) Residential development that satisfies the desired housing mix in this Plan will be given priority for servicing capacity.</p>	
<p>4.7 – Park and Open Space</p> <p>The objectives of this designation are to:</p> <p>a) Create an urban parks and open space system which is connected to the Township's Natural Heritage System;</p> <p>b) Provide for a continuous trail and integrated park system through Millbrook with an emphasis on natural features;</p> <p>c) Provide sufficient lands to meet the recreational needs of the population;</p> <p>d) Protect sensitive environments within the Settlement Area; and,</p> <p>e) Ensure that the impacts of the use of parks and open space on adjacent land uses and the character of the surrounding neighbourhood are minimized.</p>	<p>This development provides 2 urban parks and high quality open space that is able to be connected to the Township's Natural Heritage System and Millbrook's park system.</p> <p>This development has provided sufficient lands to meet the recreational needs of the population with the dedication of the lands that the recreation centre is being built on.</p> <p>The sensitive environments within the subject site will be protected through the realignment and addition of the 30m buffer surrounding the watercourse.</p> <p>The design of the development ensures that the use of parks and open space on adjacent lands are compatible and minimize the impact on character of the surrounding uses.</p>
<h2>6.0 NATURAL HERITAGE SYSTEM</h2>	
<p>The objectives of the Natural Heritage System policies are to:</p> <p>a) Establish a balanced relationship between development and the environment by preserving natural features and ecological systems;</p> <p>b) Maintain, improve and where possible, restore the health, diversity, size and connectivity of natural heritage features, hydrologically sensitive features and related ecological functions;</p> <p>c) Maintain natural stream form and flow characteristics and the integrity and quality of watercourses;</p>	<p>The realigned channel will increase the amount of available habitat and linkages to the Natural Heritage System. A 30m buffer has been established from the realigned channel so no development will occur within this proximity. Further details on the framework and outcome of the channel realignment can be found in the EIS submitted alongside this report.</p>

<p>d) Ensure that only land uses that maintain, improve or restore the ecological and hydrological functions of the Natural Heritage System are permitted;</p> <p>e) Ensure that the Natural Heritage System is maintained as a series of interconnected natural features for the benefit of present and future generations;</p> <p>h) Ensure that development is appropriately set back from significant natural heritage features;</p> <p>i) Eliminate the potential for the loss or fragmentation of significant wetlands and the habitats and ecological functions they provide;</p> <p>j) Provide opportunities, where appropriate, for passive outdoor recreational activities; and,</p> <p>k) Prevent development on hazardous lands including floodplains and organic soils.</p>	
<h2>7.0 TRANSPORTATION AND INFRASTRUCTURE</h2>	
<p>7.1 - Objectives:</p> <p>The objectives of these policies are to:</p> <p>a) Facilitate the movement of people and goods within the Township and to and from adjacent municipalities by means of a safe, integrated and balanced transportation system; b) Establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, public transit, cycling and walking;</p> <p>d) Encourage the use of public transit, cycling and walking as sustainable, energy efficient, affordable and accessible forms of travel;</p> <p>e) Ensure that new roads in urban settlement areas are constructed safely, designed in a manner that helps to distribute car and truck traffic evenly;</p> <p>g) Ensure that appropriate right-of-way widths for all existing and proposed roads</p>	<p>The TIS being submitted alongside these applications indicates that the traffic being generated from this development can be accommodated in the existing road network by incorporating the recommendation in the TIS. Road safety and connectivity are a priority of this development and the details to achieve Township standards will be finalized through the conditions of Draft Plan approval.</p>

