

## **Planning Justification Report**

**Part of Lot 27, Concession 10  
Township of Otonabee-South  
Monaghan  
County of Peterborough**

**Zoning By-Law Amendment, Plan of  
Subdivision & Common Elements  
Plan of Condominium Applications**

**D.M. Wills Project Number 19-10874**



**D.M. Wills Associates Limited**  
Partners in Engineering, Planning and  
Environmental Services  
Peterborough  
Bancroft

**February 2022**

**Prepared for:  
Nirvana Homes**



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## **1.0 Introduction and Objectives**

D.M. Wills Associates Limited (Wills) has been retained by Nirvana Homes (Owner) to prepare this Planning Justification Report (Report) in support of a Zoning By-law Amendment (ZBA) application, Draft Plan of Subdivision (DPS) application and Common Elements Plan of Condominium (Condo Plan) application. The applications will support a residential plan of subdivision to be developed on lands legally described as Part of Lot 27, Concession 10 (Subject Property) within the settlement area of Woodview, in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County).

### **1.1 Project Objectives**

The applications will facilitate the proposed residential development within the hamlet of Woodview. Specifically, the applications will complete the following:

- The DPS will serve to create twenty-seven (27) residential lots and two (2) blocks, being Block 28 and 29. These Blocks will continue to provide property access to the abutting residential lots.
- The Condo Plan will serve to create Block 30, which will apply to Lancaster Road and Block 31 to implement the internal road network labelled as Nirvana Road.
- The ZBA will permit the development of the twenty-seven (27) lot residential plan of subdivision by achieving the following:
  - Rezone a portion of the Subject Property from the Future Development (FD) Zone to a Hamlet Residential Exception (HR-XX) Zone. The HR-XX zone will permit low density residential development on the Subject Property subject to site-specific adjustments to the existing zoning regulations including lot frontage and lot area.
  - Rezone a portion of the Subject Property from the Future Development (FD) Zone to the Environmental Protection (EP) Zone. The EP zone will recognize and provide protection to the existing wetland features on-site.

### **1.2 Purpose of Planning Justification Report**

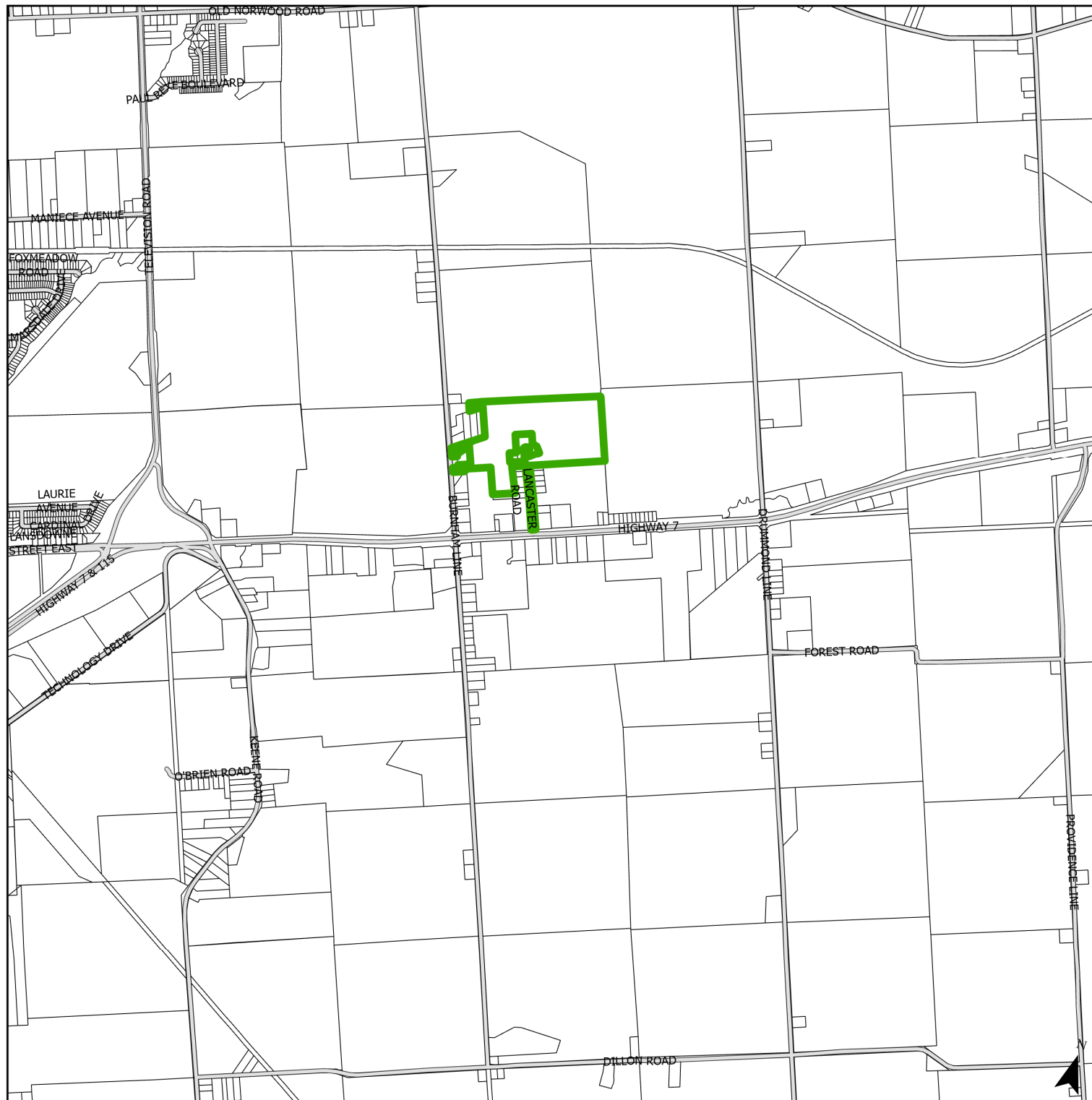
The purpose of this Report is to outline the nature of the proposed ZBA, DPS and Condo Plan and evaluate the amendment and development plans in the context of provincial and municipal policy including the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the County of Peterborough Official Plan, the Township of Otonabee-South Monaghan Official Plan and the Township of Otonabee-South Monaghan Comprehensive Zoning By-law 2010-65.



## **2.0 Project Background**

### **2.1 Property Location**

The Subject Property is located on lands legally described as Part of Lot 27, Concession 10 in the settlement area of Woodview. The Subject Property has approximately 20 metres of frontage on Highway 7 and 66 metres of frontage on Burnham Line and is approximately 18.1 hectares in area (44.7 acres). Refer to **Figure 1**.



## Key Map

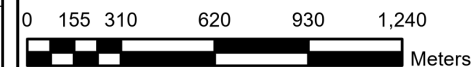
Part of Lot 27, Concession 10  
Township of Otonabee-South Monaghan  
County of Peterborough

Figure 1

## Legend

 Subject Property

Scale: 1:25,000



NAD 1983 UTM Zone 17N

## Data Sources

County of Peterborough Online GIS

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	January, 2022
Project Number:	10874
Map Number:	1



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## **2.2 Property Development and Uses**

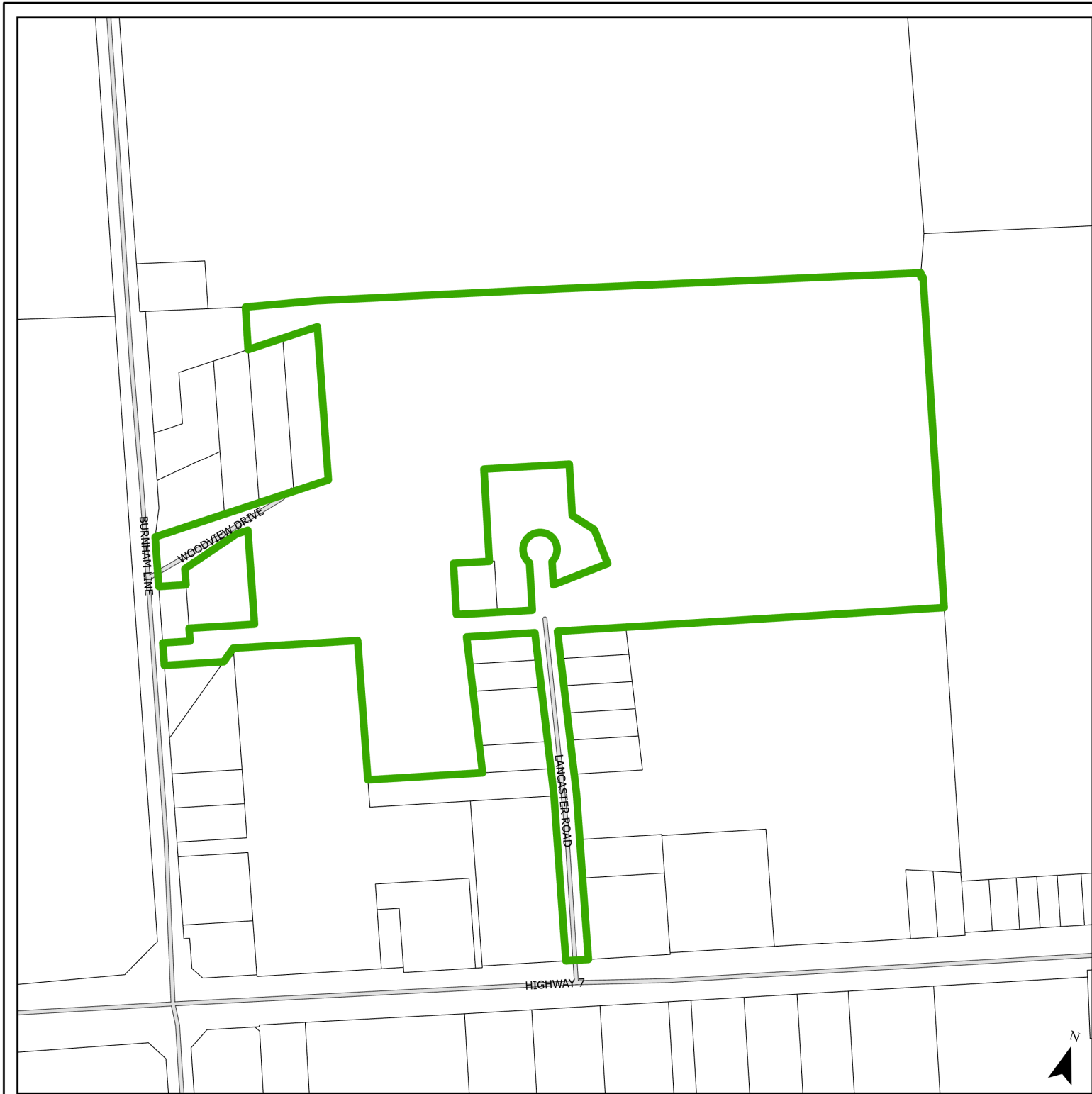
The Subject Property is currently vacant and comprises the majority of lands identified within the hamlet of Woodview. Two wetlands exist on the north-west and eastern sides of the Subject Property. Access to the Subject Property is provided via Lancaster Road from Highway 7 to the south and via Woodview Drive from Burnham Line to the west.

