

Planning Justification Report

Part of Lot 12, Concession 11, Geographic Township of Cavan
Sharpe Line, Ida, Ontario
Assessment No. 1509-010-040-22800
CCS Project No. 5226
November 2024



Prepared for: Barry & Tamara McCamus
Prepared by: Clark Consulting Services

1. INTRODUCTION

Clark Consulting Services (CCS) has been retained by Barry and Tamara McCamus, the owners of the lands referenced above, to provide a Planning Justification Report in support of the development of the portion of these lands located along Sharpe Line. A comprehensive review of the applicable planning documents was completed together with a site visit and a review of the supporting documentation and the Draft Plan of Subdivision.

2. BACKGROUND

The location of the lands owned by Barry & Tamara and the subject lands is illustrated on *Figure 1*.

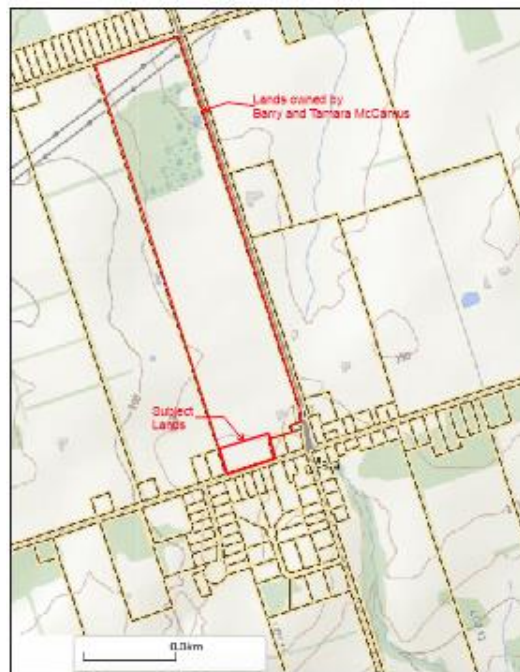


Figure 1 - Location



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The farm parcel from which the proposed lots will be created is 40.9 ha. in size. The retained lands have extensive frontage on County Road 10. The development site is 1.43 ha (3.53 ac) in size and has 166.57 m. of frontage on Sharpe Line. Each of the 5 proposed residential lots has an area of 0.286 ha (0.7 ac) and a frontage on Sharpe Line of 33.31 m (109 ft.).

The Proposed Draft Plan of Subdivision is illustrated in *Figure 2*.

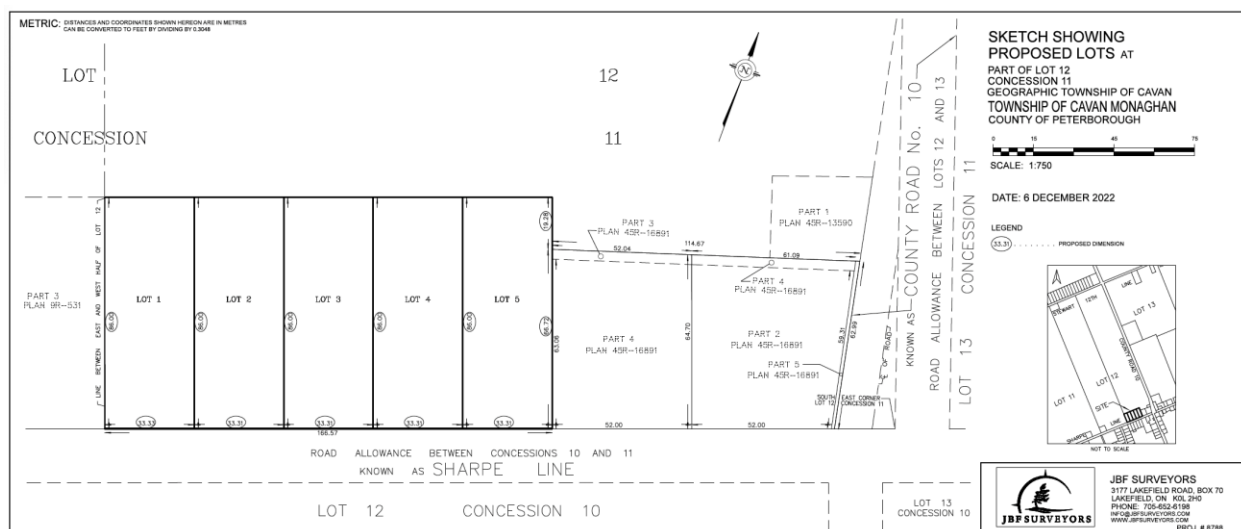


Figure 2 – Proposed Draft Plan of Subdivision

The lands are included in the Hamlet of Ida. They are part of a strip of residential lots on both the west and east side of the subject lands.

