



Planning Justification Report - Residential Draft Plan of Condominium and Zoning By-law Amendment Applications Heritage Line (Keene), Township of Otonabee-South Monaghan, County of Peterborough

Introduction

This Planning Justification Report has been prepared in support of the following land use approval/development applications:

- i. Residential Draft Plan of Condominium (DPOC) Application – filed with the County of Peterborough, copied to the Township of Otonabee South Monaghan; and
- ii. Zoning By-law Amendment (ZBLA) Application – filed with the Township of Otonabee-South Monaghan, copies to the County of Peterborough.

The Applications seek to permit a 20 lot residential plan of condominium on a vacant property having frontage on Heritage Line, within the designated limits of the Keene rural Settlement Area – Township of Otonabee-South Monaghan. All lots are intended for single-unit dwelling, occupancy/use, each having private on-site septic facilities. Municipal water service will be available to support the proposed development.

The Property

The property is located on the east side of Heritage Line within the designated boundary of the Keene hamlet. Surrounding land uses include the following:

Direction	Land Use(s)
North	Residential, Commercial, Rural
South	Rural
East	Natural Features, Indian River
West	Heritage Line Residential

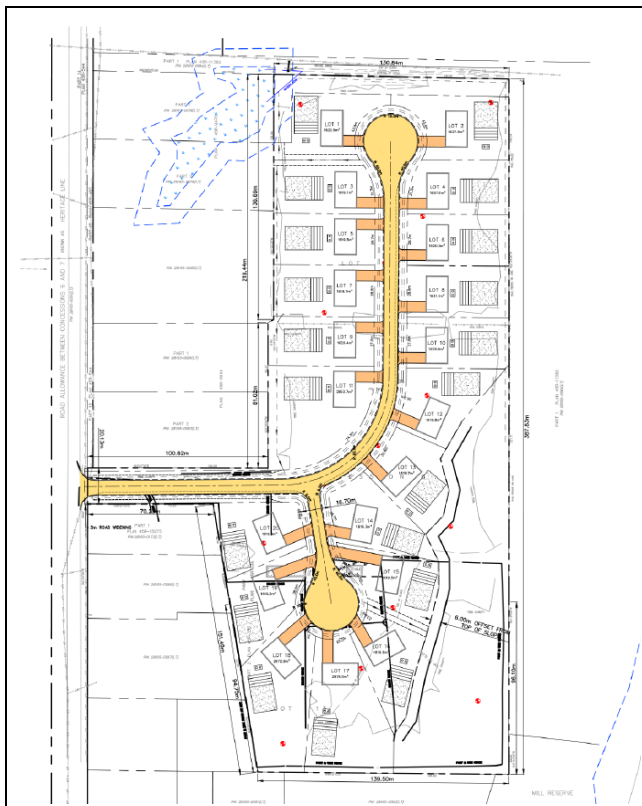
Aerial Map – Property Location



(Source: County of Peterborough Website, September 2021)

Site

The Development Plan



(Source: DM Wills Engineers, September 2021)

Development Summary

SUMMARY TABLE	
10985 – HERITAGE LINE, KEENE	
REGULATIONS	PROPOSED
NUMBER OF LOTS	20 LOTS
LOT AREA (MIN.)	0.4 ACRE (1618.73m ²)
LOT FRONTAGE (MIN.)	22.0m
AVERAGE LOT DEPTH	49.7m
ROAD AREA	0.90ha
BUFFER AREAS	1.11ha
TOTAL SITE AREA	5.63ha

(Source: DM Wills
Engineers,
2021

September

The Applications – An Overview

The DPOC and ZBLA Applications seek to permit a twenty (20) lot residential development. The DPOC Application is required to permit the nature/form of residential land use. The ZBLA Application is required to permit the proposed residential land use (Hamlet Residential type) with limited modifications to reflect the configuration of the internal driveway route and lot boundaries.

It was agreed upon during the Pre-Consultation meetings with County and Township Planning Staff that concurrent DPOC and ZBLA Applications would be filed and processed.

Mandatory Pre-Consultation

The Applications were subject of the following pre-consultation meetings:

- Mandatory Pre-Consultation Meeting March 2021; and
- Follow-up Meeting September 16, 2021, County Planners and Public Works Staff ORCA Planning Staff and Township Planning Staff.

