

PLANSCAPE INC.

PLANNING JUSTIFICATION REPORT

PART OF LOT 19, CONCESSION 19
GEOGRAPHIC TOWNSHIP OF HARVEY
MUNICIPALITY OF TRENT LAKES
COUNTY OF PETERBOROUGH
168 COUNTY ROAD 49

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MAY 2024

Resubmission

PLANSCAPE PROJECT NO
146800

PREPARED FOR:
JEFFERY HOMES
(2549099 ONT. INC.)

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1 Report Introduction

Planscape Inc. has been retained by Scott Jeffery of Jeffery Homes following the purchase of 168 County Road 49 from Andrew Anderson to provide professional Land Use Planning services related to a proposed development. This Planning Justification Report considers the minutes of the March 25, 2019 pre-consultation meeting with County and Municipal staff, and has been prepared in support of the Draft Plan of Subdivision and Zoning By-law Amendment applications.

On January 10, 2023 an application for Plan of Subdivision was submitted to Iain Mudd, Manager of Planning at the County of Peterborough and Adele Arbour, Planning Technician at the Municipality of Trent Lakes. The application was deemed complete on January 18, 2023.

Comments received from this application from the Peer Review team lead to substantial technical work and the replacement of the following applicant team firms:

Area of Expertise	Original Firm	Replacement Firm	New Point of Contact
<ul style="list-style-type: none">• Engineering• Stormwater Management• Drainage• Grading	Greer Galloway Group	D.G. Biddle & Associates	Michael Carswell, P. Eng. David McNaull, P.Eng. Matt Holmes, B. Eng.
<ul style="list-style-type: none">• Environmental Impact• Hydrogeological	Jp2g Consultants Inc.	Cambium	Camden Jerney, B.Sc., Can-CISEC
<ul style="list-style-type: none">• Geotechnical	Terraspec	Cambium	Camden Jerney, B.Sc., Can-CISEC
<ul style="list-style-type: none">• Traffic Impact	Greer Galloway Group	Nextrans Consulting Engineers	Richard Pernicky, MITE
<ul style="list-style-type: none">• Karst Assessment	Greet Galloway Group	Cambium Note: for Phase 2 lands only	Juan Monroy, P. Eng

This updated Planning Justification Report is being re-submitted in support of the application with the following technical documentation. For clarity, a table of the original submission technical report as well as the re-submission report (with new consultant) has been provided.

January 2023 Submission	May 2024 Resubmission
Servicing Report – Greer Galloway Group Inc., Project No. 21-1-6814, December 2022 (includes municipal and other services)	2024-03-15 Functional Servicing & Stormwater Management Report, DG Biddle and Associates
Hydrogeological Investigation and Terrain Analysis, Proposed 1919 Estates – Formerly Anderson Subdivision, Jp2g Consultants Inc.,	2024-05-03 RPT HydroG – Bobcaygeon Development, Cambium

October 2021, including Appendix A Geotechnical Report, Terraspec, Dec. 18, 2017	
Geotechnical Report update, Terraspec, December 6, 2021	2024-05-01 RPT – GEO – Bobcaygeon Residential Development, Cambium
Storm Water Management Report, Jeffery Homes Development Project No. 21-1-6814, Greer Galloway Consulting Engineers / Sanchez Engineering Inc., December 2022	2024-03-15 Functional Servicing & Stormwater Management Report, DG Biddle and Associates
Environmental Impact Assessment, Jp2g Consultants Inc. in association with Greer Galloway Group Inc., November 28, 2022	2024-05-01 RPT EIS – Bobcaygeon, Cambium
Archaeological Studies (Stages 1 through 4 plus registration documentation), AS&G Archaeological Consulting, December 2021	Not resubmitted – no comments received from peer review process
Planning Justification Report, Planscape Inc., January 5, 2023	Planning Justification Report, Planscape Inc., May 9, 2024
Traffic Impact Assessment, Greer Galloway Group Inc., December 2022	Transportation Impact Study 168 County Road 49, Nextrans Consulting Engineers
Phase 1 Assessment of Potential Karst, Greer Galloway Consulting Engineers, December 2021	Not resubmitted – no comments received from peer review process. Please note that a study for Karst Potential in the Phase 2 lands is currently underway.

1.1 Approvals Requested

In April 2023, the province of Ontario proposed amended policies adapted from A Place to Grow and the Provincial Policy Statement to form a new provincial planning document called the Provincial Planning Statement. These proposed changes removed the requirement of municipalities to undertake a Municipal Comprehensive Review (MCR) process to expand urban boundaries. As the proposed development has Phase 2 lands abutting the current urban boundary of Bobcaygeon, the updated technical work completed has been done for Phase 1 and Phase 2. It is the intent of the applicant to construct both phases of the planned development and it is asked that staff entertain discussions with the applicant's team to recognize support for the full development through a Council endorsement or a more formalized agreement (should staff or Council wish to pursue this route). The applicant's team can provide a draft agreement used in another jurisdiction to recognize Council and staff's intent to support the Phase 2 portion of the project upon the expansion of the urban boundary.

The Plan of Subdivision application is therefore seeking formal approval of the Phase 1 lands and "approval in principle" of the Phase 2 lands.

1.2 Key Adjustments Between Submissions

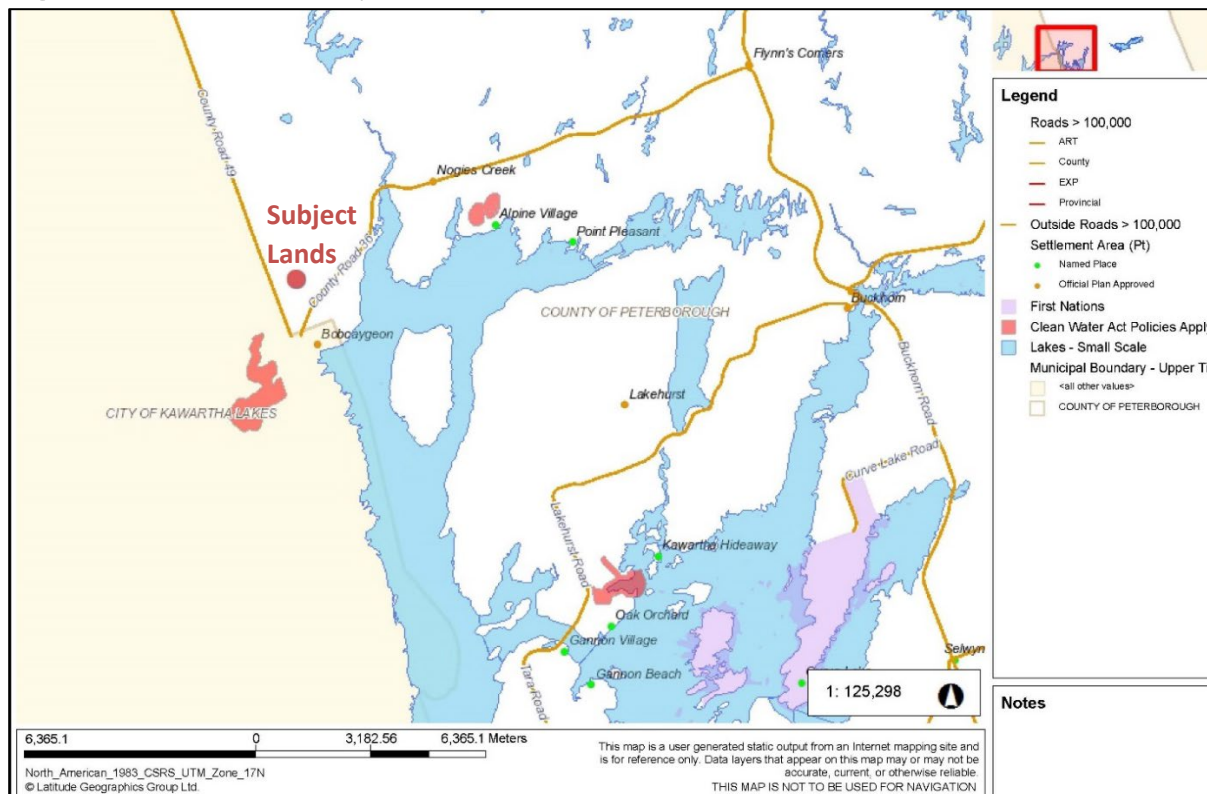
For convenience, the following summary of differences between the January 2023 and the March 2024 submissions has been provided:

- Phase 1 lots have increased by 3 (from 22 to 25)
- All technical studies have been completed for both phases (and updated as per peer review comments)

1.3 Subject Lands

The Subject Lands of these applications are in Part of Lot 19, Concession 19, Geographic Township of Harvey, municipally known as 168 County Road 49, in the Municipality of Trent Lakes, County of Peterborough (Roll Number 154201000410800). The property can be found below on **Figure 1 - Location Map**.

Figure 1: Location Map



1.4 Surrounding and Adjacent Land Uses

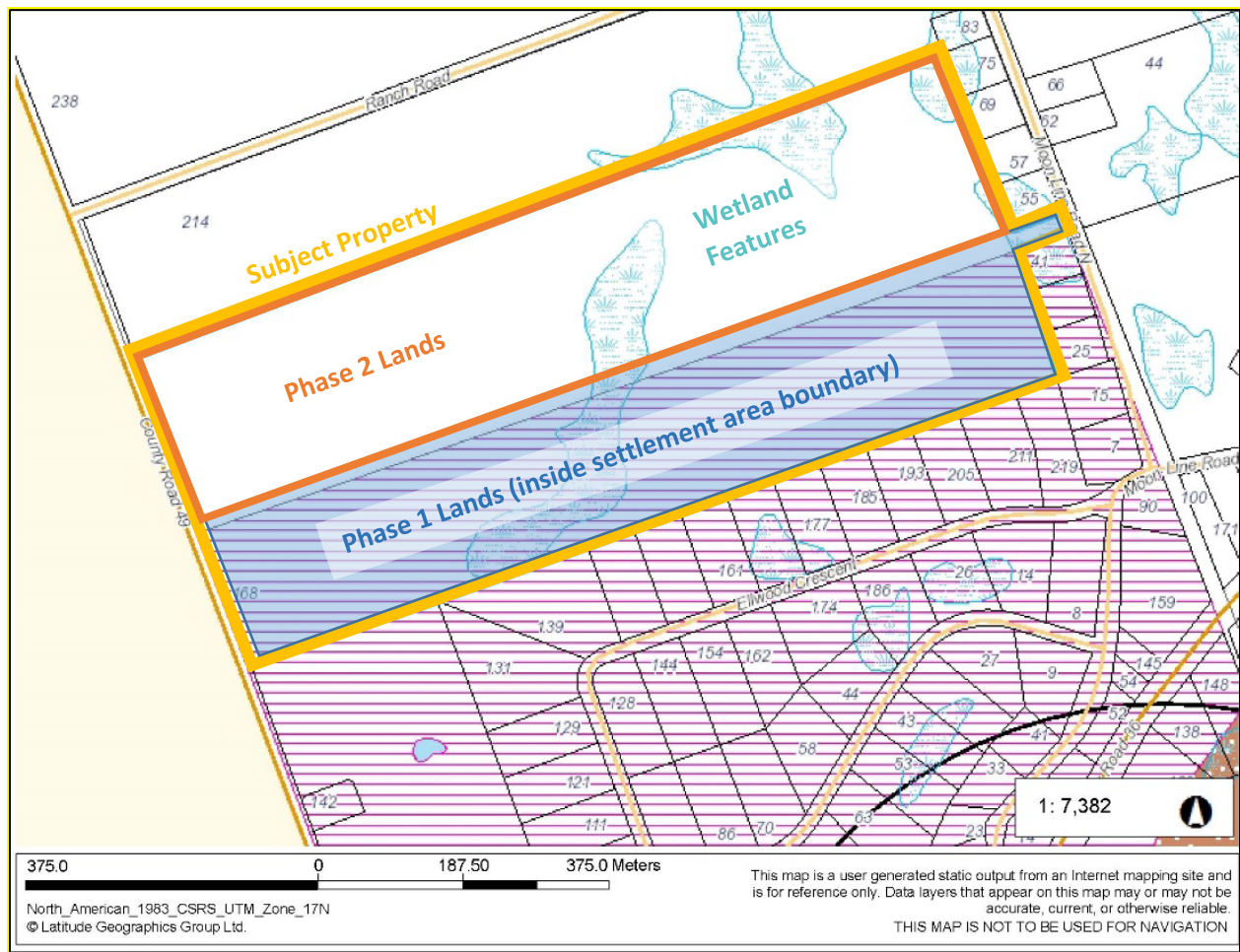
The subject lands are located North of the built-up area of the Hamlet of Bobcaygeon. Hamlet residential uses are located to the South, with agricultural and low density/rural residential uses to the North, West and East.