3. REVIEW OF DEVELOPMENT PROPOSAL

The Proposed Draft Plan of Subdivision reproduced as *Figure 2*, illustrates the development of a single detached residential subdivision. The lots were designed to meet as closely as possible, the minimum zone provisions of the Hamlet Residential (HR) Zone, namely lot frontage of 20 m (65.6 ft) and Lot Area of 3,000 sq.m. (32,292 sq.ft./0.74 ac). The proposed lots meet the minimum lot frontage requirements but have only 95% of the lot area. The resulting lots are comparable to the adjacent lots in size and shape. The lot depth matches the recently approved lots located immediately to the west. A detailed review of zone compliance is provided in Section 4.6 of this report.

The design results in a strip of residential lots on Sharpe line similar to the lots on both sides. These lands are part of the Hamlet. The adjacent uses include residential uses to the east, west and south, with farmlands to the north. There is no logical location for a common area or parkland, so a cash-



in-lieu of parkland contribution is proposed.

The following documentation has been identified as necessary for the support of the proposal:

- Archaeological Report;
- Natural Heritage and Environmental Assessment Report;
- Hydrogeological and Functional Servicing Report;
- Traffic Impact Assessment; and
- Engineering Review/Stormwater Assessment.

The result of this documentation is reviewed later in this report. The resulting development will yield five single detached residential lots with individual access from Sharpe Line.

4. REVIEW OF PLANNING DOCUMENTS

The proposal was the subject to a Pre-consultation with both the Township and the County. Although the initial proposal was to create five lots by severance, the Pre-consultation confirmed that the maximum number of lots to be created by severance in a Hamlet was three, and two lots had already been approved in 2017/2018. Thus, a Plan of Subdivision is required for this proposal.

In preparing this justification, we have reviewed the following Planning Documents:

4.1 The Planning Act R.S.O. 1990 Chapter P. 13

Section 51 outlines the process for subdivision approval. The approval authority for lands in the Township of Cavan Monaghan is the County of Peterborough. A listing of prescribed information is provided in Section 51(17) and includes details of the land and the proposed development. Our review is as follows:

- a) the boundaries of the land proposed to be subdivided certified by an Ontario Land Surveyor;
Please see the Sketch showing the proposed lots attached to this report.
- b) the locations, widths, and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
The proposed lots front on Sharpe Line, which is an existing municipal road.
- c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided, to the boundaries of the township lot or other original grant of which the land forms a whole of part;
A key plan is included on the Sketch and Figure 1 also illustrates the lands owned by the



McCamus. They own the farmlands immediately north of the proposed lots.

- d) the purpose for which the proposed lots are to be used;
The lots are to be the location for detached residential dwellings.
- e) the existing use of all adjoining lands;
The adjoining lands to the west, east and south are existing residential uses. The lands to the north are agricultural.
- f) the approximate dimensions and layout of the proposed lots including any affordable housing units;
The proposed lot layout is illustrated on Figure 2. No affordable housing units are proposed.
- g) nature and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands, and wooded areas within or adjacent to the land proposed to be subdivided;
The existing farmstead fronts on County Road 10 immediately north of the existing residential uses. The lands north of the proposed development are under cultivation.
- h) the availability and nature of domestic water supplies;
The proposed development will be serviced by the individual wells. The Hydrogeological and Functional Servicing Report confirms the adequacy of the groundwater supply.
- i) the nature and porosity of the soil;
A Hydrogeologic and Geotechnical Report describe the soils and review their ability to support individual septic systems and drainage facilities.
- j) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;
A detailed site survey has been prepared, and the Engineering Review/Stormwater Assessment review the proposed grading and drainage.
- k) the municipal services available or to be available to the land proposed to be subdivided; and
Upon construction the subdivision will be serviced by municipal services including road maintenance.
- l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements.
Except as may be established through the subdivision process, there are no restrictive covenants or easements on the subject lands in their present state.