A summary of the March 2021 meeting is included as part of this Report. The meeting identified the various report/studies and plans to be completed in support of the DPOS and ZBLA Applications.

Said Report – Studies and Plans are summarized in the following table:

Report	Source
Erosion Hazard Limit	DM Wills Associates Limited, August 2021
Functional Servicing Report	DM Wills Associates Limited, August 2021
Hydrogeological Report	DM Wills Associates Limited, September 2021
Storm-Water Management Report	DM Wills Associates Limited, September 2021
Archaeological Assessment Report Stage 1 & 2	Earthworks Archaeological Services Inc., September 2021
Environmental Impact Study	Cambium Inc., September 2021
Scoped Traffic Assessment	Asurza Engineers
Planning Justification Report	Kevin M. Duguay Community Planning and Consultant Inc, September 2021

The follow-up Pre-Consultation meeting focused upon the following:

- Application Fees – Forms;
- Overview of the “revised” DPOS – Plan;
- Overview of the aforementioned studies – reports and plans; and
- Applications processing, including regard for public consultation and First Nation (Hiawatha) Duty to Consult Obligations.

Public Consultation

The property owners and their development team will organize and host a (virtual) Project Open House prior to the Statutory Public Meeting. Meeting invitations will be circulated to property owners/residents within 120 metres of the boundaries of the property. Additionally, invitations will be extended to Township Council members and Township Planning Staff. Development plans and project information will be shared at the event.

Duty to Consult – Hiawatha First Nation

As per the standard County procedures, the County Planning Department will circulate a full copy of the DPOS/ZBLA Applications package to Hiawatha First Nation. The property owner and the development would be willing to meet with the representatives of the community to

review – discuss the proposed development. If deemed required, a community meeting with the Hiawatha First Nation community could be considered, subject to COVID-19 protocols.

Analysis

2020 Provincial Policy Statement (2020 PPS)

The 2020 PPS came into effect on May 1, 2020, sets forth a general policy framework applied on a provincial-wide basis addressing such matters as land-use, development, environment, culture/heritage, patterns of development and related concerns.

Relative to the DPOC and ZBLA Applications, the following policies are considered to have direct relevancy:

Policy	Title – Description
1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; <p>Opinion: The DPOC and ZBLA applications represent an efficient residential land use which avoids environmental concerns on lands within a designated rural settlement area (Keene).</p>
1.1.3	<p>Settlement Areas</p> <p>Settlement areas are urban areas and rural settlement areas, and</p>

	<p>include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.</p> <p>The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. 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.</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p> <p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; <p>Opinion: The DPOC and ZBLA Applications, if approved, will permit a residential development on lands forming part of the Keene Hamlet (Rural Settlement Area), which is the focus of such growth within the Township.</p>
1.1.3.1	<p>Settlement areas shall be the focus of growth and development.</p> <p>Opinion: Keene is a designated urban settlement area.</p>
	<p>Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is</p>

	<p>important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p> <p>Opinion: The property forms part of a designated rural settlement area. The proposed condominium development has a density and built form considerate of and compatible with area land uses.</p>
1.1.4.1	<p>Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; b) promoting regeneration, including the redevelopment of brownfield sites; c) accommodating an appropriate range and mix of housing in rural settlement areas; <p>Opinion: The proposed residential development builds upon the character of the Keene Hamlet and is located within convenient distance to a range of public, community and retail/commercial resources-land uses.</p>
1.1.4.2 1.1.4.3	<p>1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p> <p>When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.</p> <p>Opinion: The DPOC and ZBLA Applications, if approved, will permit twenty (20) residential lot development as part as a designated rural settlement area. The form and scale of the</p>

	proposed residential lots (20) is in keeping with area land uses and rural characteristics.
1.6.6	Sewage, Water and Stormwater
1.6.6.1	Planning for sewage and water services shall: 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.
1.6.6.4	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development. Opinion: The DPOC development will be supported by municipal water and private on-site waste-water services/facilities (septic). The adequacy of such services is addressed in the technical/background reports prepared in support of the Applications.

The 2020 PPS policies permits and directs, subject to certain development criteria residential development within established rural settlement areas forming part of the Rural Area fabric of the province and in this instance, the County of Peterborough/Township of Otonabee-South Monaghan.