The Hamlet boundary divides the property from East to West, with the Southern part of the lands in the Hamlet designation. The property has frontage on County Road 49 on the western boundary and

frontage on Moon Line Road on the eastern boundary. The total area of the property is approximately 48 ha with a large wetland feature in the center of the property. The Phase 1 portion of the property is approximately 21.8 ha in area. The Phase 2 portion of the property is approximately 26.2 ha in size.

Figure 2 provides an image of the lands shown with the settlement area boundary and wetland feature noted in blue. Phase 1 of the project is delineated by the settlement area boundary hatching, while Phase 2 is represented in the rural lands on the north half of the property.

Figure 2: Settlement Area Boundary Map (with PSW)



1.5 Pre-Consultation Information Requirements

The pre-consultation minutes required the following reports. These reports were submitted originally in January 2023 and are being resubmitted with this report in May 2024. Please note that as there were no peer review comments relating to the Archaeological Report or the Karst Study, they are not being resubmitted. A Phase 2 Karst investigation is currently underway and will be provided under separate cover upon completion.

- Servicing Report;
- Hydrogeological Assessment Report;
- Geotechnical Investigation Report;
- Storm Water Management Report;
- Environmental Impact Assessment; and
- Traffic Impact Assessment.

For project context, pre-consultation meetings were held on February 21, 2017 (under the Anderson project name), March 25, 2019 (under the Anderson project name) and on January 24, 2022, under the Jeffery Homes project name. The meeting minutes confirm that Phase 1 of this project does not require an Official Plan Amendment.

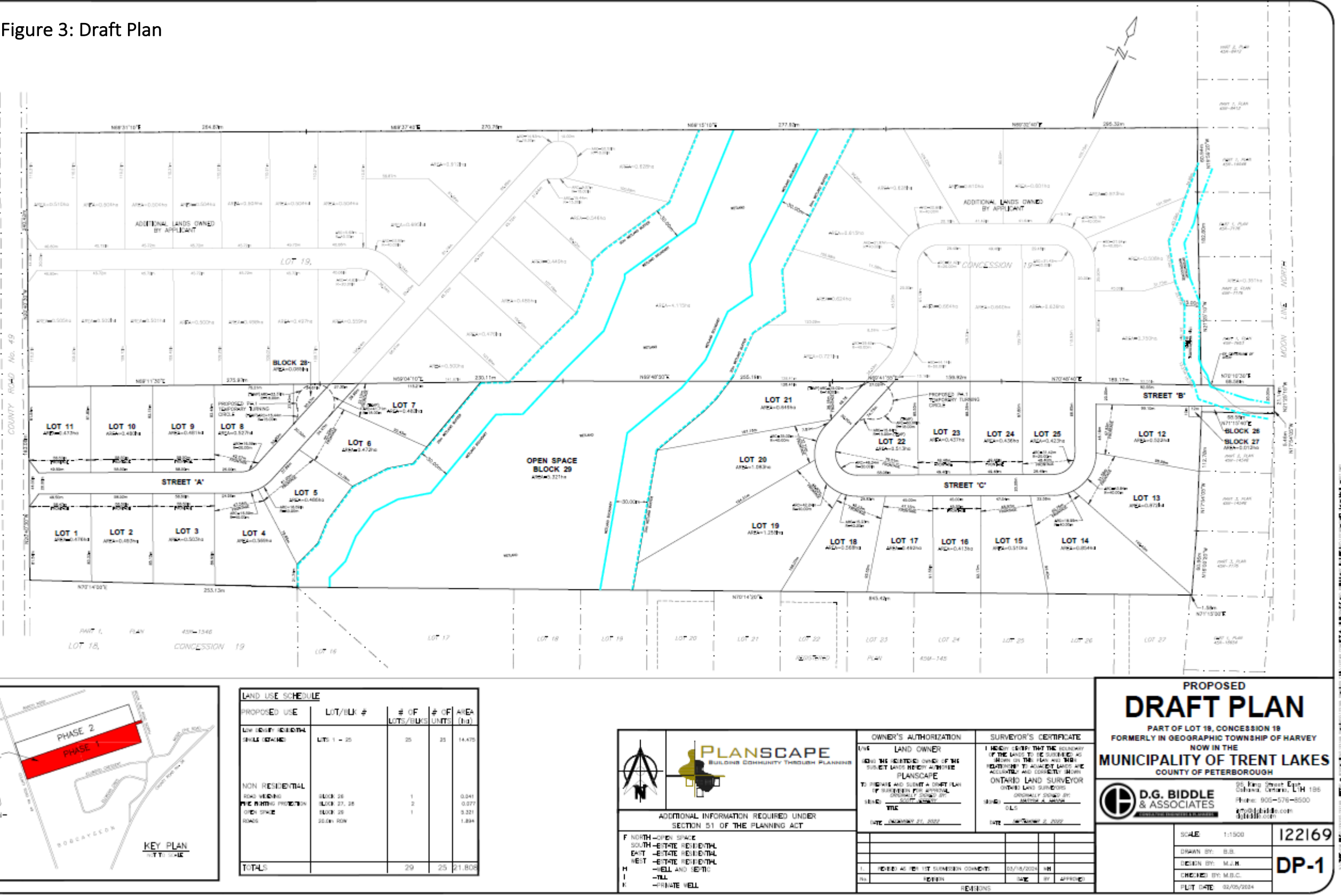
2 Proposed Plan of Subdivision

Phase 1 of the subdivision proposal consists of twenty five (25) residential estate lots, one main wetland feature/open space block, one wetland buffer/open space block and an additional open space/infrastructure block at the entrance off Moon Line Road. Each lot in Phase 1 will be between 0.42 ha and 0.91 ha in area and will have frontage on, and be accessed by, one of two streets to be constructed. The street to be constructed on the west half of the property (Street A) will connect to County Road 49 and will provide access to lots 1 through 11. The street to be constructed on the east half of the property (Street B) will connect to Moon Line North and will provide access to lots 12 through 25.

Residential dwellings, wells and septic systems will be constructed on each of the lots. The proposed subdivision is shown on **Figure 3 – Draft Plan** to illustrate the key elements of the development.

Parkland dedication will be paid as cash-in-lieu as per the requirements of the Planning Act.

Figure 3: Draft Plan



3 Proposed Zoning By-law Amendment

The development will seek to rezone the lands within the Settlement Area that are currently zoned Development “D” to Hamlet Residential Exception (HR-X) and Open Space (OS).

All residential lots meet the minimum lot area provision of 0.4 ha, but due to the curving nature of some of the frontages, relief is required for minimum lot frontage on the following lots:

- Lot 4
- Lot 7
- Lot 8
- Lot 16
- Lot 18
- Lot 20

The existing provisions of the zoning by-law are as follows:

Zone Provisions (Single Detached)	Required
Min Lot Area	0.4 ha (1 ac)
Min Lot Frontage	45.5 m (150 ft)
Min Front Yard Depth	12m
Min Ext Side Yard	6.09 m
Min Int Side Yard	4.5m
Min Rear Yard	4.5m
Min Dwelling Floor Area	83.5 m ²
Max Building Height	11 m
Max Lot Coverage (all buildings)	20%
Max Number of Dwellings/Lot	1

Accessory Residential Uses

4.3.1 A maximum of either one (1) accessory dwelling or one (1) accessory dwelling unit shall be permitted on a lot in Zones where an accessory residential use is permitted, except as otherwise permitted in this By-law.

4.3.2 An accessory dwelling unit shall be permitted in a non-residential building other than in a motor vehicle facility or any other non-residential building where the sale, handling or storage of gasoline or other fuels or similar flammable substances is undertaken.

4.3.3 Where an accessory dwelling unit is a permitted use in any Zone, the following minimum floor areas shall be provided:

- | | |
|------------------------------|---|
| (a) Bachelor Dwelling Unit | 37 m ² (400.0 ft ²) |
| (b) 1 Bedroom Dwelling Unit | 65 m ² (700.0 ft ²) |
| (c) 2 Bedroom Dwelling Unit | 65 m ² (700.0 ft ²) |
| (d) 3 Bedroom Dwelling Unit | 83 m ² (893.4 ft ²) |
| (e) 3+ Bedroom Dwelling Unit | 83 m ² (893.4 ft ²) plus an additional 9 m ² (96.9 ft ²) for each bedroom in excess of 3. |

The OS zones will apply to the wetland feature (Block 29) as well as the Fire Fighting Protection elements (Block 27 and 28).