are provided in accordance with the Planning Act;	
<p>7.2.2 – Infrastructure</p> <p>a) The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure are subject to the following:</p> <p>iii) New or expanding infrastructure shall avoid Key Natural Heritage Features or Key Hydrologic Features unless need has been demonstrated and it has been established that there is no reasonable alternative</p> <p>v) Where infrastructure does cross the Natural Heritage System or intrude into or result in the loss of a Key Natural Heritage Feature or Key Hydrologic Feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions and where reasonable, maintain or improve connectivity;</p>	<p>The existing and planned infrastructure will not negatively impact the realigned watercourse or Natural Heritage features on site.</p>
<p>7.3.3 Collector Roads</p> <p>b) Collector roads shall be designed in accordance with the following principles:</p> <p>i) Provide reasonable continuous movements;</p> <p>ii) Minimize the number of private accesses;</p> <p>iii) Incorporate methods to prevent speeding without compromising continuous movement;</p> <p>iv) Provide sidewalks on both sides;</p> <p>v) Provide for cycling lanes where possible; and,</p> <p>vi) Have a right-of-way width between 23 and 26 metres.</p>	<p>The development adheres to providing reasonable continuous movement, minimizing the number of private accesses, and incorporates grid and curvilinear road patterns to prevent speeding without compromising continuous movement. Sidewalks will be on both sides of the street and cycling lanes will be introduced where possible. The current Draft Plan includes right-of-way width between 20m-26 m.</p>
<p>7.3.4 – Local Roads</p> <p>b) Local roads shall be designed according to the following principles:</p> <p>i) have a right-of-way width of 20 metres; and,</p> <p>ii) sidewalks on both sides of local roads in Millbrook Settlement Area are required. In</p>	<p>The local roads in the development have a right-of-way width 18m and will include sidewalks on both sides of the road. Roads will be constructed to an urban standard.</p>

<p>Hamlets, sidewalks on one side of the road will be required.</p> <p>c) Council may permit a narrower right-of-way width where it is not necessary to have a 20 metres right-of-way to contain roads and utilities;</p> <p>e) In Settlement Area and Hamlets local roads may be constructed to a modified urban standard to encourage natural infiltration.</p>	
<p>7.3.5 – Design Guidelines</p> <p>a) Road designs shall include well-designed streetscape features, incorporating, among other things: street tree planting, street lighting and furnishings, sidewalk and boulevard treatments, a variety of paving materials, and where appropriate, bicycle lanes, community mailboxes and future transit shelters;</p> <p>b) Road designs may incorporate traffic calming techniques such as narrower rights-of-way, traffic circles and speed control devices, where appropriate, to promote a safer pedestrian environment and/or to maintain vehicles within designated speed limits. The Township will consider alternative standards for public road rights-of-way to achieve urban design objectives in certain areas of the municipality;</p>	<p>The policies with road design streetscape features should be conditions of Draft Plan approval that will be incorporated through Site Plan approval.</p>
<p>7.4 – Pedestrian and Cycling Routes and Facilities</p> <p>b) Development of a continuous trail through the Township linking the Oak Ridges trail and Settlement Areas is recognized as a priority for the Township;</p>	<p>The proposed development allows for safe pedestrian and cycling linkages both internally and externally to the site. Provisions for walking and cycling should be included in the conditions for Draft Plan approval as detailed in 7.4 d) i)-xi).</p> <p>The proposed development will include high quality pedestrian and cycling infrastructure including way finding signage at key locations that is connected and accessible to the external road and trails network.</p>
<p>7.8 - Municipal Water and Wastewater Services</p> <p>It is the policy of this Plan that:</p>	<p>The subject development will be connected to municipal water and wastewater services, phased in Millbrook</p>

<p>a) All development in Millbrook shall be connected to municipal water and wastewater systems unless exempted by the policies of this Plan and the County Official Plan;</p> <p>b) Development will be staged in Millbrook based on the ability and financial capability of the Township or other financing arrangements to provide municipal water and wastewater services in accordance with its approved Development Charges By-laws or other financial planning policies or tools;</p> <p>c) The allocation of municipal water and wastewater system capacities through the development approvals process will be based upon a policy adopted by Council which ensures the timely and efficient use of these services and implementation of the policies of this Plan;</p> <p>d) The Township will not commit capacity to a property until a development agreement between the Township and property owner is in place and executed;</p> <p>e) Council will allocate servicing capacity in a manner that will ensure a range and mix of housing in accordance with the provisions of this Plan and ensure sufficient uncommitted capacity to meet the target population to employment ratios outlined in this Plan; and,</p> <p>f) Council will encourage the use of water saving fixtures and recycling in all developments connected to municipal services</p>	<p>according to financing, and be in accordance to the mix of housing and capacity of the services.</p>
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