The proposed Draft Plan of Condominium employs lands forming part of the Keene Hamlet/Settlement Area. The background/technical studies carried-out in support of the

Applications confirm the suitability and appropriateness of the property for use as a rural residential plan of subdivision.

It is my professional opinion that the DPOC and ZBLA Applications are consistent with the policy directives of the 2020 PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe Area (2019 A Place to Grow Plan)

The 2019 A Place to Grow Plan came into effect on May 16, 2019 replacing the July 1, 2017 Growth Plan (which replaced the 2005 Growth Plan). The new 2019 Plan sets forth a series of detailed policies addressing population and employment growth and other related development, planning and land use matters for the Greater Golden Horseshoe Area. The City of Peterborough is located within the eastern portion of the outer-ring part of the 2019 Plan.

Relative to the DPOC and ZBLA Applications, the following policies of the Growth Plan are considered to have direct relevancy:

Policy	Title - Details
Table of Contents	
1.2.1	<p>Guiding Principles</p> <p>The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:</p> <ul style="list-style-type: none">• Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.• Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households. <p>Opinion: If approved, the DPOC and ZBLA Applications will contribute towards a complete community – Keene rural settlement area.</p>

	<p>Read the Entire Plan</p> <p>This Plan is to be read in its entirety and the relevant policies are to be applied to each situation. The language of each policy, including the policies in Section 5, will assist decision-makers in understanding how the policies are to be implemented.</p> <p>While some policies refer to other policies for ease of use, these cross-references do not take away from the need to read the Plan as a whole. There is no implied priority in the order in which the policies appear.</p> <p>Opinion: For purposes of this Report, I have considered/read the entire document.</p>
2.2	<p>Policies for Where and How to Grow</p> <p>2.2.1 Managing Growth</p> <p>1. Population and employment forecasts contained in Schedule 3 will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</p> <p>2. Forecasted growth to the horizon of this Plan will be allocated based on the following:</p> <p>a) the vast majority of growth will be directed to settlement areas that:</p> <ul style="list-style-type: none"> 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; <p>b) growth will be limited in settlement areas that:</p> <ul style="list-style-type: none"> i. are rural settlements; ii. are not serviced by existing or planned municipal water and wastewater systems; or iii. are in the Greenbelt Area; <p>d) development will be directed to settlement areas, except where</p>

	<p>the policies of this Plan permit otherwise;</p> <p>Opinion: The DPOC and ZBLA Applications seek to permit a residential development on lands designated as “Hamlet” (Keene Hamlet).</p> <p>The DPOC and ZBLA will not impact upon area Agricultural lands.</p>
2.2.9	<p>Rural Areas</p> <p>1. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.</p> <p>2. Public service facilities in rural settlements should be co-located and integrated in community hubs, and priority should be given to maintaining and adapting existing public service facilities in community hubs to meet the needs of the community, where feasible.</p> <p>7. Notwithstanding policy 2.2.8.2, minor adjustments may be made to the boundaries of rural settlements outside of a municipal comprehensive review, subject to the following:</p> <p>a) the affected settlement area is not in the Greenbelt Area;</p> <p>b) the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;</p> <p>c) confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and</p> <p>d) Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.</p> <p>Opinion: The DPOC and ZBLA Applications seek to permit a development comprised of twenty (20) lots all to be supported by municipal water and private on-site septic facilities services. Such services have been assessed through technical studies.</p>
3.2.7	<p>Stormwater Management</p> <p>2. Proposals for large-scale development proceeding by way of a</p>

	<p>secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:</p> <p>b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;</p> <p>c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces.</p> <p>Opinion: The proposed Plan of Condominium will incorporate appropriate stormwater management controls, including low-impact development measures, as per the preliminary Stormwater Management Report (DM Wills).</p>
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It is my professional planning opinion that the DPOC and ZBLA Applications are in conformity with the policy directives of the May 2019 A Place to Grow Plan.