The development will offer accessory dwelling units as an as built option to future purchasers that require relief from Section 4.3.3 of the zoning by-law dealing with accessory dwelling minimum floor areas to allow for accessory units of a maximum of 111.5 m² (1,200 ft²). The suggested zoning by-law amendments are illustrated in Figure 4 and detailed as follows:

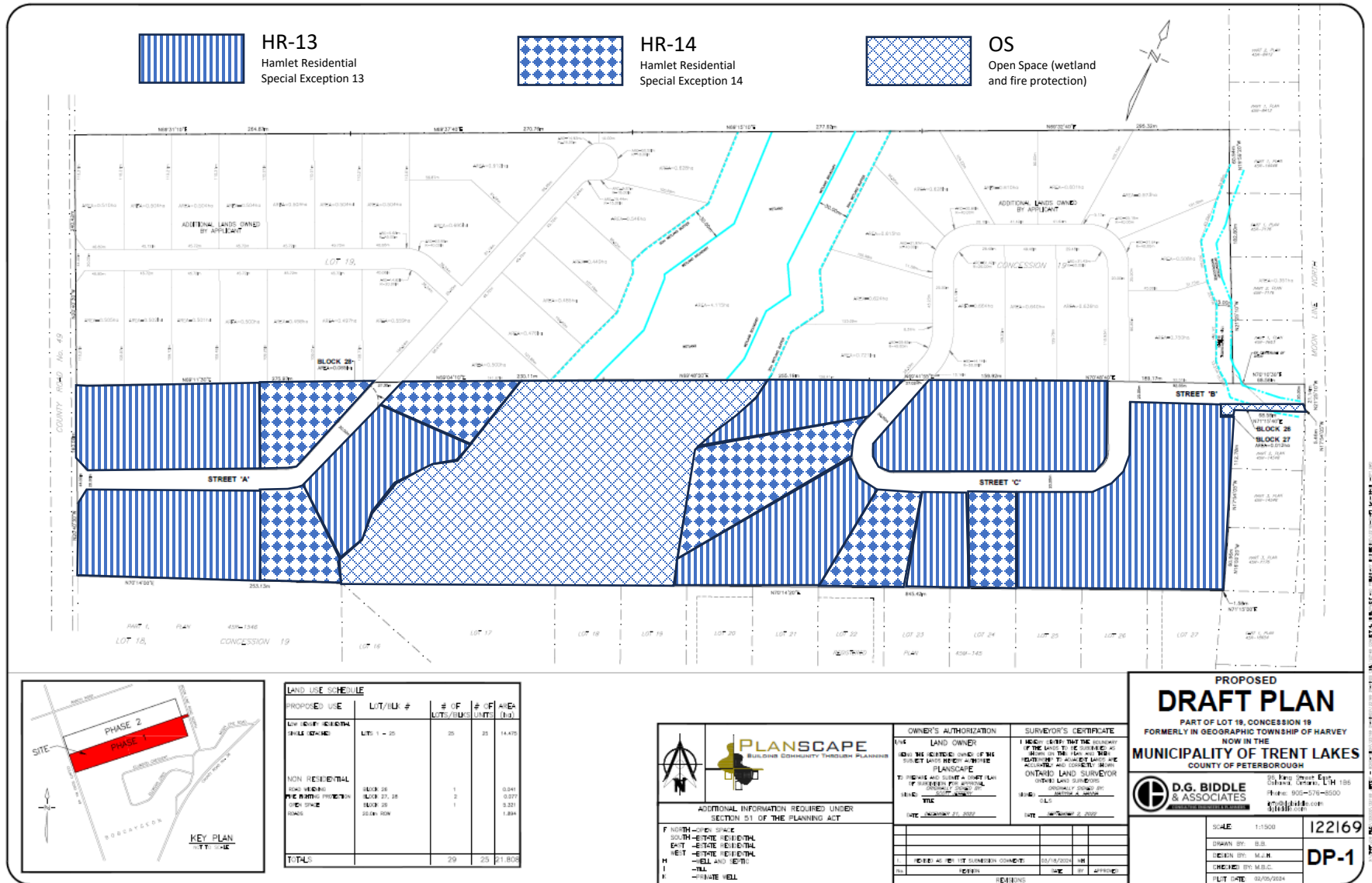
The proposed HR-13 provisions are:

Zone Provisions (Single Detached)	Required (m/ha)	Rational
Min Lot Area	0.4 ha (1 ac)	All lots conform
Min Lot Frontage	45.5 m (150 ft)	All lots conform
Min Front Yard Depth	12m	All lots will be built to conform
Min Ext Side Yard	6.09 m	All lots will be built to conform
Min Int Side Yard	4.5 m	All lots will be built to conform
Min Rear Yard	4.5 m	All lots will be built to conform
Min Dwelling Floor Area	None	Reflective of Bill 23 provisions
Max Building Height	11 m	All lots will be built to conform
Max Lot Coverage (all buildings)	20%	All lots will be built to conform
Max Number of Dwellings/Lot	1 primary and 1 accessory dwelling	Reflective of Bill 23 provisions for gentle density
Parking Requirements	1 space per additional unit	Reflective of the provisions of Bill 23
Accessory Dwelling Maximum Floor Area	Maximum 111.5 m2 (1,200 ft2)	To allow for various as built carriage house options with the garage

The proposed HR-14 provisions are:

Zone Provisions (Single Detached)	Required (m/ha)	Rational
Min Lot Area	0.4 ha (1 ac)	All lots conform
Min Lot Frontage	24.95 m	To recognize decreased lot frontage due to non-linear front yards
Min Front Yard Depth	12 m	All lots will be built to conform
Min Ext Side Yard	6.09 m	All lots will be built to conform
Min Int Side Yard	4.5 m	All lots will be built to conform
Min Rear Yard	4.5 m	All lots will be built to conform
Min Dwelling Floor Area	None	As per the provisions of Bill 23.
Max Building Height	11 m	All lots will be built to conform
Max Number of Dwellings/Lot	1 primary and 1 accessory dwelling	Reflective of Bill 23 provisions for gentle density
Parking Requirements	1 space per additional unit	Reflective of the provisions of Bill 23
Accessory Dwelling Maximum Floor Area	Maximum 111.5 m2 (1,200 ft2)	To allow for various as built carriage house options with the garage

Figure 4: Zoning Sketch



4 Policy Framework and Conformity

This development plan was considered through the lens of the 2020 Provincial Policy Statement, A Place to Grow, Greater Golden Horseshoe Growth Plan Area; and The Planning Act from a Provincial policy level. Phase 1 of the development plan is in full conformity with these policies as discussed below.

The lands are designated as Hamlet and Rural in the applicable Official Plans. All policy conformity analysis is based on these designations.

For ease of reference, conformity tables are provided below.

4.1 Provincial Policy Statement, 2020

The purpose of the PPS is to provide direction on matters of provincial interest related to land use planning and development.

Table 1: Provincial Policy Statement Conformity Table

S.	Text	Conformity
1.13	<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> <p>a) efficiently use land and resources;</p> <p>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> <p>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p> <p>f) are transit-supportive, where transit is planned, exists or may be developed; and</p> <p>g) are freight-supportive.</p> <p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and</p>	<p>The proposal:</p> <ul style="list-style-type: none">• is within the settlement area,• lots are sized as efficiently as possible to accommodate private wells and septic systems,• can be accessed by two municipal roads and abuts an existing residential area,• maintains the wetland feature and buffer and contains two stormwater management ponds, thus preparing for the impacts of a changing climate in terms of flood risk and water retention,• is not located in an area where there is transit or freight, and• is located in a designated area for development and adjacent to an existing built-up area and has as compact of form as possible given the

S.	Text	Conformity
	should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.	zoning by-law and private servicing requirements.
1.6.6	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.	<p>Even though municipal services are the preferred method for providing water and sewer services for new development, policy 16.6.6.4 allows for the option of private servicing where no negative impacts can be demonstrated.</p> <p>Servicing and Hydrogeological reports have been prepared that support the conclusion that no negative impacts will result from a private servicing solution for this development.</p>
2.1	<p>2.1.1 Natural features and areas shall be protected for the long term.</p> <p>2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</p> <p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p> <p>2.1.4 Development and site alteration shall not be permitted in:</p> <p>a. significant wetlands in Ecoregions 5E,</p>	<p>The key environmental feature on the subject lands is the wetland feature that bisects the property.</p> <p>This feature has been evaluated, had the appropriate buffer applied and will be protected from development. The rezoning process will zone the lands environmental protection or Open Space to prevent any development activity in the feature.</p> <p>The full property (Phase 1 and the Phase 2 lands to the north) were fully evaluated through an Environmental Impact</p>

S.	Text	Conformity
	<p>6E and 7E1; and</p> <p>2.1.5 Development and site alteration shall not be permitted in:</p> <ul style="list-style-type: none"> a. significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b. significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); c. significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); d. significant wildlife habitat; e. significant areas of natural and scientific interest; and f. coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. <p>2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p> <p>2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p> <p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>Assessment (EIA). This report recommended that impacts from development can be mitigated through a development or subdivision agreement between the owners and the municipality to mitigate impacts to the wetlands, ponds, watercourse and potential significant wildlife habitat, and potential fish habitat on the property as well as the adjacent Stratum II deer wintering area as a result of the proposed future development.</p> <p>Details of the EIA can be found in Section 5.4 of this report.</p>

S.	Text	Conformity
	2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.	
2.6	<p>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p> <p>2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</p> <p>2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p>	<p>Stage 1 through 4 Archaeological assessments have been conducted on the site and reviewed by the Ministry of Heritage, Sport, Tourism, Culture and Industries by the Archaeology Program Unit. The report recommends that the site has no further cultural heritage value or interest and no further archaeological assessment of the property is required.</p> <p>Findings are summarized in Section 5.5 of this report.</p>

After reviewing the Provincial Policy Statement in its entirety, we believe the proposal meets the policies and intent of this document.

4.2 A Place to Grow, Greater Golden Horseshoe Growth Plan Area (Growth Plan), Office Consolidation 2020

The proposed development is within the “Growth Plan Area” identified in the Schedules of the Growth Plan. The lands are therefore subject to the policy guidance of this provincial plan. The Growth Plan is intended to direct growth within the Greater Golden Horseshoe in a way that continues to make the GGH a great place to live, work and play. This development is proposed within a settlement area boundary of the established Hamlet of Bobcaygeon.

Table 2: Growth Plan Conformity Table

S.	Text	Conformity
Guiding Principles	<ul style="list-style-type: none"> Support the achievement of <i>complete communities</i> that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime. 	<p>The proposal:</p> <ul style="list-style-type: none"> Maintains the consistency of the existing residential

S.	Text	Conformity
	<ul style="list-style-type: none"> • Prioritize <i>intensification</i> and higher densities in <i>strategic growth areas</i> to make efficient use of land and <i>infrastructure</i> and support transit viability. • Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors. • Support a range and mix of housing options, including additional residential units and <i>affordable</i> housing, to serve all sizes, incomes, and ages of households. • Improve the integration of land use planning with planning and investment in <i>infrastructure</i> and <i>public service facilities</i>, including integrated service delivery through community hubs, by all levels of government. • Provide for different approaches to manage growth that recognize the diversity of communities in the <i>GGH</i>. • Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions. • Support and enhance the long-term viability and productivity of agriculture by protecting <i>prime agricultural areas</i> and the <i>agri-food network</i>. • Conserve and promote <i>cultural heritage resources</i> to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities. • Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and <i>infrastructure</i> – that are adaptive to the <i>impacts of a changing climate</i> – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions. 	<p>built form in the area,</p> <ul style="list-style-type: none"> • Supports a range and mix of housing options through the planning for additional residential units (secondary units), • Will protect the large wetland feature and its functions in the centre of the development property, • Is within the identified settlement area, • Has undergone a stage 4 archaeological assessment to ensure protection of cultural heritage resources, and • Promotes the use of LIDs and other sustainability measures.

S.	Text	Conformity
2.2.1	2. b) growth will be limited in settlement areas that: <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; 	<ul style="list-style-type: none"> • The proposal is within a rural settlement.
2.2.9	6. New multiple lots or units for residential development will be directed to settlement areas, but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permitted this type of development as of June 16, 2006.	
4.2.2	<p>Like the PPS, the Growth Plan provides protective policies in Section 4: Protecting What's Valuable. The plan requires the identification and protection of a Natural Heritage System outside of the Greenbelt Area and settlement areas as follows:</p> <p><i>This Plan also provides for the identification and protection of a Natural Heritage System for the Growth Plan outside of the Greenbelt Area and settlement areas, and applies protections similar to those in the Greenbelt Plan to provide consistent and long-term protection throughout the GGH.</i></p>	<p>The lands within the proposed development are therefore not subject to the policies of the provincial Natural Heritage System. The features on-site will however be protected as valuable.</p> <p>This Environmental Impact Assessment further discussed the feature protection and is summarized in Section 5.4 of this report.</p>

Phase 2 of the project (should it proceed) will be subject to Section 2.2.9 (7) of the Growth Plan as follows:

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:

- a) the affected settlement area is not in the Greenbelt Area;
- b) the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;
- 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
- d) Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.