The application process is outlined in the Planning Act. Development is also required to comply with



Provincial, County and Local Plans.

4.2 Provincial Policy Statement

The current Provincial Policy Statement was approved and came into effect October 20, 2024. It was issued under Section 3 of the Planning Act to provide policy direction on matters of provincial interest. Decisions affecting planning matters “*shall be consistent with*” this Policy Statement. A new Provincial Planning Statement became effective on October 20, 2024 however this application was made prior to this date and therefore is subject to the earlier Provincial Policy Statement.

Land uses are to achieve efficient and resilient development and land use patterns which create healthy, liveable, and safe communities.

Section 1.1.1 directs that communities are to be 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;

The concept reflects an efficient land use pattern which will not involve extension of services.

- b) Accommodating an appropriate range and mix of residential (including second units, affordable housing, and housing for older persons), Institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

The residential design is focused on single-detached residential uses which match the available servicing. Due to the limited size, no recreation, park, or open space uses have been proposed.

- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;

No environmentally sensitive areas have been identified in the preliminary review. In the course of the design and development, review agencies with particular interest in environmental and public health concerns will have an opportunity to review the proposed development.

- d) Avoiding development and land use patterns that would prevent the efficient expansion of Settlement Areas in those areas which are adjacent or close to Settlement Areas;

The proposed development is designated as part of a logical extension of the Hamlet and does not preclude further expansion.

- e) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

The proposed development reflects a logical and efficient development pattern.



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- f) Improving accessibility;
The detailed design ensures that all lots have a location for an accessible residential dwelling. Detailed accessibility considerations will be addressed as part of the building design.
- g) Provision of infrastructure;
The subdivision has been designed to use existing infrastructure to meet the relevant design requirements.
- h) Preservation of biodiversity and impact on climate change;
The design has been prepared to provide an efficient compact design.

Section 1.1.3 provides that; Settlement Areas shall be the focus of growth and development. Their vitality and regeneration shall be promoted. The land use patterns shall be based on:

- Densities and a mix of land uses which:
 - Efficiently use land and resources;
 - Are appropriate for and efficiently use the infrastructure and public service facilities and avoid the need for unjustified and uneconomical expansion;
 - Minimize negative impacts to air quality and climate change and promote energy efficiency;
 - Prepare for the impacts of a changing climate;
 - Support active transportation.

The proposed development has been designed to address these objectives.

In accordance with Section 1.6.6., this development will be serviced by individual wells and septic systems. The suitability of the site conditions for private septic systems will be confirmed through the Hydrogeologic Assessment.

Based on this review, the proposal is consistent with the policies of the current and proposed Provincial Policy Statement.

4.3 The Growth Plan for the Greater Golden Horseshoe

The Growth Plan is issued under the authority of Section 7 of the Places to Grow Act, 2005. It was approved through an Order in Council under that Act to come into effect on May 16, 2019. The new Provincial Planning Statement will incorporate the provisions of the Growth Plan and it will be repealed. Amendment No. 1 was approved and came into effect on August 28, 2020. The Plan requires growth in accordance with forecasts in complete communities. These communities are to be well designed to meet people's needs for daily living. The Plan supports strong, healthy, and prosperous rural communities as a focus of economic, cultural, and social activities that support surrounding rural and agricultural areas.



In order to achieve these objectives, the Plan requires that growth be focused on Rural Settlement Areas, such as Ida (Section 2.2.1 2b).

Section 2.2.1 4. directs the achievement of complete communities and although the proposal is limited to single detached residential units, the location is well suited to providing residential development in a location with access to local stores, services, and public service facilities. The site is a logical extension of the existing community and results in a compact form.

No Hydrologic Features were identified which required protection in accordance with Section 4.2.1 2. The adjacent Natural Heritage System was evaluated, and the proposed development will not negatively impact it.

The only Cultural Heritage Resources identified were the adjacent houses, and they are located on their own lots. They will be protected in accordance with Ministry Guidelines.

The development of these lands for residential use will aid in achieving the growth forecast for the Municipality. On this basis, we believe the proposed development is consistent with the policies of the Growth Plan.

4.4 Greenbelt Plan

Peterborough County is not included in the Greenbelt Plan.

4.5 Oak Ridges Moraine Conservation Plan

The subject lands are not included in the Oak Ridges Moraine Conservation Plan.