County of Peterborough Official Plan

The County Official Plan designates the property as "Settlement Area"

The following table provides a summary of the pertinent land use designations of the Official Plan, as it would pertain to the property:

Policy/Section	Title - Details
2.3	<p>Local Official Plans</p> <p>It is the intent, and a requirement of the Planning Act that local official plans shall conform to this Plan and be one of the primary means of implementing the policies herein.</p> <p>Opinion: There is no requirement to amend the local official plan in this instance.</p>
2.4	<p>Local Zoning By-laws</p> <p>When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with</p>

	<p>this Plan pursuant to the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.</p> <p>Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:</p> <p>a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;</p> <p>b) have regard for Minimum Distance Separation I and II as prescribed by the Ministry of Agriculture and Food, if applicable;</p> <p>Opinion: The proposed residential plan of condominium requires the approval of a ZBLA Application, of which has been filed concurrent with the DPOC Application.</p>
2.6	<p>Development Applications</p> <p>Mandatory Pre-Consultation By-law</p> <p>The County has implemented a Mandatory Pre-Consultation By-Law for certain Planning Act Applications in the County of Peterborough. By-Law 2015-04 applies to applications for Amendments to the County of Peterborough Official Plan and for applications for Plans of Subdivision/Condominium.</p> <p>Opinion: The Applications were subject of a March 2021 Pre-Consultation meeting and follow-up Pre-Application meeting on September 16, 2021.</p>
4.2	Settlement Areas
4.2.1	<p>Goal</p> <p>To provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of</p>

	infrastructure and space, maintain County unity and retain local community identity.
4.2.2	<p>Objective</p> <ul style="list-style-type: none"> • to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas; • to encourage a full range of living and employment opportunities by the creation of complete communities; • to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements; • to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible; • to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses; • to require local municipalities within the same watershed/subwatershed to participate, coordinate and carry out similar land use and environmental management practices. <p>Opinion: The DPOC/ZBLA Applications serve to permit a twenty (20) lot plan of condominium on lands forming part of a designated rural settlement area (Keene).</p>
4.2.3	<p>Policies</p> <ul style="list-style-type: none"> • Lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20 year time-frame. • The County Official Plan identifies growth areas as identified in the local official plans, and further that changes to those areas will require amendments to the local official plan and County Official Plan. These growth areas consist of the Settlement Areas listed

	<p>below.</p> <p>- Otonabee-South Monaghan Keene</p> <p>Opinion: The DPOC/ZBLA Applications are supported by a Hydrogeological Report, pursuant to this policy and as per the Mandatory pre-consultation meeting (March 2021).</p> <ul style="list-style-type: none"> • Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads. <p>Opinion: The development has a compact form, having a common vehicular access point Heritage Line.</p>
5.1.1	<p>Housing</p> <p>Goal</p> <p>to provide opportunities for a range of housing by type and density to be built throughout the County to respond to the varying needs of the permanent population based on demographic, income, market and special needs considerations.</p> <p>Opinion: The development, is approved, will introduce a twenty (20) lot residential plan of condominium, which is a form of housing in direct response to market need.</p>
6.2.3	Hamlet
6.2.3.1	<p>General Principles</p> <p>The Hamlet designation refers to existing settlement areas which function as residential and commercial service nodes. They may contain a mix of residential, commercial, small scale industrial, public and institutional facilities.</p> <p>Opinion: While the Township has its own Official Plan, the development lands form part of a designated Hamlet – Rural Settlement Area (Keene).</p>