The proposed development will provide for the creation of a 27 lot residential plan of subdivision with an internal private road network. Each lot will be serviced by an on-site private individual well and septic. Site development will be located outside of the wetland areas to the extent possible, however where development traverses the existing wetland areas and their associated buffer, compensation has been proposed. Access to the residential lots will be from Burnham Line utilizing the existing private road identified as Woodview Drive and will be extended to service the proposed lots. Woodview Drive along with the proposed new private road will be created and maintained via a common elements plan of condominium. Refer to **Figure 2 and 3**.

## **2.3 Surrounding Land Uses**

The Subject Property is situated on the north east side of the intersection of Burnham Line and Highway 7 and on the north side of the hamlet of Woodview. The surrounding land uses include agricultural lands to the north, a wetland and agricultural lands to the east, low density residential development, wetlands and Burnham Line to the west and mixed residential, institutional and commercial uses and Highway 7 to the south. Refer to **Figure 4**.

A photographic log of the Subject Property and surrounding land uses is provided in **Appendix A**.



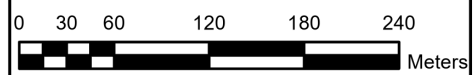
**Subject Property**  
Part of Lot 27, Concession 10  
Township of Otonabee-South Monaghan  
County of Peterborough

Figure 2

**Legend**

 Subject Property

Scale: 1:4,776



NAD 1983 UTM Zone 17N

**Data Sources**

County of Peterborough Online GIS

Created In:	ArcMap 10.7
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Map Number:	2



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**Surrounding Land Use**  
Part of Lot 27, Concession 10  
Township of Otonabee-South Monaghan  
County of Peterborough

Figure 4

**Legend**

 Subject Property

Scale: 1:6,000  
0 35 70 140 210 280  
 Meters  
NAD 1983 UTM Zone 17N

Data Sources City of Peterborough Open Data County of Peterborough Online GIS Maxar Aerial Basemap	
Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	February, 2022
Project Number:	10874
Map Number:	4



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## **2.4 Application Pre-Consultation**

A pre-consultation meeting was held on March 10, 2021 with the County, Township and the Township's planning consultants, EcoVue Consulting Services Inc., Otonabee Region Conservation Authority (ORCA) and the Ministry of Transportation (MTO). In response to the proposed development plan, the following key items were identified for consideration and revision as part of the development plan:

- Access is not permitted via Lancaster Road;
- Justification is required to reduce the 30 metre Vegetation Protection Zone (VPZ) buffer; and
- A compensation plan is required to address the wetlands removed in order to accommodate road access.

In addition, the pre-consultation meeting minutes list the required reports, plans and applications to be prepared and submitted in support of the proposed development. Refer to **Appendix B**.

## **3.0 Supporting Technical Studies**

As provided during pre-consultation with the Township and County, the following reports and studies were prepared in support of the proposed development.

### **3.1 Environmental Impact Study**

In February 2022, D.M. Wills completed an Environmental Impact Study (EIS) to identify and confirm the presence of any natural heritage features on or surrounding the Subject Property. The EIS also reviewed the potential for negative impacts to any identified features or associated wildlife including Species at Risk (SAR) as a result of the proposed plan of subdivision.

Field investigations were completed in the applicable seasons to evaluate the presence of Significant Wildlife Habitat (SWH) and SAR habitat; undertake amphibian call surveys and breeding bird surveys; complete Ecological Land Classification (ELC) and drainage feature assessment; and, to complete a wetland evaluation and delineation using Ontario Wetland Evaluation System (OWES) methodology.

The EIS confirmed that SWH, SAR and Provincially Significant Wetlands are not present on the Subject Property. The wetland identified on-site is not considered provincially significant however, any encroachment into this wetland feature as a result of the development will require compensation. As requested by the Otonabee Region Conservation Authority (ORCA), three (3) compensation options have been prepared for consideration at a rate of 3:1 to offset for the loss of wetland habitat in support of the proposed development.

The EIS concluded that no negative impacts on the identified natural heritage features on the Subject Property are anticipated as a result of the proposed development subject to adherence to the recommended mitigation measures outlined in the EIS.

### **3.2 Wetland Compensation Options Plan**

In support of the proposed development and forming part of the EIS, a Wetland Compensation Options Plan (Plan) was completed by Wills in April 2021. Portions of the on-site wetland and associated buffer will be lost to support the development of the proposed internal road layout. The Plan provides three (3) wetland compensation options for consideration including details on the location and land area proposed for compensation and the existing wetland community characteristics and the proposed wetland community to be constructed through compensation. The three (3) options are described as follows:

- Compensation Concept Area 1 is approximately 1,216.9 m<sup>2</sup> in area and located at the southern end of the Subject Property.
- Compensation Concept Area 2 is approximately 1,318.3 m<sup>2</sup> and located at the northeastern end of the Subject Property.
- Compensation Concept Area 3 is approximately 1,268.3 m<sup>2</sup> and located on the north side of the Subject Property.

The Plan recommends Compensation Concept Area 1 as it will provide the greatest benefit to the impacted wetland. Unlike the other two proposed compensation areas, Compensation Concept Area 1 is located within the same area as the existing wetland which would limit the impact to the overall health of the wetland. Additional mitigation measures will be recommended subsequent to the selection and approval of the compensation area and planting approach.

### **3.3 Functional Servicing Report (Servicing Options Report)**

D.M. Wills completed a Functional Servicing Report (FSR) in February 2022 to review and confirm on-site servicing in support of the proposed 27 lot residential plan of subdivision. As no municipal services are available to the Subject Property, the servicing options included private communal or private individual well and septic systems. The FSR confirmed that water and sanitary servicing via private individual well and septic system on each proposed lot is appropriate and preferred to service the proposed development. The FSR was supported by additional information provided through a Sewage System Assessment completed by Gunnell Engineering and a Hydrogeological Assessment completed by GHD. These reports are described in further detail in **Section 3.8**.

The FSR as prepared by Wills concludes the following:

1. Sanitary servicing requirements will be provided by private septic systems as outlined in the Sewage System Assessment, prepared by Gunnell Engineering.
2. Domestic water servicing requirements will be provided by private wells drilled on each lot.
3. Development grading can be achieved with minimal / compensated impact on existing natural features.



4. Storm servicing will be provided by roadside ditches designed in conjunction with the SWM report to convey 100 year storm events.

### **3.4 Stormwater Management**

D.M. Wills completed a Stormwater Management Report (SWM Report) in February 2022 to evaluate the impact of the proposed development on stormwater runoff and to develop a SWM plan in support of the proposed development. Based on agency comments, site specific design criteria has been established and provided below.

- To provide stormwater quality controls, to achieve “Enhanced” Level 1 protection as defined in the Stormwater Management Planning and Design Manual (March 2003).
- To provide stormwater quantity controls, to reduce the post development peak flow rates to the existing condition peak flow rates at each outlet location, for the 2 to 100-year design storms.
- To respect the recommended statutory setback requirements provided by the regulatory agency for the unevaluated wetland located within the property.
- To incorporate Low Impact Development (LID) features as part of the proposed stormwater management strategy.

Existing conditions were analyzed as four (4) catchment areas discharging within the Subject Property and proposed conditions were also analysed as four (4) catchment areas based on preliminary grading of the Subject Property. These catchment areas were further refined into sub-catchment areas for existing and proposed conditions and addressed best management practices to improve the overall quality and quantity of runoff on site before it enters the surrounding wetlands. Low Impact Development (LID) designs were also considered for SWM. A variety of LID features were considered and evaluated based on site constraints, capital cost, maintenance considerations and water quality benefits. The preferred design selected is a grass detention basin with optional stone filled infiltration trench located within the roadside ditches. The SWM facilities have been designed to achieve the necessary quality control targets.