After a fulsome review of the Growth Plan, we believe the proposal meets the policies and intent of this provincial plan.

4.3 The Planning Act

Section 51 (24) of the Planning Act, R.S.O. 1990, as amended, sets out criteria for the approval of Plans of Subdivision. These criteria and the proposal's conformity with these criteria are set out in **Table 3** below.

Table 3: The Planning Act Conformity

S.	Criteria	Conformity
51 (24)	a) whether the proposed subdivision is premature or in the public interest;	The proposed development is permitted in the Municipality of Trent Lakes Official Plan and are therefore planned for.
51 (24)	b) <i>whether the plan conforms to the Official Plan and adjacent Plans of Subdivision;</i>	<p>The approved Official Plan for the Municipality of Trent Lakes has designated these lands as Hamlet. Development is permitted and encouraged in the Hamlet designation.</p> <p>The property abuts an existing plan of subdivision, but does not have access through it. The development is similar to the adjacent plan of subdivision.</p>
51 (24)	c) <i>the suitability of the land for the purposes for which it is to be subdivided;</i>	Our preliminary review of the property and the reports prepared in support of the development suggests that the areas where development is proposed in the Concept Plan are suitable for the proposed development.
51 (24)	d) <i>the number, width, location and proposed grades and elevations of highways...;</i>	The new internal roads will be constructed to municipal standards as required by the Municipality. Stormwater runoff from residential lots will be addressed through two stormwater management ponds on site. A Storm Water Management Plan has been submitted as part of the full application.
51 (24)	e) <i>the dimensions and shapes of the proposed lots;</i>	The Concept Plan proposes 25 residential lots in Phase 1 containing single-detached dwellings, which are accessed by new roads built to municipal standards for assumption

S.	Criteria	Conformity
		into the Municipal Road system. These lots are suitably sized to accommodate the proposed residential uses and individual private servicing.
51 (24)	f) <i>the restrictions on the land proposed to be subdivided;</i>	The wetland feature and associated buffer in the centre of the subject lands is a restriction and is not proposed to be developed.
51 (24)	g) <i>conservation of natural resources and flood;</i>	There are no environmentally designated areas on the subject lands, however the conservation of the wetland feature is proposed.
51 (24)	h) <i>the adequacy of utilities and municipal services;</i>	Municipal services are not available. Proposed servicing is by way of individual wells and septic systems. The feasibility of individual wells and septic systems, and availability of municipal/utility services is reviewed the Functional Servicing Report, summarized in Section 5.1 of this report.
51 (24)	i) <i>the adequacy of school sites;</i>	The proposed development will result in the creation of 25 new residential lots in Phase 1 and may result in a slight increase in school aged children in the area. The local School Boards will be contacted as part of the circulation process to ensure that there is adequate capacity for these additional students.
51 (24)	j) <i>the area of land within the proposed subdivision that is for public use;</i>	<p>The Planning Act Section 51.1 currently allows the Municipality to request 5% of subdivision lands proposed for residential purposes or Payment in Lieu of parkland.</p> <p>The landowner is proposing payment in lieu of parkland subject to a discussion with the municipality about the ability to convey a portion of the block protected as wetland (for park purposes). An assessment of the property will be conducted prior to building</p>

S.	Criteria	Conformity
		permits being issued to calculate the value of the lands for cash in lieu payment.
51 (24)	<i>k) the physical layout conserves energy.</i>	Development will be designed with an emphasis on preserving most of the existing trees and wetland feature. Some trees will have to be removed to allow for the proposed road system. Efforts will be made to encourage energy efficient development and building methods are utilized, such as LEED certified construction methods.

The proposal conforms to the criteria laid out in Section 51 (24) of *The Planning Act*.

4.4 County of Peterborough Official Plan (OP), Consolidated 2017

The 2017 consolidated version of the County OP is reviewed for policy conformity below. There is an adopted 2022 OP that is still with the Ministry of Municipal Affairs and Housing for approval. As such, both Official Plan documents have been analyzed for conformity for this project. The adopted Official Plan is discussed in Section 4.6 below.

Table 4 below provides the applicable OP policies and a description of the development's conformity with the policy.

Table 4: County of Peterborough Official Plan (OP), 2017

S.	Text	Conformity
2.6	Mandatory Pre-Consultation By-Law 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.	Multiple pre-consultation meetings have been held regarding this development as follows: <ul style="list-style-type: none"> • February 2017 • March 2019 • January 2022
2.6.1	County Council shall consider for approval only those plans of subdivision which: <ul style="list-style-type: none"> a) comply with the provisions of this Plan and the applicable local official plan, including the criteria outlined in Section 7.13 of this Plan; and 	<ul style="list-style-type: none"> • The development complies with all provisions of the OP.

S.	Text	Conformity
	<p>b) can be supplied with adequate County services, to the satisfaction of County Council or local municipal services to the satisfaction of the local municipal Council; and</p> <p>c) optimize existing infrastructure and public service facilities wherever feasible before consideration is given to developing new infrastructure and public service facilities.</p>	<ul style="list-style-type: none"> • No services are required. Lots will have private servicing. • Services are optimized by virtue of the development's location, which is abuts existing residential.
4.1.3.1	<p>Environmental impact assessments will include:</p> <ul style="list-style-type: none"> • a description of the proposal and statement of rationale for the undertaking; • a description of the existing land use(s) on site and adjacent lands; • the land use designation on site and adjacent lands, as identified by the County and local municipal Official Plans; • a description of alternative development proposals for the site as well as the environmental impacts of the alternatives; • a comprehensive description of the proposal including its direct and indirect effect on the environment and considering both the advantages and disadvantages of the proposal; • an identification of environmental constraint areas; • an environmental inventory of the area under development consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, surface waters, hydrogeological features); • a statement of environmental and ecological significance of the area affected by the proposed development; • a statement on how the development will establish or facilitate the establishment of linkages between natural areas within the watershed and adjacent watersheds and how these linkages will contribute to the preservation and enhancement of the natural areas; 	<ul style="list-style-type: none"> • An Environmental Impact Assessment has been completed by a qualified firm and included as part of the complete application. • Extensive peer review comments were received and have been addressed through the 2024 resubmission of the application documentation. • Wetland features and Species at Risk are specifically protected or compensated through the EIA process.

S.	Text	Conformity
	<ul style="list-style-type: none"> • a detailed description of mitigating effects; • any additional information requested by the local municipality; • an assessment of options for servicing the development with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options; <p>An environmental impact assessment for proposed development in or adjacent to a significant natural heritage feature will include as its study area the natural heritage feature as well as the area surrounding that type of feature, as follows:</p> <ul style="list-style-type: none"> • significant wetlands - all lands within 120 metres; • significant portions of the habitat of endangered and threatened species - all lands within 50 metres; • fish habitat - all lands within 30 metres of the high water mark of all watercourses; • significant wildlife habitat - all lands within 50 metres; • significant woodlands south of the southern limit of the Canadian Shield - all lands within 50 metres; • significant valleylands south of the southern limit of the Canadian Shield - all lands within 50 metres; • significant areas of natural and scientific interest - all lands within 50 metres; <p>Where a feature is of more than one type, or the adjacent lands of nearby features overlap, the most restrictive provisions apply;</p> <p>A local plan may require that an environmental impact assessment include additional components, with respect to natural resources listed in Section 4.1, or other features identified in the local plan;</p> <p>Reforestation of valley lands, banks and steep slopes will be promoted and encouraged to reduce flooding and excessive soil erosion and to improve suitable fish and wildlife habitat.</p>	

S.	Text	Conformity
4.2.3	<p>The following policies apply to the Settlement Areas:</p> <ul style="list-style-type: none"> • New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable; • The Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems. Servicing by individual on-site systems for expansions of settlement area boundaries in local Official Plans or subdivision proposals in Settlement Areas may proceed only after consideration has been given to the potential of the Settlement Area to accommodate further growth. This assessment will address the maximum number of households and other facilities which can be accommodated within the Settlement Area without adversely impairing the hydrogeological regime or long-term viability of suitable drinking water supply. Where possible, the County will assist local municipalities to secure financial support for the operation and/or expansion of servicing systems. • Applications for plans of subdivision/condominiums within the Settlement Areas that are not serviced by public systems shall include a hydrogeological analysis as per MOE Guidelines that addresses the suitability of the land to provide adequate potable water and for the proper siting of private sewage systems. Where municipalities are approving individual septic systems they may also wish to consult with the water Quality Impact Risk assessment which is the MOE technical guideline for 	<ul style="list-style-type: none"> • The development does not apply to source water protection policies. • The development will be serviced by individual on-site systems. • A Hydrogeological Study has been conducted and provided. • An updated Hydrogeological Study has been provided based on 2023 peer review comments.

S.	Text	Conformity
	<p>individual on-site sewage systems.</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. 	<ul style="list-style-type: none"> • Lots are sized to accommodate individual servicing and zoning by-law parameters for the HR zone.
4.7.3.1	<p>New development in Peterborough County will not be encouraged where it would contribute to a demand for utilities or services that are uneconomical to provide, improve or maintain. Development will be directed to settlement areas identified for growth and areas where:</p> <ul style="list-style-type: none"> • utilities and services can be reasonably provided or extended; • the development would effectively utilize existing utilities or services; • ... 	<ul style="list-style-type: none"> • Lots will be privately serviced.
5.2.3.3	<p>Archaeological Resources</p> <p>The County of Peterborough will:</p> <p>...</p> <p>require that where the potential presence of an archaeological resource has been identified by the Ministry of Culture, an archaeological study be undertaken by a licensed archaeological consultant pursuant to the Ontario Heritage Act. Should any significant archaeological remains be discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Ministry of Culture</p> <p>...</p>	<ul style="list-style-type: none"> • A Stage 4 Archaeological Assessment was conducted and a report provided with the application and to the appropriate provincial Ministry. • A confirmation of acceptance letter was provided April 5, 2024, regarding the review and entry into the Ontario Public Register of the Archaeological Assessment from the Ministry of Citizenship and Multiculturalism (MCM).