7.13	<p>Criteria for Assessing Plans of Subdivision</p> <p>In assessing proposals for residential development by plan of subdivision or condominium, the Township shall have regard for the following considerations:</p> <p>7.13.1 The proposed development is compatible with the existing scale of development in the area.</p> <p>7.13.2 The proposed development is compatible with the Conservation Authority's regulations.</p> <p>7.13.3 Access roads have the capability to support the additional traffic loads anticipated from the proposal and will be constructed to standards determined by the Township. Where upgrading and additional maintenance may be required, the Township shall assess the financial impact of these additional expenditures and may levy fees to offset these costs.</p> <p>7.13.4 If an investigation of servicing options as outlined in Section 7.4 indicates that neither municipal nor communal servicing is feasible, lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewage system, and so that a serious draw down of groundwater levels beyond the boundaries of the lot itself can be avoided.</p> <p>7.13.5 Where full municipal services are not available, the Township shall require the submission of a detailed hydrogeological report as per Section 7.4.6 which addresses the ability of the site to sustain residential development on the basis of private services. Minimum lot area standards will be established in the implementing Zoning By-law.</p> <p>7.13.6 All lots should have frontage on an interior road, developed to municipal standards. Lots having direct access onto arterial roads shall generally not be permitted.</p> <p>7.13.7 As many trees as possible shall be preserved, particularly mature and healthy stands of trees, and reforestation shall take place where necessary.</p>
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	<p>7.13.8 Where the existing topography and/or vegetation provides little or no protection to arterial roads, a buffer strip, according to the requirements of the implementing Zoning By-law, shall be provided in order to screen dwellings from passing traffic and to create as much privacy and enclosure as possible.</p> <p>7.13.9 Any proposed plan of subdivision or condominium must not landlock any other parcel of land, and should be designed to allow for the integration of future residential development in the area.</p> <p>7.13.10 The proposal shall be adequately served by existing levels of municipal services such as fire protection, police protection, garbage collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability should generally not be permitted.</p> <p>7.13.11 Residential subdivision or condominium developments shall be encouraged to locate in designated growth centres as identified on the Land Use Schedules however it is recognized that shoreland areas may also be suitable for limited development of this nature. Where possible, but especially for development on full services, mixed-use developments, narrowing of streets, reducing parking requirements, incorporation of pedestrian walkways/linkages, open spaces, variations of lot sizes, unit types, and a mix of storefront retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged.</p> <p>7.13.12 The Township shall enter into a development agreement with each developer as a condition of the approval of a plan of subdivision or condominium. This agreement will set out the internal and external services which the Township will require the developer to provide.</p> <p>7.13.13 The developer may be required to provide background information to the Township showing that there is a need for the development in its proposed location.</p> <p>7.13.14 The Township shall have regard for high potential aggregate</p>
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	<p>resource areas and existing aggregate operations and the compatibility of the proposed development with these areas in accordance with Section 6.2.13 of the Plan.</p> <p>7.13.15 The Township shall have regard for the compatibility of the proposed development with designated environmental areas.</p> <p>Opinion: The proposed residential plan of condominium satisfies the policies of Section 7.13 of the Official Plan. The proposed twenty (20) lots will be serviced by municipal water infrastructure, and by private on-site (individual) septic facilities.</p> <p>The various background reports-studies prepared in support of the proposed development attest to suitability of the land and the development. There are no environmental issues associated with the development, as per the Cambium Inc., EIS Report.</p>
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Township of Otonabee-South Monaghan Official Plan

The property is designated as "Hamlet" by Schedule '12' – Schedule 'A' – Land Use of the Township Official Plan.

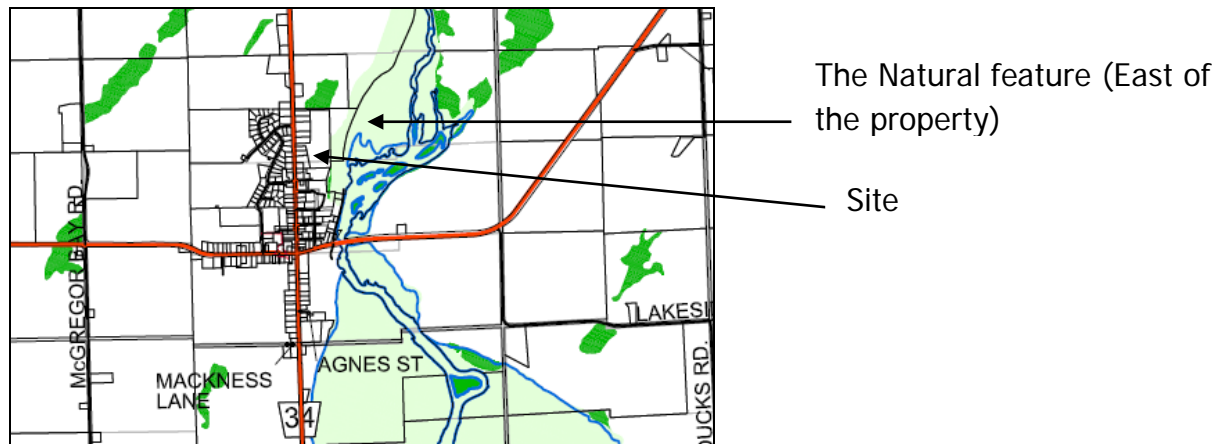
Official Plan Schedule '12' – 'A' – Detail



(Source: Township of Otonabee-South Monaghan Website, September 2021)

The property is adjoined along the easterly limit by lands designated as “significant wetland” by Schedule ‘B’ – Natural Features of the Official Plan.

