



Planning Justification Report

Part of Lot 18, Concession 19 Harvey Ward
Municipality of Trent Lakes, County of Peterborough

Prepared For TD Consulting Inc.
March 8, 2024



This Planning Justification Report has been prepared in support of a Plan of Subdivision, Plan of Condominium applications and a Zoning By-law Amendment application affecting the subject lands, known legally as:


Part of Lot 18, Concession 19, Harvey Ward, Municipality of Trent Lakes, County of Peterborough

EcoVue Project No: 23-2575



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An aerial photograph of a residential area featuring a winding river. A dam is visible in the lower-left quadrant, and a bridge spans the river in the upper-right. The surrounding area is densely populated with houses and trees. The text '1.0 Background' is overlaid in white on the center of the image.

1.0 Background

The following Planning Justification Report (PJR) is being submitted in support of a Plan of Subdivision and Condominium application and Zoning By-law Amendment under the *Planning Act*, affecting lands located at Part of Lot 18, Concession 19, Harvey Ward, Municipality of Trent Lakes (**Figure 1 – Site Location**). The property owner is looking to subdivide the property to create 14 new residential lots and to develop a small storage facility.

An application for a Plan of Subdivision, Plan of Condominium and a Zoning By-law Amendment are required to permit the proposed plan of subdivision. This report will provide details of the site characteristics, a summary of the proposed development, and an explanation of how the applications are consistent with, and conform to the applicable Provincial and local land use planning documents.

1.1 Description of Subject Property and Surrounding Lands

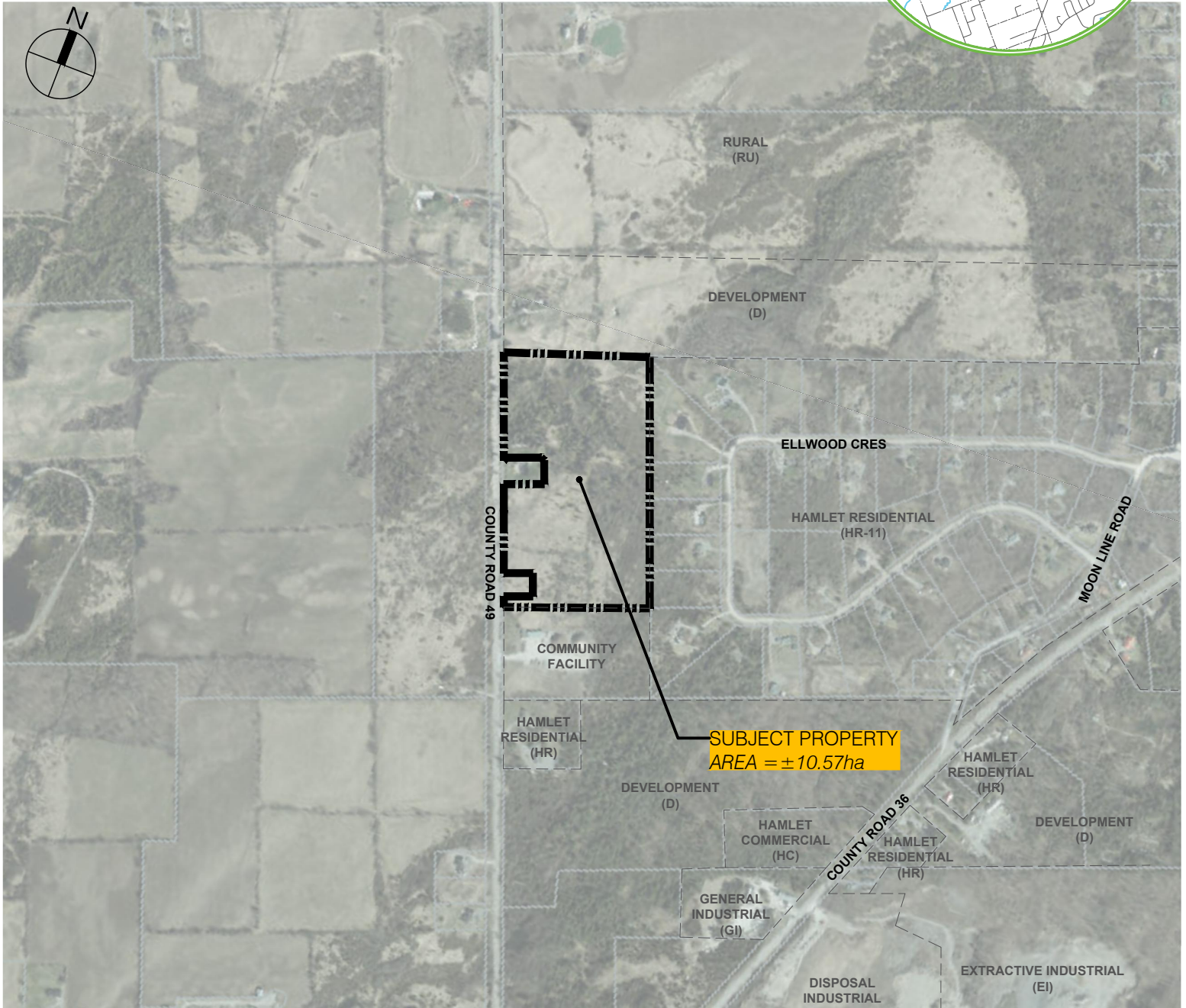
The subject property is located in Part of Lot 18, Concession 19 Harvey Ward, Municipality of Trent Lakes County of Peterborough. The property is located on the east side of County Rd 49, adjacent to the municipal Works Yard. The property has approximately 442 metres of frontage on County Road 49 and is approximately 11 hectares in area. The property is surrounded by a variety of land use types. Specifically, the property is bound by:

- Future development and rural lands to the north;
- The municipal Works yard to the south;
- Residential development to the east; and,
- Rural lands in the City of Kawartha Lakes to the west.

The property is currently vacant with dense tree cover. According to the available mapping, a small portion of the northeastern corner of the property contains a woodland feature.

The subject property is currently zoned Development (D) in the Trent Lakes Zoning By-law (Schedule A, Map 5) and is designated Settlement Area in the County Official Plan and Hamlet in the Trent Lakes Official Plan.

Figure 1 - Site Location



County Rd 49 Subdivision
 TD Consulting Inc
 Part of Lot 18, Concession 19
 Part of Lot 18
 Concession 19
 Geog. Twp. of Harvey
 Municipality of Trent Lakes
 County of Peterborough

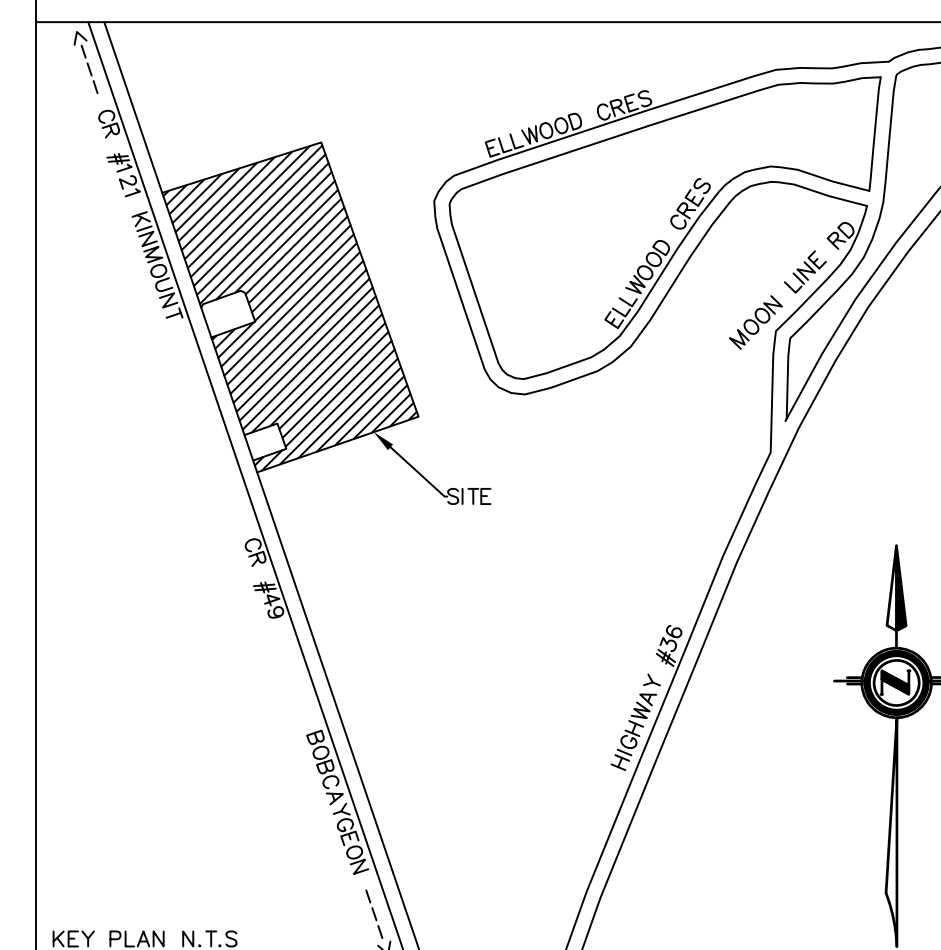
Project Number: 23-2575
 Horiz. Scale: 1:10,000
 Date: November 28, 2023



COUNTY OF PETERBOROUGH
DRAFT PLAN OF CONDOMINIUM

16T-
COUNTY ROAD 49

PART OF LOT 18 CONCESSION 19
GEOGRAPHIC TOWNSHIP OF HARVEY CITY OF
MUNICIPALITY OF TRENT LAKES



KEY PLAN N.T.S.

BOUNDARY INFORMATION FROM IBW SURVEYORS, DATED AUGUST 11, 2021
TOPOGRAPHIC INFORMATION FROM IBW SURVEYORS, DATED AUGUST 30, 2023

INFORMATION REQUIRED

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- (a) - AS SHOWN ON DRAFT PLAN
- (b) - AS SHOWN ON DRAFT PLAN AND KEY PLAN
- (c) - AS SHOWN ON DRAFT PLAN AND KEY PLAN
- (d) - PROPOSED LOT USAGE: DETACHED RESIDENTIAL
- (e) - ADJACENT LOT USAGE: RESIDENTIAL, INSTITUTIONAL, AGRICULTURAL
- (f) - LOT DIMENSIONS AND AREAS ON DRAFT PLAN ARE APPROXIMATE
- (g) - AS SHOWN ON DRAFT PLAN
- (h) - WATER SUPPLY: INDIVIDUAL PRIVATE WELLS
- (i) - SOIL TYPE: SILT AND SAND; SILT AND CLAY; CLAY SILT
- (j) - CONTOURS AS SHOWN ON DRAFT PLAN AT 1.0m INTERVALS
- (k) - EMS, SOLID WASTE AND RECYCLING SERVICES
- (l) - AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY BY:

SIGNED

IBW SURVEYORS

DATE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE TO CONSULTING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE COUNTY OF PETERBOROUGH

SIGNED

SHANE OUBELL, ELMDALE DEVELOPMENTS LTD.

DATE

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE	AREA (ac)	# OF UNITS
UNITS 1-13	RESIDENTIAL UNITS	19.48ac	13
BLOCK 14	STORM WATER MANAGEMENT	1.33ac	
BLOCKS 15 - 17	0.3m RESERVE	0.022ac	
BLOCK 18	AMENITY SPACE	0.66ac	
STREET "A"	7.0m CONDOMINIUM ROAD	0.247ac	
STREET "B"	7.0m CONDOMINIUM ROAD	0.831ac	
TOTAL		22.57ac	

REVISIONS

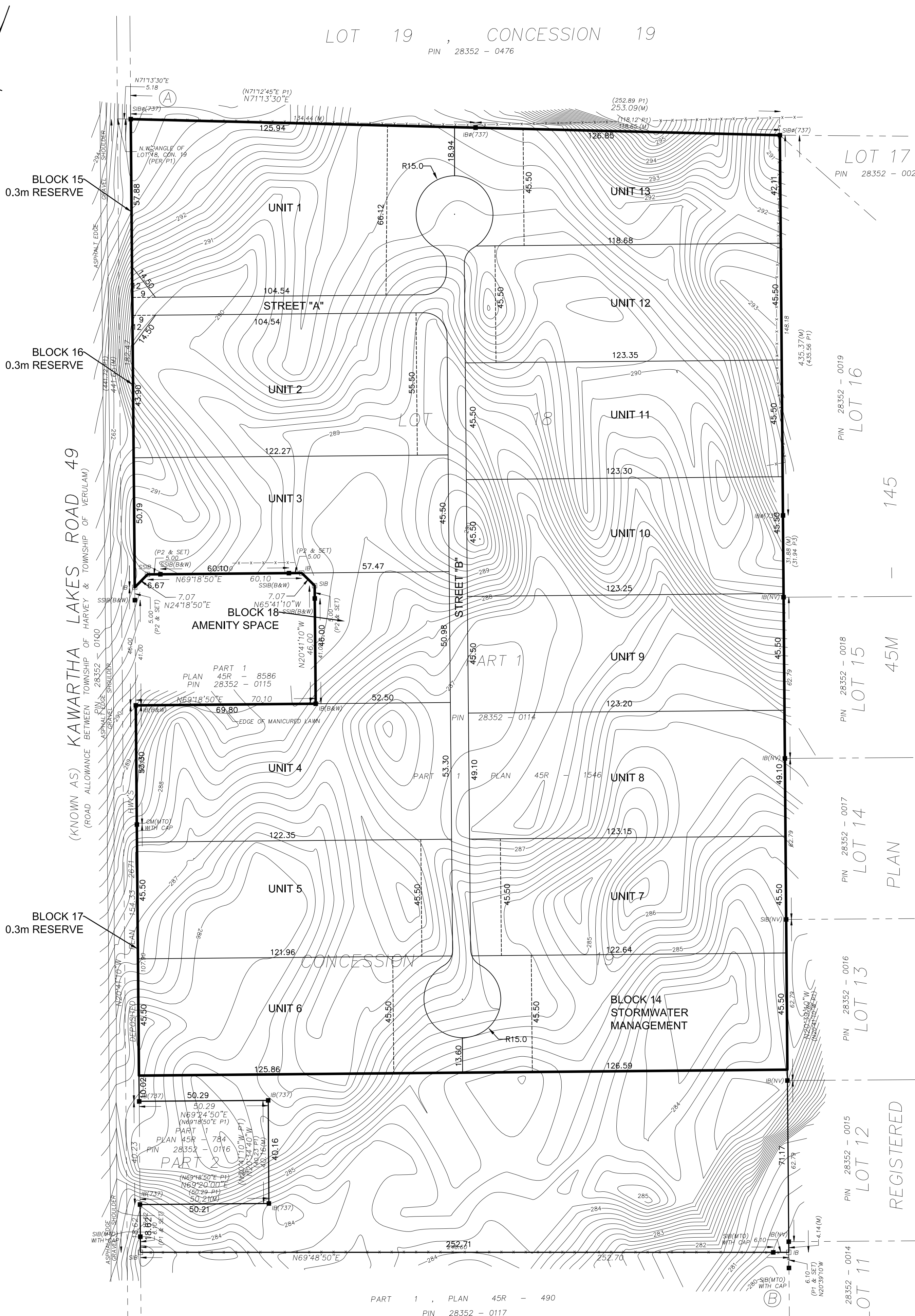
Nº	DATE	DESCRIPTION	BY

PROJECT TITLE:
00 COUNTY ROAD 49, TRENT LAKES
COUNTY OF PETERBOROUGH
ROLL# 154201000410603

DRAWING TITLE:
DRAFT PLAN OF CONDOMINIUM

TD Consulting INC.
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Lindsay, Ontario
K9V 4Z6
Phone: (647)-535-9461
e-mail: info@td-consulting.ca

DRAWN BY: KM	PROJECT Nº:
DESIGNED BY: TD	021-471
APPROVED BY: TD	DRAWING Nº:
DATE: JAN 2024	DP-1
SCALE: 1:1000	



LOT 19, CONCESSION 19
PIN 28352 - 0476

LOT 17
PIN 28352 - 0020

LOT 16
PIN 28352 - 0019

LOT 15
PIN 28352 - 0018

LOT 14
PIN 28352 - 0017

LOT 13
PIN 28352 - 0016

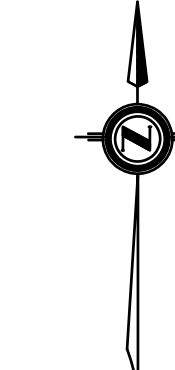
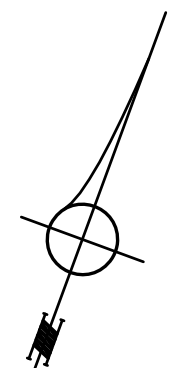
LOT 12
PIN 28352 - 0015

LOT 11
PIN 28352 - 0014

PART 1, PLAN 45R - 490
PIN 28352 - 0117

145
-
45M
PLAN

REGISTERED



BLOCK 15
0.3m RESERVE

BLOCK 16
0.3m RESERVE

BLOCK 17
0.3m RESERVE

(KNOWN AS) KAWARTHA LAKES ROAD 49
(ROAD ALLOWANCE BETWEEN TOWNSHIP OF HARVEY & TOWNSHIP OF GERRARD)

PART 1
PLAN 45R - 8596
PIN 28352 - 0115

PART 2
PLAN 45R - 0116
PIN 28352 - 0116

1.2 Description of Proposed Development

The applicant is proposing to develop a 13-lot plan of subdivision, with a block for stormwater management and a block for amenity/parkland space. The residential lots range in size from 1.25 acres to 1.97 acres and all lots have a minimum frontage on 45.5 metres on an internal condominium road. Each lot will accommodate a single detached dwelling, a well and a septic. The southern portion of the subject property will remain vacant for future commercial uses. The internal road, stormwater block and parkland block will be privately owned within a common elements condominium. Each proposed lot within the subdivision will be tied to the common elements.

There is an existing residential lot along County Road 49 that has been previously severed from the subject lands. The proposed amenity space block will be located at the rear of this lot.

The proposed development can be seen in **Figure 2 – Site Plan**.

1.3 Pre-Consultation

A pre-consultation meeting was held April 20th, 2023 and was attended by the owner's project manager. In addition to the Planning Justification Report, the following materials are being submitted in support of the applications:

- Stormwater Management Report;
- Site Plan;
- a Traffic Brief;
- an Environmental Impact Study;
- Geotechnical and Hydrogeological Investigation; and,
- an Archaeological Assessment

This report references the above reports throughout and relies on their conclusions related to various policy requirements.

2.0 Policy Review



Land use policies and regulations at the provincial level that affect the subject lands include the *Planning Act* and the associated 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Golden Horseshoe. At the municipal level, the County of Peterborough Official Plan (CPOP), the Municipality of Trent Lakes Official Plan (TLOP) and the Municipality of Trent Lakes Zoning By-law (TLZB) are applicable. In this section of the Report, the applications are reviewed in the context of the policies and provisions contained within these documents.

2.1 The Planning Act

Section 51(24) of the *Planning Act, R.S.O., C.P.13*, indicates that “*in considering a draft plan of subdivision, consideration should be had, among other matters, to the health, safety, convenience and accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality*” in which the subdivision is located. In addition to these matters, the following specific items should also be considered (excerpts Section 51(24) in *italics* (non-applicable sections have been omitted)):

- a) *The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2:*

Section 2 of the *Planning Act* provides a list of “*matters of provincial interest*” that an approval authority shall have regard to when carrying out responsibilities under the *Act*. The matters are discussed in the table below:

Table 1 – Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study (EIS) has been submitted to support the development. The proposed development can occur provided the proposed mitigation measures in the EIS are implemented. It is proposed that these mitigations measures can be included as conditions of draft plan approval.
(b) the protection of the agricultural resources of the Province;	The proposed subdivision will be located in a settlement area and is not in close proximity to agricultural uses.
(c) the conservation and management of natural resources and the mineral resource base;	The subject lands do not contain natural or mineral resources.
(d) the conservation of features of significant architectural, cultural,	The subject property was identified as a potential archaeological site. As such, a Stage 1-2 Archaeological

historical, archaeological or scientific interest;	Assessment was completed, which determined that there are no cultural heritage resources located on the subject lands. There are also no areas of scientific interest located on the subject lands.
(e) the supply, efficient use and conservation of energy and water;	Future development on the severed lots will be subject to building code requirements with progressive efficiency requirements.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The subject lands have access to publicly maintained roads, and will be serviced via private individual well and septic.
(g) the minimization of waste;	N/A
(h) the orderly development of safe and healthy communities;	The proposed plan of subdivision represents orderly development within the community and will provide additional housing within the Municipality's housing stock. The subdivision is taking place within a settlement area on a property that has sufficient space to accommodate the lots. It will conform to the neighbourhood character of the surrounding community. Furthermore, the lands do not contain any human-made or natural hazards and can safely accommodate the proposed development.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the subdivision require compliance with building code which includes accessibility requirements.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The proposed development is located within the Built Boundary of the Bobcaygeon settlement area which consists of a variety of educational, health, social, cultural and recreational facilities as well a public school, a public library, several restaurants.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed development will provide additional building lots for residential dwellings within the community. No affordable housing is proposed.
(k) the adequate provision of employment opportunities;	N/A
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A

(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	There are no natural or human-made hazards on the subject lands. Access to the subject lands is available via a municipally maintained road. Furthermore, building code requirements regarding fire protection and any other health and safety matters will be met during construction.
(p) the appropriate location of growth and development;	The proposed lots are located within a settlement area, where a majority of growth within the Municipality is expected to occur. The lots will be serviced with private individual sewage and water. As such, the property is an appropriate location for growth and development.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	Opportunities for internal pedestrian connections have been provided on the Draft Plan.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	As noted, the proposed lots are in keeping with the overall character of the surrounding area, which is primarily comprised of single detached dwellings.
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	Future development will be subject to energy efficiency requirements under the Building Code which ensure minimal impacts to climate change emissions.

Further matters of provincial interest are also addressed in Section 2.2 of this report, with respect to the applicable policies of the Provincial Policy Statement.

b) Whether the proposed subdivision is premature or in the public interest.

The proposed development is not considered to be premature as it will not require the unplanned or premature extension of public services and will not create land uses that are inappropriate for the subject property or the surrounding area. Matters of public planning policy, which related directly to the public interest, are addressed further in this planning report.

- c) *Whether the plan conforms to the official plan and adjacent plans of subdivisions, if any.*

The proposed plan of subdivision conforms to applicable policies of both local official plans. Furthermore, it is keeping in character with the surrounding residential subdivision and provides for future connections for further development.

- d) *The suitability of land for the purposes for which it is to be subdivided*

This report, along with the submitted technical studies, addresses a number of issues related to land use suitability. As demonstrated throughout these reports, the subject lands are suitable for the proposal plan of subdivision.

- e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- f) *The dimensions and shapes of the proposed lots;*
- g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;*

All dimensions, locations and grades of the proposed lots are shown on the **Draft Concept Plan (Figure 2)**. The proposed development will not be impacted by existing land uses or development on adjacent lands.

- h) *Conservation of natural resources and flood control;*

The proposed plan of subdivision will not adversely impact any natural resources. There are no flood hazards located on the subject lands,

- i) *The adequacy of utilities and municipal services*

It is anticipated that the development will be sustained by existing municipal service levels, including hydro, telephone, and school bus services.

- k) *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.*

Block 18 as shown on the Draft Plan will be used for amenity space for the owners of the new residential lots. However, this block will be privately owned and maintained. Therefore, it is anticipated that the applicant will provide cash-in-lieu of parkland through the clearance of draft plan conditions.

Based on the foregoing, it is our opinion that the proposed plan of subdivision meets all requirements of Section 51(24) of the *Planning Act*.

2.2 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020 and provides policy direction on matters of provincial interest as they are related to land use planning. All planning applications that are made after that date are subject to the provisions of the PPS. The PPS is issued by the Province under Section 3 of the *Planning Act* and it is required that all decisions affecting planning matters “*shall be consistent with*” policy statements issued under the *Act*. Consideration has been given to the relevant provisions of the PPS with respect to the subject planning application.

2.2.1 BUILDING STRONG AND HEALTHY COMMUNITIES

Section 1.0 of the PPS contains policies designed to build strong and healthy communities in the Province of Ontario. According to Section 1.1.1 of the PPS, “[*h*]ealthy, liveable and safe communities are sustained by:

- a) *Promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term; and*
- b) *Accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons)...*”

The proposed development is located within a settlement area on an under-utilized parcel of land adjacent to existing compatible development. The proposed subdivision, which includes the development of 13 new residential units, will aid the Municipality and province meeting housing targets.

2.2.2 SETTLEMENT AREAS

Section 1.1.3 of the PPS speaks to development within Settlement Areas. Section 1.1.3.1 states that “[s]ettlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted”. The proposed subdivision will result in 13 new residential units within the settlement area of Bobcaygeon, creating additional housing resources. Therefore, the development is consistent with Section 1.1.3.1 of the PPS.

Section 1.1.3.2 states that “[l]and use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit supportive, where transit is planned, exists or may be developed; and (g) are freight supportive.”*

The proposed development efficiently utilizes the subject property. Since municipal servicing is not available within this portion of the settlement area, each lot will be serviced with an individual septic and well. The proposed lot layout allows for the greatest number of units possible on private servicing. Furthermore, the proposed development will not require an uneconomical expansion of infrastructure.

2.2.3 HOUSING

Section 1.4 of the PPS describes policies related to housing. According to Section 1.4.1, planning authorities (in this case, the County of Peterborough and Municipality of Trent Lakes) are required to “maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment”. Furthermore, Section 1.4.3 states that planning authorities are required to provide an appropriate range and mix of housing types and densities by “permitting and facilitating forms of housing required to meet the social, health and well-being requirements of current and future residents”.

The approval of the proposed subdivision application will contribute to the Municipality reaching the above objectives required by the PPS. The proposed development will provide in-demand housing within a designated settlement area.

2.2.4 SEWAGE, WATER AND STORMWATER POLICIES

Policies related to Sewage, Water and Stormwater are found in Section 1.6.6 of the PPS. Section 1.6.6.4 states that:

“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. “

As previously noted, municipal servicing does not exist for the subject lands. As noted above, on-site private servicing within settlement areas is only permitted when the development constitutes infilling or “minor rounding out”. In our opinion, the proposed development represents minor rounding out of the progression of existing development within the northeast portion of Bobcaygeon. The development is located between an existing subdivision, County Road 49, and the northern boundary of the settlement.

Furthermore, Section 1.6.6.7 of the PPS states that *“Planning for stormwater management shall:*

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- c) mitigate risks to human health, safety, property and the environment;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”*

As discussed in the Stormwater Management Report included with the condominium submission, stormwater will be attenuated on site through grassed roadside ditches, a grass

retention area, vegetated filter strip and an infiltration bed, all of which are considered best management practices. Stormwater quality and quantity can be accommodated entirely on-site, with no increased impacts to human health, safety, property, and the environment.

Therefore, it is our opinion that the proposed development is consistent with Section 1.6.6 of the PPS.

2.2.5 NATURAL HERITAGE

Section 2.1 of the PPS states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant natural features and significant habitat of endangered and threatened species. Section 2.1.6 of the PPS states that development or site alteration is not permitted within or adjacent to significant woodlands, significant wetlands and fish habitat, unless it can be demonstrated that there will be no negative impacts to the features or their ecological functions. Furthermore, development within fish habitat or habitat of endangered or threatened species shall not be permitted except in accordance with provincial and federal requirements.

The property contains a portion of a local woodland feature, wetlands, and potential significant wildlife habitat. As discussed in the attached Environmental Impact Study (EIS), although the proposed development would result in the loss of the wetland features, the removal of a portion of the features does not represent a meaningful impact to the local natural heritage system.

Further, the woodland feature located on site is not regarded as significant. However, development and construction mitigation measures have been proposed to protect the loss of vegetation and mitigate any impacts to the natural cover on the site.

As such, it is our opinion that the proposal is consistent with the policies of Section 2.1 of the PPS.

2.2.6 CULTURAL HERITAGE AND ARCHAEOLOGY

Section 2.6.2 of the PPS states that “[d]evelopment and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.” A Stage 1-2 Archaeological assessment was completed on the subject lands. The assessment concluded through Stage 2 field work that the site does not contain any archaeological resources or potential for archaeological resources. Therefore, the proposed development is consistent with Section 2.6 of the PPS.

2.2.7 NATURAL HAZARDS AND HUMAN MADE HAZARDS

Section 3.1 and 3.2 of the PPS address developments that occur within natural and human-made hazards. The subject property does not contain any natural hazards (such as steep slopes or floodplains) or human-made hazards. Therefore, the proposed development is consistent with Sections 3.1 and 3.2 of the PPS.

2.3 A Place to Grow: Growth Plan of the Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Growth Plan prevails where there is a conflict with the PPS. The subject lands are located within the Greater Golden Horseshoe. Therefore, any planning application on the subject property must conform to its policies.

2.3.1 POLICIES FOR WHERE AND HOW TO GROW – MANAGING GROWTH

As mentioned, the subject lands are located within a settlement area. Section 2.2.1.2 a) of the Growth Plan states that “*the vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems and can support the achievement of complete communities*”. The subject property is within the located within the delineated settlement area boundary of Bobcaygeon. The subject lands are located a short distance from a number of services for residents, including employment and retail opportunities, education facilities and community centres.

2.3.2 NATURAL HERITAGE SYSTEM

Section 4.2.2 of the Growth Plan sets out policies for protecting natural heritage features and biodiversity throughout the Growth Plan area. “*The natural heritage system for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*” Since the subject property is located within the Bobcaygeon settlement boundary, the policies relating to Natural Heritage System do not apply.

2.4 Local Planning Documents

In addition to demonstrating consistency with Provincial planning policies, it is necessary that the proposal conforms to the policies and provisions of the municipal planning documents. The County of Peterborough Official Plan, the Municipality of Trent Lakes Official Plan and the Zoning By-law are reviewed in the sections below.

2.4.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN

The upper-tier sections of the County of Peterborough Official Plan (CPOP) do not contain land use designations. Instead, Section 4 of the CPOP identifies “Rural and Cultural Landscape”, “Shoreland Areas and the Waterfront”, and “Settlement Areas”. The subject lands are located within a Settlement Area on Schedule ‘A’ to the County of Peterborough Official Plan (CPOP). Section 2.6.1 states that County Council shall consider approval only for those plans of subdivisions which: 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*”. A thorough review of the policies of this plan and the local official plan are outlined in the below sections.

According to Section 4.2, the County shall identify settlement areas that can accommodate growth. It is further stated in Section 4.2.3 that Bobcaygeon is an identified settlement area. Section 4.2.3 also states that

applications for plan 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.

A hydrogeological assessment has been prepared to support the proposed subdivision. The report determined that private servicing can be accommodated on site.

Division of land policies are outlined in Section 2.6.3 of the CPOP. Specifically, it states in Section 2.6.3.1.1 that a plan of subdivision is required when “*more than 3 lots (two severed and one retained) from a land holding are being created unless the local Official Plan contains policies regarding the number of lots required for a plan of subdivision*”.

According to the Trent Lakes Official Plan, the number of lots that may be created via consent per land holding is three (3) severed and one (1) retained. As such, the proposed development exceeds a total of four lots and, therefore, a plan of subdivision is required.

Therefore, the proposed development conforms to the general policies of the County of Peterborough Official Plan.

2.4.2 MUNICIPALITY OF TRENT LAKES OFFICIAL PLAN

The Municipality of Trent Lakes Official Plan (TLOP) provides planning goals and objectives for the municipality and is intended to establish the Municipality's vision for growth and guide development within Trent Lakes. All lands within the Municipality are identified with a land use designation which corresponds to a set of policies that describe how lands in each designation may be developed. The Official Plan also contains general policies that apply to all areas of the municipality that must be adhered to.

According to the County of Peterborough GIS, the subject lands are designated Hamlet in the TLOP Official Plan. The Hamlet policies are outlined in Section 5.3 of the Plan and state that *"permanent and recreational residential dwellings"* are permitted. 5.3.2 goes on to state that *"the future extended development of hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development."*

As discussed, the proposed plan of subdivision is located adjacent to an existing subdivision and represents a natural extension of the development.

Section 5.3.6 outlines policies related to new residential subdivisions. Specifically outlining that new subdivisions shall be evaluated based on the following:

- a) *The provisions of Section 6.1.1 and 6.1.2 of this Plan;*

An assessment of Section 6.1.1 and 6.1.2 is included below.

- b) *The site fronts directly on a public road and internal roads are public roads maintained on a year round basis;*

The site will gain access from a single entrance on County Rd 49 and an internal condominium road will be constructed to services the new lots. Although the internal road is not a public road, it will be maintained on a year round basis under a condominium ownership structure.

- c) *The site has sufficient number of satisfactory access points for the units proposed;*

One entrance from County Road 49 is proposed. As discussed in the Traffic Report, the location of the entrance is suitable and can accommodate the new development.

d) The site is adequately buffered from adjacent uses particularly those to a commercial or industrial nature.

The subject property is located adjacent to the Municipality of Trent Lakes works yard. As the southern portion of the property is not being proposed to be developed at this time, that land will act as a buffer between the residential uses proposed and the existing works yard.

Division of lands policies are laid out in Section 6.0 of the TLOP. Section 6.1 speaks to subdivisions.

Section 6.1.1 outlines the required technical information that should be submitted to support any new residential subdivisions. In particular, this Section states that

a) 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;

A draft plan of subdivision has been prepared by TD Consulting and is included as **Figure 2** to this Report and as part of the complete application.

b) an environment report, in accordance with the requirements of Section 5.1.10 of this Plan, where deemed appropriate by Council;

An Environmental Impact Study has been prepared as part of a complete application. As discussed in the EIS, there will be not negative impacts to natural heritage features resulting from the proposed development.

c) 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;

A Hydrogeological and Geotechnical investigation have been completed. Additionally, a Stormwater Management Report has been completed. All studies have concluded that the site is suitable for the proposed development.

d) An engineering report evaluating the existing access road system and required improvements, if any;

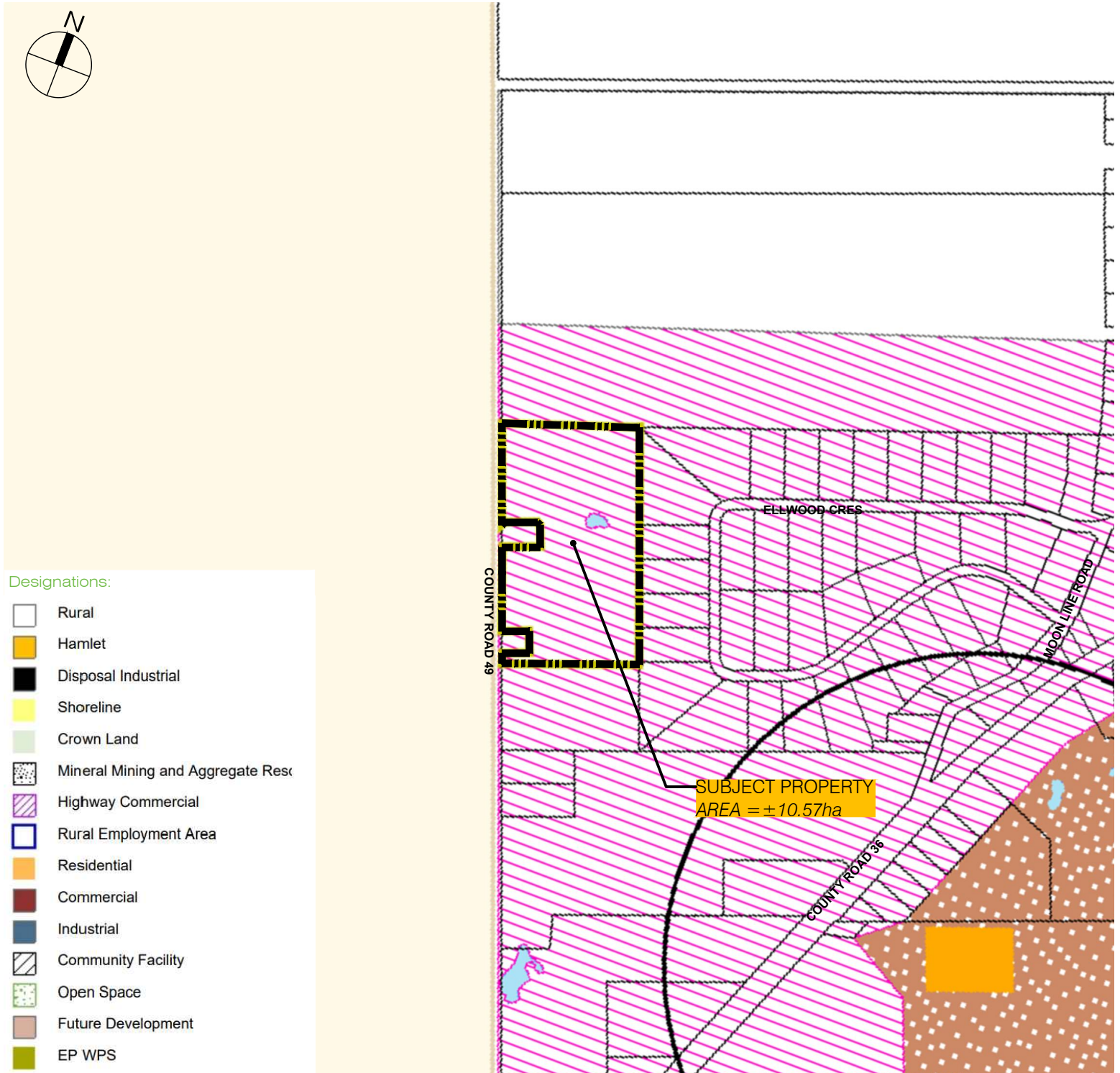
A Traffic Impact Study has been prepared in support of the proposal to assess the proposed entrance and any potential impacts from the new use.

e) A financial impact statement evaluating the costs and benefits of the development to the Township where deemed necessary by Council.

No financial impact was prepared in support of this development as it was not requested by staff.

Therefore, based on the foregoing, it is our opinion that the proposed development conforms to the policies of the TLOP.

Figure 3 - Municipality of Trent Lakes Official Plan County of Peterborough - Online GIS



County Rd 49 Subdivision
 TD Consulting Inc
 Part of Lot 18, Concession 19
 Part of Lot 18
 Concession 19
 Geog. Twp. of Harvey
 Municipality of Trent Lakes
 County of Peterborough

Project Number: 23-2575
 Horiz. Scale: 1:10,000
 Date: November 28, 2023



2.4.3 MUNICIPALITY OF TRENT LAKES ZONING BY-LAW

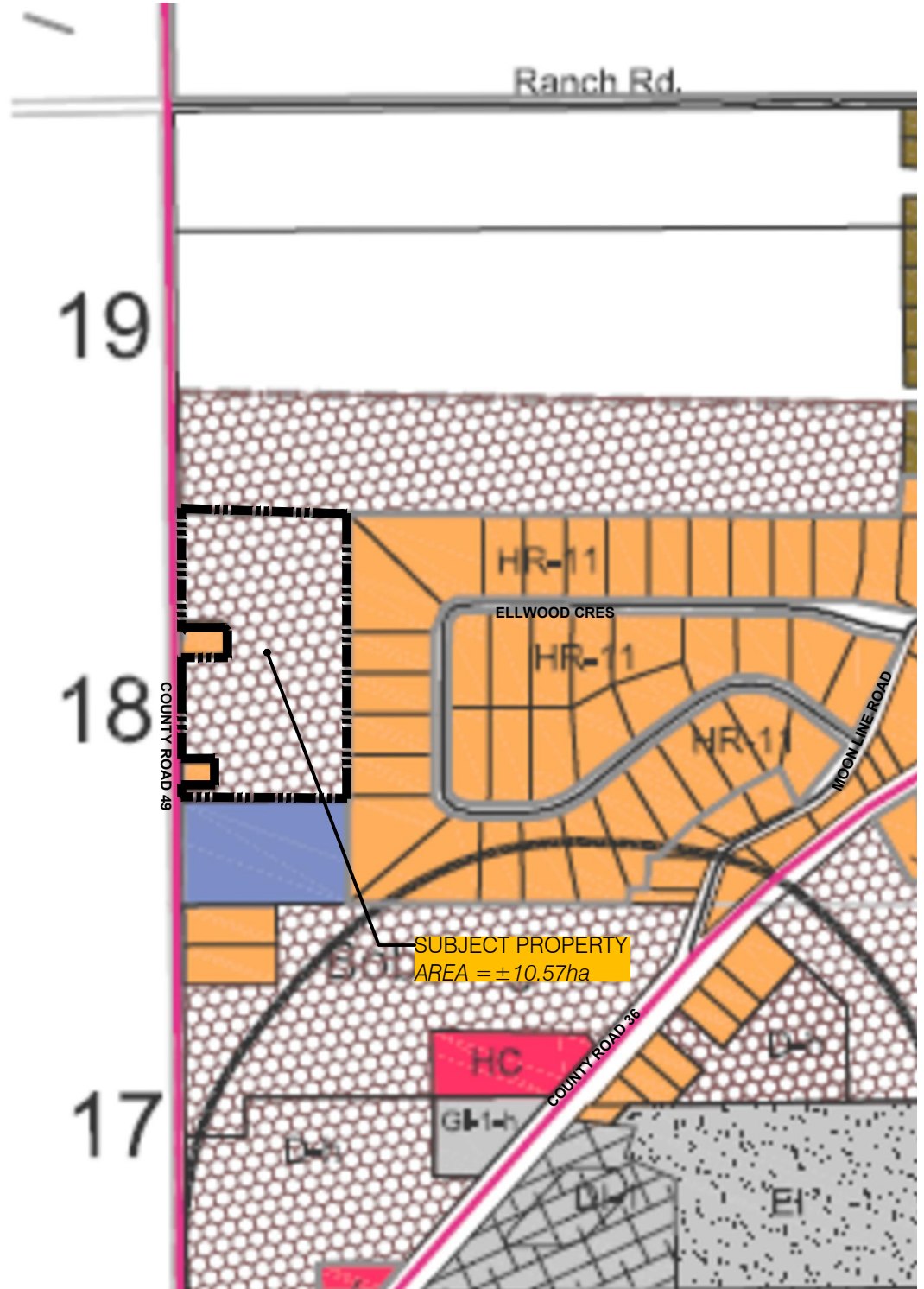
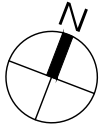
The subject property is zoned Development (D) Zone (**Figure 4**). The only permitted uses in the D zone are an existing single detached dwelling, an existing farm or agricultural use or any other existing use. As such, the proposed subdivision is not currently permitted, and a rezoning is required. It is anticipated the property will be rezoned to the Hamlet Residential (HR) Zone. As such, the below table evaluates the proposed lots in the context of the HR Zone provisions.

Table 2 – Zone Requirements

Lot Regulation (HR Zone)	Required	Proposed
Minimum Lot Area	0.4 ha	0.5 ha
Minimum Lot Frontage	45.5 m	45.5 m
Minimum Front Yard	12.0 m	Will comply
Minimum Rear Yard	4.5 m	Will comply
Minimum Interior Side Yard	4.5 m	Will comply
Minimum Exterior Side Yard	6.09 m	Will comply
Maximum Number of Dwellings Per Lot	1	1
Maximum Lot Coverage	20%	Will comply
Maximum Height	11 m	Will comply

As the requirements of the HR zone provisions can be accommodated on site, it is not anticipated a site-specific zone is required. As such, it is our opinion that the proposed Zoning By-law amendment complies with the Trent Lakes Zoning By-law.

Figure 4 - Municipality of Trent Lakes Zoning Bylaw Schedule "A" Map 5



County Rd 49 Subdivision
 TD Consulting Inc
 Part of Lot 18, Concession 19
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3.0 Summary



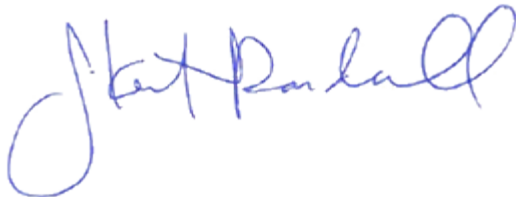
This planning report describes the proposed Plan of Subdivision and Zoning By-law Amendment applications and provides analysis for these applications in the context of the Provincial Policy Statement, the County of Peterborough Official Plan, the Municipality of Trent Lakes Official and Zoning By-law.

It is the opinion of the author that:

- The proposed development is consistent with the applicable provisions of the 2020 Provincial Policy Statement.
- The proposal conforms to the purpose and intent of the County of Peterborough Official Plan and Municipality of Trent Lakes Official Plan.
- An amendment to the Municipality's Zoning By-law will be required to permit the proposed subdivision.
- The proposed subdivision and Zoning By-law amendment represents good planning and is in the public interest.
- The applications should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



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Principal Planner



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