S.	Text	Conformity
5.3.3.3	<p>County Roads</p> <p>Development adjacent to or impacting on County Roads is subject to the County Roads Policies and entrance standards as set out in Appendix B to this Plan. In addition, setbacks from County Roads, unless stated elsewhere in a County By-law passed under the Municipal Act, will be in accordance with the Ministry of Transportation Corridor Control and Permit Procedures Manual.</p>	<ul style="list-style-type: none"> The requirements of Appendix B / Entrance permits and standards will be met during detailed design.
7.5.2	<p>For any major development proposals within the Township, including plans of subdivision, runoff from the development shall be minimized and the impact of any proposed development on local and area-wide drainage patterns shall be identified. In addition, stormwater management plans are required by the Ministry of Transportation for all development that abuts or impacts upon a provincial highway prior to any development and/or grading being undertaken on the site. A suitable method of handling surface runoff shall be developed and implemented as a condition of approval according to the following policies:</p> <ol style="list-style-type: none"> Preference shall be given to those developments which incorporate methods of reducing or eliminating surface runoff. The retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground. Developments which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties. ... 	<ul style="list-style-type: none"> A Stormwater Management report has been updated from the 2023 submission that outlines the methods for maintain pre-development conditions.
7.13	Criteria for Assessing Plans of Subdivision/Condominium	

S.	Text	Conformity
	In assessing proposals for residential development by plan of subdivision or condominium, the Township shall have regard for the following considerations:	
7.13.1	The proposed development is compatible with the existing scale of development in the area.	<ul style="list-style-type: none"> The development is compatible with the surrounding scale of development.
7.13.2	The proposed development is compatible with the Conservation Authority's regulations.	<ul style="list-style-type: none"> Comments from KRCA have been addressed in the 2024 resubmission.
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.	<ul style="list-style-type: none"> Lots are sized to accommodate private wells and septic systems on the same lot and a hydrogeological study has been undertaken and submitted as part of the complete application for this development.
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.	<ul style="list-style-type: none"> A comprehensive hydrogeological study was undertaken as per Section 7.4.6 of this OP. The lots conform to the HR zone standards as appropriate. Frontage deficiencies will be addressed in a rezoning approval process.
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.	<ul style="list-style-type: none"> All lots have interior road frontage. Access to arterial roads is by local roadway.
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.	<ul style="list-style-type: none"> All possible trees will be preserved where possible.

S.	Text	Conformity
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.	<ul style="list-style-type: none"> It appears that the topography on lots 1 and 11 and County Road 49 will provide sufficient protection for these lots.
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.	<ul style="list-style-type: none"> The development does not landlock any other parcel and is designed to provide road extensions into the norther portion of the lot for future development.
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.	<ul style="list-style-type: none"> A 25-lot addition has not been determined to be a sufficient increase to require substantial upgrading of services.
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.	<ul style="list-style-type: none"> Agreements will be entered into at the appropriate time in the approval process.
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.	<ul style="list-style-type: none"> None requested.
7.13.14	The Township shall have regard for high potential aggregate 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.	<ul style="list-style-type: none"> No aggregate operational compatibility issues identified.
7.13.15	The Township shall have regard for the compatibility of the proposed development with designated environmental areas.	<ul style="list-style-type: none"> No designated environmental areas identified and all significant habitat and/or

S.	Text	Conformity
		species are addressed in the EIA report.
7.26.1.2	<p>iii) No new development and/or redevelopment shall be permitted unless those lands are accessible by means of an improved public road, maintained year round, which is of an acceptable standard of construction to accommodate the traffic to be generated by the new development and/or redevelopment. Notwithstanding ...</p> <p>iv) The Township shall require, as a condition of the approval of any new development or redevelopment, that sufficient lands are conveyed to the Municipality to provide for a road right-of-way width in accordance with the functional classification as set out on the Roads Plan Schedules and the corresponding design right-of-way width set out in this section.</p>	<ul style="list-style-type: none"> • Access to the site is from both County Road 49 and Moon Line Road. • No additional ROW lands are required.

After a fulsome review of the approved 2017 County of Peterborough Official Plan, conformity with the intent and policies has been determined.

4.5 Trent Lakes Official Plan

The Trent Lakes Official Plan is the former Official Plan of the Township of Galway-Cavendish and Harvey. The current Municipality of Trent Lakes Official Plan is an office consolidation inclusive of Official Plan Amendment No. 7, which served to merge the official plans of the former Township of Harvey and the Townships of Galway-Cavendish, and includes Amendments approved as of 2010 and amendment No. 30 which was a general update amendment (which came into effect February 26, 2010). The 2022 Adopted County of Peterborough Official Plan incorporates the policies of the Trent Lakes Official Plan and is detailed in Section 4.6 below. Because the 2022 OP has not yet been provincially approved, conformity with the 2017 and the 2022 policy documents has been demonstrated in this report.

The Municipality of Trent Lakes Official Plan designates the subject lands as Hamlet and Rural. As Phase 1 of the proposed development is located exclusively in the Hamlet, our policy review will include relevant policy for the Hamlet designation.

Table 4: Trent Lakes Official Plan Policy Conformity Table

S.	Text	Conformity
4.1	<p>Goal</p> <p>To direct residential development to the existing areas of residential development and the Township's hamlets.</p> <p>Objectives</p> <p>i) To direct residential development to the existing areas of residential development and the Township's hamlets.</p> <p>ii) To control the establishment of new residential areas in the Township.</p> <p>iii) To maintain high standards for residential development in the Township.</p>	<ul style="list-style-type: none"> Phase 1 of the development is located within an existing Hamlet.
5.1.4	<p>All development that is not to be served with municipal sewer and water must have the approval of the Ministry of Environment or its agents before proceeding. The minimum lot size for any unserviced development shall be in accordance with the relevant sections of this plan, although the Ministry of Environment or its agent may increase these minimum standards and impose other conditions or restrictions where necessary in the interest of the health and safety of the residents of the Township. The applicable policies of Section 5.1.23 Servicing, shall apply.</p>	<ul style="list-style-type: none"> The Ministry of the Environment must be consulted and provide approval of individual well and septic systems before proceeding with Draft Plan approval.
5.1.23	<p>It is an 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 Municipality. Planning for sewage and water systems will recognize that:</p> <p>a) Municipal sewage services and municipal water services are the preferred forms of servicing for settlement areas such as Hamlets;</p> <p>b) Communal sewage and water services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services</p>	<ul style="list-style-type: none"> As municipal services are not available, private services are required for the proposed development. The Official Plan prefers communal services for developments of this size, however individual on-site water and septic systems are proposed. Their feasibility is outlined in the Hydrogeological report

S.	Text	Conformity
	<p>are not or cannot be provided, where site conditions are suitable over the long term; and</p> <p>c) Individual on-site sewage and water services (e.g., septic systems and wells) shall be used for new development of five or less lots or private residences where municipal sewage and water services, or private communal sewage and water services are not provided and where site conditions are suitable for the long-term provision of such services.</p> <p>Notwithstanding the above, individual on-site sewage services and individual on-site water services may be used to service more than five lots or private residences in rural areas that are permitted by this Plan, provided that these services are solely for the following uses and site conditions are suitable for the long-term provision of such services:</p> <ul style="list-style-type: none"> i. Uses related to the management or use of resources; ii. Resource-based recreational activities; iii. Limited residential development as permitted by the policies of this Plan; and iv. Other rural land uses that are permitted by this Plan. <p>For the purposes of this policy, “rural areas” means lands which are located outside of designated Hamlets.</p> <p>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>For the purposes of this policy, “multi-lot/unit residential development” shall mean six or more residential lots or</p>	<p>which has been updated as per peer review comments in the 2024 resubmission.</p>

S.	Text	Conformity
	<p>dwelling units where residences may be permanent homes or primary places of residence.</p> <p>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 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.</p> <p>Partial services shall only be permitted where they are necessary to address failed services in existing development and within settlement areas to allow for infilling and rounding out of existing developments on partial services.</p> <p>...</p>	
5.1.27	<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 registered plan of subdivision or a block of land which is 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>	<ul style="list-style-type: none"> • A Stormwater Management report was prepared for the 2023 submission. • A 2024 resubmission contains an updated SWM report and plans that satisfy all policy requirements. The report can be found under separate cover.

S.	Text	Conformity
	<p>No development or redevelopment proposal, including a registered plan of subdivision or a block of land which is 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 run-off shall be developed and implemented as a condition of approval according to the following policies:</p> <ul style="list-style-type: none"> 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, and damage or destruction of fish habitat or other environmentally sensitive areas and features. b) The municipality may participate in the preparation of watershed and subwatershed management plans with other adjacent municipalities as deemed necessary by Council. c) The municipality may undertake the preparation of a comprehensive Master Drainage Plan for a specific watershed area or development area within the Township of Galway-Cavendish and Harvey in consultation with the appropriate Conservation Authority and/or the Ministry of Natural Resources, Ministry of Transportation and/or County of Peterborough. Upon the completion and approval of a Master Drainage Plan by Council, site-specific stormwater management plans for development or redevelopment proposals within the area covered by the Master Drainage Plan shall conform to the policies and requirements of the Master Drainage Plan. 	

S.	Text	Conformity
	<p>d) In the absence of a comprehensive Master Drainage Plan, the post-development rate of stormwater flow from a development or redevelopment site should not exceed the pre-development rate. Council may consult with the appropriate Conservation Authority and the Ministry of Natural Resources 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 such a plan shall be prepared by a professional engineer. Prior to approving a stormwater management plan, Council shall request comments from the appropriate Conservation Authority, the Ministry of Natural Resources and any other applicable agency with respect to the suitability of the proposed stormwater management measures.</p> <p>f) An open drainage channel, stormwater detention/retention facility and adjacent lands which form part of a stormwater management system for a subdivision or other development proposal shall not necessarily be acceptable as part of the parkland dedication requirements under The Planning Act. Such lands shall be landscaped to the satisfaction of Council, and shall be a suitable width and grade to permit maintenance operations.</p> <p>g) The retention of existing tree cover or natural vegetation, particularly along watercourses and valleys, and the provision of significant grassed and open space areas, shall be encouraged to closely reflect the groundwater recharge and discharge characteristics of the site.</p> <p>h) A residential development or redevelopment proposal involving minor infilling on an existing lot of record or on a new lot created by consent, or the minor extension of an existing built-up residential area not involving a plan of subdivision or a project which is subject to Site Plan Control, generally will</p>	

S.	Text	Conformity
	<p>not require the preparation of a stormwater management plan. Prior to the issuance of a building permit, Council must be satisfied that drainage from the development will not adversely affect adjacent properties or an existing watercourse.</p>	
5.3.6	<p>Proposals for new residential developments in the Hamlet designation shall be evaluated based on the following:</p> <ul style="list-style-type: none"> a) The provisions of Section 6.1.1 and 6.1.2 of this Plan; b) The site fronts directly on a public road and internal roads are public roads maintained on a year round basis; c) The site has a sufficient number of satisfactory access points for the units proposed; d) The site is adequately buffered from adjacent uses particularly those of a commercial or industrial nature. 	<ul style="list-style-type: none"> • The site fronts directly onto two public roads, but has proposed access from internal roads which will be dedicated to the Municipality. The proposed roads will allow sufficient access points for the units proposed, with no adjacent commercial/industrial uses.
6.1	<p>Council will only recommend the approval of Plans of Subdivision or Condominium which conform to the general policies and land use designations in this Plan.</p> <p>In evaluating Plans of Subdivision or Condominium and the demand for such development Council will consider all information as specified in The Planning Act, R.S.O. 1990, and any additional information which is deemed by Council to be appropriate (i.e. public input).</p> <p>A Plan of Subdivision shall generally be required where:</p> <ul style="list-style-type: none"> a) the number of lots being created exceeds the relevant provisions of Section 6.2.1.1 of this Plan, or b) internal services (roads) are to be created, or c) severances will result in irregular shaped lots. <p>Lots which are not well proportioned or uniform in geometric shape and dimensions shall be deemed to be irregular.</p> <p>It shall be the policy of this Plan that Council will enter into</p>	<ul style="list-style-type: none"> • An application for Plan of Subdivision has been submitted.

S.	Text	Conformity
	<p>an agreement with each developer as a condition of the approval of a Plan Subdivision or Condominium. Such an agreement shall set out among other matters the services and dedication of land for park and highway purposes, to be provided by the developer and the specifications for these services. This agreement shall also specify the financial requirements of the Municipality and the means by which the developer will satisfy these requirements.</p>	
6.1.1	<p>All proposals for new plans of subdivision for lands appropriately designated or requiring an Official Plan amendment shall be evaluated based on the submission of the following studies and the results of the studies must be satisfactory to the Township that no undue impacts will result from the proposal on the surrounding uses, the natural environment and the municipal financial situation.</p> <p>The requirements may be reduced depending on the scale of the application, but all studies will be carried out by consultants approved by the Township and the applicant, with costs being borne by the applicant.</p> <ol style="list-style-type: none"> A preliminary plan including information on lot orientation proposed road and access alignments, and any other facilities and their relationship to the natural topography and vegetation; An environmental report, in accordance with the requirements of Section 5.1.10 of this Plan; where deemed appropriate by Council; In accordance with Section 5.1.23 of the Plan detailed hydrogeological and engineering reports related to the proposed water supply, sewage disposal, stormwater drainage, and erosion and sedimentation control which establishes the feasibility of providing private systems in a manner which will satisfy the requirements of the Township and the Ministry of Environment and/or its agent; An engineering report evaluating the existing access road system and required improvements, if any; 	<ul style="list-style-type: none"> As per the peer review comments received, all supporting submissions have been updated. The updated SWM report reflects the draft plan changes of the addition of three more lots in Phase 1 of the development. A Draft Plan has been prepared and submitted. An Environmental Impact Assessment has been prepared and provided with the application. A Hydrogeological, Stormwater Management and Servicing report have been completed and submitted. A Transportation Impact Assessment was completed and submitted as part of the application. A financial impact statement has not been requested as part of the

S.	Text	Conformity
	e) A financial impact statement evaluating the costs and benefits of the development to the Township where deemed necessary by Council.	prior pre-consultation.
6.1.2	<p>The proposal will also be evaluated based on conformity with the following criteria:</p> <ul style="list-style-type: none"> a) Access and internal roads are public roads maintained on a year-round basis; b) Compatibility of the development with surrounding uses; c) The location of the site complies with the provisions of Section 5.1.21 of this Plan; d) Where the site has water access, the development shall require an Official Plan amendment and must conform with the policies of the Recreational Dwelling Area designation; e) The adequacy of utilities, municipal services, and school services. 	<ul style="list-style-type: none"> • New access / internal roads will be constructed to Municipal standards and will be dedicated to the Municipality to maintain year round. • The proposed development is compatible with surrounding land uses. • The subject lands are located 350m from a designated Aggregate Resource area. • The site does not have water access. • Municipal water and sewer is not available.
7.2	<p>Minimum Right of Way Widths – Township Road</p> <ul style="list-style-type: none"> • 20 m 	<ul style="list-style-type: none"> • The internal development roads will be designed to meet the 20 m ROW standard.

After reviewing the Municipality of Trent Lakes Official Plan, this proposal meets the intent and the policies contained therein.

4.6 Adopted County of Peterborough Official Plan, 2022

The adopted 2022 OP has not yet been approved by the provincial Ministry of Municipal Affairs and Housing at the time of writing this report. As such, Sections 4.4 and 4.5 above provide policy conformity details regarding the approved County and Trent Lakes Official Plans. This section provides conformity details of the adopted 2022 plan that incorporated the lower tier Trent Lakes OP into the County OP.

Section 3 of the OP contains policies regarding the requirement of a pre-consultation meeting. Multiple pre-consultation meetings have been held regarding this development due to a change in ownership and draft plan details:

- February 2017
- March 2019
- January 2022

Table 5 below provides the conformity details of the adopted 2022 OP.

Table 5: County of Peterborough Official Plan (OP) 2022, Conformity Table

S.	Text	Conformity
3.4	1) A plan of subdivision under the Planning Act is necessary when more than two severed lots from a land holding are being created, unless this Plan contains additional policies allowing for a greater number of lots to be created by consent.	<ul style="list-style-type: none"> • An application for Plan of Subdivision has been submitted for the proposed 25 residential lots.
3.4	2) In assessing <i>development</i> by plan of subdivision or condominium, planning reports shall justify how the proposed <i>development</i> meets the following criteria: <ul style="list-style-type: none"> a) The applicant must demonstrate the compatibility of the proposed <i>development</i> with surrounding land uses. This includes, but is not limited to, the character of the neighbourhood, scale of existing <i>development</i>, nearby wetlands, flood plains or other natural heritage features as well as areas containing potential aggregate resources and existing aggregate operations. b) <i>Development</i> applications within identified source water <i>vulnerable areas</i> as shown on Appendix E shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, as amended, and must conform to the policies of Section 9.6, where applicable. c) The proposed <i>development</i> must comply with the regulations of the Conservation Authority having jurisdiction. d) Existing roads used to access the proposed <i>development</i> must have the capability to support additional traffic loads anticipated from the proposal and will be constructed to standards determined by the local Municipality or applicable road authority. Where a Traffic Impact Study is required, such study should consider traffic 	<ul style="list-style-type: none"> • The surrounding neighbourhood consists of residential areas very similar in character to the proposed development. • The natural heritage feature of the wetland is addressed in detail in the EIA report and compensation discussions. • The proposal is outside of source water vulnerable areas as per Appendix E of the OP. • The Kawartha Region Conservation Authority (KRCA) has provided comments that have been reflected in the current draft plan and supporting documentation. • A Traffic Impact Study was conducted that confirms that Highway 49 and Moon

S.	Text	Conformity
	<p>volumes of the proposed <i>development</i>, as well as the projected traffic volumes of any developments nearby which have not yet reached full build-out. This will provide the road authority sufficient information to determine the total cumulative impact on the road network. Should it be determined that upgrading and additional maintenance may be required, the local Municipality or road authority should assess the financial impact of these additional expenditures and may levy fees to offset these costs.</p> <p>e) New lots should have frontage on an interior road, developed to municipal standards, which will be assumed by the Municipality. Lots having direct access onto County roads and Provincial Highways shall generally not be permitted unless they can meet the requirements of the road authority. Lots having frontage on and direct access to a private road are not permitted unless the private road is to be owned and maintained by a condominium corporation. Such road will be constructed to the satisfaction of the local Municipality.</p> <p>f) Outside of identified settlement areas, subdivision or condominium developments must locate in existing designated areas that allow for such development as identified on the Land Use Schedules.</p> <p>g) All new lots must have a sufficient means of water supply and sewage disposal. If a Servicing Options Report finds 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>h) Where full municipal services are not available, a detailed Hydrogeological Report as per Section 10.3.3 is required and shall address the ability of the site to sustain the <i>development</i> on the basis of</p>	<p>Line Road will support the anticipated traffic.</p> <ul style="list-style-type: none"> • New lots will have frontage as per the requirements of the Hamlet Residential zone without any need for relief from the provisions. • The development is within the settlement area. • Lots are sized to accommodate private water and sewer services. • A Hydrogeological Report as per Section 10.3.3 has been prepared. Lot standards from the existing zoning by-law will be maintained.

S.	Text	Conformity
	<p>private services. Minimum lot area standards will be established in the implementing Zoning By-Law.</p> <p>i) As many healthy, mature trees as possible are encouraged to be retained and/or additional trees planted in order to provide shade for heat dissipation, urban forest cover/habitat, and improve aesthetics of the new development. These may be identified in a Forest Management Plan, Tree Preservation Plan, Shoreline Preservation Plan or similar.</p> <p>j) The development shall be adequately served by existing levels of municipal services such as fire protection, police protection, waste collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability of the County and/or local Municipality should generally not be permitted.</p> <p>k) Any proposed plan of subdivision or condominium must not land-lock any other parcel of land and should be designed to allow for the integration of future development in the area.</p> <p>l) Where the proposed development is on full services, mixed-use developments, incorporation of pedestrian walkways/linkages and bike lanes, open spaces, variations of lot sizes, unit types, and a mix of neighbourhood retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents.</p> <p>m) New internal roads shall be designed to make connections to the existing road network and avoid or limit new roads terminating at a cul-de-sac or dead end. Within identified settlement areas, sidewalks and linkages to any existing or planned trail system must be provided to the satisfaction of the Municipality.</p> <p>n) Where increased or medium densities are proposed, ...</p> <p>o) Where new plans of subdivision are located adjacent to a waterway, proponents are required ...</p> <p>p) In the Waterfront Residential designation where</p>	<ul style="list-style-type: none"> • The proposal attempts to protect as many trees as possible during the development process. Significant trees have been identified in the Environmental Impact Assessment. • The development of 25 additional lots does not represent a large strain to the existing service providers / systems / levels. • The development will not land-lock any other parcel and is designed to allow future access to the northern portion of the property. • The development is not on full services. • The internal roads of this development must end in a cul-de-sac to protect the wetland in the middle of the property. • Low density is proposed. • The development is not located on a waterway. • The development is not located on a waterway.

S.	Text	Conformity
	<p>cluster development is permitted by plan of subdivision or vacant land condominium, the following shall apply: ...</p> <p>q) Where new lots are proposed on the ...</p> <p>r) Where an application is proposed on the waterfront, it must be ...</p> <p>s) Where there are known archaeological sites or high potential for archaeological resources, the applicant will complete an Archaeological Study in accordance with the requirements of the Province and Section 3.10 of this Plan. The study must be completed by a qualified professional who is licensed to undertake such work by the Province.</p> <p>t) Where applicable, the applicant may be required to complete a Record of Site Condition in accordance with Section 3.11 of this Plan.</p> <p>u) The application shall adhere to any design guidelines approved by the local Municipality, which may be attached as an appendix to this Plan.</p> <p>v) All new lots must meet the requirements of the Minimum Distance Separation formulae as established by the Province and outlined in Section 3.8.</p> <p>w) The application must conform to Section 51(24) of the Planning Act, as amended.</p>	<ul style="list-style-type: none"> • The development is not located on a waterway. • The development is not located on a waterway. • A Stage 4 Archaeological study has been undertaken by a qualified professional and submitted to the province. • An RSC is not required. • The development will adhere to all guidelines by the municipality. • An MDS is not required within the settlement area boundary. • Conformity is demonstrated in Section 4.3 of this report.
3.10.2	1) <i>Development and site alteration</i> shall not be permitted on lands containing known archeological resources or known archaeological potential unless significant archaeological resources have been conserved.	<ul style="list-style-type: none"> • The Stage 4 Archaeology assessment determined that there are no significant archaeological resources on site.
3.10.2	2) An archaeological assessment is required where there is a known archaeological site or there is archaeological potential. ...	<ul style="list-style-type: none"> • An archeological assessment was undertaken for the development and the report has been properly registered.
3.10.2	3) <i>Development and site alteration</i> may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and	<ul style="list-style-type: none"> • No significant archaeological resources were found during the Stage 4 assessment.