Schedule ‘B’ – Detail



(Source: Township of Otonabee-South Monaghan Website, September 2021)

Relative to the DPOC and ZBLA Applications, the following policies of the Township Official Plan are considered to have direct relevancy:

Policy	Title – Details, Opinions
3.1.A.1	<p>General Growth Management Policy</p> <p>The designated Hamlets on Schedule “A” shall be the focus of growth in the Township, particularly for new residential development.</p> <p>The residential growth policies of this Plan encourage opportunities for intensification in Hamlet areas through the use of vacant and under-utilized lands. However, it is recognized that there may also be limited opportunities for new growth based on the re-use of developed lands and the expansion and conversion of existing buildings. Such development will be considered in accordance with the policies of Sections 3 and 5.2 of this Plan.</p> <p>Opinion: The development lands are located within the designated limits of the Keene Hamlet (rural settlement area).</p>

3.2.3	<p data-bbox="467 199 824 231">General Servicing Policies</p> <p data-bbox="467 268 1393 478">It is a primary objective of this Plan to promote environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is available for new development or redevelopment within the Township. Planning for water and wastewater (sewage) systems will recognize that:</p> <p data-bbox="467 516 1425 594">(a) Full municipal sewage and water services are the preferred form of servicing for urban and rural settlement areas;</p> <p data-bbox="467 632 1409 842">Opinion: The proposed development will be supported by municipal water service/infrastructure and private on-site waste-water facilities (septic), as per the various technical reports prepared in support of the DPOC and ZBLA Applications.</p> <p data-bbox="467 879 1425 1220">Where full municipal services are not available an investigation of servicing options shall accompany all development and redevelopment proposals involving multi-lot/unit residential development to determine the most appropriate form of servicing to promote environmental protection. The investigation of servicing options shall address the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment.</p> <p data-bbox="467 1257 1425 1598">For the purposes of Section 3.2.3, “multi-lot/unit residential development” generally means six or more residential lots or dwelling units where residences may be permanent homes or primary places of residence, with the exception that “multi-lot” residential development shall also include the creation of more than three new severed residential lots in the Hamlet designation in accordance with Section 4.1 of this Plan and subject to Sections 4.2 and 5.2 of this Plan.</p> <p data-bbox="467 1635 1425 1845">Where the servicing options investigation deems that the use of private water and sewage systems is appropriate, a hydrogeological assessment prepared by a qualified professional shall be required. The hydrogeological assessment shall investigate whether an adequate supply of potable water is available for each new lot, and</p>
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	that the site can assimilate wastes from the proposed sewage disposal systems without exceeding Ministry of the Environment guidelines for groundwater impact. Such study must accompany the development application. Where individual services are appropriate, individual lot sizes shall be determined by the greater of the results of the hydrogeological assessment or the minimum lot sizes in the development policies contained in the appropriate sections of this Plan or the applicable zoning provisions.
3.2.6	Public Piped Systems
3.3	<p>Stormwater Management</p> <p>It shall be the policy of this Plan that for any development or redevelopment proposal, stormwater runoff shall be controlled and the potential impact on the natural environment shall be minimized.</p> <p>No development or redevelopment proposal, including a plan of subdivision or a block of land being developed for residential, commercial, institutional or industrial purposes, shall be permitted if such development will have a significant adverse impact on local and area-wide drainage patterns. A suitable method of accommodating surface water runoff shall be developed and implemented as a condition of approval according to the following policies:</p> <p>(a) Stormwater management facilities shall be designed and constructed to protect the receiving watercourse and adjacent lands from potential adverse impacts resulting from stormwater runoff including the degradation of water quality, increase in flood potential, interference or reduction of the drainage capacity of an existing watercourse, erosion and sedimentation, or damage or destruction of fish habitat or other environmentally sensitive feature or area.</p> <p>(b) The Municipality may participate in the preparation of watershed and subwatershed management plans with other municipalities or the Conservation Authority, as deemed necessary by Council.</p> <p>(c) The Municipality may undertake the preparation of a</p>