The report concludes that LID considerations with grass swales and basins for quality control can be supported in combinations with the optional infiltration features to achieve “Enhanced” Level 1 protection.

### **3.5 Floodplain Impact Assessment**

In April 2021, D. M. Wills prepared a Flood Impact Assessment (Assessment) to review and address the following concerns as a result of the proposed internal road crossing a wetland on the Subject Property:

- Determine the existing flood hazard limits across the site;

- Confirm that development of the site will not increase flood potential to adjacent properties;
- Confirm that safe access will be provided to the proposed development, through the appropriate sizing of drainage infrastructure; and
- Minimize disturbances within the flood hazard limits.

The Assessment analyzed the pre-development condition and the proposed roadway crossing and recommends the installation of twin culverts under the road. While flood elevations upstream of the internal road will increase, the flood limits will be contained within the wetland area and will not overtop the internal road or extend to the adjacent properties. In addition, the maximum depth flows over Burnham Line meet the criteria for safe access. Likewise, the report confirms that the proposed development will not increase flood potential to adjacent properties and that safe access will be maintained.

### **3.6 Traffic Impact Study**

D.M. Wills completed a Traffic Impact Study (TIS) in November 2021 in support of the proposed residential plan of subdivision. The TIS reviewed the potential impacts from the proposed development on the intersection of Highway 7 and Burnham Line and the visibility at Woodview Drive. The TIS reviewed the existing traffic conditions including an investigation of existing traffic volumes. The traffic operation analysis considered the background traffic conditions and the conditions as a result of the proposed development covering both AM and PM peak hours as well as the current and horizon years (2026-2031) scenarios. The review estimated approximately 5 entering trips and 16 exiting trips in the AM, and 18 entering trips and 10 exiting trips in the PM.

The report concludes that the new trips generated by the development will have minimal to no impact on the intersection of Highway 7 and Burnham Line. No auxiliary lanes are warranted at the entrance of the proposed development as the traffic volumes are low and the queue length of the left and right turning lanes on Highway 7 can accommodate a slight increase in turning vehicles due to the limited development in the area. In addition, the results of the site investigation showed poor visibility north of Woodview Drive based on an assumed speed limit of 80 km/hour and recommends the County of Peterborough consider the installation of a "Hidden Intersection" sign and a stop sign on Woodview Drive to overcome the existing visibility issue. The TIS also recommends that the County of Peterborough conduct a speed study on this road to assess the adequacy of the speed limit on Burnham Line since there are multiple driveways on this section of the road.

### **3.7 Archaeological Assessment**

Advance Archaeology completed a Stage 1 and 2 Archaeological Assessment on January 4<sup>th</sup>, 2016 and December 5<sup>th</sup>, 2016, respectively to assess the potential for the presence of significant archaeological resources on the Subject Property.

The Stage 1 Assessment consisted of background research on the Subject Property to determine existing conditions regarding on-site disturbances and the need to complete a Stage 2 Assessment. The report provided that while there are some areas of soil disturbance due to decades of farming, the site remains relatively undisturbed and has high archaeological potential as a result of the historical surrounding land uses, the transportation network in the vicinity of the Subject Property, surrounding natural heritage features and history of settlement. A Stage 2 Assessment was recommended.

The Stage 2 Archaeological Assessment fieldwork was completed on May 27<sup>th</sup>, 30<sup>th</sup> and 31<sup>st</sup>, June 6<sup>th</sup> – 8<sup>th</sup> and 13<sup>th</sup> – 14<sup>th</sup> and October 5<sup>th</sup> of 2016. Approximately 30% of the Subject Property was suitable for ploughing and considered high-potential lands for assessment. A pedestrian survey at 5 m intervals was completed for these areas. Approximately 60% of the Subject Property was unsuitable for ploughing but considered high-potential lands and were assessed by test-pit surveys at 5 m intervals. The final 10% of the Subject Property were un-plowable but considered low-potential lands and were not tested.

The investigations concluded that the Subject Property does not contain archaeological material, structural remains, or cultural heritage resources of any kind. The Subject Property is considered to have no further cultural heritage value or interest and no further archaeological assessment of the property is required.

### **3.8 Hydrogeological Assessment and Geotechnical Analysis**

In 2013, the previous property owner retained Geo-logic to prepare a Hydrogeological Assessment (Hydro-G) in support of a residential plan of subdivision on the Subject Property. This Hydro-G investigated the hydrogeological conditions of the Subject Property in support of 34 residential lots consisting of one to two storey dwellings to be serviced via private well and septic. The Hydro-G report documented site conditions such as subsurface conditions of local geology and groundwater. The local geology was investigated by excavating ten (10) test pits which uncovered a surficial layer of topsoil, over native soils consisting of silty sand till with gravel. The till became more compact and dense with depth but no fill was uncovered and no bedrock was encountered at any of the test holes. Groundwater was not encountered in any of the test holes save and except in one location. It was expected that infiltration at the site will recharge and provide water to shallow water features without significant impact to the deeper aquifers.

Well records obtained for the area demonstrated well yields generally in excess of the minimum pumping requirement and well surveys from surrounding homes indicated generally good groundwater quality and quantity.

The Hydro-G report concluded that waste disposal systems, if constructed properly, are not anticipated to have an impact on down-gradient baseline water quality functions or to the existing water bearing aquifers. The use of properly constructed drilled wells that are certified and adequately sealed, should be sufficient to provide ample quantities of potable groundwater while preserving the long-term water quality of the aquifer complex.

Peer review comments on the 2013 Hydro-G report were provided to the applicant in 2016. The comments requested additional information regarding shallow water and groundwater flow direction and confirmation of the nitrate impact and water balance calculations. GHD (formerly Geo-logic) prepared a response letter to address the items above.

Subsequent to the preparation of the 2016 updates, in 2018, the Subject Property was sold to the current property owner, Nirvana Homes, with the intent to complete the proposed plan of subdivision development.

Based on the 2021 pre-consultation conducted with the Township, updates to the Hydrogeological Assessment were required. On May 1, 2020, GHD prepared an update to the 2013 report to reflect the change in the proposed development plan. As part of this update, four (4) new water wells were drilled for performance testing in support of the revised residential plan of subdivision now proposing 27 lots. The update concludes that the site is suitable for the proposed 27 lot development and the available well data confirms that adequate groundwater resources are available to service the site. Minimal impacts are anticipated to groundwater and surface water resources as a result of the proposed development from a quality and quantity perspective provided that wells and septic systems are constructed properly. A list of recommendations are included as part of the report to be implemented at the time of construction.

Additionally, Gunnell Engineering Ltd. was retained to complete a sewage system assessment to determine the lot sizing and septic system location/placement in support of the proposed development. Based on a review of the historical test pit assessments, borehole logs and piezometer information completed on the Subject Property, the lots were designed with a conventional raised absorption trench sewage system in accordance with Peterborough Public Health requirements. Lot layouts assumed a three-bedroom home with up to 200 square metres of living area, two bathrooms and a powder room. Based on relevant background information, current legislation and zoning provisions and the results of the original and updated Hydrogeological Assessment prepared by Geo-logic, now GHD, the assessment concludes that the site can support the development as currently proposed.

## **4.0 Policy Framework**

The following provincial and municipal land use policy documents contain policies that relate to the proposed development of the Subject Property. The ZBA, DPS and Condo Plan will be reviewed in the context of these applicable policies. The policy documents include the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Consolidated 2020), the County of Peterborough Official Plan (1994), Township of Otonabee-South Monaghan Official Plan (2015) and the Township of Otonabee-South Monaghan Comprehensive Zoning By-law 2010-65.

As the Subject Property is located within a Rural Settlement area, the proposed development is subject to the settlement area policies as outlined below.

## **4.1 Provincial**

### **4.1.1 Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. In general, the PPS seeks to promote the development of communities that are socially, economically, and environmentally resilient.

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

*1.1.1. Healthy, 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;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- h) promoting development and land use patterns that conserve biodiversity;*

*1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.*

*Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.*

#### **1.1.3 Settlement Areas**

*1.1.3.1 Settlement areas shall be the focus of growth and development.*

*1.1.3.2 Land 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;*

### **1.1.4 Rural Areas in Municipalities**

*1.1.4.1 Healthy, integrated and viable rural areas should be supported by:*

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- e) using rural infrastructure and public service facilities efficiently;*
- h) conserving biodiversity and considering the ecological benefits provided by nature;*

*1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

*1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.*

### **1.4 Housing**

*1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- b) permitting and facilitating:*
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*



- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit where it exists or is to be developed; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

### **1.6.6 Sewage, Water and Stormwater**

#### **1.6.6.1 Planning for sewage and water services shall:**

- e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.*

**1.6.6.4** *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.*

#### **1.6.6.7 Planning for stormwater management shall:**

- b) *minimize, or where possible, prevent increases in contaminant loads;*
- c) *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;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*

- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development.*

## **2.1 Natural Heritage**

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 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.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*

## **2.6 Cultural Heritage and Archaeology**

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 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."*

## **3.1 Natural Hazards**

- 3.1.2 *Development and site alteration shall not be permitted within:*
  - d) *a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

## **4.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Consolidated 2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides additional Provincial policy for lands within one of the fastest growing regions in North America. Its policies are intended to support growth and development while ensuring that it occurs in an orderly and well-planned fashion, so as to protect the social, economic, and environmental interests of Ontario and its residents. Policies of the Growth Plan pertinent to the proposed development are provided below:

### **"2.1 Context**

*To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made*



*by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.*

### **2.2.1 Managing Growth**

2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
  - b) *growth will be limited in settlement areas that:*
    - i. *are rural settlements;*
    - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
    - iii. *are in the Greenbelt Area;*
  - d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
4. *Applying the policies of this Plan will support the achievement of complete communities that:*
  - a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

### **2.2.6 Housing**

2. *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
  - a) *planning to accommodate forecasted growth to the horizon of this Plan;*
  - b) *planning to achieve the minimum intensification and density targets in this Plan;*
  - c) *considering the range and mix of housing options and densities of the existing housing stock; and*
  - d) *planning to diversify their overall housing stock across the municipality.*

### **3.2.7 Stormwater Management**

2. *Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*
  - c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces;*

#### **4.2.2 Natural Heritage System**

6. *Beyond the Natural Heritage System, including within settlement areas, the municipality:*
  - a) *will continue to protect any other natural heritage features in a manner that is consistent with the PPS; and*
  - b) *may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

#### **4.2.10 Climate Change**

1. *Upper- and single-tier municipalities will develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned with the Ontario Climate Change Strategy, 2015 and the Climate Change Action Plan, 2016 that will include:*
  - a) *supporting the achievement of complete communities as well as the minimum intensification and density targets in this Plan;*
  - d) *undertaking stormwater management planning in a manner that assesses the impacts of extreme weather events and incorporates appropriate green infrastructure and low impact development;*
  - f) *protecting the Natural Heritage System and water resource systems;"*

## **4.2 Municipal**

### **4.2.1 County of Peterborough Official Plan (1994)**

The County of Peterborough Official Plan (COP) sets the land use and planning framework for local Official Plans and decision making. The COP outlines a long term vision for Peterborough's physical form and community character. The COP describes the Subject Property as Settlement Area in the County of Peterborough Official Plan. Settlement Area policies are provided in Section 4.2.3 of the COP and included below where relevant to the project together with additional guiding policies of the COP:

#### **"4.2.3 - Policies**

- *Lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20 year time-frame.*
- *The County Official Plan identifies growth areas as identified in the local official plans, and further that changes to those areas will require amendments to the local official plan and County Official Plan. These growth areas consist of the Settlement Areas listed below.*

Otonabee South Monaghan: Keene, Lang, Stewart Hall, **Woodview**, Indian River, Cold Springs, Assumption, Bailieboro, Fraserville, South Monaghan, Bensfort Bridge.

- 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.
- 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.
- 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.

## **5.1 Housing**

### 5.1.2 Objectives

to encourage the provision of affordable housing and a variety of housing types on a County-wide basis;

### 5.1.3 - Policies

#### 5.1.3.1 - General

- Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame;

## **5.3 Transportation**

### 5.3.2 Objectives

- to develop a transportation system that will encourage unity within the County and will satisfy local municipal transportation demands;

## **4.1 Natural Environment**

### 4.2.1 Objectives

- to identify, preserve and enhance natural areas and ecosystems;
- to protect natural heritage features and areas from incompatible development;
- to protect, improve or restore the quality and quantity of ground water and surface water features and their hydrologic functions;

- *to encourage local municipalities within the same watershed to participate, coordinate and carry out similar environmental management initiatives and practices to promote conservation, protection, sustainability and enhancement of natural systems, features and resources.*

#### 4.1.3.2 Flood Plains

- *Where a development proposal contains or abuts a steep slope, watercourse or shoreline in an area where no detailed floodplain mapping exists and where erosion hazard limits have not been defined, development will be subject to the establishment of flooding and erosion hazard limits by the appropriate Conservation Authority or the Ministry of Natural Resources in consultation with the local municipality;*
- *Development adjacent to an identified flood or erosion prone area may be subject to a setback from the flood or erosion prone boundary area. The setback will reflect the most restrictive requirements of the local municipality, the appropriate Conservation Authority and/or the Ministry of Natural Resources, and federal ministries or agencies;*

#### 4.1.3.4 Natural Heritage Features

- *The diversity of natural features in an area, and the natural connections between them, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing the linkages between and among natural heritage features and areas, surface water features, and ground water features.*

### **4.2.2 Township of Otonabee-South Monaghan Official Plan (2015)**

As illustrated on Schedule "A" Land Use Plan, Map No. 1, in the Township of Otonabee-South Monaghan Official Plan, the Subject Property is designated as Hamlet and Environmental Protection with a Special Policy Area identified as Section 5.2.15 on the south east side of the lands. Refer to **Figure 5**.

#### **"3.1A Municipal Growth Management"**

##### *3.1A.1 General Growth Management Policy*

*The designated Hamlets on Schedule "A" shall be the focus of growth in the Township, particularly for new residential development.*

*New development in Hamlets shall be undertaken in accordance with the policies of Section 5.2 of this Plan, and in particular, the pattern and form of new development in the Hamlet areas should comply with the policies of Section 5.2.3.*

### **3.2.3 General Servicing Policies**

*It is a primary objective of this Plan to promote environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is available for new development or redevelopment within the Township. Planning for water and wastewater (sewage) systems will recognize that:*

*(c) Lot creation may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term. 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.*

*For the purposes of Section 3.2.3, "multi-lot/unit residential development" generally means six or more residential lots or dwelling units where residences may be permanent homes or primary places of residence, with the exception that "multi-lot" residential development shall also include the creation of more than three new severed residential lots in the Hamlet designation in accordance with Section 4.1 of this Plan and subject to Sections 4.2 and 5.2 of this Plan.*

*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 or the applicable zoning provisions.*

### **3.2.7 Individual Private Systems**

*Almost all existing development in the Municipality is serviced by individual private water supply and sewage disposal systems, and it is anticipated that most new development will be so serviced except in those situations and subject to those conditions noted herein where other types of systems are to be permitted.*

*When development of any type will use an individual private water supply or sewage disposal system, this Plan requires compliance with the following policies and Section 3.2.2 before such development shall be permitted:*

(a) Lot Sizes

*Each lot shall have sufficient area to comply with the requirements of the Peterborough County-City Health Unit for the soil, drainage and other pertinent conditions of the site, for the type of services proposed, and for the type of development to be serviced;*

(b) Water Supply Systems

*Each proposed water source and supply system shall meet the quality and quantity requirements of the Ministry of the Environment. If an authority having jurisdiction determines that operation of a proposed water supply system will impair the water supply to existing development in the vicinity, an assessment of local ground water conditions by a qualified hydrogeologist or other qualified professional shall be required before approval will be given to the proposed system.*

(c) Sewage Disposal Systems

*If an authority having jurisdiction determines that a site appears to have unsuitable soil, drainage or other conditions which could adversely affect the operation of a proposed sewage disposal system, soil and similar tests by a professional engineer or other qualified professional shall be required before approval will be given to the proposed system. (d) Substandard System Improvements*

### **3.3 Stormwater Management**

*No development or redevelopment proposal, including a plan of subdivision or a block of land being developed for residential, commercial, institutional or industrial purposes, shall be permitted if such development will have a significant adverse impact on local and area-wide drainage patterns. A suitable method of accommodating surface water runoff shall be developed and implemented as a condition of approval according to the following policies:*

*(a) Stormwater management facilities shall be designed and constructed to protect the receiving watercourse and adjacent lands from potential adverse impacts resulting from stormwater runoff including the degradation of water quality, increase in flood potential, interference or reduction of the drainage capacity of an existing watercourse, erosion and sedimentation, or damage or destruction of fish habitat or other environmentally sensitive feature or area.*

*(e) The preparation of a stormwater management plan for a development proposal shall be the responsibility of the developer and shall be prepared by a professional engineer. Prior to approving a stormwater management plan, Council shall request comments from the Conservation Authority or other agency with respect to the suitability of the stormwater management measures.*

*(f) As a condition of draft approval for plans of subdivision or condominium, a stormwater management plan shall be submitted for review and approval by the Township and the Conservation Authority. A stormwater management plan*



may also be a condition of the Ministry of Transportation where a provincial highway may be affected by stormwater runoff.

### **3.7 Physical or Environmental Constraints to Development**

#### **3.7.2 Designation of Areas**

Certain areas with physical or environmental constraints to development are identified on Schedule "A" in the Environmental Protection designation, and are subject to the policies of Section 5.11 of this Plan. Wetlands and ANSIs are also identified on Schedule "B" of this Plan. It is recognized that there may be other lands in the Township with one or more of these features that are not included in the Environmental Protection designation due to factors such as their size, location, or the lack of detailed information.

#### **3.7.3 Protection of Environment/Natural Heritage Features**

The Municipality recognizes the need to develop policies that will protect and where possible enhance the natural environment and significant natural heritage features within the Township of Otonabee-South Monaghan. As such this Plan recognizes the following environmental/natural heritage features and their functions:

- Significant Wetlands and Other Wetlands

##### **3.7.3.1 Objectives**

(a) Natural features and areas shall be protected for the long term.

(b) 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.

#### **3.7.4 Policies for Other Areas with Natural Constraints**

Where other areas with natural constraints are designated as Environmental Protection on Schedule "A" the policies of Section 5.11 of this Plan shall apply to those areas.

Development will not be permitted in a floodway that has been identified by the Otonabee Region Conservation Authority, regardless of whether the area of inundation contains high points of land not subject to flooding. Notwithstanding this policy, development may be permitted in a floodway where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

### **3.13 Housing Policies**

#### **3.13.1 General Policy**

*In order to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, Council shall:*

*(a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment of land and, if necessary, lands which are designated and available for residential development;*

*(b) Maintain at all times where development is to occur, land with servicing capacity to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and in draft approved and registered plans of subdivision;*

*(c) Encourage the provision of a mix and range of housing types in the Municipality;*

*(d) Encourage housing forms and densities designed to be affordable to moderate and lower income households;*

*(e) Reduce the time to process residential applications to the greatest extent possible;*

*(f) Encourage residential intensification where practical;*

*(g) Monitor the provision of affordable housing in the Municipality;*

### **3.27 Cultural Heritage and Archaeological Resource Conservation**

#### **3.27.3 Archaeological Resources**

*The Municipality recognizes that there may be archaeological resources within the boundaries of the Township of Otonabee-South Monaghan. Where areas contain archaeological resources or have been determined to possess archaeological potential, Council may permit development subject to an archaeological assessment conducted by an archaeologist licensed under the Ontario Heritage Act.*

### **5.2 Hamlet**

*Hamlets in the Township of Otonabee-South Monaghan include the following settlement areas:*

- Keene
- Lang
- Stewart Hall



- **Woodview**
- Indian River
- Assumption
- Bailieboro
- Fraserville
- South Monaghan
- Donwood

*The purpose of the Hamlet designation is to recognize the essential mixed-use character of these settlements within the Township of Otonabee-South Monaghan. Hamlet areas are intended to provide a sufficient supply of land for residential, commercial, small-scale industrial, recreation/open space and institutional uses to accommodate projected growth over the 20-year time frame of this Plan.*

*In order to protect and enhance this mixed-use character, the following principles are to be considered in the development and control of these lands.*

#### *5.2.1 Pattern of Development*

*The future development of Hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development. Future development will be encouraged in depth rather than in strips along the main roads. New lot creation by consent shall be permitted in accordance with the policies of Section 4.0 (Land Division Policies).*

*Provisions shall be made, in appropriate locations, to leave access routes from the main roads to allow for new development to take place behind the existing development. Infilling between existing dwellings and the development of existing lots shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.*

*Provisions shall be made in the appropriate locations to integrate new pedestrian pathways and sidewalks into existing or planned pedestrian and trail networks for the purposes of increasing active transportation (as defined in Section 1.5).*

#### *5.2.2 Permitted Uses*

*Permitted uses shall include residential, commercial, small-scale industrial, recreation/open space, institutional and community facilities.*

#### *5.2.3 Residential Uses and Development*

##### *(a) Residential Uses*

*Permitted residential uses in the Hamlet areas shall include low and medium density residential uses including single detached dwellings, duplex and semi-detached dwellings, converted dwellings, and multiple-unit dwellings such as triplexes, fourplexes, row or townhouses, and low-rise apartment dwellings.*

*Dwelling units in or above commercial or institutional buildings shall also be permitted.*

*Home occupations and bed and breakfast establishments shall be permitted in Hamlet areas, subject to the policies of this Plan and the regulations of the Implementing Zoning By-law.*

*(b) Residential Development Policies*

*Single-detached dwellings shall be the predominant form of residential development in the Hamlet areas.*

*New residential development shall comply with the relevant policies of Sections 3.0 and 4.0 of this Plan.*

*In addition to the requirements of Section 4.3, all proposals for residential development by registered plan of subdivision or condominium shall be accompanied by:*

- (i) an engineering report which demonstrates that there is an available and adequate supply of potable water, and that soil conditions will permit the installation and efficient operation of private sewage disposal systems; and*
- (ii) a preliminary engineering feasibility report, which demonstrates that services such as stormwater drainage, including on-site water quality/quantity facilities, and roads can be satisfactorily accommodated.*

*Until such engineering studies are received and approved, the Township Council will not recommend to the approval authority that draft plan approval be granted to the subdivision or condominium proposal.*

*New residential development on individual private services should, where possible, take place on lots having sufficient area and frontage to provide for future development intensification through splitting of lots should municipal piped services become available. The design and siting of proposed buildings on such lots shall be evaluated by the Municipality in the context of future use of the lots for more intense development. The siting of proposed buildings may be regulated through zoning in the form of extended side yards in order to accommodate future development intensification.*

*5.2.6 Water Supply, Wastewater and Stormwater*

*Development may take place on either individual private services or public piped services in accordance with the relevant policies of Section 3.2 of this Plan. Stormwater management shall be provided in accordance with the relevant policies of Section 3.3.*

### *5.2.7 Physical or Environmental Constraints to Development*

*An application for development in areas with physical or environmental constraints will only be considered if it complies with the relevant policies of Section 3.7 of this Plan. It is intended that wetlands/watercourses and flood and erosion susceptible lands in a Hamlet be designated as Environmental Protection or be subject to Special Policies as set out in Section 5.2 of this Plan. The lands shall be zoned in an appropriate environmental protection zone and shall be subject to setbacks for development in the implementing zoning by-law.*

### *5.2.15 Special Policies for Woodview*

#### *(a) Definition of Policy Area*

*The following special land use policies apply to a portion of the lands in the Hamlet of Woodview as identified on Schedule A of this Plan. These areas of the Hamlet include lands that may be subject to environmental constraints. The Municipality, in consultation with the Conservation Authority, may require the preparation of an Environmental Impact Study and/or floodplain mapping by property owners/applicants on a site-by-site basis for planning applications.*

#### *(b) Development Policies*

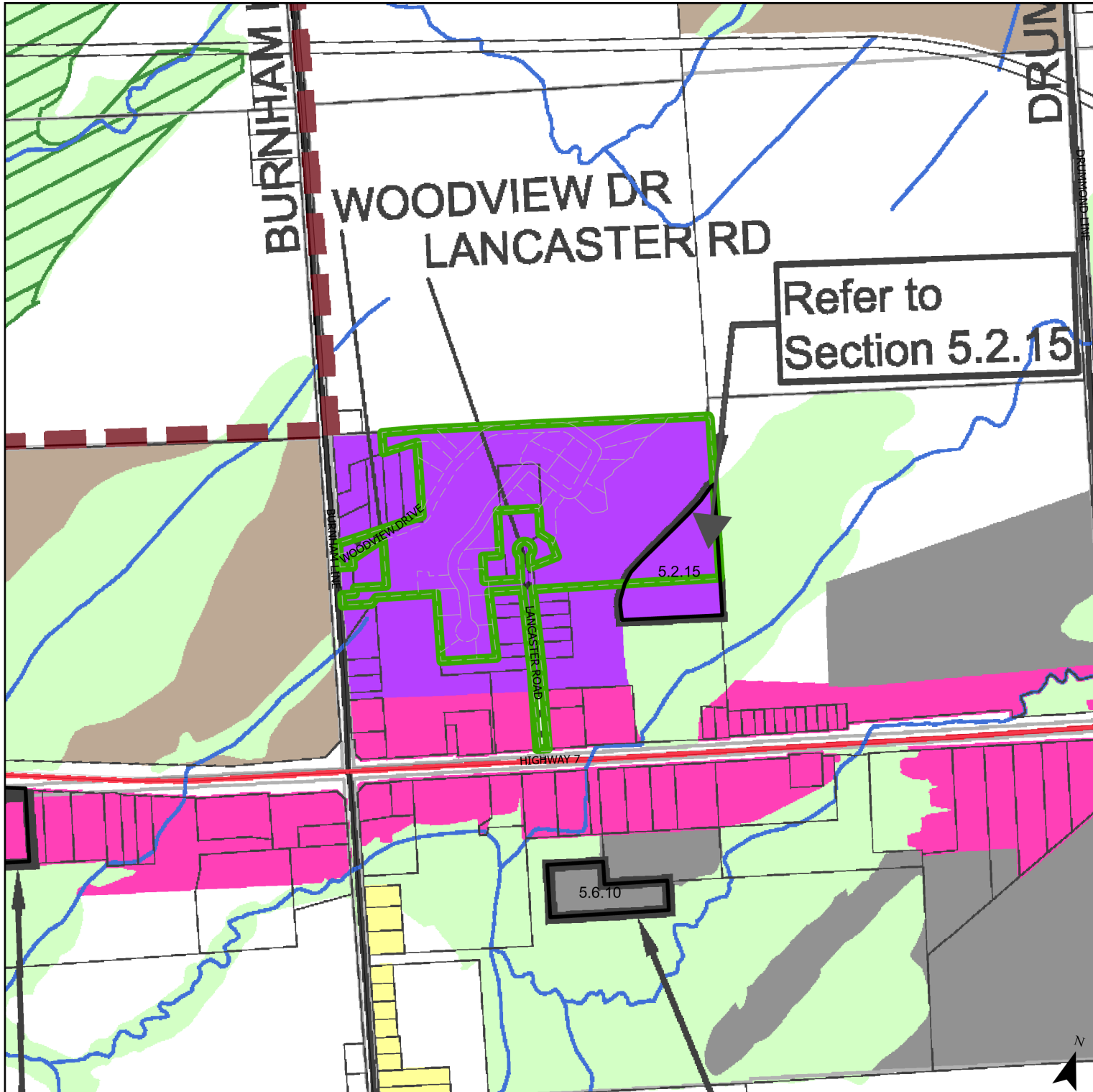
*Development within the Hamlet designation may be permitted without an amendment to this Plan, subject to the policies under the provisions of Section 3.7.3 of this Plan and only after written approval has been obtained from the Conservation Authority. It is recognized that there may be certain areas within the Special Policy Area identified on Schedule A in Woodview where applications for development may not be approved due to the nature and extent of natural hazards.*

#### *(c) Conservation Authority Regulations*

*Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.*

#### *(d) Zoning*

*Lands may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol."*



## Official Plan








Excerpt from Schedule 'A' Land  
Use Plan Map 1 of the Township of  
Otonabee-South Monaghan  
Official Plan  
Part of Lot 27, Concession 10  
County of Peterborough

Figure 5

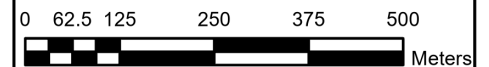
### Legend

 Subject Property

### Land Use

-  Hamlet
-  Commercial
-  Employment Areas
-  Rural
-  Recreation/Conservation
-  Environmental Protection
-  OSM OP Special Policy

Scale: 1:10,000



NAD 1983 UTM Zone 17N

### Data Sources

County of Peterborough Online GIS

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	February, 2022
Project Number:	10874
Map Number:	5



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#### 4.2.3 Township of Otonabee-South Monaghan Comprehensive Zoning By-law

The Subject Property is zoned Hamlet Residential (HR) and Future Development (FD) as illustrated on Schedule "A", Map 1 of the Otonabee South-Monaghan Zoning By-law (OSM ZBL). Refer to **Figure 6**.

Under Section 8 of the OSM ZBL, the HR zone permits single detached dwellings on lots with a minimum lot area of 3,000 square metres and a minimum lot frontage of 38 metres if serviced by private water supply and private sewage disposal. In addition, the following setback provisions apply:

8.2.3 Minimum Front Yard Depth	7.5 m (24.60 ft.)
8.2.4 Minimum Exterior Side Yard Width	7.5 m (24.60 ft.)
8.2.5 Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
8.2.6 Minimum Rear Yard Depth	7.5 m (24.60 ft.)
8.2.7 Minimum Dwelling Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
8.2.8 Maximum Building Height	11.0 m (36.09 ft.)
8.2.9 Maximum Lot Coverage of All Buildings	40%
8.2.10 Minimum Landscaped Open Space	30%
8.2.11 Maximum Number of Dwellings per Lot	1
8.2.12 Maximum Number of Dwelling Units per Lot	2

Under Section 20 of the OSM ZBL, the FD zone permits a single detached dwelling on an existing lot of record with a lot area and frontage as it exists on the day the by-law was passed. As such, a ZBA is required to rezone the lands from FD to HR to permit the creation of multiple lots.

The proposed development is permitted under the HR zone however site specific amendments to the zoning provisions will be required in support of the minimum lot areas and frontages proposed through the DPS.



**Zoning By-law**  
Excerpt from Schedule 'A' Map 1  
of the Township of  
Otonabee-South Monaghan  
Zoning By-law No. 2010-65  
Part of Lot 27, Concession 10  
County of Peterborough

Figure 6

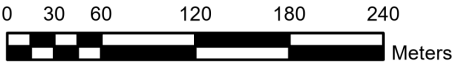
Legend

 Subject Property

Zoning Description

- CF Community Facility
- GC General Commercial
- FD Future Development
- HR Hamlet Residential
- OS Open Space
- RR Rural Residential
- RU Rural

Scale: 1:4,823



NAD 1983 UTM Zone 17N

Data Sources

County of Peterborough Online GIS

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	JT/MS
Map Date:	February, 2022
Project Number:	85178
Map Number:	1



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## 5.0 Planning Rationale

The proposed ZBA, DPS and Condo Plan conform to the applicable provincial and municipal policies as outlined above. The Subject Property is designated Hamlet and is located within a rural settlement area, being the hamlet of Woodview. The PPS provides that within rural areas, rural settlement areas shall be the focus of growth and development and such development should consider the rural characteristics, scale of development and the appropriate level of services available. The Growth Plan also permits limited development in rural settlement areas. Under local Official Plan policies, the Hamlet designation is to supply land for mixed use and future development will take place primarily in the form of registered plans of subdivision. Additionally, the OSM Official Plan provides that the predominate form of residential development in the hamlet areas is low to medium density.

Currently, the hamlet of Woodview is developed with low density residential dwellings and an institutional use. Adjacent to the Subject Property but located outside of the hamlet area exists a variety of highway commercial uses. As directed by provincial and municipal policy, the proposed development is compatible with and similar in scale to the existing residential dwellings within Woodview, will support the surrounding institutional and commercial uses and will contribute to the establishment of the settlement area as a complete community.

As illustrated on the draft plan, Blocks 28 and 29 are not proposed for future development but are currently used for access by existing property owners. Block 28 is zoned HR while Block 29 is zoned FD. It is anticipated through discussions with the property owners having access over Blocks 28 and 29 to consolidate these lands with their respective properties and maintain the HR zone for both blocks.

While the servicing policies of the PPS, Growth Plan and local Official Plans identify municipal servicing as the preferred serving form, where municipal services are not available, private individual services will be permitted. The hamlet of Woodview and likewise the Subject Property and proposed development do not benefit from established or planned municipal services. Consistent with the existing development in the rural settlement area, the proposed DPS will be supported by private individual wells and septic systems. As provided in the Hydro-G, private individual on-site septic systems and wells can appropriately service the proposed development and are preferred in this circumstance. Given the preferred servicing option, and associated clearance distances required for such, further intensification on the Subject Property through additional units or diversity of units is not feasible. Notwithstanding, the proposal will add to the supply of housing available in the Township and does not conflict with the relevant provincial and local housing policies.

As noted herein, the Subject Property also maintains natural heritage features including wetlands and a watercourse. As confirmed through the EIS, the identified wetlands are not provincially significant. However, in accordance with provincial and municipal policy, natural heritage features including wetlands are to be protected for the long-term. In order to avoid impacts to the adjacent natural heritage features, the site layout

is formed by the boundaries of the wetlands and its associated buffers and the majority of proposed development is located outside of these features, to the extent possible.

As illustrated on the draft plan, the wetland areas will form part of lots 14 and 27 to avoid lot line creation through the wetland features. As lots 14 and 27 will encompass these features, a restrictive covenant may be appropriate to enforce protection of these areas. An EP zone is also proposed to be applied to the on-site wetlands offering an additional layer of protection from use and development other than those uses permitted in the EP zone.

The draft plan also illustrates that a portion of the proposed internal road layout will intersect the wetland boundary. This is required in order to connect the development on the west and east sides of the Subject Property. To ensure minimal disruption to the wetland and watercourse features, the proposed road will be located at the most northern boundary of the Subject Property. In addition, a compensation plan has been prepared to demonstrate the opportunity to restore any loss of wetland as a result of the road crossing. The compensation plan provides three options with a recommended option for consideration. The recommended option will provide the highest level of success for wetland regeneration and habitat.

Furthermore, the proposed location of the road (Block 31) was guided by on-site constraints and agency comments. Access to the Subject Property was reviewed based on the three available options which include the following:

- Option 1 – Access via Lancaster Road from Highway 7;
- Option 2 – Access from Burnham Line via ROW between Highway 7 and Woodview Drive; and
- Option 3 – Access from Woodview Drive.

With respect to option 1, the Ministry of Transportation will not allow additional traffic from Highway 7 to Lancaster Road. Therefore, this option is not available.

Option 2 requires constructing a bridge over the watercourse that traverses the site from the southwest side off Burnham Line flowing north through the Subject Property. This option is not economically feasible and would impact the wetland located on either side of the watercourse.

Option 3 is the preferred and most appropriate option as the entrance already exists and serves the residential development within Woodview. The roadway would be an extension of this entrance and redeveloped to a rural standard.

Regarding potential on site flooding, the Floodplain Assessment recommends the installation of twin culverts under the proposed road. The assessment also confirms that the flood limits will be contained within the wetland area and that the proposed development will not increase flood potential to adjacent properties maintaining safe access. As such, the proposed development does not conflict with the Natural Hazard policies as outlined in the PPS.



Given the on-site constraints, limited space is available to build a municipal road with the additional boulevard requirements for municipal infrastructure. To ensure maximum lot area is provided to support development, a common elements plan of condominium for the roadway is being proposed. Block 30 includes the existing Lancaster Road and Block 31 will implement the new internal road network identified as "Nirvana Road". The Condo Plan will ensure future maintenance and ownership of the road is shared between the existing and future property owners within the subdivision under a condominium corporation. As it is also intended that Woodview Drive will form part of the common elements plan of condominium, and discussions with existing land owners benefitting from access over Woodview Drive will need to be completed with an agreement in place for final approval.

As demonstrated through the TIS, additional turning lanes are not warranted and the new trips generated by the development will have minimal to no impact on the intersection of Highway 7 and Burnham Line.

With respect to the archaeological resource potential on the Subject Property, the Stage 1 and 2 archaeological assessment completed by Advance Archaeology concluded that the Subject Property does not contain resources of archaeological value or interest and that development on the Subject Property does not warrant further archaeological investigation. As such, the proposed development does not conflict with the cultural heritage and archaeology direction of provincial and municipal policy.

The proposed development will have minimal impact on municipal services and infrastructure. The development will require standard municipal services such as school busing, garbage and recycling pick up and Emergency Medical Services as provided through municipal taxes. However, as the development will be serviced by private infrastructure including water, sanitary, stormwater and road access, the responsibility of infrastructure installation and maintenance will be borne by the property owners either independently (well and septic) or through the condominium corporation (roadway).

Overall, the proposed development supports the provision of locating development within a settlement area at a density that can be sustained by rural service levels and will complete the development potential of Woodview.

## **6.0 Proposed Zoning By-law Amendment**

In support of the proposed development, a site specific HR-XX zone and EP zone is proposed through the ZBA. The proposed ZBA will allow for low density residential development, protection of the existing wetland features and implement site-specific zoning regulations with respect to minimum lot area and minimum lot frontage on the Subject Property. See **Table 1** and **Figure 7**.

**Table 1 – Proposed Zoning Provisions**

Regulation under Section 8.2	Required	Proposed
<b>8.2.1 Minimum Lot Area</b> Single Detached Dwelling on Private Water Supply and Private Sewage Disposal	3000 m <sup>2</sup> (0.3 ha/0.74 ac)	2000 m <sup>2</sup> (0.20 ha/0.50 ac)
<b>8.2.2 Minimum Lot Frontage</b> Single Detached Dwelling on Private Water Supply and Private Sewage Disposal	38 m. / 124 ft.	The following lots require amendments with varying frontages:  Lot 2 – 29 m.  Lot 3 – 22 m.  Lot 10 – 21 m.  Lot 11 – 22 m.  Lot 14 - 28 m.  Lot 15 - 25 m.  Lot 22 – 34 m.  Lot 23 – 36 m.  Lot 26 – 27 m.



## Zoning By-law Amendment Sketch

Part of Lot 27, Concession 10  
Township of Otonabee-South Monaghan  
County of Peterborough

Figure 7

### Legend



Subject Property



Lands to be rezoned from  
"Future Development (FD)"  
zone to "Environmental  
Protection (EP)" zone



Lands to be rezoned from  
"Future Development (FD)"  
zone to "Hamlet Residential Zone  
Exception No. xx (HR-xx)" zone

Scale: 1:4,000



NAD 1983 UTM Zone 17N

### Data Sources

County of Peterborough Online GIS

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	JT/MS
Map Date:	February, 2022
Project Number:	85178
Map Number:	1



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F. 705.748.9944  
E. wills@dmwills.com

## 7.0 Closing

This report has been prepared in support of a Zoning By-law Amendment application, Draft Plan of Subdivision application and Common Elements Plan of Condominium application to permit the development of a 27 lot residential plan of subdivision with a private internal road network within the hamlet of Woodview. This report provides an analysis of the applicable provincial and local policy documents in the context of the applications.

It is our opinion that the development does not adversely impact the surrounding lands, is compatible with the existing low density residential development, completes the development potential of the hamlet of Woodview and is consistent with the direction of provincial and local policy which promotes development in settlement areas which can be sustained by rural service levels.

Based on the background information, the features on site and the forgoing review of the relevant policies, it is our opinion that the proposed ZBA, DPS and Condo Plan applications are consistent with and conforms to provincial and municipal policies and constitutes as good planning.

Respectfully Submitted,



Diana Keay, MCIP, RPP  
Manager, Planning Services

DK/hd

## Appendix A

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### Photographic Log



<b>Life at the Woodlands - Nirvana Homes</b>	<b>Site Location: Woodview Drive</b>
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Photo Number: 1
Date: February 23, 2022
Direction Photo Taken: North
Description:  Burnham Line and Woodview Drive

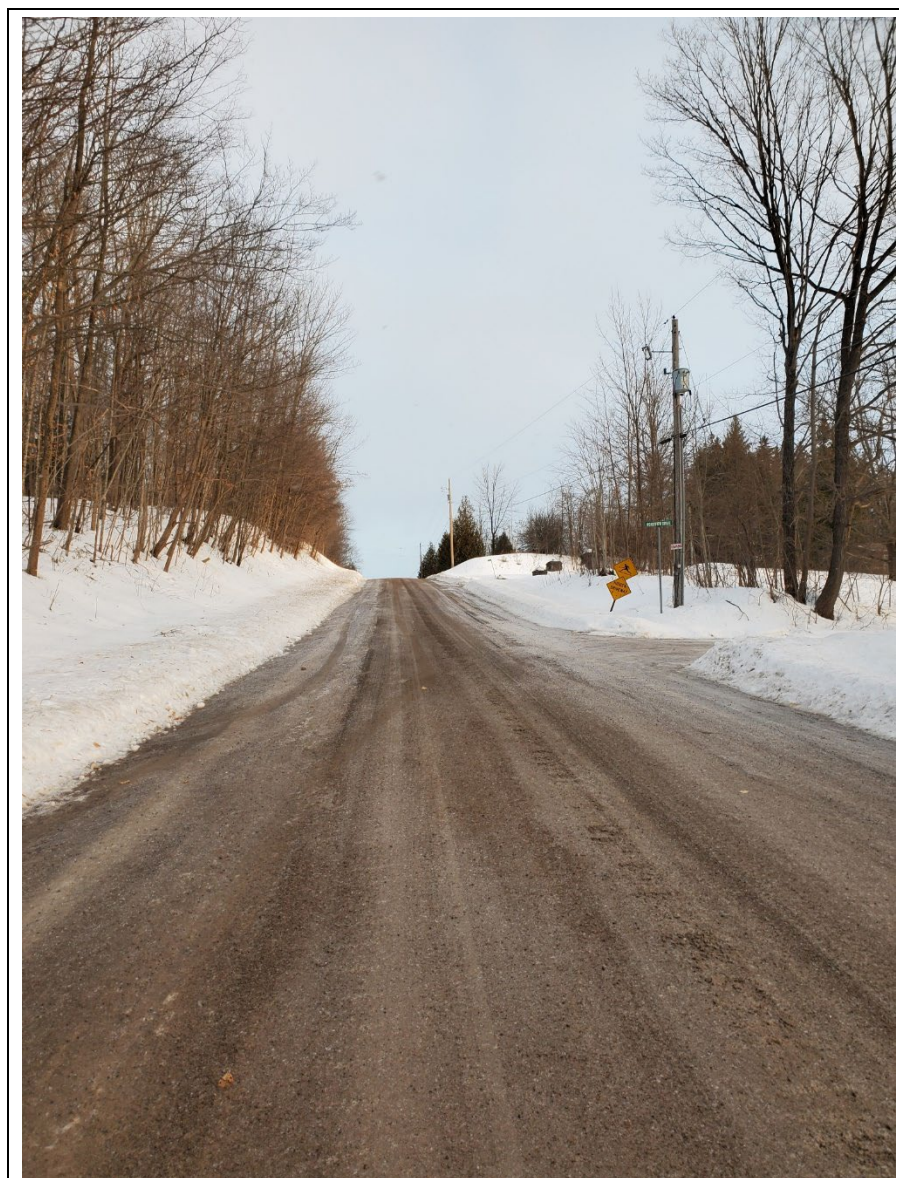





Photo Number: 2	
Date: February 23, 2022	
Direction Photo Taken: South	
Description:  Burnham Line and Woodview Drive	



Photo Number: 3
Date: February 23, 2022
Direction Photo Taken: West
Description:  Burnham Line from Woodview Drive





Photo Number: 4
Date: February 23, 2022
Direction Photo Taken: East
Description:  Entrance to Woodview Drive





Photo Number: 5
Date: February 23, 2022
Direction Photo Taken: South West
Description:  Land for Development

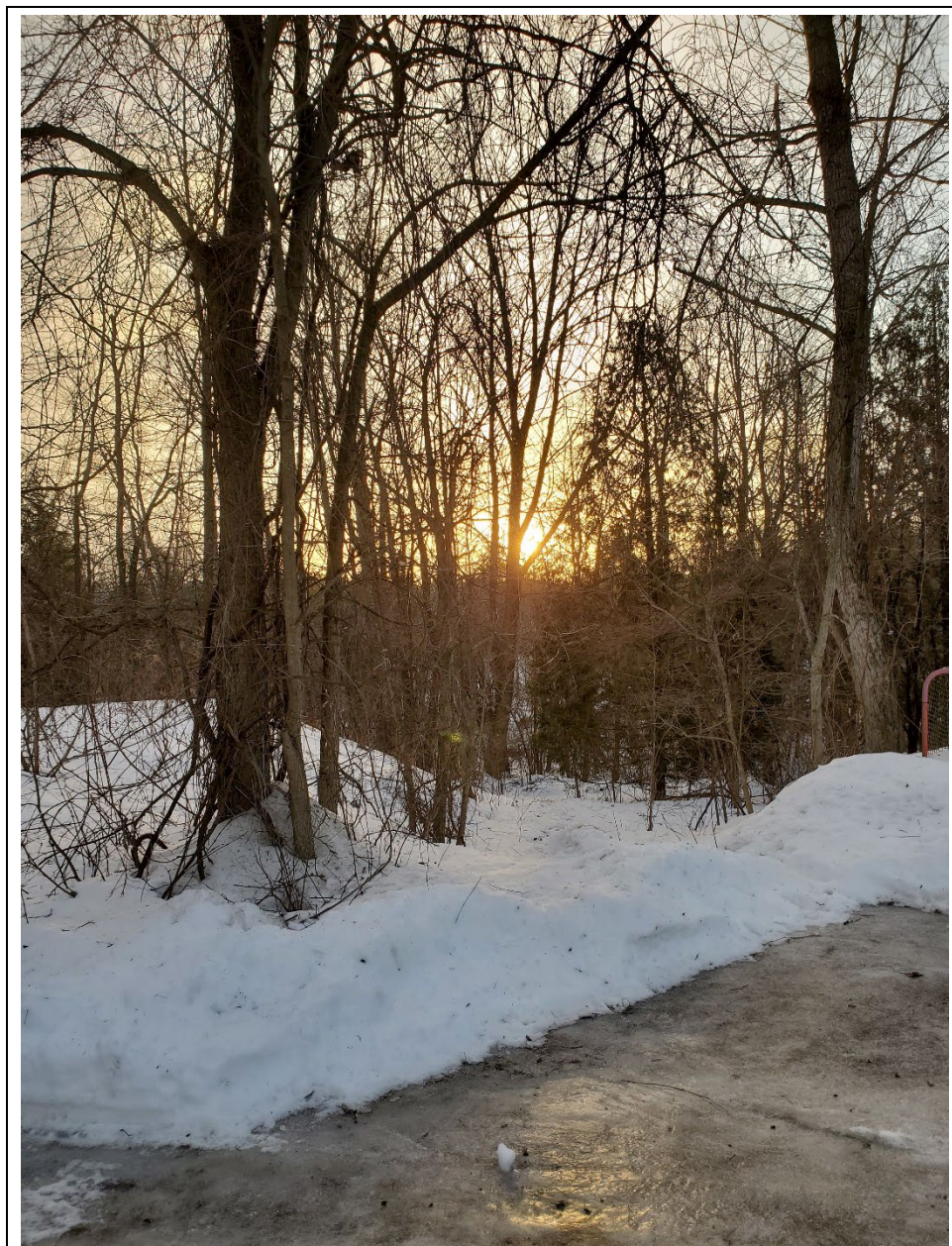




Photo Number: 6
Date: February 23, 2022
Direction Photo Taken:  South
Description:  Land for Development



## **Appendix B**

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### **Pre-Consultation Meeting Minutes**





# Record of Pre-Consultation

Prepared by the Peterborough County  
Planning Department



**Name:** Life at the Woodland Inc.

**Agent:** D.M. Wills Associates Ltd c/o Joe Fleming

**Lot:** 27

**Concession:** 10

**Municipality:** Otonabee Ward  
Township of Otonabee-South Monaghan

**Municipal Address:**

Roll No.(s) 1506-010-005-08301

**Phone:**  
705.775.2100(O)

**Email:**  
rubal@nirvanahomes.ca(O)  
jfleming@dmwills.com(A)

**Office Phone:**  
705.742.2297(A)

**Communication Sent To:**

**Owner:** ☐

**Agent:** ☒

**Meeting Date:** 2021-03-10 (yyyy-mm-dd)

**Meeting Location:** Online via Zoom

**Attendees:**

Rubal Kundra, Proponent

Diana Keay, D.M. Wills

Joe Fleming, D.M. Wills

Ken Scullion, Township of Otonabee-South Monaghan (OSM)

Kent Randall, Municipal planning consultant for OSM

Cheryl Tolles, Ministry of Transportation

Matt Wilkinson, Otonabee Region Conservation Authority (ORCA)

Iain Mudd, County of Peterborough

Per Lundberg, County of Peterborough

A copy of the complete Record of Pre-Consultation will be sent to all attendees ☒

Existing Parcel Description	
<b>County O.P. Description</b>	Settlement Area
<b>Municipal O.P. Designation</b>	Hamlet and Hamlet Special Policy Area S. 5.2.15
<b>Municipal Zoning</b>	(FD) & (HR)
<b>Area/Lot Dimensions</b>	±18.85 ha with ±20 m of frontage on Hwy 7
<b>Existing Use/Buildings</b>	Vacant

**Pre-consultation completed for:**

- ☒ Plan of Subdivision (*Application submitted to County*)  
☒ Plan of Condominium (*Application submitted to County*)  
☐ Official Plan Amendment for  
☐ County Official Plan (*Application submitted to County*)

- ☐ Local Component of County Official Plan (*Application submitted to County*)
- ☐ Municipal Official Plan (*Application submitted to Township*)
- ☒ Zoning By-law Amendment (*Application submitted to Township*)

**Proposal Summary/Description:** The proposal is for a 28 lot residential plan of subdivision together with a common elements plan of condominium for the internal road. The subdivision will be serviced by individual on-site wells and septic systems as there are no municipal services at this location. The lots are to be developed with single detached homes.

### **Discussion:**

D.M. Wills provided an overview of the proposal as described above. In addition, D.M. Wills outlined that a compensation package for the encroachment into the wetland located on the subject lands is being worked out with the Otonabee Region Conservation Authority.

### **Otonabee Region Conservation Authority (ORCA)**

ORCA will require an Environmental Impact Study (EIS) including a wetland compensation plan as well as a stormwater management plan and a floodplain analysis.

Please contact Matt Wilkinson at ORCA for further details regarding these reports required by ORCA at [mwilkinson@otonabeeconservation.com](mailto:mwilkinson@otonabeeconservation.com).

### **Ministry of Transportation (MTO)**

The proposed internal road with access to Burnham Line shown on the concept plan is set far enough away from Highway 7 as not be a concern for MTO.

MTO will require a Traffic Impact Study (TIS) and stormwater management plan for review.

Lancaster road is of primary concern for MTO. This private road that connects to Hwy 7 cannot become a municipal public road due to MTO spacing requirements from existing intersections. Additionally, as Lancaster Road is a privately owned, no connection can occur to Lancaster from the proposed subdivision for either vehicular traffic or pedestrian traffic.

MTO raised the issue of pedestrian safety for residents walking out of the subdivision onto Burnham Line for consideration.

Please contact Cheryl Tolles at MTO for further details regarding the reports required by MTO at [Cheryl.Tolles@ontario.ca](mailto:Cheryl.Tolles@ontario.ca).

## **Township of Otonabee-South Monaghan**

A complete list of reports required by the Township and County is attached to this meeting summary.

A zoning by-law amendment application including a draft zoning by-law amendment is required for submission to the Township.

## **County of Peterborough**

The current subdivision application relating to the subject lands being County file no. 15T-16002 must be withdrawn. The County will require formal written request to withdraw this former subdivision application submitted by the previous owner of the subject lands prior to submission of this new subdivision/condominium application.

A complete list of reports required by the Township and County is attached to this meeting summary.

The existing parcels on the north side of the proposed internal road currently accessed by Woodview Drive will need to become parcels of tied land (POTL) included in the condominium agreement to ensure future access for these properties.

A complete application is required at the time of submission including completed application forms, required copies of all reports, draft plans of subdivision and condominium, signed peer review agreement and application fees.

Please note, the subject lands are located within a propane Risk Safety Management Plan (RSMP) area.

**Fees:** A copy of the current Peterborough County Planning Fees schedule is attached.

Other applicable fees should be confirmed through staff at the local Township, Conservation Authority and/or Peterborough Public Health.

**Record Completed By: Per Lundberg**

✉ **Please Note:** *Personal information contained on this form is collected under the authority of Section 29(2) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56 as amended and will be used to assist in the correct processing of the application. If you have any questions about the collection, use or disclosure of this information by the County of Peterborough, please contact the CAO or Clerk, County of Peterborough, 470 Water Street, Peterborough, Ontario K9H 3M3 (705-743-0380).*

## **Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments**

*Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.*

### **Part Lot 27, Concession 10 (Otonabee) – Woodland Subdivision (March 2021)**

- ☒ Servicing Options Report (for developments > 5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) Include in Planning Study/Analysis)
- ☒ Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (if private individual systems are accepted, proponent should prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable)
- ☐ Functional Servicing Report
- ☒ Geotechnical Study
- ☒ Storm Water Management Plan
- ☐ Source Water Protection - (if in Vulnerable Area, requires RMO review and a Clean Water Act notice issued by RMO – Terri Cox or Mark Majchrowski as per S. 5.7.3.1 of the County Official Plan)
- ☐ Market Analysis/Justification Study
- ☒ Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥25 lots or units or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses), wildlife, Species At Risk, ANSI's etc.) (must include wetland compensation plan)
- ☒ Flood Plain Analysis
- ☒ Archaeological Study (known site; 3 or more new lots; on a water course, zbla/opa for golf course)
- ☒ Planning Study/Analysis
- ☐ Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
- ☐ Noise Impact Study
- ☒ Traffic Study
- ☐ Agricultural Land Usage Justification
- ☒ Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the Township requests) (Include in Planning Study/Analysis)
- ☐ Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
- ☐ Record of Site Condition (converting from a commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use)

## **Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments**

*Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.*

### **Part Lot 27, Concession 10 (Otonabee) – Woodland Subdivision (March 2021)**

- ☐ Minimum Distance Separation Calculation (where barns exist within 1 km) Include in Planning Study/Analysis)
- ☒ Peer Review and Planning Reimbursement Agreement
- 

#### **Recommended key agencies to contact:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Township                    | <input type="checkbox"/> Trent Severn Waterway  | <input checked="" type="checkbox"/> MTO |
| <input checked="" type="checkbox"/> Conservation Authority      | <input checked="" type="checkbox"/> Health Unit | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Peterborough County Public Works Dept. |   | <input type="checkbox"/> First Nation   |