S.	Text	Conformity
	documentation or preservation on site, in accordance with an Archaeological Assessment. Where significant archaeological resources must be preserved on site, only <i>development</i> and <i>site alteration</i> which maintain the heritage integrity of the site will be permitted.	
3.10.2	4) Where significant archaeological resources are discovered ...	<ul style="list-style-type: none"> No significant archaeological resources were found during the Stage 4 assessment.
3.10.2	5) An archaeological assessment by a professional licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed <i>development</i> .	<ul style="list-style-type: none"> The development does not impact a cemetery or burial site.
3.10.2	6) Indigenous communities may have an Archaeological Protocol that they may use when engaged in consultation regarding an Archaeological Assessment.	<ul style="list-style-type: none"> Noted.
5.6.2	<p><i>Additional residential units</i> can provide an effective form of intensification and increase the availability of affordable housing choices for residents. <i>Additional residential units</i> are defined as a dwelling unit which is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.</p> <p><i>Additional residential units</i> are permitted in a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling is not substantially altered.</p>	<ul style="list-style-type: none"> The development is being planned with additional residential units considered in the lotting and size of the septic systems, to enable future home-owners to offer intensification benefits to the community through additional residential units.
6.3.1	Wetlands are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes, which no longer exhibit wetland characteristics,	<ul style="list-style-type: none"> Details of wetland protection, enhancement and compensation efforts are provided in the updated EIA documentation. The updated reports and compensation efforts reflect the comments received from the first submission

S.	Text	Conformity
	<p>are not considered to be wetlands for the purpose of this Plan.</p> <p>While provincially and locally significant wetlands have gone through an evaluation process and boundaries delineated, non-evaluated wetlands may not be mapped as accurately. Where it has been determined through consultation with the local Conservation Authority or through the delineation of wetland boundaries by a qualified professional that wetlands and their associated vegetation protection zones are not present on a site, development may proceed in accordance with the policies of this Plan. Where the site remains within 120 metres of a wetland, a Natural Heritage Evaluation may still be required as outlined below.</p> <p>Outside of <i>settlement areas</i> and <i>rural settlements</i>, <i>development</i> and <i>site alteration</i> is not permitted within any wetland or within the 30 metre <i>vegetation protection zone</i> surrounding the wetland.</p> <p>Within <i>settlement areas</i> and <i>rural settlements</i> <i>development</i>, including the creation of new lots, is not permitted within any wetland or within the 15 metre <i>vegetation protection zone</i>. Where a Natural Heritage Evaluation recommends an alternative vegetation protection zone and is supported through peer review, the recommended alternative is to be implemented recognizing that this additional level of study takes into consideration the specifics of the site.</p> <p>Any <i>development</i> proposed within 120 metres of a wetland will require a Natural Heritage Evaluation (NHE) which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland.</p>	<p>peer review.</p>
10.3.1	<p>1) Applications for large-scale <i>development</i> shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-</p>	<ul style="list-style-type: none"> • A Stormwater Management (SWM) Report has been updated as per the first

S.	Text	Conformity
	<p>consultation process in accordance with Section 3.1 of this Plan. The content and scope of the SWM report shall be determined when the <i>development</i> is proposed.</p> <p>Where it has been determined that a stormwater management plan is required, such plan:</p> <ul style="list-style-type: none"> • will be informed by a subwatershed plan or equivalent, where applicable; • will incorporate an integrated treatment approach to reduce stormwater flows and reliance on stormwater ponds, including appropriate <i>low impact development</i> and <i>green infrastructure</i>; • may establish planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and • will align with any applicable stormwater master plan or equivalent for the <i>settlement area</i>. <p>The SWM Report shall be prepared by a qualified professional to the satisfaction of the local Municipalities, Conservation Authorities and other appropriate agencies and be prepared in accordance with Provincial guidelines.</p>	<p>submission peer review comments.</p>
10.3.1	2) In considering an application for <i>development</i> or <i>site alteration</i> , the local Municipality 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 and increase capacity to adapt to <i>climate change</i> .	<ul style="list-style-type: none"> • The SWM report notes additional mitigation measures options to reduce impervious areas.
10.3.1	4) Grading, maintenance activities and drainage designs that reduce ponding and direct any run-off outside of <i>vulnerable areas</i> , where possible, are encouraged.	<ul style="list-style-type: none"> • Grading shall ensure run-off to proper facilities.
10.3.1	5) All stormwater management facilities in a plan of subdivision or condominium shall be zoned to ensure that their intended use is recognized. Stormwater	<ul style="list-style-type: none"> • The Zoning By-law Amendment will seek to rezone the wetland feature, intermittent stream and SWM outlet to an OS zone.

S.	Text	Conformity
	management facilities for condominium developments and other large single uses may be privately owned and maintained.	
10.3.3	1) The requirements of the Province, the County, local Municipalities and/or other public agencies authorized to grant approvals respecting sanitary sewage disposal facilities must be met by all developments and redevelopments.	<ul style="list-style-type: none"> All requirements will be met.
10.3.3	2) In planning for sanitary sewage and water systems, a hierarchical approach to the provision of such services is supported. This approach will recognize that: <ol style="list-style-type: none"> full municipal sewer and water services are the preferred form of servicing for <i>settlement areas</i>; private communal services are the preferred means of servicing for multiunit/ lot <i>development</i> where municipal sanitary sewage and water services are not available, and where site conditions are suitable for this method of servicing over the long-term; individual services may be used where municipal and communal water and sewage systems are not available, provided the site conditions are suitable for the long-term provision of such services with no negative impacts; <i>partial services</i> shall only be permitted where: <ol style="list-style-type: none"> ... 	<ul style="list-style-type: none"> Individual services will be used for this development. The lands are suitable for the long-term provision of these services.

4.7 Trent Lakes Zoning By-law B2014-070

The Municipality of Trent Lakes Zoning By-law #B2014-070 was approved on July 15, 2014. The subject lands are zoned as Development (D) and Rural (RU) on Schedule 'A', Map 5 of the Zoning Bylaw.

The location of proposed development (Phase 1) is located entirely in the Development (D) zone, which is in the Hamlet designation of the Official Plan.

Table 6: Trent Lakes Zoning By-law B2024-070 Policy Conformity Table

S.	Text	Conformity										
4.3	<p>Accessory Residential Uses</p> <p>4.3.1 A maximum of either one (1) accessory dwelling or one (1) accessory dwelling unit shall be permitted on a lot in Zones where an accessory residential use is permitted, except as otherwise permitted in this By-law.</p> <p>4.3.2 An accessory dwelling unit shall be permitted in a non-residential building other than in a motor vehicle facility or any other non-residential building where the sale, handling or storage of gasoline or other fuels or similar flammable substances is undertaken.</p> <p>4.3.3 Where an accessory dwelling unit is a permitted use in any Zone, the following minimum floor areas shall be provided:</p> <table><tr><td>(a) Bachelor Dwelling Unit</td><td>37 m² (400.0 ft²)</td></tr><tr><td>(b) 1 Bedroom Dwelling Unit</td><td>65 m² (700.0 ft²)</td></tr><tr><td>(c) 2 Bedroom Dwelling Unit</td><td>65 m² (700.0 ft²)</td></tr><tr><td>(d) 3 Bedroom Dwelling Unit</td><td>83 m² (893.4 ft²)</td></tr><tr><td>(e) 3+ Bedroom Dwelling Unit</td><td>83 m²(893.4 ft²) plus an additional 9 m² (96.9 ft²) for each bedroom in excess of 3.</td></tr></table>	(a) Bachelor Dwelling Unit	37 m ² (400.0 ft ²)	(b) 1 Bedroom Dwelling Unit	65 m ² (700.0 ft ²)	(c) 2 Bedroom Dwelling Unit	65 m ² (700.0 ft ²)	(d) 3 Bedroom Dwelling Unit	83 m ² (893.4 ft ²)	(e) 3+ Bedroom Dwelling Unit	83 m ² (893.4 ft ²) plus an additional 9 m ² (96.9 ft ²) for each bedroom in excess of 3.	<ul style="list-style-type: none">• The lots are adequately sized to accommodate accessory uses.• It is anticipated that the minimum floor areas of accessory dwellings will be removed from the zoning by-law as per Bill 23 – More Homes Built Faster Act, 2022.
(a) Bachelor Dwelling Unit	37 m ² (400.0 ft ²)											
(b) 1 Bedroom Dwelling Unit	65 m ² (700.0 ft ²)											
(c) 2 Bedroom Dwelling Unit	65 m ² (700.0 ft ²)											
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(e) 3+ Bedroom Dwelling Unit	83 m ² (893.4 ft ²) plus an additional 9 m ² (96.9 ft ²) for each bedroom in excess of 3.											
4.30.7	<p>New development within 30 metres (98.4 feet) of the boundary of a wetland either within the Environmental Protection (EP) Zone or in any other zone category shall only be permitted with the approval of Council, or the local Conservation Authority, where applicable. An approved Environmental Impact Study (EIS) may require a greater setback.</p>	<ul style="list-style-type: none">• The appropriate wetland setbacks have been provided in the Draft Plan.										

S.	Text	Conformity																																	
20.1	Permitted uses in the Development (D) zone: <ul style="list-style-type: none"> • an existing single detached dwelling • an existing farm or agricultural use • existing uses in addition to or other than those listed above 	<ul style="list-style-type: none"> • A Zoning By-law Amendment to rezone to the Hamlet Residential zone is required. 																																	
S7	Permitted uses of the Hamlet Residential (HR) zone are: <ul style="list-style-type: none"> • a single detached dwelling • a semi-detached dwelling • a duplex dwelling • a converted dwelling with a maximum of two dwelling units • a bed a breakfast establishment • a home occupation • a public park 	<ul style="list-style-type: none"> • The development is a permitted use in the HR zone. 																																	
	<table border="1"> <thead> <tr> <th>Zone Provisions (Single Detached)</th><th>Required</th><th>Actual</th></tr> </thead> <tbody> <tr> <td>Min Lot Area</td><td>0.4 ha (1 ac)</td><td>1.1 ac and larger</td></tr> <tr> <td>Min Lot Frontage</td><td>45.5 (150 ft)</td><td>>57 m</td></tr> <tr> <td>Min Front Yard Depth</td><td>12m</td><td>Built to comply</td></tr> <tr> <td>Min Ext Side Yard</td><td>6.09 m</td><td>Built to comply</td></tr> <tr> <td>Min Int Side Yard</td><td>4.5m</td><td>Built to comply</td></tr> <tr> <td>Min Rear Yard</td><td>4.5m</td><td>Built to comply</td></tr> <tr> <td>Min Dwelling Floor Area</td><td>83.5 m²</td><td>Built to comply</td></tr> <tr> <td>Max Building Height</td><td>11 m</td><td>Built to comply</td></tr> <tr> <td>Max Lot Coverage (all buildings)</td><td>20%</td><td>Built to comply</td></tr> <tr> <td>Max Number of Dwellings/Lot</td><td>1</td><td>1</td></tr> </tbody> </table>	Zone Provisions (Single Detached)	Required	Actual	Min Lot Area	0.4 ha (1 ac)	1.1 ac and larger	Min Lot Frontage	45.5 (150 ft)	>57 m	Min Front Yard Depth	12m	Built to comply	Min Ext Side Yard	6.09 m	Built to comply	Min Int Side Yard	4.5m	Built to comply	Min Rear Yard	4.5m	Built to comply	Min Dwelling Floor Area	83.5 m ²	Built to comply	Max Building Height	11 m	Built to comply	Max Lot Coverage (all buildings)	20%	Built to comply	Max Number of Dwellings/Lot	1	1	<ul style="list-style-type: none"> • The zoning by-law amendment is required and exception zones will be identified at the rezoning stage of approval.
Zone Provisions (Single Detached)	Required	Actual																																	
Min Lot Area	0.4 ha (1 ac)	1.1 ac and larger																																	
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Max Number of Dwellings/Lot	1	1																																	

A Zoning By-law Amendment from the Development “D” zone to the Hamlet Residential (HR) zone is required. Once rezoned, the proposal meets the provisions of the zoning by-law.

4.8 Minimum Distance Separation Requirements

The Minimum Distance Separation (MDS) Document produced by OMAFRA, Section 36 outlines policies for non-application of MDS within Settlement Areas:

MDS 1 setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

As the lands are located within an approved settlement area, MDS does not apply.

5 Summary of Supporting Documentation

Please note that the summaries provided reflect the conclusions of the updated 2024 reports that have been revised to address the Peer Review comments received in April 2023.

5.1 Servicing Report

The conclusions of the required servicing report are as follows:

- Municipal services are not an option for water supply and sanitary sewage collection and treatment for the estate lot development.
- On-site individual potable water wells and septic systems are recommended to service each site. The systems would be privately owned.
- Waste collection would be by the individual lot owner with disposal at one of the four (4) waste disposal transfer stations owned and operated by the Municipality of Trent Lakes.
- Utilities would be provided by Hydro One (electrical), Bell (communications), with propane provided privately by one of the several propane suppliers in the area.

5.2 Hydrogeological Study

An updated hydrogeological study was undertaken to recognize a revised concept plan and to address comments made from the previous peer review. The assessment concluded that based on the soil and groundwater conditions of the site investigations, the proposed site is suitable for development on private services. The following summarizes the results of that study:

- Setback distances or buffer zones as prescribed by KRCA should be followed to protect natural features.
- Groundwater flow determined to move east-northeast to discharge into Pigeon Lake.
- As construction of structures is likely to occur in a dry season, and footings are to be placed above the water table, especially in easter portions of the Site, significant groundwater seepage is not anticipated within the excavation depths for the structures.
- Dewatering estimates were not provided. When site plan drawings are made available, dewatering estimates for linear infrastructure should be revisited.
- An infiltration deficit is indicated. To compensate, roof downspout disconnection discharge to the sloped areas away from the building footprint should be implemented.

- Additional LID measures (ex. Soak away pits, infiltration trenches, and grassed swales) should be explored to offset the remainder of the infiltration deficit.
- LIDS should not be incorporated in the southwestern portion of the site as LID features require at least one metre vertical separation with groundwater.
- In-situ infiltration testing is proposed as a supplementary investigation to determine infiltration rates.
- The proposed development is expected to maintain acceptable nitrate concentrations at property boundaries.

In summary, the aquifer underlying the site and the terrain are suitable for development on private services. The report provides recommended conditions for the subdivision agreement.

5.3 Storm Water Management Plan

The required Stormwater Management (SWM) Plan report was updated by DG Biddle and Associates in 2023/2024 with the following conclusions:

- Sanitary servicing for each dwelling will be provided through individual septic systems on each lot. Detailed sizing of the individual septic systems will occur during the building permit process;
- On-site firefighting water supply will be provided through the implementation of a dry hydrant system and on-site underground water supply tank;
- Domestic water supply for each dwelling will be supplied by individual water wells located on each lot installed by a well driller who has been licensed by the Ministry of Environment and Climate Change;
- LID techniques in the form of infiltration galleries will be implemented to facilitate offsetting the increase in stormwater runoff. Open ditches in conjunction with orifice control devices will be used to attenuate the remaining flows to pre-development levels;
- Stormwater quality controls are implemented through the use of open ditches and infiltration galleries located in the low points/outlets; and
- Temporary sediment controls during construction can be managed by the use of perimeter enviro fence, construction vehicle access route, rip rap check dams and good engineering practices.

5.4 Environmental Impact Study (EIS)

The Environmental Impact Study was re-done in 2023 with additional compensation work continuing into 2024. The work was completed for Phase 1 and Phase 2 to account for the large wetland feature that transects both phases and to allow the most comprehensive study of the ecological features and functions possible. The summarized recommendations from the study are:

1. All required approvals and permits should be obtained prior to the commencement of any Site alteration / construction activities.

2. All development setbacks identified herein should be included on all future Site Plans.
3. Vegetation removal or alteration should take place outside the breeding bird season (April 1 to August 31) and the active roosting period for bats (April 1 to September 30). As such, clearing should take place between October 1st and March 31st of any calendar year. Should any clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed within 48 hours prior to clearing activities. If nests are found, work within the area must cease until the nest has fledged, as per the federal Migratory Birds Convention Act. Should any clearing be required during the active roosting period for bats, please contact the Ministry of Environment, Conservation and Parks for further direction (e.g., acoustic monitoring, exit surveys) to ensure conformity with the Endangered Species Act.
4. One feature (Pond 5) was considered SWH under Section 1.1 of the SWH Schedule policy Seasonal Concentration Areas of Animals: Turtle Wintering Areas. Enhancements to turtle basking habitat is recommended to mitigate impacts on the landscape. Details are provided in Section 5.2.
5. The presence of nesting habitat for Eastern Meadowlark, a provincially Threatened species, was identified on the Site. Given the area of potential habitat proposed to be impacted, the works would qualify for an exemption under O. Reg 830/21 of the ESA. However, prior to removal of the habitat, the steps outlined in 5.4.1 must be implemented to avoid contravention of the Act, or as required through consultation with MECP. Based on correspondence provided by MECP, a Registration of Activities can be completed for the Phase 1 lands as per Section 13 of O. Reg. 830/21. However, additional consultation and completion of associated approval mechanisms will be required for the Phase 2 lands. It is recommended that registration of the activities and subsequent compliance with ESA is required as a condition of Draft Plan approval.
6. An early season amphibian survey is recommended at ACS5 and ASC6, within the Phase 2 lands, to confirm amphibian call levels and subsequent categorization of Wetland 2 as candidate or confirmed SWH for amphibian breeding. Further discussion is provided in Section 5.2.
7. The Stormwater Management Plan prepared for the Site should specifically address potential stormwater-related impacts to water quality and quantity of the surrounding features, erosion potential, and a feature-based water balance study (if required).
8. An Erosion and Sediment Control (ESC) Plan that includes perimeter light duty sediment fencing should be implemented along the watercourse side of the construction area prior to the commencement of any Site alteration.
 - Fencing should be properly keyed into the ground and securely fastened to vertical supports spaced ≤ 2 m apart.
 - All sediment fencing should be regularly maintained and kept in good working condition, until the area has been stabilized and/or successfully revegetated.

- All ESC fencing should be removed following construction once exposed soils have been revegetated.
9. Machinery or construction materials should be stored within the construction area throughout the construction period.
 10. Any subsequently identified SAR discovered on the property must be left undisturbed as required by the Endangered Species Act, 2007. If any SAR individuals are encountered, they should be photographed and allowed time to move out of harms way. All SAR observations should be reported to the MNRF Natural Heritage Information Centre.

Potential negative impacts associated with the proposed development and site alteration can be appropriately minimized, provided that the recommendations outlined in Section 7.0 are followed. The information presented herein demonstrates that the proposed development can be carried out in a way that will not adversely impact natural heritage and hydrologic features and function identified on or adjacent to the subject Site. Furthermore, the proposed development complies with applicable provincial policy.

5.5 Archaeological Assessment

A Stage 1 background study of the property was previously conducted by Archaeological Services Inc. (ASI), to provide information about the property's geography, history, previous archaeological fieldwork, and current land condition, in order to evaluate and document in detail the property's archaeological potential and to recommend appropriate strategies for Stage 2 assessment.

A Stage 2 property assessment was also conducted by ASI to document all archaeological resources on the property, to determine whether the property contains archaeological resources requiring further assessment, and to recommend next steps. The Stage 2 test pitting and test unit survey resulted in the identification of one pre-contact site (BdGp-29) and recommended that the site was one of significant cultural heritage value or interest and recommended that it be subject to a Stage 3 site-specific archaeological assessment.

The Stage 3 site-specific assessment of the BdGp-29 Site, also performed by ASI, determined early on during test unit excavation that the site had significant cultural heritage value and interest and would require Stage 4 mitigation of development impacts. Therefore, the Stage 3 test unit strategy involved the excavation of six test units excavated at ten-metre intervals across the site area, and an additional five test units (greater than 40% of the total grid) were excavated in areas of interest within the site. Artifacts recovered from the test units included lithic (n = 8), ceramic (n = 1) and faunal (n = 1) materials. In addition, a single potential cultural feature was also recorded. It was determined that BdGp-29 represents a small Woodland period site.

The Stage 4 mitigation of the BdGp-29 Site was conducted by hand excavation of block excavations as per the recommendations of the Stage 3 site-specific assessment. The Stage 4 excavations resulted in the recovery of 177 artifacts from 54 excavation units. No cultural features were identified. The

recovered artifact assemblage includes Euro-Canadian ceramic, glass, faunal bone, metal artifacts as well as Indigenous pottery, lithic artifacts and calcined animal bone. The analysis of the post contact Euro-Canadian artifacts indicates that these do not represent materials from a post-contact site but rather recent inclusions within the site. The analysis of the Indigenous artifacts indicates that Site BdGp-29 represents a short term or single use small Woodland campsite.

The BdGp-29 Site has been fully excavated and documented. The report recommends that the site has no further cultural heritage value or interest and no further archaeological assessment of the property is required.

5.6 Traffic Impact Assessment

Based on our observations; applicable standards; a lack of previous safety concerns; and our understanding that the proposed development will not significantly affect existing traffic activity along Moon Line Road North and County Road 49 (as it relates to level of service and other traffic study measurables), we believe the proposed entrances/ access roads will be acceptable for the development.

5.7 Geotechnical Report

The report details a number of recommendations based on the geotechnical Design Considerations:

- Site Preparation
- Frost Penetration
- Excavations
- Dewatering
- Backfill and Compaction
- Foundation Design
- Floor Slabs
- Subdrainage
- Lateral Earth Pressures
- Roadway Design Recommendations
- Seismic Site Classification
- Design Review and Inspections

5.8 Karst Study

The Karst study found no evidence of Karst development on the property, either from published information sources or from the visit to the site and surrounding area. The report concludes that there is a low risk that karst features might pose a hazard or constraint to the planned development on this property. A study for Phase 2 is being undertaken and will be submitted upon completion.

6 Conclusion

Following the complete review of the required studies and information, as well as the policy conformity surrounding this development, it is our opinion that the application for Plan of Subdivision meets the provincial and local policy and information requirements for approval.

The studies indicate that the lands are suitable for residential development with appropriate mitigation measures. The lands offer much-needed housing opportunities and will not strain local resources. As

the lands abut an existing subdivision and have good access from two established roadways, the proposed plan of subdivision represents good planning in conformity with provincial and local policy.

Respectfully submitted,

PLANSCAPE INC.

A handwritten signature in black ink, reading "Vandenakker". The signature is stylized with a large, looped initial "V" and a cursive script for the rest of the name.

Debbie Vandenakker, RPP, MCIP, PMP
Senior Planner