4.6 County of Peterborough Official Plan

The County Official Plan was approved by the Ministry of Municipal Affairs and Housing in November 1994.

Section 2.3 requires Local Official Plans to conform to the County Official Plan and be one of the primary means of implementing the policies of the County Official Plan. Local Official Plans may be approved if they reflect the local situation and may adopt more restrictive policies than are provided in the County Official Plan.

Section 2.6.1 Subdivision Approvals and Agreements require mandatory pre-consultation for applications for subdivisions. In considering Plans of Subdivision, County Council is directed to approve only those plans which:



- a) comply with the provisions of this plan and the applicable Local Official Plan;
- b) can be supplied with adequate county and local services;
- c) optimize existing infrastructure and public services prior to considering the development of new infrastructure.

This section also sets out a requirement for the entering into an agreement with the local municipality for provision of services, dedication of land and other implementation provisions.

Section 2.6.3.2 Settlement Areas provides policies for severance applications for land holdings in Settlement Areas depicted on Map “A”. These policies do not apply, as the development of five residential lots is only permitted by Plan of Subdivision (Section 2.6.3.1 1) and A)).

Section 4.2 sets out policies for the Settlement Areas identified on Map “A”.

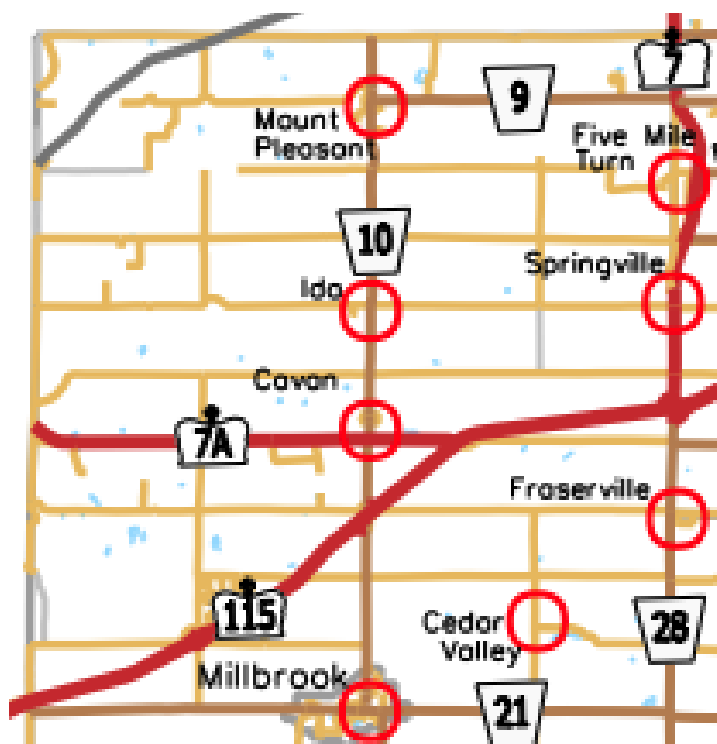


Figure 3 – County of Peterborough Official Plan Excerpt, Map A

An excerpt from Map “A”, reproduced as Figure 3. It shows the community of Ida designated as a Settlement Area.

The Goal of Settlement Areas (Section 4.2.1) is to “provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unity and retain local



community identity.”

The Objectives include:

- identifying settlement areas that can accommodate future growth,
- encourage a full range of living and employment opportunities;
- promote efficient utilization of existing services and facilities.

Ida is identified as a growth area in Section 4.2.3. The policies of this section require the creation of lots to:

- comply with the Source Water Protection policies;
- require applications for Plans of Subdivision which are serviced by individual water and septic services to provide a Hydrogeologic Assessment which addresses the suitability of the site for the development proposed.

It is my opinion, that the proposed development complies with the County Official Plan. The subdivision is consistent with the general policies of the County Official Plan as identified above.

4.7 Township of Cavan Monaghan Official Plan

The Official Plan for the Township of Cavan Monaghan was approved by the County of Peterborough on June 26, 2013, and the Ontario Municipal Board on January 12, 2015.

The subject lands are designated Hamlet on Schedule A. as illustrated in *Figure 4*.



Figure 4 – Township of Cavan Monaghan Official Plan Excerpt, Schedule A



The Official Plan of the Township of Cavan Monaghan defines the intent of the Township Council regarding the direction of growth and development in the Township. Section 1.4 provides the Basis of the Plan. With respect to Hamlets, the anticipated new residential development in all the Hamlets is anticipated to be 115 new households. The Growth in Hamlets will be contingent on the ability to provide adequate individual on-site sewage and water services on a sustainable basis. This limited growth is to be through rounding out and infilling on private services that is sustainable and maintains the character of these small communities.

We note that the Special Study Area No. 1 which is identified by the blue dashed line and includes the portion of Ida that contains the subject lands, is currently under appeal. This Special Study Area is identified as an area which, subject to a future review, could accommodate additional urban lands. This Study Area and the policies associated with it outlined in Section 2.6, do not affect or apply to this application.

Section 3.1 outlines a series of General Development Criteria that are to be considered and established to the satisfaction of the Township and all other bodies that have jurisdiction. Our review as it relates to the proposed subdivision, is as follows:

a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures and meet any applicable requirements of this Plan including Source Water Protection policies;

Our preliminary review did not identify any issues with the soil and drainage conditions, but a detailed review is being undertaken.

b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;

Again, our preliminary review did not identify any concerns with these arrangements, but detailed reviews are underway.

c) No traffic hazards will ensue because of excessive traffic general, or limited sight lines on curves or grades;

The proposed development mirrors the existing development on the opposite side of the road and no traffic issues have been identified with the existing development.

d) The development fronts on a road that is maintained year-round and meets standards of design and safety established by the Township or authority having jurisdiction over the road;

Sharpe Line is a Municipally maintained road which meets these criteria.

e) The potential impact of the proposed use on adjacent land and uses has been considered, and adequate mitigation, including design, buffers and setbacks are provided between the proposed use and adjacent uses in accordance with the policies of the Plan;



The land has been designated as part of the Hamlet of Ida and there is no indication of a requirement for buffers or setbacks from adjacent uses.

f) The Minimum Distance Separation formulae are complied with if required, as outlined in Section 3.27.;

The proposal is located in a designated Hamlet and according to MDS Guidelines, an MDS setback is not required for this development.

g) There will be no negative impacts on significant natural features or their ecological function; and
A Natural Heritage and Environmental Assessment demonstrates that there will be no negative impacts.

h) The potential impact on public health and public safety from water related hazards such as flooding have been considered.

No water related hazards have been identified.

Section 3.14.6 contains policies for Subdivision and Condominium Development. Subsection c) outlines a series of items that Council is to be satisfied with prior to approval of a Plan of Subdivision. They are:

i) The approval of the development is not premature and is in the public interest;
In view of the anticipated Hamlet development and the existing Hamlet designation, it is my opinion that the development is not premature and is in the public interest.

ii) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;

As the lands are designated for development, it is my opinion that the infrastructure is either available or planned to meet the needs of the future residential owners.

iii) the density of the development is appropriate for the area;

The Hamlet designation stipulates a density and although the proposal is slightly higher than the density provided in policy, it is my opinion that the density is appropriate.

iv) the subdivision, when developed, will be easily integrated, and connected with existing development in the area;

The subdivision is surrounded on three sides with existing residences, and therefore should be easily integrated into the area.

v) The subdivision conforms with the environmental protection and growth management policies of this Plan;

The review which follows, will illustrate this conformity.



vi) The proposal conforms to Section 51(24) of the Planning Act, as amended; and,
The above reviews have addressed the criteria outlined in Section 51(24). It is my opinion that the proposal conforms to these criteria.

vii) The applicable criteria in Section 3.1.4.1 shall be satisfied.
These criteria apply to consents and therefore, were not reviewed. However, I have reviewed them in light of this item, and I am satisfied that those criteria that apply are satisfied. Of particular concern are the compatibility criteria, and it is my opinion that the designation of these lands addresses any concern with compatibility.

Section 4 outlines policy for the Settlement Area designations, which includes the Hamlet designation. Uses within the Hamlet designation is regulated by the Zoning By-law.

Section 4.9 provides the policy for the Hamlet designation. The Hamlets are small scale Settlement Areas that provide an important residential, commercial, and social focus in the Rural area. The permitted uses include single-detached dwellings. The General Development Policies of Section 4.9.3 require that approval of a Draft Plan of Subdivision is to be accompanied by:

- i) A current Hydrogeological Report,
- ii) A lot servicing plan,
- iii) A report of the results of a soil sampling program, and
- iv) An existing and final grading plan.

The creation of four or more residential lots may require the preparation of a Hydrogeological Study at the discretion and to the satisfaction of the Township and the County.

New development shall be designed to maintain the historic rural character of the Hamlet Areas. The built form and building materials should reflect this character. Council may use Site Plan Control within the Hamlet to ensure that new development is compatible with the existing community.

The proposal has been prepared as an infill to the existing pattern of development and has included the requirements as outlined in this section.

Schedule F provides a detailed map of the Hamlet of Ida. A copy of Schedule F is reproduced as *Attachment A*.

Based on the above review and the supporting documentation, it is our opinion that the proposed subdivision represents good planning and is consistent with the Township Official Plan.



4.8 Township of Cavan Monaghan Zoning By-law 2018-58

Schedule A, Map B-2 zones the subject lands as A-Agricultural. An excerpt from Map B-2 is reproduced as *Figure 5*.

An amendment to the Zoning By-law will be required as a condition of the approval of the Draft Plan of Subdivision. The proposed zone would be Hamlet Residential (HR). The following are the applicable zone provisions for the Hamlet Residential Zone.

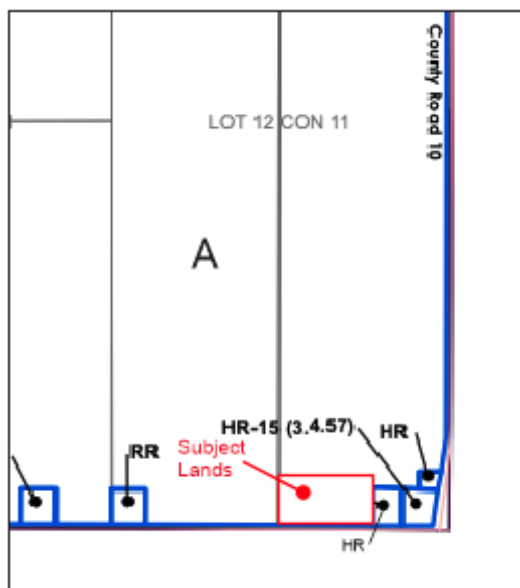


Figure 5 – Township of Cavan Monaghan Zoning By-law No.2018-58 Excerpt, Schedule A, Map B-2

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE
Hamlet Residential (HR)		
Dwelling - Single Detached	3,000 sq.m. (32,292 sq.ft.)	20 m (65.6 ft)

The frontage of the proposed lots is 33.31 m, which exceeds the Minimum Frontage of the HR zone. The lot area of the proposed lots is 2,864.66 sq.m., which is less than the Minimum Lot Area for the HR zone but is in keeping with the lot area for lots in the immediate area. This can be addressed as part of the Zoning By-law Amendment required to change the Zone from Agricultural (A) to Hamlet Residential (HR).

5. PLANNING APPROVALS

This submission supports the application for Draft Plan Approval. This approval will be given with conditions required to obtain final approval and registration. This submission is supported by the following documents:



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- Hydrogeological and Site Servicing Assessment
 - Environmental Impact Study
 - Stage 1-2 Archeological Assessment
 - Traffic Impact Brief/Statement
 - Peer Review and Planning Reimbursement Agreement

6. PLANNING OPINION/CONCLUSIONS

Based on the above review, it is my opinion that the proposed subdivision is consistent with the Provincial Planning Policy and conforms with the Growth Plan and the Official Plans of both the County and the Township. The subdivision has been designed to provide a residential development that blends with the adjacent residential development and the natural setting, while using the existing road network similar to the adjoining residential development. This development will provide housing in close proximity to a variety of services and facilities in the Hamlet and support energy efficient lifestyles.

Sincerely,



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

FIGURES (ILLUSTRATED WITHIN THE REPORT)

1. Location
2. Proposed Draft Plan of Subdivision
3. County of Peterborough Official Plan Excerpt, Map A
4. Township of Cavan Monaghan Official Plan Excerpt, Schedule A
5. Township of Cavan Monaghan Zoning By-law 2018-58 Excerpt, Schedule A, Map B-2

ATTACHMENTS

A - Official Plan of Cavan Monaghan – Schedule F

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ATTACHMENT A

Township of Cavan Monaghan Official Plan – Schedule F, Map 4 - Ida