	<p>comprehensive Master Drainage Plan for a specific watershed area or development area within the Township, in consultation with the Conservation Authority or any other approval authority. Upon the completion and approval of a Master Drainage Plan by the Township, site-specific stormwater management plans for development proposals within the area covered by the Master Drainage Plan shall conform to the policies and requirements of the Master Drainage Plan.</p> <p>(d) In the absence of a Master Drainage Plan, the post-development rate of stormwater flow from a development site should not exceed the pre-development rate. Council may consult with the Conservation Authority to determine the most appropriate means to implement this policy for a specific site.</p> <p>(e) The preparation of a stormwater management plan for a development proposal shall be the responsibility of the developer and shall be prepared by a professional engineer. Prior to approving a stormwater management plan, Council shall request comments from the Conservation Authority or other agency with respect to the suitability of the stormwater management measures.</p> <p>(f) As a condition of draft approval for plans of subdivision or condominium, a stormwater management plan shall be submitted for review and approval by the Township and the Conservation Authority. In cases of new industrial, commercial and institutional development, the stormwater management plan will form part of the information submitted for site plan approval. A stormwater management plan may also be a condition of the Ministry of Transportation where a provincial highway may be affected by stormwater runoff.</p> <p>Opinion: A Preliminary Storm-water Management Report was prepared by DM Wills, in support of the proposed residential development. The details of storm-water Management will be addressed through the conditions of the Plan of Condominium and will also incorporate any applicable EIS Report recommendations in this regard.</p>
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3.14	<p>Development</p> <p>A complete application shall contain the prescribed information as required under Sections 22(4) and 34(10.1) of the Planning Act as applicable for each application. In addition, and in accordance with the provisions of Sections 22(5) and 34(10.2) of the Planning Act, R.S.O. 1990, as amended, the Municipality may request additional information or material that it considers it may need when considering a complete application for an official plan amendment or a zoning by-law amendment.</p> <p>Opinion: As previously noted, the Applications were subject to two (2) Pre-Consultation Meetings</p>
5.2	<p>Hamlet</p> <p>Hamlets in the Township of Otonabee-South Monaghan include the following settlement areas:</p> <ul style="list-style-type: none"> - Keene <p>Opinion: The development lands are located within the designated limits of the Keene Hamlet.</p>
5.2.1	<p>Pattern of Development</p> <p>The future development of Hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development. Future development will be encouraged in depth rather than in strips along the main roads. New lot creation by consent shall be permitted in accordance with the policies of Section 4.0 (Land Division Policies).</p> <p>Provisions shall be made, in appropriate locations, to leave access routes from the main roads to allow for new development to take place behind the existing development. Infilling between existing dwellings and the development of existing lots shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.</p> <p>Opinion: The proposed DPOC utilizes vacant lands having</p>

	<p>frontage onto Heritage Line, with the majority o the property located to the rear (east) of existing Heritage Line properties in keeping with Policy 5.2.1 of the Official Plan.</p>
5.2.3	<p>Residential Uses and Development</p> <p>a) Residential uses</p> <p>Permitted residential uses in the Hamlet areas shall include low and medium density residential uses including single detached dwellings, duplex and semi-detached dwellings, converted dwellings, and multiple-unit dwellings such as triplexes, fourplexes, row or townhouses, and low-rise apartment dwellings. Dwelling units in or above commercial or institutional buildings shall also be permitted.</p> <p>Opinion: Th proposed DPOC will contain twenty (20) lots intended for single unit detached dwelling purposes.</p> <p>b) Residential Development Policies</p> <p>Single-detached dwellings shall be the predominant form of residential development in the Hamlet areas.</p> <p>In addition to the requirements of Section 4.3, all proposals for residential development by registered plan of subdivision or condominium shall be accompanied by:</p> <ul style="list-style-type: none"> (i) an engineering report which demonstrates that there is an available and adequate supply of potable water, and that soil conditions will permit the installation and efficient operation of private sewage disposal systems; and (ii) a preliminary engineering feasibility report, which demonstrates that services such as stormwater drainage, including on-site water quality/quantity facilities, and roads can be satisfactorily accommodated. <p>Until such engineering studies are received and approved, the Township Council will not recommend to the approval authority that draft plan approval be granted to the subdivision or condominium proposal.</p>

	Opinion: The DPOC and ZBLA Applications are supported by the required civil engineering and technical studies attesting to the suitability of land and feasibility of the scale/form of development.
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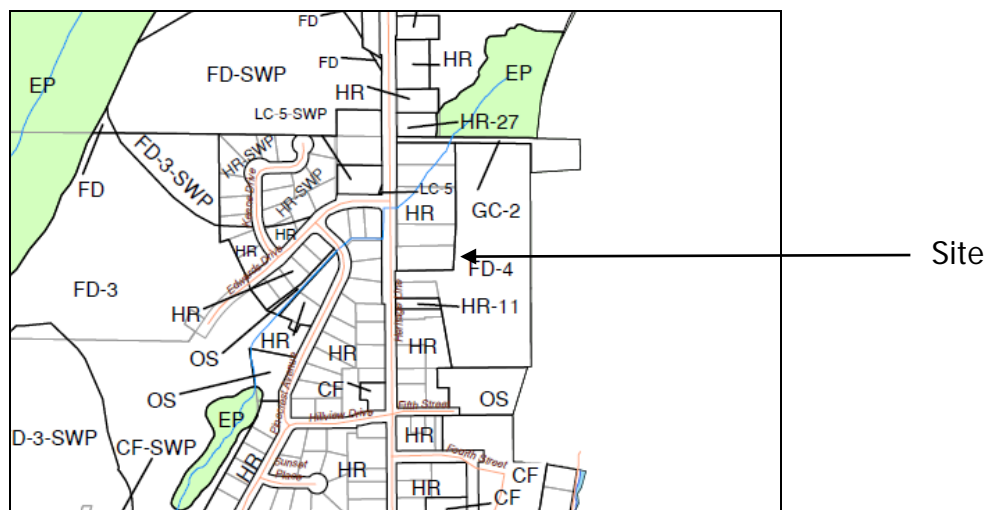
In summary, the DPOC and ZLA Applications serve to permit a residential Plan of Condominium development containing twenty (20) single-detached dwellings. The property is designated as “Hamlet”, and the policies of this land use designation permit the form and scale of development contemplated by the Applications.

It is my professional planning opinion that the DPOC and ZBLA Applications are in keeping with general purpose and intent of the policies of both the County and Township Official Plan.

Township of Otonabee-South Monaghan Zoning By-law (Zoning By-law)

The property is zoned FD-4-Future Development Zone with Exception No. 4.

Zoning By-law Map ‘12’ – Schedule ‘A’ - Detail



(Source: Township of OSM Website, September 2021)

The ZBLA seeks to rezone the property from FD-4 to a “modified” HR – Hamlet Residential Zone to permit the proposed twenty (20) single unit detached dwellings of the residential POC.

ZBLA Application - Summary

To rezone from FD-4 Future Development Zone (4) to a "modified" HR – Hamlet Residential Zone.

Proposed Modifications HR – Hamlet Residential Zone

Regulation	Requirement	Proposed
8.21 Minimum Lot Area	1,800 square metres	1,615 square metres (per lot)
8.2.2 Minimum Lot Frontage	30 metres	22 metres *Note: Plan of condominium , private drive equivalency. Frontages range from 22 to 49 metres

No other modifications of the HR – Hamlet Residential Zone are required.

A further regulation is proposed as follows, to address the number of dwelling units:

"A maximum of twenty (20) single-detached dwellings shall be permitted on lands known municipally as TBD Heritage Line.

The proposed development can otherwise meet all regulatory requirements of the Township Zoning By-law.

It is my professional opinion that the proposed POC and ZBLA Applications, are in keeping with the general purpose and intent of the regulatory provisions of the City Zoning By-law.

Summary

In summary, it is my professional planning opinion that the Draft Plan of Condominium and Zoning By-law Amendment Applications are:

- Consistent with the directives of the 2020 PPS;
- In conformity with the policy directives of the 2020 A Place to Grow Plan Growth Plan (May 2020 version);
- In Keeping with the general purpose and intent of the policy directives of both the County of Peterborough and Township of Otonabee-South Monaghan Official Plans;
- In Keeping with the general purpose and intent of the regulatory provisions of the Township of Otonabee-South Monaghan Zoning By-law;
- Facilitating an appropriate form of residential development within a designated Hamlet (Keene), having a built form and scale of development compatible with area land uses; and
- Representative of Good Planning.

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP