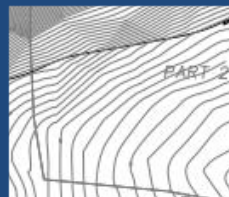
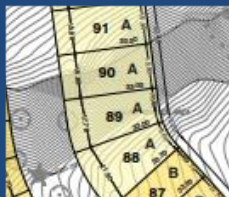
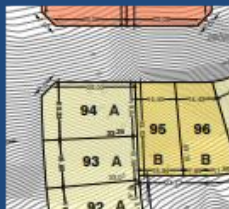
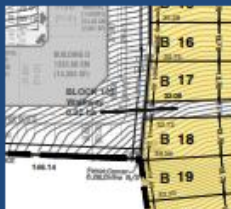
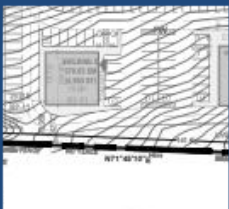
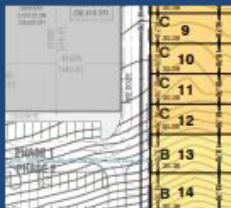
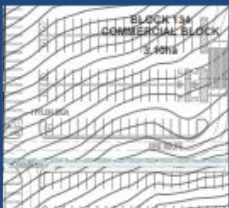


# PLANNING RATIONALE REPORT

Fallis Line East & County Rd 10

Prepared For: Vargas Properties Ltd.





Description  
PROJECT No.:  
DATE:



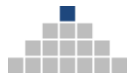
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# Executive Summary

The Biglieri Group Ltd. (TBG) represents Vargas Properties Inc, owners of ~29.48 hectares of land legally described as Part of Lot 13, Concession 5, Township of Cavan Monaghan (here-after the “Site”, “Subject Site” or “Subject Lands”). The Subject Site is located on the southeast corner of County Road 10 (“CR10”) and Fallis Line in the Township of Cavan Monaghan. Further, the Site is generally located within the Millbrook Settlement area save for the easternmost portion of the subject lands. The eastern portion of the subject lands is located outside of the Millbrook Settlement Area and is largely within the Natural Heritage System but also includes a small portion of lands designated *Agricultural*.

## The Proposal

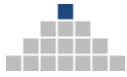
On behalf of our client, TBG is submitting Official Plan Amendment (the “OPA”), Zoning By-law Amendment (the “ZBLA”), and Draft Plan of Subdivision (“DPS”) applications to the Township of Cavan Monaghan and County of Peterborough in order to facilitate development of the Site for a mixed-use commercial/residential development including a 3.10ha commercial block at the corner of CR10 and Fallis Line as well as 70 residential lots, 2 townhouse blocks (to eventually include 10 townhouse dwellings) as well as 2 future development blocks. The Plan also includes 14.31ha of natural heritage (“NHS”) blocks, a 1.62 ha stormwater management block (“SWM”) as well as 1.98ha of land for municipal road allowances. This Planning Rationale Report has been prepared to review and analyze the required site-specific OPA and ZBLA as well as the development proposal as expressed through the DPS.

## Planning Analysis

The Subject Site is designated *Community Commercial, Residential, Agricultural, Natural Linkage Area, Natural Core Area and Institutional Special Policy Area #1* in the Township of Cavan Monaghan Official Plan (2020) and is generally within the boundaries of the *Millbrook Settlement Area*. The Township Zoning By-law 2004-62 zones the Subject Site under several designations being C5, A, FD, NC & NL.

This Planning Rationale Report has evaluated the merits of the “Proposal” (inclusive of the OPA, ZBLA and DPS) in the context of the policy framework articulated in the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the County of Peterborough Official Plan (2020), and the Township of Cavan Monaghan Official Plan (2020). The Report has also considered the impact of the application on the larger Millbrook Settlement Area, the Township of Cavan Monaghan, and The County of Peterborough. The Report finds that the Proposal is consistent with, and conforms to (as appropriate), the policy framework articulated in the documents above as well as provides a net benefit to the Millbrook Settlement Area, the Township of Cavan Monaghan, and The County of Peterborough for the following reasons:

- The minor settlement area boundary adjustment is consistent with the prescribed test of the PPS and conforms to the prescribed test of the Growth Plan;
- The proposed settlement area boundary adjustment results in ‘no-net-increase’ to the settlement area, and is consistent with the 2020 Cavan Monaghan Growth Management Study (“CM GMS”) which identified the need for flexibility to achieve near-future settlement boundary adjustments;
- The *Agricultural* lands to be used for residential development are isolated from other *Agricultural* lands and are too small to be used for intensive agriculture on their own (per the provided AIA). Further their isolation



from other *Agricultural* lands means the re-designation will not negatively impact other *Agricultural* lands;

- The proposed draft plan makes use of existing oversized water and wastewater services planned to accommodate development on the Site as well as to the north;
- The proposed plan is a logical progression of infrastructure/services and allows for commercial development as well as the development of urban lands to the north;
- It is anticipated that there is sufficient reserve treatment capacity in the WWTP to service this development; which will be confirmed through the forthcoming Master Servicing Study (to be available in Q3 2021);
- A wide range of commercial uses on the commercial block, inclusive of a bank/financial institution, will promote walkability between the Site as well as the Towerhill South and North Subdivisions, supporting the development of a complete and walkable community in northern Millbrook;
- The proposed residential uses will support the Township in providing for land supply as required based on the projected growth and demand for housing supply in the next 5-10 years per the 2020 CM GMS;
- The Conceptual Master Plan includes a full range of residential uses inclusive of single-detached, townhouse, and may include apartment dwellings;
- The proposed lot types and zoning standards for the residential uses are largely consistent with zoning approved for Tower Hill South, providing consistent development standards and high-quality design in the area;
- There will be no net negative impact on environmentally protected lands per the submitted EIS; and,
- The EIS also confirms that the entire development is outside of the floodplain associated with Baxter Creek and its associated buffers and therefore that the proposal would not represent a risk to human health or property.

As the Proposal is consistent with the PPS and conforms to the intent of the Growth Plan for the Greater Golden Horseshoe (2020), the intent of the County of Peterborough Official Plan (2020), and the intent of the Township of Cavan Monaghan Official Plan (2020) the Proposal, inclusive of the OPA, ZBLA and DPS, represent good planning and is appropriate for approval.



# 1.0

## Introduction

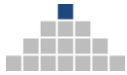
The Biglieri Group Ltd. (TBG) represents Vargas Properties Inc, owners of land legally described as Part of Lot 13, Concession 5, Cavan Ward Township of Cavan Monaghan (here-after the “Site”, “Subject Site” or “Subject Lands”). The Subject Site is located on the southeast corner of County Road 10 (“CR 10”) and Fallis Line in the Township of Cavan Monaghan. Further, the Site is generally located within the Millbrook Settlement area save for the easternmost portion of the subject lands. The eastern portion of the subject lands is located outside of the Millbrook Settlement Area and is largely within the Natural Heritage System (“NHS”) but also includes a small portion of lands designated “Agricultural”. The Site is approximately 29.4 ha in size and irregular in shape. It has approximately 300m of frontage on CR10. The site will also have approximately 580m of frontage on the future extension of Fallis Line.

The current proposal for the Subject Site includes 80 residential units and a 3.10 hectare commercial block, two environmental land (“NHS”) blocks totalling 14.31 hectares, and a 1.62 hectare stormwater management pond (“SWM”) block. The proposal also includes significant improvements to Fallis Line East. Roads proposed interior to the site will have a ROW of 20m. These local roads and the required road widening represent a further 1.98ha of land.

The Subject Site is designated as *Community Commercial, Residential, Agricultural, Natural Linkage Area, Natural Core Area and Institutional Special Policy Area #1* in the Township Official Plan (2020) and within the boundaries of the *Millbrook Settlement Area*. A portion of the Site is outside of the Settlement Area and is identified as *Natural Linkage and Core Area*, with a remnant piece of *Agricultural* land. The Township Zoning By-law 2004-62 zones the Subject Site with several designations including: C5-*Community Commercial*, A-*Agricultural*, FD-*Future*

*Development, NL- Natural Linkage, and NC-Natural Core.*

The purpose of this Planning Rationale Report is to evaluate the merits of the Proposal (inclusive of the Official Plan Amendment “OPA”, Zoning By-law Amendment “ZBLA” and Draft Plan of Subdivision “DPS”) in the context of all applicable Provincial, County, and Town policies. As such, the Report will evaluate the Proposal in regards to consistency/conformity to the policy framework articulated in the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2020), as well as the County of Peterborough Official Plan (2020), and the Township of Cavan Monaghan Official Plan (2020).



# 2.0

## Site Location & Context

### 2.1 Subject Site

The Subject Site is currently vacant and is located on the southeast corner of County Road 10 and Fallis Line in the Township of Cavan Monaghan (Figure 1 and 2). It is generally located within the Millbrook Settlement Area save for the easternmost portion of the subject lands. The Site is approximately 29.4 ha in size and irregular in shape. It has approximately 300m of frontage on County Road 10 and will also have approximately 580m of frontage on the future extension of Fallis Line. The Site is graded such that there are significant declines in grade from north to south, with a tributary of Baxter Creek and a former rail corridor bisecting the Site (east to west) near its southern limits. Detailed natural feature and topographic information is included within the submitted EIS and FSR Reports.

### 2.1 Context

#### Immediate Context (Figure 1)

Immediately south of the site are 1 and 2 storey single detached homes fronting Nina Court and Century Blvd. Immediately to the south-west are two single detached homes fronting the south side of Buckland Drive as well as a rural employment use north of Buckland Drive. The property immediately to the east is vacant and largely forested. The Site is bound to the north by an unopened road allowance for Fallis Line.

#### Larger Context (Figure 2)

The Site is located approximately 1km north of downtown Millbrook (Figures 2). downtown Millbrook hosts a mix of commercial, residential, and institutional uses. There are several properties surrounding the site that have recently been developed. 334 residential units have been built or are under construction on the lands west of the Site and west of CR 10, referred to as Towerhill South. Further, a proposal for OPA, ZBLA and DPS is underway and significantly advanced in the area

**Figure 1. Location of Subject Site**



Source: Google Maps, 2021

**Figure 2. Aerial Context of Subject Site**



Source: Google Maps, 2021

known as Towerhill North (north and west of CR 10 and Fallis Line). The proposal includes 765 residential units as well as institutional uses, parks, environmental protection lands and SWM blocks. North of the unopened Fallis Line allowance are lands which are currently rural in nature but are designated for urban uses in the Cavan Monaghan Official Plan.



**Figure 3-4 . West of the Site**  
(Singles on south side of Buckland Dr.)



(Towerhill South Subdivision, largely builtout at this time)



**Figure 5-6. South of the Site**  
(Singles on the north side of Nina Court)



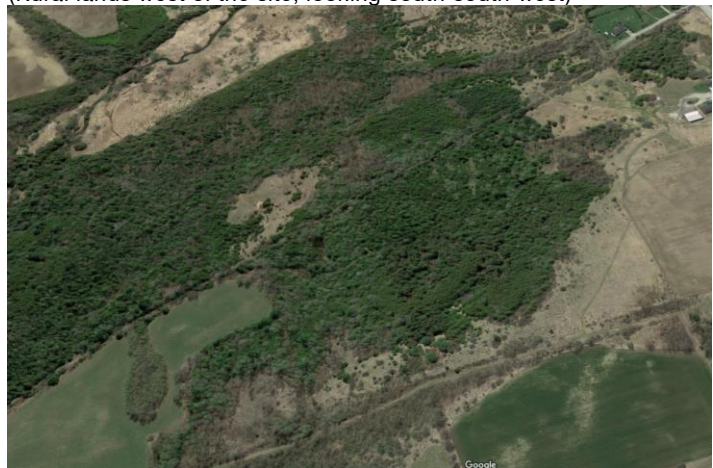
(Downtown Millbrook)

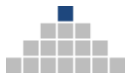


**Figure 7. North of the Site**  
(Rural Lands north of the unopened Fallis Road allowance)



**Figure 8. West of the Site**  
(Rural lands west of the site, looking south south-west)





## 2.2 Transportation Network

### Road Network

Per the Cavan Monaghan Official Plan, Fallis Line is an east-west *Local Road*. Fallis Line currently ends at County Road 10 and extends westwards to Tapley Quarter Line adjacent to the on-ramp for Highway 115. County Road 10 is a north-south *Collector Road* that provides connections south to Highway 401 and north beyond Mount Pleasant. To the north it also provides a connection to Highway 115. Per the Cavan Monaghan Official Plan typical Right-of-Way widths for *Collector Roads* are between 23 and 26 metres. *Local Roads* have a right-of-way width of 20 metres.

### Trail Network

The majority of Millbrook's existing trails are located south of the Site and connect to downtown Millbrook. That said, there are proposed trail linkages in close proximity to the Subject Site per The Cavan Monaghan Trails Master Plan. The Grand Trunk Rail Line is a proposed trail linkage from Millbrook to the City of Peterborough – and is proposed just north of the Subject Site (Figure 9). A linkage to the existing Victoria Rail Trail is proposed west of the site along Fallis line.

## 2.3 Community Services and Facilities

Millbrook offers many community services, facilities, and recreational opportunities. There are arenas, public libraries, fire services, schools, places of worship, and commercial uses in Downtown Millbrook, approximately 1km south of the proposed development (Figure 10). North and west of the site, directly north of the intersection of County Road 10 and Fallis Line, is Cavan Monaghan's municipal office and a newly constructed community centre. Millbrook/South Cavan Public School is approximately 500m south of the Site. The school is for the age range of Kindergarten to Grade 8. The nearest commercial plaza with grocery retail is located approximately 1km south of the Site at the intersection of County Road 10 and Manor Drive. This plaza provides convenient access to groceries, restaurants, and other retail.

Figure 9. Excerpt from CM Trails Master Plan

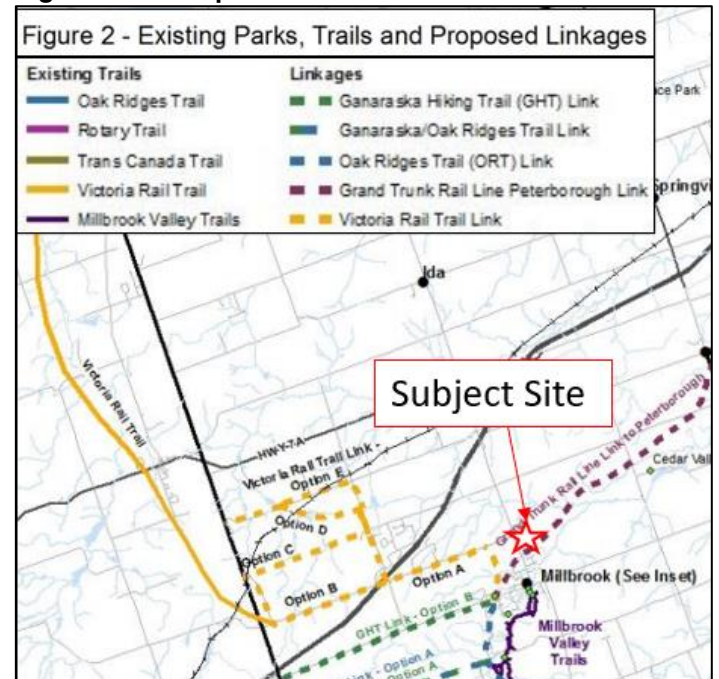
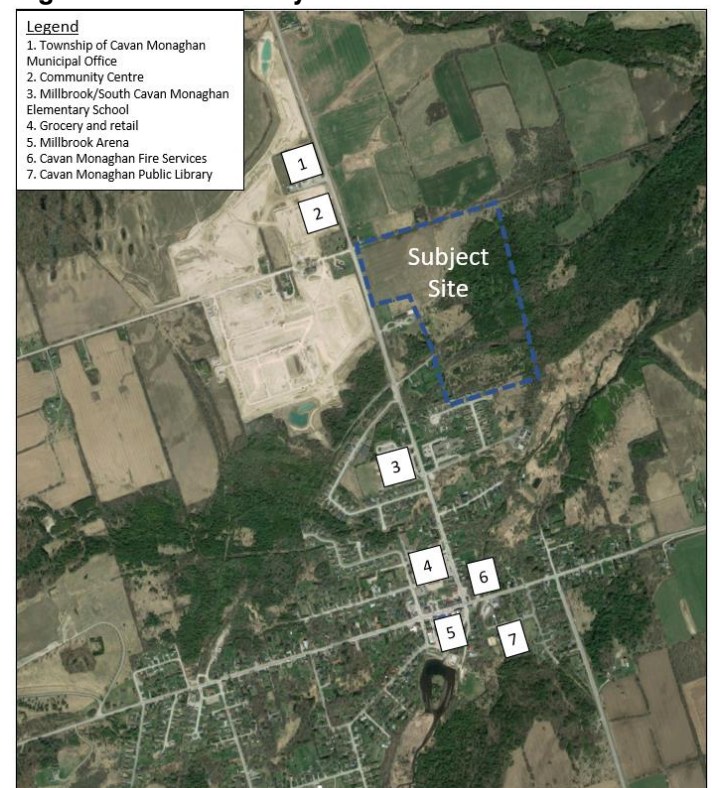


Figure 10. Community services and Facilities





# 3.0

## Proposal & Required Approvals

### Proposal

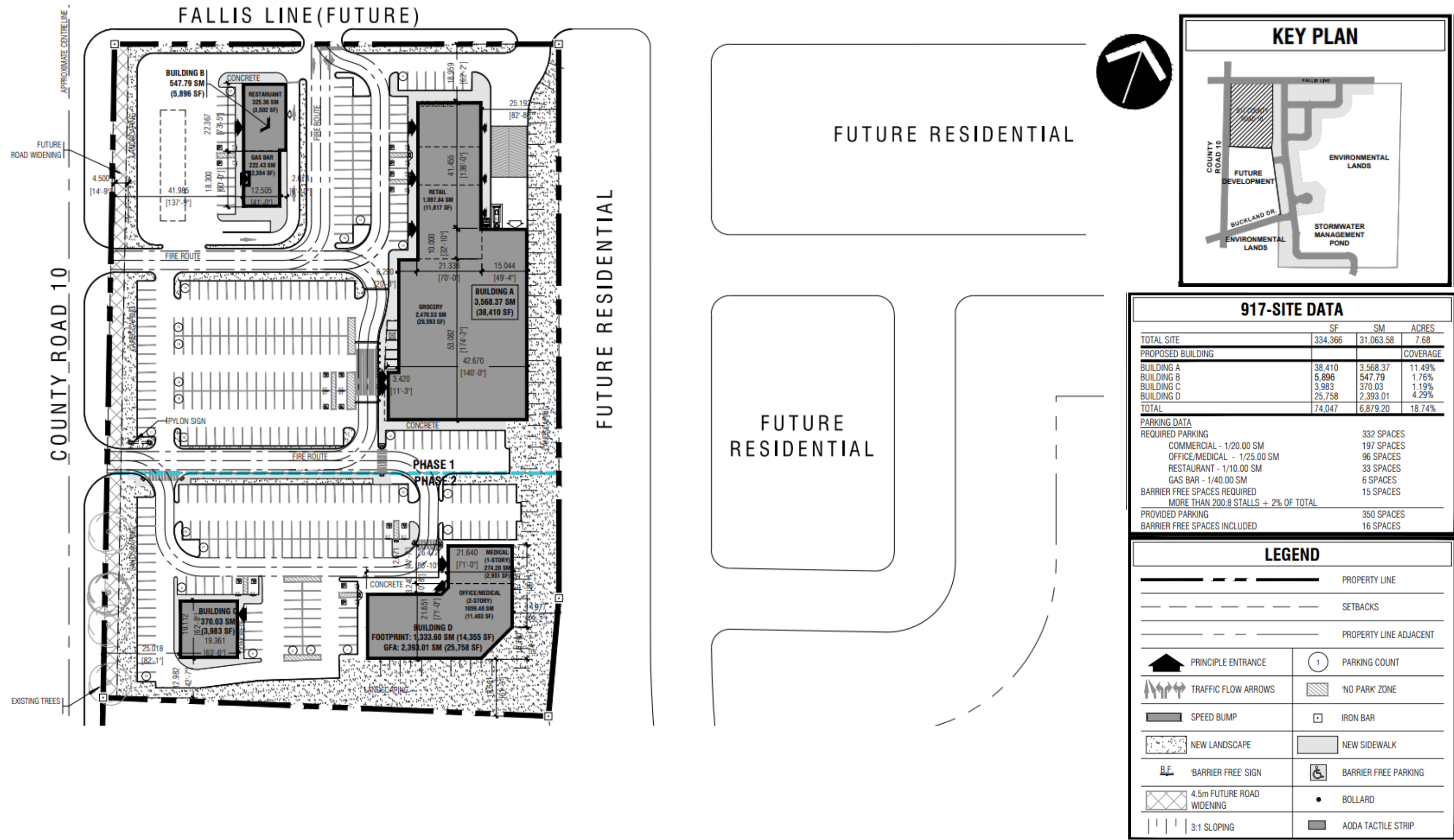
The DPS is mixed-use in nature including single-detached and townhouse dwellings as well as a 3.10ha commercial block. The Commercial Block is planned to house a grocery store, gas bar, office uses (including medical offices), restaurants and retail uses - with a total GFA of approximately 6,879m<sup>2</sup> (74,047sqft) (See Figure 11). Banks and financial institutions may also be included in the commercial development should the OPA and ZBLA applications be approved. In terms of residential uses, 70 single-detached lots with widths varying from 35 to 52 feet are proposed as well as 2 blocks which will eventually house ten 24-foot front loaded townhomes. The majority of units front onto the newly proposed north-south neighbourhood collector road (Street "A"), which will extend services north from Nina Court to the unopened Fallis Line road allowance to the north, allowing for servicing of the planned 'Urban' lands north-east of Fallis Line and CR10. The DPS also includes two Future Development Blocks to the north-east and south-east. These blocks will eventually house additional single-detached, townhouse and other medium density residential uses as shown in the Conceptual Master Plan. The DPS also includes two environmental blocks totalling 14.31 hectares, and a 1.62ha SWM block (See Figures 12 and 13). From a road network perspective, the proposal includes the extension of and significant improvements to Fallis Line east of CR 10. Additionally, two 20m local roads are proposed interior to the site, both with 20m right of ways ("RoWs"). These local roads, as well as a road widening required for CR 10 and two future road blocks, represent 1.98 hectares of land.

### Required Approvals

The proposed development requires site-specific Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications (together the "proposal"). An OPA is required in order to bring remnant Agricultural lands into the Millbrook Settlement Area and to designate the same as *Residential*. Similar to the Towerhill North applications, the proposed settlement area adjustment will result in a 'no-net-increase' in urban lands on the Site, as other portions of the Subject Lands will be removed from the Millbrook Settlement Area through the proposal. Additionally, administrative schedule amendments are required to redesignate *Institutional* lands to *Residential* in the southern portion of the Site and to realign and modify the boundaries of the *Community Commercial* designation as it abuts the *Residential* designation. Lastly, the OPA proposes to permit banks and financial institutions within the commercial block – where such uses are currently precluded in the *Community Commercial* designation. A ZBLA is required to provide site-specific zoning for the commercial block and to establish appropriate residential zones in place of existing Future Development and Agricultural zones. As such, OPA and ZBLA applications are being submitted at this time to facilitate the same. A complete list of the required amendments to the Official Plan and Zoning by-law, per TBGs review of the DPS and Concept Plan, are included as Appendix 1 and 2 to this report.

A Draft Plan of Subdivision ("DPS") is required in order to subdivide the Site into developable Lots and Blocks as well as create associated natural heritage, and SWM blocks. At this time, the only lots proposed are those which front onto the north-south collector road (Street "A"). All other areas are being shown as future development blocks.

Figure 11. Concept Site Plan



963 COUNTY ROAD 10, MILLBROOK, ON  
CONCEPT SITE PLAN - SK-10

DATE: 2021-04-28 PROJECT: 20045 SCALE: 1:1500 PAGE: 1/1





**Figure 12. Draft Plan of Subdivision**

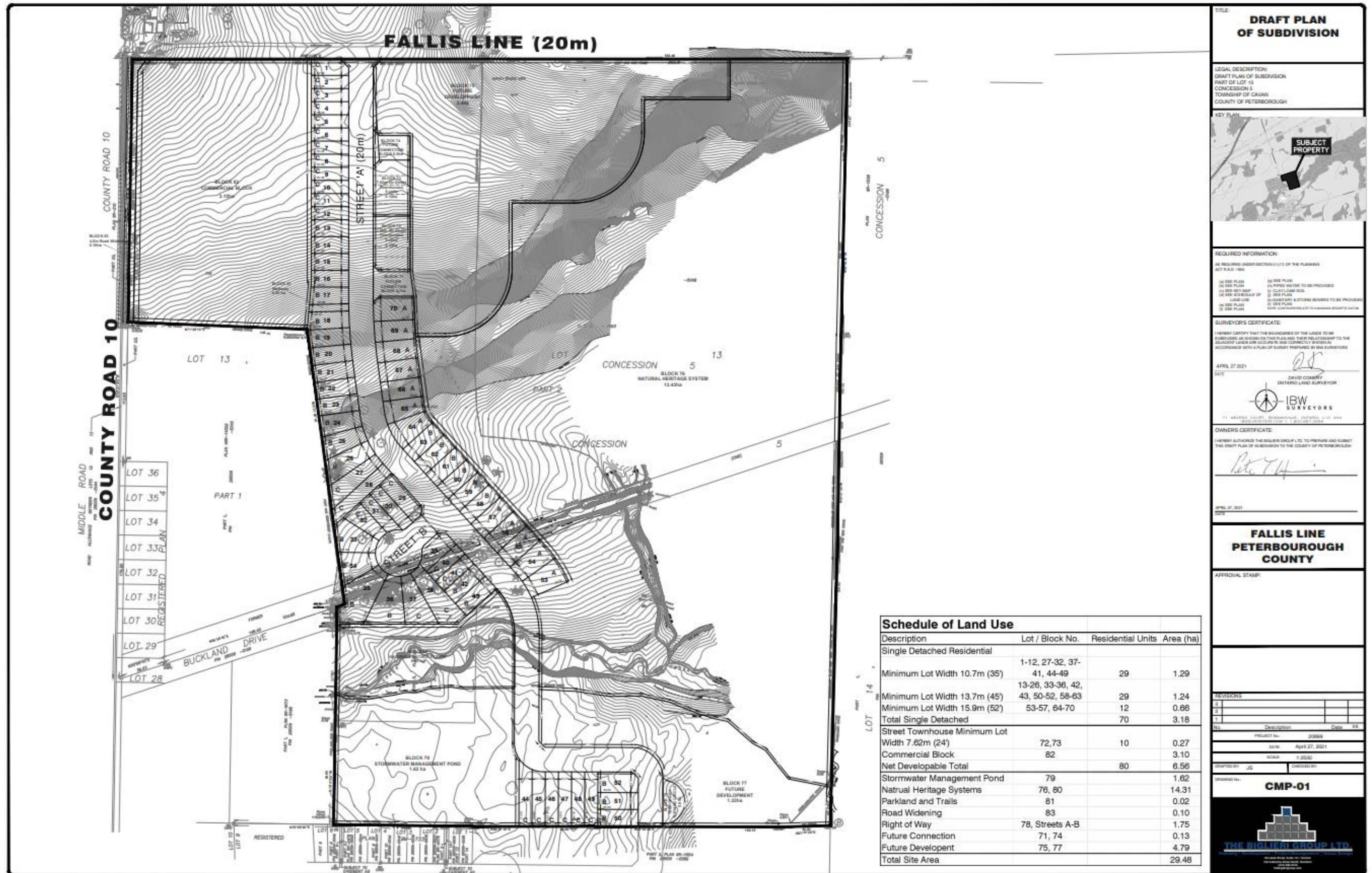
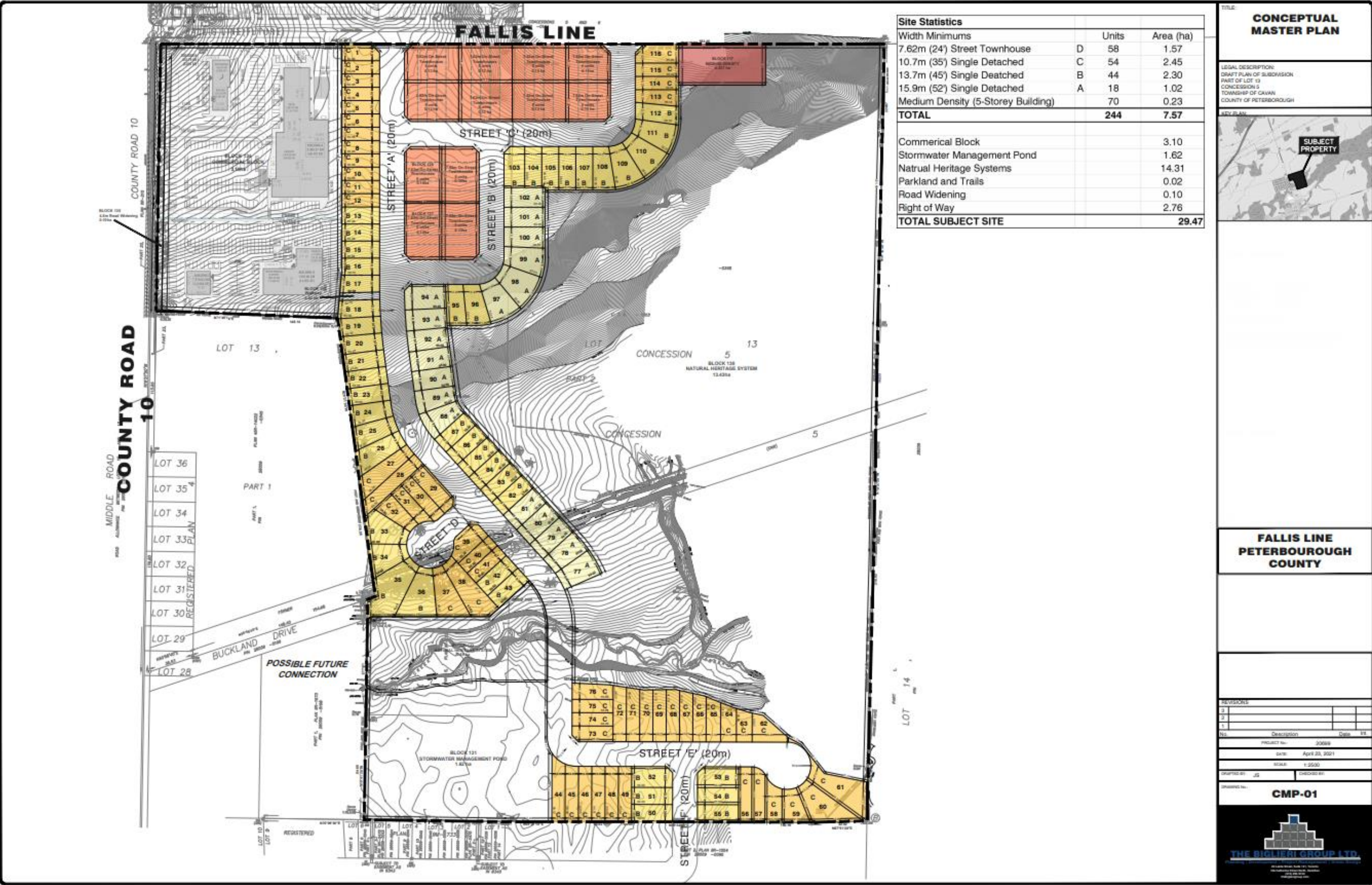
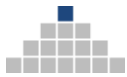




Figure 13. Master Plan







# 4.0

## Policy Context & Planning Analysis

### 4.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) provides overall direction on matters of provincial interest related to municipal planning decisions. The PPS was issued under Section 3 of the *Planning Act*, 1990 and provides Provincial direction in terms of land use planning and development in Ontario. The current PPS came into effect on May 1st, 2020. Decisions related to planning matters, including Official Plan Amendments and Zoning By-law Amendments made under the *Planning Act*, shall be consistent with the PPS.

#### 4.1.1 Settlement Areas

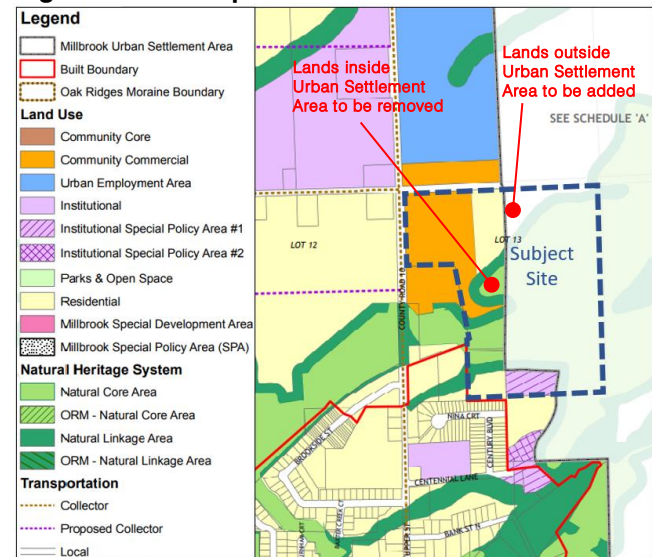
Policy 1.1.3.9 states municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided they meet the following criteria:

**a) there would be no net increase in land within the settlement areas;**

The proposal will result in a ‘no-net-increase’ of land within the settlement area. Figure 14 below provides an excerpt from the Cavan Monaghan Official Plan Millbrook Land Use Plan. The Figure shows the Subject Site as well as the extent of the Urban Settlement Area. The lands outside of the Urban Settlement Area which are proposed to be included within the same are located in the north-eastern portion of the Subject Site and coloured white

(representing an *Agricultural* designation). The lands to be removed from the Urban Settlement Area are coloured Green and Dark Green (*Natural Core* and *Linkage* respectively). As can be seen in the Figure below, the two areas are roughly equivalent in size and therefore it can be concluded that there is no-net-increase in land within the Millbrook Settlement Area. See Appendix 1 for the Draft list of OPAs, which provides for a revised land use schedule.

**Figure 14. Excerpt from CM Official Plan**



**b) the adjustment would support the municipality's ability to meet intensification and redevelopment targets established by the municipality;**

The proposed development will support the municipality's intensification targets. The DPS includes lands solely within the Urban Boundary and achieves a density of ~11.3 units per net hectare (uph) (80 units/7.05ha – exclusive of future develop and environmental blocks). Conversely, the Conceptual Master Plan, which provides for full build-out of the Subject Site, provides for a net density of 20.4uph (244units/ 11.95ha). As such, at full buildout a higher density will be achieved within the Urban Boundary.

**c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e);**

**“Policy 1.1.3.8**

**c) in prime agricultural areas:**

1. the lands do not comprise specialty crop areas;

2. alternative locations have been evaluated, and

- i. there are no reasonable alternatives which avoid prime agricultural areas; and
- ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae;

e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible."

The portions of the Subject Site which are to be added to the Urban Area are designated *Agricultural* per the County and Township Official Plans. However, the portion of the site designated as such is isolated from other rural uses by proposed Urban Lands to the west, south and north; and isolated from the larger agricultural system to the east by a natural heritage feature (see Figure 14 above). An AIA has been prepared in support of the application and is being concurrently submitted to the County. The AIA notes that this portion of land is too small to be viable for intensive agricultural uses on its own, and is disconnected from the remainder of the agricultural system. Further it does not identify the land as being part of a specialty crop area. The AIA therefore concludes that the *Agricultural* designation is not appropriate. This will also be reviewed in the context of the County's ongoing agricultural review which forms a part of its municipal comprehensive review. As such, the lands would represent a 'low priority' agricultural area and an appropriate location for Urban uses.

The AIA submitted with the proposal also assesses and confirms that the area added to the Urban Settlement Boundary would conform with the minimum distance separation formulae.

Lastly, the AIA submitted with the proposal assesses and confirms that there will be minimal impact on agricultural operations which are adjacent to the settlement area and that suggests mitigation measures such as the presence of intervening natural heritage lands.

d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.

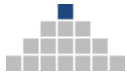
A Functional Servicing Report (FSR) has been prepared by Valdor Engineering in support of the proposal. In general, the FSR provides an analysis of the water, wastewater, and stormwater servicing options for the development. It concludes that the proposal can be adequately serviced with full municipal services (water, wastewater and storm systems) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough and the Otonabee Region Conservation Authority design criteria. More specifically, the report notes that the existing sanitary sewer and watermain infrastructure immediately to the south of the Subject Site have been oversized and planned to accommodate flows to service the Subject Site. Further the report notes that it is anticipated and understood at this time that there is sufficient reserve treatment capacity in the WWTP to service this development, and that the Township is currently preparing a Master Servicing Study that will be available in Q3 2021 that will verify available reserve capacity in the WWTP; and therefore, satisfy this test per the definition of 'reserve sewage/water system capacity' in the PPS.

#### 4.1.2 Housing & Land Use

The PPS encourages efficient land use and development patterns to support healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1). Section 1.1.1 emphasizes the promotion of development that is cost-effective to minimize land consumption and servicing costs by utilizing existing or planned infrastructure. The PPS states that "*settlement areas shall be the focus of growth and development*" (Section 1.1.3.1).

With respect to housing, Section 1.4 requires provisions to be made for an appropriate range and mix of housing types and densities to meet the projected requirements of future residents by:

- permitting and facilitating all housing options and residential intensification;
- directing the development of new housing towards locations where appropriate levels of



infrastructure and public service facilities are or will be available;

- promoting densities which efficiently use land and resources and support active transportation and transit in areas where it exists or is to be developed; and
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form.

The Proposal is consistent with the aforementioned land use and housing policies. The proposed development represents appropriate greenfield development generally within the Millbrook Urban Settlement Boundary. The development is located in close proximity to existing low-rise residential neighbourhoods south and west of the site and therefore represents a logical land use pattern and extension of development. Further, the refined Urban Boundary follows the limits of the Natural Heritage Features on Site and avoids creating small remnant *Agricultural* areas which would be inefficient for agricultural use and as such would represent an inefficient use of land. Appropriate densities are proposed, which are compatible with adjacent residential areas while making efficient use of land. In terms of housing mix, the proposed development offers a mix and range of housing options and will increase the supply and housing choice available in Millbrook. The proposed Master Plan includes 58 townhouse units and 70 medium density units as well as 116 single detached units with lot frontages varying from 35 feet to 52 feet. In addition, the proposal to include a wide variety of commercial uses at the north-western limit of the DPS will provide for a variety of commercial uses within walking distance of not only the Subject Site, but also the Master Planned Towerhill North and South Communities. As such, the proposed OPA to add additional commercial uses (banks and financial institutions) supports the PPS directive to support active transportation and build complete communities; as Downtown Millbrook is not within walking distance of large portions of the Towerhill North development and no longer houses a bank or financial institution.

#### 4.1.3 Public Service Facilities & Infrastructure

The PPS also addresses the effective use of public service facilities (recreation centres, police/fire, etc.) and infrastructure (sewage/water services, roads, etc.).

With regards to public service facilities, the Site is well serviced by amenities as detailed in Section 2.0 of this report.

In terms of servicing infrastructure, Section 1.6.6.1 stipulates that planning for sewage and water services shall (among other items) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services, are feasible and financially viable, and integrate servicing and land use considerations. Further, the use of existing infrastructure and public service facilities should be optimized (Section 1.6.3) and sewage, water and stormwater shall be designed to promote efficient use and optimization of existing services (Section 1.6.6).

The proposal is consistent with the aforementioned infrastructure policies. The proposed development will optimize the use of existing municipal water services and will represent a logical extension of these services. A Functional Servicing report has been provided under separate cover and details the optimization of servicing for the proposal. Per the Functional Servicing Report, allocation for the commercial block has been previously planned. The Sanitary sewer and watermain immediately to the south of the subject site are oversized and planned to accommodate flows to service development of the Subject Site. The watermain currently dead ends at the boundary of the existing subdivision to the south and is planned by the Township to extend northerly through the Subject Site to connect to another dead end watermain at Fallis Line in order to satisfy watermain looping requirements. Similarly, the sanitary sewer is oversized all the way to the existing Millbrook WWTP further south in order to service the subject development.

Per the PPS, reserve sewage system capacity is defined as designed or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development.

Similarly, reserve water system capacity is defined as designed or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. The Township is currently preparing a Water and Wastewater Master Servicing Study that will evaluate the extent of reserve sewage system and water system capacity available in the Millbrook WWTP. The focus of the study is the analysis of the Millbrook Urban Settlement Area, including future development within the existing urban area while also accommodating the future vision of servicing beyond the settlement boundary. Per the submitted Functional Servicing Report, it is anticipated and understood at this time that there is sufficient reserve treatment capacity in the WWTP to service this development, and the Township's Master Servicing Study will be available in Q3 2021 and will verify available reserve capacity in the WWTP.

#### **4.1.4 Public/Open Space & Natural Heritage/Hazards**

The PPS provides direction on public spaces, recreation, parks, trails, and open space with the intention of promoting healthy and active communities. Per Section 1.5.1a, public streets, spaces, and facilities should be planned to meet the needs of pedestrians, to facilitate active transportation, to be safe, and to foster social interaction. Per Section 1.5.1b a full range and equitable distribution of publicly accessible recreational, parkland, open spaces, trails and linkages should be planned and provided.

Section 1.6.7 provides policies with respect to Transportation. This Section states that land use patterns should also support the reduction of vehicle trips and support current and future use of transit and active transportation.

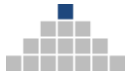
Section 2.1 of the PPS provides policy direction regarding natural heritage features and areas. Per policy 2.1.1 natural features and areas shall be protected for the long term. Per policy 2.1.2 *"The diversity and connectivity of natural features in an area, and the long-term ecological function and 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."* Per policy 2.1.8

development and site alteration shall not be permitted on adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. The PPS also states that development is generally to be directed away from Natural Hazards (Section 3.1.1) and shall not be permitted if the area in question would be rendered inaccessible to people and vehicles during times of flooding hazards (safe access) (Section 3.1.7).

The proposal will provide for several significant improvements to the Public Realm, being the construction of a bridge over Baxter Creek to connect southern Millbrook to the Subject Lands and the proposed commercial uses there-on. It also provides for extension and construction of Fallis Line, east of CR 10, likewise providing a connection from the Towerhill communities to the Subject Lands and the proposed commercial uses there-on. All internal roads will have sidewalks on one side of the road to allow for pedestrian connectivity and to support active transportation. Lastly, per the Draft Plan, Block 81 is a dedicated pedestrian walkway which will connect the Commercial block and the residential lots which supports the goal of walkable complete communities. Parkland dedication will be satisfied via CIL of parkland given the narrow configuration of the developable area of the Subject Site, which does not provide for a location for a logical park configuration.

With regards to Natural Features and Hazards, the proposal includes two environmental protection blocks, generally located in the eastern portion of the plan as well as surrounding Baxter Creek. This area will protect and enhance the ecological function of the Site in accordance with Section 2.1.8. An Environmental Impact Study (EIS) has been completed for the proposal and has determined that, provided recommended mitigation measures are implemented, no natural features or functions of the Natural Heritage System will be significantly impacted by the proposed development. The EIS also confirms that the entire development is outside of the floodplain associated with Baxter Creek and its associated buffers and therefore that the proposal would not represent a risk to human health or property.





#### 4.1.5 Agricultural Lands

Section 2.3 of the PPS provides direction for Agricultural lands. Per Policy 2.3.1 prime agricultural areas shall be protected for the long term. Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area. Per Section 2.3.4 lot creation and adjustments are discouraged in prime agricultural areas except for limited circumstances. Further, Per Section 2.3.5.1, planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

Portions of the Subject Lands are designated *Agricultural* per the County and Township Official Plans. Per policy 1.1.3.8 prime agricultural areas must be addressed where settlement boundary adjustments are proposed in accordance with 1.1.3.8 (c), (d) and (e);

**"Policy 1.1.3.8 (c) in prime agricultural areas:**

1. the lands do not comprise specialty crop areas;
2. alternative locations have been evaluated, and
  - i. there are no reasonable alternatives which avoid prime agricultural areas; and
  - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;"

An AIA has been prepared in support of the application and is being concurrently submitted to the County. Through a review of the settlement area and adjacent lands, there are limited reasonable alternatives to expand the settlement area elsewhere that would avoid agricultural land. The proposed location is bound to the north and west by urban lands and bound to the south by Natural Linkage Area. As such, the proposed settlement boundary adjustment will not hinder adjacent agricultural operations. Surrounding agricultural lands remain accessible and of adequate size for agricultural production. The AIA notes that this portion of land is too small to be viable for intensive agricultural use on its own, and is disconnected from the remainder of

the agricultural system. Further it does not identify the land as being part of a specialty crop areas. The AIA therefore concludes that the *Agricultural* designation is not appropriate. This will be reviewed in the context of the County ongoing agricultural review which forms a part of its municipal comprehensive review. As such, the lands would represent a 'low priority' agricultural area and an appropriate location for Urban uses.

**1.1.3.8 (d) the new or expanding settlement area is in compliance with the minimum distance separation formulae;**

See the AIA submitted with the proposal which assesses and confirms that the area added to the Urban Settlement Boundary would conform with the minimum distance separation formulae.

**1.1.3.8 (e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.**

See the AIA submitted with the proposal which assesses and confirms that there will be minimal impact on agricultural operations which are adjacent to the settlement area and that suggests mitigation measures such as the presence of intervening natural heritage lands.

#### 4.1.6 Conclusion

As described above the proposal is consistent with the Settlement Area, Housing & Land Use, Public Service Facilities & Infrastructure, Public/Open Space & Natural Heritage/Hazards and Agricultural policies of the PPS and therefore the OPA, ZBLA and DPS are appropriate for approval.

## 4.2 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was approved under the authority of the Places to Grow Act, 2005 by the Lieutenant Governor in Council of the Province of Ontario, and came into full force and effect on June 16th, 2006. The Growth Plan was further updated in May 2017, May 2019, and again on August 28th, 2020. The in-force Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions on where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation (Section 1.2.1). The Growth Plan carries forward many of the principles and policies of the PPS relating to land use and the conservation of natural heritage.

### 4.2.1 General policies

Section 2.1 of the Growth Plan provides policies related to where and how to grow. This section directs that the majority of growth be directed to settlement areas that have existing water and wastewater systems and can support the achievement of complete communities (Section 2.2.1.2a) (see also Section 3.2.6).

Per Section 2.2.1.4 complete communities (among other items):

- feature a diverse mix of land uses;
- provide a diverse range and mix of housing options;
- provide access to a range of transportation options (see also Sections 3.2.2, 3.2.3);
- provide access to public service facilities (see also Section 3.2.8); and,
- provide an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities (see also Section 4.2.5).

Further to this, Section 2.2.6 directs municipalities to support housing choice through the achievement of the minimum density targets in the Growth Plan by identifying a diverse range and mix of housing options and densities.

Per Section 2.2.7.2b. of the Growth Plan, the County of Peterborough's minimum density target for *designated greenfield areas* is 40 residents and jobs combined per hectare. Minimum density targets are to be measured over the entire designated greenfield area of each upper-tier municipality and exclude *natural heritage features* and systems, rights of way for utilities and roads, *employment areas*, and cemeteries (Section 2.2.7.3).

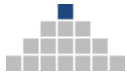
Section 4 of the Growth Plan provides direction with respect to protecting what is valuable. Per Policy 4.2.2 new development or site alteration must demonstrate no negative impacts on key natural heritage features or key hydrologic features; and removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided.

The proposal is consistent with the aforementioned policies. The proposed development represents appropriate greenfield development generally within the Millbrook Urban Settlement Boundary. With regards to the proposed settlement boundary adjustment, per Cavan Monaghan's 2020 Growth Management Study a total of 178 ha (440 acres) of land is required to accommodate additional population growth in the Millbrook Urban Settlement Area to the year 2041. Per the Study, the total vacant residential land supply in the Millbrook Designated Greenfield Areas is approximately 129 ha (319 acres). In order to accommodate forecast growth on residential lands to the year 2041, approximately 49 ha of additional designated residential lands will be required, which further supports the proposed boundary adjustment.

The proposal contributes to the creation of a complete community by providing several key elements such as:

- A range and mix of housing options from townhouse to single-detached units in the master plan;
- A mix of land uses, including commercial uses that will be within a walking distance of the residential uses proposed on the Site as well as the Towerhill north and south subdivisions; and,
- The OPA for expanded commercial uses on the Site further supports active transportation and walkability.

With regards to the achievement of the density target,



the Proposal provides approximately 20 units per hectare in the master plan. The 2020 Cavan Monaghan Growth Management Study assumes 2.51 persons per unit. As such, the Proposal is expected to provide a density of over 40 people per hectare.

In accordance with Section 4 of the Growth Plan, an Environmental Impact Study has been completed on the Site and has determined that the proposal will not negatively impact natural heritage features provided that the recommended mitigation measures are implemented.

#### 4.2.2 Settlement Area Boundary Policies

Section 2.2.8 of the Growth Plan provides detailed requirements for *Settlement Area* boundary adjustments. Generally, *Settlement Area* boundary adjustments may only occur through a *municipal comprehensive review* where it is demonstrated:

- through a land needs assessment and minimum intensification and density targets that there is not sufficient opportunity to accommodate forecasted growth through *intensification* and in the *designated greenfield area* within the upper or single-tier municipality and within the relevant lower-tier municipality (2.2.8.2(a));
- the proposed expansion will make available sufficient lands while minimizing land consumption; and (2.2.8.2(b)); and
- the timing and phasing of the proposed expansion within the *designated greenfield area* will not negatively affect the achievement of the relevant minimum intensification and density target (2.2.8.2(c)).

Cavan Monaghan has prepared a Growth Management Study (the “2020 C-M GMS”) (dated May 2020 and further detailed in the following sections of this report). The 2020 C-M GMS demonstrates a need for settlement boundary expansion and details the extent of market demand for residential development in Millbrook. As such, a land needs assessment for Cavan Monaghan has already occurred. It should further be noted that the 2020 C-M GMS only provided an assessment of lands needs to 2041, where-as the current planning Horizon for the Growth Plan is to 2051. As such, it is assumed the lands needs to 2051 are greater than those currently assumed in the 2020 C-M GMS.

The proposed boundary adjustment minimizes land consumption and supports the achievement of the minimum density target. The proposal provides approximately 20 units per hectare in the master plan. The 2020 C-M GMS assumes 2.51 Persons per unit. As such, the proposal will provide over 40 people per hectare.

As Cavan Monaghan has demonstrated need for greenfield residential land per the 2020 C-M GMS and as the proposal meets the density targets for greenfield lands, it is generally in conformance with the intent of the Growth Plan policies listed above. However, expansion per 2.2.8.2/3 is only permitted through an MCR process.

That said, section 2.2.8.4 provides an exception to the timing policies of section 2.2.8.2. Section 2.2.8.4 notes that a *settlement area* boundary expansion may occur outside of an MCR process if the following tests are met:

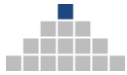
- there would be no net increase in land within settlement areas (2.2.8.4a);
- the adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to this Plan (2.2.8.4b);
- the location of any lands added to a settlement area will satisfy the applicable requirements of **policy 2.2.8.3** (2.2.8.4c);
- the affected settlement areas are not rural settlements or in the Greenbelt Area (2.2.8.4d); and
- the settlement area to which lands would be added is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands (2.2.8.4e).

Per the list above, the Policies of section 2.2.8.3 also apply to any proposed expansion per 2.2.8.4. These policies read as follows:

- there is sufficient capacity in existing or planned *infrastructure* and *public service facilities* (2.2.8.3(a));
- the *infrastructure* and *public service facilities* required would be financially viable over their full life cycle (2.2.8.3(b));
- the proposed adjustment would be informed by applicable water and wastewater master plans or equivalent and *stormwater master plans* or equivalent, as appropriate (2.2.8.3(c));

- the proposed adjustment, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or minimize and mitigate any potential negative impacts on watershed conditions and the *water resource system*, including the *quality and quantity of water* (2.2.8.3(d));
- *key hydrologic areas* and the *Natural Heritage System for the Growth Plan* should be avoided where possible (2.2.8.3(e));
- *prime agricultural areas* should be avoided where possible. To support the *Agricultural System*, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the *Agricultural System* and in accordance with the following:
  - expansion into *specialty crop areas* is prohibited (2.2.8.3(f)(i));
  - reasonable alternatives that avoid *prime agricultural areas* are evaluated; and (2.2.8.3(f)(ii));
  - where *prime agricultural areas* cannot be avoided, lower priority agricultural lands are used (2.2.8.3(f)(iii));
- the *settlement area* to be expanded is in compliance with the *minimum distance separation formulae* (2.2.8.3(g));
- any adverse impacts on the *agri-food network*, including agricultural operations, from expanding *settlement areas* would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* (2.2.8.3(h));
- the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied (2.2.8.3(i));
- the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and (2.2.8.3(j));
- within the Protected Countryside in the Greenbelt Area:
  - the *settlement area* to be expanded is identified in the Greenbelt Plan as a Town/Village (2.2.8.3(k)(i));
  - the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the *settlement area* based on the *settlement area* boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential *development* would not be permitted on more than 50 per cent of the lands that would be added to the *settlement area* (2.2.8.3(k)(ii));
  - the proposed expansion would support the achievement of *complete communities* or the local agricultural economy (2.2.8.3(k)(iii));
  - iv. the proposed uses cannot be reasonably accommodated within the existing *settlement area* boundary (2.2.8.3(k)(iv));
  - the proposed expansion would be serviced by existing *municipal water and wastewater systems* without impacting future *intensification* opportunities in the existing *settlement area*; and (2.2.8.3(k)(v));
  - expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited (2.2.8.3(k)(vi)).

Table 1 below provides a detailed analysis which demonstrates that the proposal conforms to and addresses each test as detailed in Section 2.2.8.4 and 2.2.8.3.

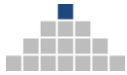


**Table 1. Conformance with Policy 2.2.8.4**

Policy 2.2.8.4	Further Reference	Rationale
a) There would be no net increase in land within settlement areas;		The proposal will result in a 'no-net-increase' of land within the settlement area. The lands outside of the Urban Settlement Area, and proposed to be included within the same, are located in the north-eastern portion of the Subject Site and are designated per the County and Township Official Plans as <i>Agricultural</i> . The lands to be removed from the Urban Settlement Area are designated as <i>Natural Core</i> and <i>Natural Linkage</i> . The two areas are roughly equivalent in size (See Figure 14) and therefore it can be concluded that there is no net increase in land within the Millbrook Settlement Area.
b) the adjustment would support the municipality's ability to meet the intensification and density targets established pursuant to this Plan		The proposed development will support the municipality's intensification targets. The DPS includes lands solely within the Urban Boundary and achieves a density of ~11.3 units per net hectare(upt) (80 units/7.05ha – exclusive of future develop and environmental blocks). Conversely, the Conceptual Master Plan, which provides for full build-out of the Subject Site, provides for a net density of 20.4upt (244units/ 11.95ha). As such, at full buildout a higher density will be achieved within the Urban Boundary. The 2020 C-M GMS assumes 2.51 Persons per unit and as such, the proposal will provide a density of over 40 people per hectare.
c) the location of any lands added to a settlement area will satisfy the applicable requirements of <u>policy 2.2.8.3</u>	2.2.8.3(a) there is sufficient capacity in existing or planned <i>infrastructure</i> and <i>public service facilities</i>	A Functional Servicing Report (FSR) has been prepared by Valdor Engineering in support of the proposal. The report notes that the existing sanitary sewer and watermain infrastructure immediately to the south of the Subject Site have been oversized and planned to accommodate flows to service the Subject Site. Per the PPS, reserve sewage system capacity is defined as designed or planned capacity in a centralized wastewater treatment facility which is not yet committed to existing or approved development. Similarly, reserve water system capacity is defined as designed or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. The FSR notes that it is anticipated and understood at this time that

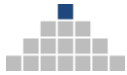


		there is sufficient reserve treatment capacity in the WWTP to service this development, and that the Township is currently preparing a Master Servicing Study that will be available in Q3 2021 that will verify available reserve capacity in the WWTP.
	2.2.8.3(b) the <i>infrastructure</i> and <i>public service facilities</i> required would be financially viable over their full life cycle	Per the FSR and Watson reports, the logical extension of municipal services to the proposed development is economical, logical and efficient. The sanitary sewer and watermain immediately to the south of the Subject Site are oversized and previously planned to accommodate flows to service the Subject Site. The financial viability of the required infrastructure over their full life cycle will be demonstrated by the Financial Impact Report by Watson and Associates
	2.2.8.3(c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and <i>stormwater master plans</i> or equivalent, as appropriate	A Functional Servicing Report (FSR) has been prepared by Valdor Engineering in support of the proposal and has been informed by applicable water and wastewater master plans as appropriate. The report notes that the Township is currently preparing a Master Servicing Study that will be available in Q3 2021.
	2.2.8.3(d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or minimize and mitigate any potential negative impacts on watershed conditions and the <i>water resource system</i> , including the <i>quality and quantity of water</i>	Per the EIS and FSR the proposal has been planned to minimize and mitigate any potential negative impacts on watershed conditions.
	2.2.8.3(e) <i>key hydrologic areas</i> and the <i>Natural Heritage System for the Growth Plan</i> should be avoided where possible	An Environmental Impact Study (EIS) has been completed for the proposal and has determined that, provided recommended mitigation measures are implemented, no natural features or functions of the Natural Heritage System will be significantly impacted by the proposed development. The EIS also confirms that the entire development is outside of the floodplain associated with Baxter Creek and its associated buffers and therefore that the



		Proposal would not represent a risk to human health or property.
	<p>2.2.8.3(f) <i>prime agricultural areas</i> should be avoided where possible. To support the <i>Agricultural System</i>, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the <i>Agricultural System</i> and in accordance with the following:</p> <ul style="list-style-type: none"> <li>o expansion into <i>specialty crop areas</i> is prohibited (2.2.8.3(f)(i));</li> <li>o reasonable alternatives that avoid <i>prime agricultural areas</i> are evaluated; and (2.2.8.3(f)(ii));</li> <li>o where <i>prime agricultural areas</i> cannot be avoided, lower priority agricultural lands are used (2.2.8.3(f)(iii));</li> </ul>	<p>The portions of the Subject Site which are to be added to the Urban Area are designated <i>Agricultural</i> per the County and Township Official Plans. However, the portion of the site designated as such is isolated from other rural uses by proposed Urban Lands to the west, south and north, and from the larger agricultural system to the east by natural heritage features (see Figure 14 above).</p> <p>An Agriculture Impact Assessment (AIA) has been prepared in support of the application. The AIA notes that this portion of land is too small to be viable for intensive agricultural uses on its own, and is disconnected from the remainder of the Agricultural system. Further it does not identify the land as being part of a specialty crop areas. The AIA therefore concludes that the <i>Agricultural</i> designation is not appropriate. This will be reviewed in the context of the County's ongoing agricultural review which forms a part of its municipal comprehensive review. As such, the lands would represent a 'low priority' agricultural area and an appropriate location for Urban uses.</p>
	2.2.8.3(g) the <i>settlement area</i> to be expanded is in compliance with the <i>minimum distance separation formulae</i>	An Agriculture Impact Assessment has been prepared in support of the application which assesses and confirms that the area added to the Urban Settlement Boundary would conform with the minimum distance separation formulae.
	2.2.8.3(h) any adverse impacts on the <i>agri-food network</i> , including agricultural operations, from expanding <i>settlement areas</i> would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i>	The submitted AIA assesses and confirms that there will be minimal impact on agricultural operations which are adjacent to the settlement area and that suggests mitigation measures such as the presence of intervening natural heritage lands.

	2.2.8.3(i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied	Sections 2 and 3 of the PPS have been applied. An EIS has been completed and confirms that provided recommended mitigation measures are implemented, no natural features or functions of the Natural Heritage System will be significantly impacted by the proposed boundary adjustment. The EIS also confirms that the entire development is outside of the floodplain associated with Baxter Creek and its associated buffers and therefore that the proposal would not represent a risk to human health or property.
	2.2.8.3(j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and	The listed Provincial Plans are not applicable to the Subject lands.
	2.2.8.3(k) within the Protected Countryside in the Greenbelt Area:	The Subject lands are not within the Greenbelt Area.
d) the affected settlement area is not a rural settlement or in the Greenbelt Area		Millbrook is an Urban Settlement Area and the Subject Lands are not located in the Greenbelt Area.
e) the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands		<p>A Functional Servicing Report (FSR) has been prepared by Valdor Engineering in support of the proposal. The FSR concludes that the proposal can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough and the Otonabee Region Conservation Authority design criteria.</p> <p>The FSR notes that the existing sanitary sewer and watermain infrastructure immediately to the south of the Subject Site have been oversized and planned to accommodate flows to service the Subject Site. Per the PPS, reserve sewage system capacity is defined as designed or planned capacity in a centralized wastewater treatment facility which is not yet committed to existing or approved development. Similarly, reserve water system capacity is</p>



		defined as designed or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. The FSR notes that it is anticipated and understood at this time that there is sufficient reserve treatment capacity in the WWTP to service this development, and that the Township is currently preparing a Master Servicing Study that will be available in Q3 2021 that will verify available reserve capacity in the WWTP.
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### 4.3 Peterborough County Official Plan (2020 Office Consolidation)

The Site is subject to the Peterborough County Official Plan (the “County OP”) as amended. The County OP contains policies which guide the type and location of land uses in the County to 2031. The County OP was originally approved by the Ministry of Municipal Affairs & Housing in 1994 and has since undergone various amendments with the most recent office consolidation dated March 2020. In 2017, the County initiated a municipal comprehensive review (“County MCR”) in order to develop a new Official Plan that meets both Provincial and local directives. The process is currently in the early stages of work, and staff have presented six informational reports to Council that will inform the forthcoming OP. The reports have focused on a series of topics including agriculture and rural areas, aggregate resources, waterfront developments, healthy communities, public safety, and transportation and mobility. Detailed study and continual consultation are expected to proceed through 2021, and The MCR process is anticipated to be completed by July 2022.

#### 4.3.1 Settlement Boundary Adjustments

The County OP sets the land use and planning framework for local Official Plans and decision making. The County OP provides guidelines and broad policy direction for local Townships and their lower-tier Official Plans. The County OP currently allocates approximately 17% of the County's growth to the Township of Cavan Monaghan (Section 1.2.3). The policies of the County OP with respect to future growth identify that development densities should result in the efficient use of land, resources, infrastructure and public services facilities, which minimize land consumption and are cost effective, while also avoiding the need for unnecessary/uneconomical expansion of infrastructure.

Per the Objectives of the County OP (Section 4.2.2) local municipalities shall identify settlement areas across the County that can accommodate future growth, and should promote serviced settlement areas as the preferred locations for growth. A number

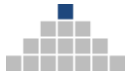
of key policies for Settlement Areas are provided in Section 4.2.3 of the County OP. Millbrook is identified as one of four serviced *Settlement Areas* in the County (see Figure 15). Development in *Settlement Areas* should be as compact as possible based on the type of servicing available. Generally, a municipal comprehensive review is required in order to expand settlement area boundaries. However, where proposals to change the settlement area boundaries do not result in a net increase of settlement area within a Township, planning justification shall be required for the adjustment at the time of application to ensure targets and forecasts contained in this Plan are achieved (Section 4.2.3, p4-21).

As noted above, Millbrook is an identified serviced *Settlement Area*. Further, the proposed servicing infrastructure for the land serves to support development of other designated *Settlement Area* lands north of the Site and has been demonstrated as economical feasible per the Watson Report. Lastly, as demonstrated in Table 1. above, the proposal falls within the category of “no-net-increase”. Table 1 also provides detailed justification of such an Urban Boundary adjustment. As such, the proposal conforms to the policies of the County OP in regards to Settlement Areas.

The policies for sanitary and water services are set out in Section 4.7 of the County OP and seek to encourage the provision of adequate services to achieve and facilitate orderly growth; improve the environment and maintain a clean and healthy level based on a watershed approach; to accommodate growth in a predetermined manner to minimize capital and operating costs of systems and avoid premature development. Per Section 4.7.3.1 new development in the County will be encouraged that can be economically serviced by existing or expanded sanitary and water services. In areas which are currently fully serviced, lot creation will only be permitted if sufficient reserve water and sewage plant capacity is available to accommodate the proposed development.

The DPS represents a logical and economical extension of expanded sanitary and water services. The community commercial block requires servicing to be brought up from the subdivision to the south at Nina Court and Century Blvd. Creating the residential lots immediately adjacent to Street A and the servicing such lots through construction of the road minimizes capital and operating costs over the long





term. Per the completed FSR, the sanitary sewer and watermain immediately to the south of the subject site are oversized and previously planned to accommodate flows to service the Subject Site. The Watermain currently dead ends at the boundary of the existing subdivision to the south and has been planned by the Township to extend northerly through the subject development to connect to another dead end watermain at Fallis Line; in order to satisfy watermain looping requirements. Similarly, the sanitary sewer is oversized all the way to the existing Millbrook WWTP further south in order to service the subject development and other *Settlement Area* lands to the north. It is anticipated that there is sufficient reserve treatment capacity in the WWTP to service this development and the Township is currently preparing a Master Servicing Study that will be available in Q3 2021 and will verify the quantity of reserve capacity is available in the WWTP per the policies and definitions in the PPS as described above.

The County OP provides policies for the approval of Plans of Subdivision (Section 2.6.1). These policies require that development proposals can be supplied with adequate County services or local municipal services, as appropriate, and that existing infrastructure is optimized prior to the development of new infrastructure and public service facilities. Detailed criteria for the evaluation of Plans of Subdivision are provided in Section 7.13 of the County OP. These policies require that proposals for residential development are:

- compatible with the existing scale of development in the area;
- compatible with the Conservation Authority's regulations;
- provide access from roads that are constructed to municipal standards with the capacity to support anticipated traffic; and,
- can be serviced by municipal sanitary and water services, as well as fire protection, police, garbage collection, and school facilities.

The residential development is compatible with the existing scale and development in the area. The proposed zoning for all single-detached lots and the townhouse blocks are generally the same exception zones which were approved for the Towerhill south subdivision, located on the western side of County Road 10. The consistency in zoning and lot type will

support the creation of compatible residential development.

An EIS has been prepared to support the development applications. The EIS notes that the proposed DPS and Master Plan will not have a net-negative impact on the Natural Heritage System when analyzed as a whole, and with appropriate mitigation measures. The report has been prepared for review by the Otonabee Conservation Authority.

The proposed roads have been designed in accordance with municipal standards such that 20 metre right-of-way widths are provided. Per the TIS the constructed roads are designed to support anticipated traffic and are directly connected to the subdivision to the south. In order to support the development certain minor improvements are required to the surrounding road network; most of which have already been identified as required based on the approval and submission documents for Towerhill South and North respectively. See the TIS for further details.

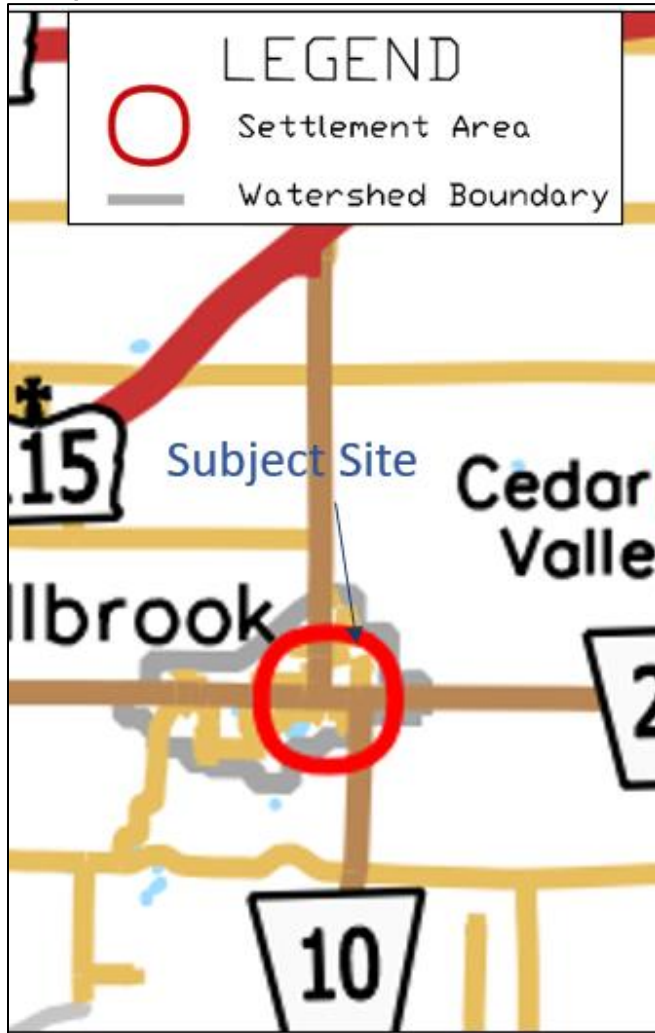
Per the FSR and Watson reports, the logical extension of municipal services to the proposed development is economical, logical and efficient. The sanitary sewer and watermain immediately to the south of the Subject Site are oversized and previously planned to accommodate flows to service the Subject Site.

### 4.3.2 Land Use, Built Form & Density policies

The Subject Site holds the following designations in the in-force County OP:

- Settlement Area, Schedule “A”; and
- Agricultural Areas.

**Figure 15. County of Peterborough Official Plan Excerpt, Land Use Schedule**



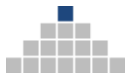
Section 5 of the County OP sets out a number of policies that generally seek to provide opportunities for a range of housing by type and density to be built throughout the County (Section 5.1.1). Priority is given to the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities to accommodate projected growth over a 20-year period (Section 5.1.3.1). Local

municipalities shall maintain at least a three-year supply of lots in draft approved or registered plans of subdivision and a minimum 10-year supply of designated and available land for new residential development/intensification to meet forecasted demand, subject to servicing availability.

Per the Functional Servicing Report, allocation for the commercial block has been previously planned. The sanitary sewer and watermain immediately to the south of the subject site are oversized and planned to accommodate flows to service the subject site. The watermain currently dead ends at the boundary of the existing subdivision to the south and is planned by the Township to extend northerly through the Subject Site to connect to another dead end watermain at Fallis Line in order to satisfy watermain looping requirements. Similarly, the sanitary sewer is oversized all the way to the existing Millbrook WWTP further south in order to service the Subject Site. As such, the proposal makes use of existing oversized infrastructure.

With regards to the minimum 10-year supply, the 2020 CM GMS demonstrates a need for settlement boundary expansion and details the extent of market demand for residential development in Millbrook. Per the Study, a total of 178 ha (440 acres) is required to accommodate additional population growth in the Millbrook Urban Settlement Area to the year 2041. Per the Study, the total vacant residential land supply in the Millbrook Designated Greenfield Areas is approximately 129 ha (319 acres). In order to accommodate forecast growth on residential lands to the year 2041, approximately 49 ha of additional designated residential lands will be required, which further supports the proposal at large, as well as the proposed boundary adjustment.

The Subject Site is located outside of the Millbrook built-up area, and therefore represents greenfield development. The density target for greenfield development in the Township of Cavan Monaghan is 40 residents/jobs per hectare (Section 5.1.3.1). The County OP encourages development within greenfield areas to create complete communities, make efficient use of infrastructure, promote sustainable alternative modes of transportation, plan walkable communities and to have a range of housing types. Greenfield targets in the County are to be realized through developments that include a range of housing including singles, semis and multiple dwellings and condominiums.



The proposed development will support the municipality's density targets. The master plan provides for a net density of 20.4uph (244units/11.95ha). Assuming the same persons per unit rate as provided in the 2020 CM GMS (2.51 Persons per unit) the proposal will provide a density of over 40 people per hectare. The proposal supports the creation of a complete community as it makes efficient use of infrastructure and provides a mix of land use in walkable proximity. A range of housing types are included in the proposal such that 70 single-detached dwellings (of varying lot sizes) and 10 street-townhouses are provided per the DPS.

Section 4.1.3.4 relates to Natural Heritage Features and directs that development and site alteration shall not be permitted on adjacent lands to natural heritage features unless the lands have been evaluated and an Environmental Impact Assessment determines that there will be no negative impact.

GHD has completed an Environmental Impact Study (EIS) which has assessed the location of natural heritage features on site and the impact of the development on the natural heritage system. Per the EIS, the DPS includes two natural heritage blocks which are planned for conveyance to the appropriate local authority (Township or Otonabee Conservation Authority). Sixteen residential lots (lots 53-68) with larger frontages (45 ft and 52 ft) are proposed adjacent to the easternmost NHS block. Per the EIS, Schedules 'A' and 'A-1' of the Town Official Plan (Land Use) show that the property includes Natural Heritage System designations of *Natural Core Area* as well as *Natural Linkage Area*; additionally, Schedules 'B' and 'B-1' (Natural Heritage System and Environmental Constraints) show the property as containing *significant woodlands* and *wetlands*. Field visits have confirmed the presence and mapped the location of the *significant woodlands* and *wetlands* on Site as well as the tributary to Baxter Creek. The EIS has also identified the ecological functions of these features, assessed Species at Risk habitat and have recommended appropriate mitigation measures, including buffers(setbacks) to prevent impacts on natural features from the proposed development. The EIS concludes that the proposed development will not result in negative impacts on identified natural heritage features or their functions provided the mitigation measures are implemented.

Section 4.3 of the County OP provides policy direction for rural lands located outside of Settlement Areas. The goal of these lands is to preserve and enhance the rural character of the County as a cultural resource and ensure the viability of the agricultural industry (Section 4.3.1). Agriculture shall be encouraged and protected as an identifiable industry and cultural resource in Peterborough County.

Per Section 4.3.3.2. A local plan may exclude an agricultural area from designation, or may be amended to remove a prime agricultural area from being so designated only in very limited circumstances, including the expansion of or identification of a settlement area in accordance with the Settlement Area policies in Section 4.2. In such circumstances, the local plan or amendment will ensure that impacts from the new non-agricultural uses on surrounding farm operations and lands will be mitigated.

Where a local plan is amended to designate or change the boundaries of prime agricultural areas, in considering approval of the amendment, the County must be satisfied that:

- resource data available from the Ministry of Agriculture and Food have been fully considered and are fairly reflected; and,
- any variances from the data available from the Ministry are justified by other data provided by and to the local municipality, and by the local municipality's interpretation of all the data available to it based on its knowledge of local conditions.

The remnant *agricultural* lands are located in the north-eastern corner of the Subject Site. These lands are bound to the south and east by natural linkage and natural core areas, to the north by the road allowance for Fallis Line, and planned urban uses to west and north. This combination of uses and constraints as well as their relatively small size preclude the lands from being used for intensive agriculture.

An Agricultural Impact Assessment (AIA) was completed by Clark Consulting Services and dated April 2021. The AIA assesses the impact of development of the Site on the surrounding agricultural system and finds that the proposed residential and commercial uses will have minimal impact due to the buffer provided by the natural

heritage system to the east and existing and planned urban development to the north and northwest. Per the AIA, the surrounding agricultural lands remain accessible and of adequate size for agricultural production. The AIA also notes that this portion of land is too small to be viable for Agricultural uses on its own, and is disconnected from the remainder of the Agricultural system. Further it does not identify the land as being part of a specialty crop areas. The AIA therefore concludes that the *Agricultural* designation is not appropriate. This will also be reviewed in the context of the County's ongoing agricultural review which forms a part of its municipal comprehensive review. As such, the lands would represent a 'low priority' agricultural area and an appropriate location for Urban uses.

## 4.4 Township of Cavan Monaghan Growth Management Strategy 2020

Watson & Associates Economists Ltd. was retained to develop a Growth Management Strategy (C-M GMS.) for the Township of Cavan Monaghan, with the overall objectives being to provide:

- A comprehensive assessment of the Township's long-term population, housing and employment growth potential within the context of County-wide development trends and regional economic growth drivers;
- An understanding of whether there is an adequate supply of urban and rural lands to accommodate long-term demand and satisfy the Township's near-term and longer-term employment and population growth objectives; and
- Policy and strategic recommendations to manage and plan for growth within the context of the provincial, County, and Township planning policy framework.

The key finding of the C-M GMS include:

- That the Millbrook Urban Settlement Area is already facing development pressures due to its proximity to the Greater Toronto Area (G.T.A.) and relatively affordable housing prices. As previously mentioned, recent infrastructure projects, such as the completion of the Highway 407 extension to

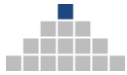
Highway 115, provide further opportunity for residents from the G.T.A. to relocate to the Township while still maintaining a relatively reasonable commute to work.

- That the amount of recent building permit activity and the number of active large subdivision developments in the planning approvals process suggest that housing growth will remain strong in the Millbrook Urban Settlement Area over the next five to 10 years.
- That between 2016 and 2041, forecast housing development is expected to average 120 units annually compared to an historical average of 24 units annually over the past 15 years.
- And that over the 2019 to 2041 planning horizon, the Township is forecast to add a total of approximately 6,300 people to Millbrook. Based on Millbrook's supply of designated greenfield area (D.G.A.) lands, it is anticipated that the Township will need to expand the urban boundary in Millbrook to accommodate approximately 50 ha (124 acres) of additional residential lands.

Per the findings above, the C-M GMS provides broad location options related to settlement boundary expansion; which have been provided to the County of Peterborough in order to inform the County's in-progress Municipal Comprehensive Review (M.C.R.) process.

The findings of the C-M GMS support the need for settlement boundary expansion to meet land needs to 2041. It is anticipated that the Township will need to expand the urban boundary in Millbrook to accommodate approximately 50 ha (124 acres) of additional residential lands. It should be noted that the current Growth Plan requires planning to 2051, and as such it is expected that the County's MCR process will identify needs in excess of those identified by the C-M GMS.

Notwithstanding above, the proposal represents a boundary adjustment with no-net-increase of lands within the settlement area as the *Natural Linkage* and *Natural Core* designated lands are proposed to be excluded from the settlement area and swapped with the remnant piece of agricultural land. As such, the proposal assists Millbrook in providing more high-demand housing choice and does so without adding land to the settlement area thereby providing the



Township with flexibility for accommodating the expected additional 50 ha of land in the nearer future. Per the GMS, housing demand and growth is expected to remain strong in the next 5 to 10 years in Millbrook specifically. The provision of additional greenfield supply in the short-term will assist in meeting current demand and should therefore be processed at this time.

## 4.5 Township of Cavan Monaghan Official Plan (2020 Office Consolidation)

The Site is subject to the Township of Cavan Monaghan Official Plan (The “Township OP”) as amended. The Township OP was originally approved by the County of Peterborough in 2013, and has since undergone various amendments with the most recent office consolidation dated October 2020. The Township OP serves as the basis of managing the pattern of development within the Township to the year 2031. It will need to be further amended in the near future to conform to the Growth Plan 2020 (planning horizon to 2051) as well as the updated County OP (per above, expected for July 2022).

The Township OP directs the vast majority of future growth to the Millbrook Urban Settlement Area with 1,000 new households by the year 2031 (Section 1.4). The Township has identified a residential growth target of 65 units per year to 2031, with the majority of growth directed to the urban serviced area of Millbrook (Section 2.1.1.b). Residential development in Millbrook will be sequential and phased at densities that make economic use of existing or planned infrastructure services in order to provide for continuous and orderly development (Section 2.1.1.c). The Township will maintain an adequate supply of land for residential development that facilitates a range of housing opportunities and can be serviced by municipal sanitary and water services (Section 2.1.2; Section 4.0).

Section 3 of the Township OP sets out general development policies and criteria. The General development criteria provided in Section 3.1 and include:

- soil and drainage conditions that are suitable for the proposed development (3.1.a);

- Suitable arrangements have or can be made for the provision of water supply, sewage disposal, storm drainage and all other necessary public services (3.1.b);
- traffic hazards are not created (3.1.c);
- development fronts on a road that is maintained year-round and meets the required design standards (3.1.d); and,
- and there will be no negative impacts on significant natural heritage features or their functions, amongst other key matters (3.1.g).

Per the FSR, allocation for the commercial block has been previously planned. The sanitary sewer and watermain immediately to the south of the subject site are oversized and planned to accommodate flows to service the subject site. The watermain currently dead ends at the boundary of the existing subdivision to the south and is planned by the Township to extend northerly through the Subject Site to connect to another dead end watermain at Fallis Line to satisfy watermain looping requirements. Similarly, the sanitary sewer is oversized all the way to the existing Millbrook WWTP further south in order to service the subject development. As such, the proposal makes use of existing oversized infrastructure.

A Geotechnical Investigation Report (dated March 2021) was prepared by GHD in support of the proposal. The study included a site inspection, advancement of test holes (boreholes and test pits), soil sampling, water level monitoring, a well survey, hydraulic conductivity testing and a water balance evaluation based upon preliminary concept information. As such the Report also includes a hydrogeologic component. The Report states that there will not be significant constraints for the proposed residential and commercial development from the seasonal variations of groundwater as the water can be handled with appropriate engineering techniques. It is expected that groundwater will generally be below the depth of the future development. From a geotechnical perspective, the Site is suitable for construction of the proposed development including one to two-storey residential homes, townhomes, commercial buildings and associated servicing and asphalt paved roadways, parking and access areas.

Per the Traffic Impact Study, traffic can be accommodated per municipal guidelines, and traffic hazards will not be created. Minor improvements to



the existing network will be required to support the development, and most have already been identified in the traffic reports associated with Towerhill South and North. The Proposal will front on County Road 10 to the west and an eastern extension of Fallis Line to the north. County Road 10 is maintained year-round, and the extension of Fallis Line can also be maintained year-round.

Per the EIS, provided that the recommended mitigation measures are implemented the natural heritage lands on the Site will not be negatively impacted by the proposal. The proposed urban uses have been located outside of the natural heritage features and the required buffers from the same.

Given the Township's requirements to maintain an adequate supply of land, and the recently constructed Towerhill South Subdivision and advancements of the Towerhill North Subdivision approvals process, it is reasonable to conclude that the Township needs to add to the available land supply for housing growth. This conclusion is further supported by the 2020 CM GMS which identified a need for settlement boundary expansion to 2041. Per the 2020 CM GMS, it is anticipated that the Township will need to expand the urban boundary in Millbrook to accommodate approximately 50 ha of additional residential lands. The proposal represents a boundary adjustment with no net increase of lands within the settlement area as the *Natural Linkage* and *Natural Core* designated lands are proposed to be excluded from the settlement area and swapped with the remnant piece of agricultural land. As such, the proposal assists Millbrook in providing more high-demand housing choice and does so without adding land to the settlement area thereby providing the Township with flexibility for accommodating the expected additional 50 ha of land in the near future

Section 3.14.6 of the Township OP provides general Plan of Subdivision policies. The Township OP sets out criteria for subdivision approvals which generally seek to ensure that:

- The proposed development is not premature, and is in the public interest;
- the lands will be appropriately serviced with infrastructure, schools, parkland, community facilities and other amenities;
- the density of the development is appropriate for the area;

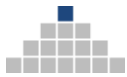
- and the development will be integrated with existing development in the area, amongst other matters (Section 3.14.6.c).

The proposed development is not premature as the community commercial block is within the settlement area and requires the extension of services from the southernmost property boundary in order to be developed. Constructing the residential lots immediately adjacent to Street "A" and the servicing constructed with the road minimizes capital and operating costs and makes use of the planned infrastructure improvements that are required to service the community commercial block and urban lands to the north. The proposed development is in the public interest as it will provide additional commercial uses to the recently developed master planned communities directly west of County Road 10. The Site is in close proximity to a master planned community that has added schools, parkland, commercial uses, a community centre, and other amenities to residents in the area which can be further utilized by future residents of the Subject Site. Per the 2020 C-M GMS described in Section 4.4 of this report, there is strong market demand for development in Millbrook. The proposal provides for a mix of uses and will permit development of currently underutilized lands within and outside of the Millbrook Settlement Area boundary while protecting natural heritage lands and directing development away from the same.

The proposed DPS is appropriate for the area and represents the first phase of development for the Site. At this time, the proposed residential development is limited to the lands immediately adjacent to the north-south road (Street "A" on the Draft Plan). The road must be constructed to service the commercial block. As development is being scoped during the first phase of development, the proposed density is 12 units per hectare. Although the proposed development primarily consists of single-detached dwellings, different lot sizes are proposed to provide a range of household sizes. The proposed housing types are appropriate given the relatively small size of the subject site and its adjacency to an abutting master planned subdivision that incorporates a wider range of housing types and built form.

In terms of housing mix and densities, the proposed Master Plan offers a wider mix and range of housing options and will increase the supply and housing choice available in Millbrook. The Master Plan





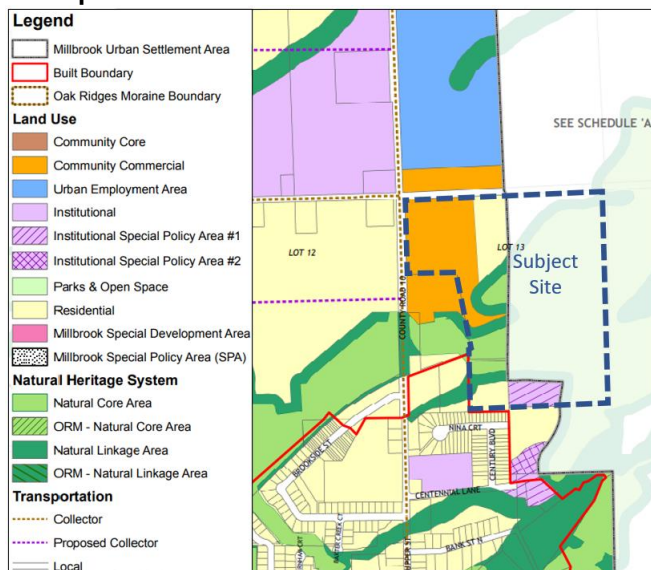
provides approximately 20 units per hectare. The 2020 Cavan Monaghan Growth Management Study assumes 2.51 Persons per unit. As such, the master plan will provide for a density of over 40 people per hectare. The unit mix provided by the Master Plan includes 58 street townhouses, 116 single-detached units, and a medium density 5-storey building which provides for 70 apartment units (subject to future ZBLA, DPS and Site Plan applications). In total, the Master Plan provides for 244 units on the Site.

#### 4.5.1 Land Use, Built Form & Density policies

Within the Township OP, The Subject Site is designated (See Figure 16 & 17):

- *Residential* (Schedule A-1);
- *Community Commercial* (Schedule A-1); and
- *Natural Core Area* and *Natural Linkage Area* (Schedule A and A-1);
- *Agricultural* (Schedule A);
- *Institutional Special Policy Area #1*

**Figure 16. Township Official Plan Schedule A-1 excerpt**



Permitted uses in the *Residential* designation include a range of housing types, such as: single-detached, semi-detached, duplex, three-plex, four-plex, street, block and stacked townhouses, apartment dwellings, long term care facilities, retirement homes, and special needs housing (Section 4.1.2). Some institutional uses and local commercial uses are also permitted in the Residential designation (Section

4.1.2). The maximum permitted density in the *Residential* designation is 35 units per gross net hectare with a maximum height of three storeys (Section 4.1.3). The Township OP determines that an optimal housing mix for Millbrook is 75% low density housing (singles semis, duplexes); 10% medium density housing (multiple-unit, townhouses); and 15% high density housing (apartments) (Section 4.1.4.c). Per Section 4.1.4.d subdivision development shall be staged to achieve intensification and infill targets and to ensure that a mix of housing is available throughout the plan of subdivision, and that each stage of development includes a range of housing. Per Section 4.1.4.e development proposals that satisfy the housing policies of the Township OP will be given priority for servicing capacity.

The proposed DPS continues to support Millbrook as the Township's primary settlement area for growth and development. With a density of 12 units per hectare, the proposed development is less than the maximum permitted density in the Residential designation of 35 units per gross hectare, and each dwelling will be equal to or less than the maximum permitted height of 3 storeys. The proposal primarily consists of lots widths of 10.7 metres to 15.9 meters fronting onto a 20 metre wide public road. In total, 70 single-detached and 10 townhouse units are provided, which is approximately in line with Millbrook's preferred housing mix as 13% of the proposal is allocated for medium density housing while 88% of the proposal is allocated for low density housing.

The proposed Master Plan provides approximately 20 units per hectare (244units/ 11.95ha) which is below the maximum of 35 units per hectare. The unit mix provided by the Master Plan includes 58 street townhouses, 116 single-detached units, and a medium density block which may include up to a 5-storey building and ~70 apartment units. It is acknowledged that future applications would be required in order to facilitate the same. In total, the Master Plan provides for ~244 units on the Site.

Section 4.1.7 of the Township OP sets out specific residential urban design guidelines. Prior to the approval of a plan of subdivision the Township generally requires the preparation of a neighbourhood design plan that will include road alignments, sidewalks, trail systems, walkways, cycling routes, lotting, as well as the siting of schools, open space, park, and stormwater management

facilities, amongst other uses. Per Section 4.1.7.a Key urban design guidelines for residential neighbourhoods includes:

- grid street patterns, wherever possible with a high-quality urban environment that encourages social interaction for multiple users including pedestrians, cyclists, and motor vehicles;
- Houses designed in such a way as to have a consistent setback to provide human scale to the street with prominent entrances and porches;
- Garages that are designed and sited so they are not a prominent feature of the landscape;
- Sidewalks provided on every street and connections to the components of the open space network;
- Indigenous trees shall be planted on both sides of new streets with a minimum separation spacing of 10 metres; and,
- Street lighting in residential neighbourhoods should be minimal and dark sky compliant.

The design guidelines expressed in Section 4.1.7.a. will inform the detailed design of the proposal. A neighbourhood design plan was not required at this stage of the proposal, however the principles expressed in the guidelines inform the proposed site-specific zoning. Site-specific urban zoning standards that ensure a high-quality urban environment have already been established through the Towerhill South approvals and the site-specific zone provisions provided. These provisions, and their design-related revisions to setbacks and heights are proposed to be carried forward to the Subject Site. With regards to street patterns, the proposed streets will conform with municipal standards and the design of the streets will be provided at the detailed design stage. To support walkability and active transportation, sidewalks will be provided on at least one side of all the proposed streets.

Section 7.3 of the OP classifies the Road Network of the Township and provides standards for the design of roads. Local roads shall be designed to have a right-of-way width of 20.0 metres and sidewalks on both sides of local roads are required in Millbrook (Section 7.3.4(b)). A smaller right-of-way width may be permitted where it is deemed unnecessary to have 20.0 metres to accommodate roads and utilities. Road design shall include well-designed streetscape features (e.g., street trees, lighting, sidewalks) and may incorporate traffic calming techniques to promote a safe pedestrian environment (Section

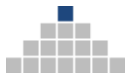
7.3.5). Sidewalks and/or multi-use trails shall be provided where more than 12 residential units are proposed (Section 7.4(e)).

The proposal provides two 20m right-of-way widths streets (labelled Street “A” and “B” on the Draft Plan). Sidewalks are to be provided on one side of each street. A 6m wide pedestrian walkway is proposed mid-block of Street “A” and would provide direct pedestrian connections to the commercial block, promoting a safe pedestrian environment.

Section 7.8 of The Township OP requires that all development in Millbrook be connected to municipal sanitary and water services. Further, “*development will be staged in Millbrook based on the ability and financial capacity of the Township or other financing arrangements to provide municipal water and wastewater services.*” The allocation of services will be based on a policy adopted by Council that ensures the timely and efficient use of these services (Section 7.8(b) and (c)).

The extension of municipal services from the proposed development can be achieved in an economical and efficient manner. Per the completed FSR, the sanitary sewer and watermain immediately to the south of the Subject Site were oversized and planned to accommodate flows to service the subject site. The watermain currently dead ends at the boundary of the existing subdivision to the south and has been planned by the Township to extend northerly through the subject development to connect to another dead end watermain at Fallis Line to satisfy watermain looping requirements. Similarly, the sanitary sewer was oversized all the way to the existing Millbrook WWTP further south in order to service the subject development and development to the north.

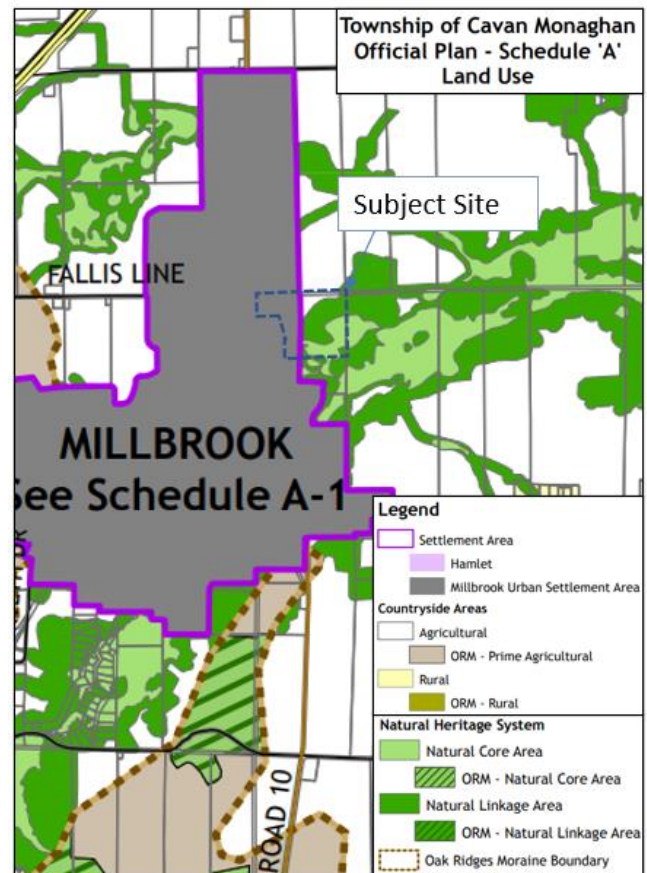
The policies of Section 6 relate to the Natural Heritage System of the Township. The Easternmost portions of the Subject Site are identified on Schedules A and A-1 as *Natural Core area* and *Natural Linkage area* (Figure 17). Per Section 6.3 Natural Core Areas include areas with the highest concentration of sensitive and/or significant natural features and functions. *Natural Core Areas* are to be managed as a connected and integrated natural heritage system. The *Natural Core Area* designation also applies to lands that form a natural 30 metre vegetative protective buffer zone for significant natural heritage features. Per Section 6.4, the *Natural*



*Linkage Areas* designation applies to lands forming a 120-metre vegetative protective buffer zone for Key Natural Heritage Features lands. The *Natural Linkage Areas* designation forms part of a central corridor system that supports or has the potential to support the movement of plants and animals and provide linkages to natural heritage features. The central function and purpose of *Natural Linkage Areas* is to provide a natural buffer from key natural heritage features and a linkage between these features in the Township (Section 6.4.3(a)). Where development is proposed in the Natural Linkage Areas an Environmental Impact Study is required (Section 6.4.3 (b)).

GHD has completed an Environmental Impact Study (EIS) which has assessed the location of natural heritage features on site and the impact of the development on the natural heritage system. Per the EIS, the Draft Plan includes two natural heritage blocks which are planned for conveyance to the appropriate local authority (Township or Otonabee Conservation Authority). Sixteen residential lots (lots 53-68) with larger frontages (45 ft and 52 ft) are proposed adjacent to the easternmost NHS block. Per the EIS, Schedules 'A' and 'A-1' of the Town Official Plan (Land Use) show that the property includes Natural Heritage System designations of *Natural Core Area* as well as *Natural Linkage Area*; additionally, Schedules 'B' and 'B-1' (Natural Heritage System and Environmental Constraints) show the property as containing *significant woodlands and wetlands*. Field visits have confirmed the presence and mapped the location of the *significant woodlands and wetlands* on site as well as the tributary to Baxter Creek. The EIS has also identified the ecological functions of these features, assessed Species at Risk habitat and have recommended appropriate mitigation measures, including buffers(setbacks) to prevent impacts on natural features from the proposed development. The EIS concludes that the proposed development will not result in negative impacts on identified natural heritage features or their functions provided the mitigation measures are implemented.

**Figure 17. Township Official Plan Schedule A excerpt**



Section 4.4 of the Township OP provides direction for lands designated as *Community Commercial*, which is intended to provide opportunities for large format retail uses that require large land areas and can service the broader community. Permitted uses within the designation include: automobile retail facilities, commercial fitness centres, entertainment and recreational uses, hotels motels and convention centres, private and commercial schools and daycare centres, private recreational uses such as banquet halls and private clubs, restaurants, retail stores including supermarkets and department stores, and service industry uses when wholly enclosed in a building (Section 4.4.2(a)). Per Section 4.4.2(b) compatible and complementary uses that would serve the primary commercial use of the land are permitted, such as parkettes and open space linkages. Several uses are specifically precluded from *Community Commercial* designated lands which are: banks and financial institutions, liquor stores, post office, personal services, and

professional offices used as a primary use (Section 4.4.2(c)).

The maximum gross floor area of all commercial uses shall be 30,000 square metres and the maximum building height is 10 metres (Section 4.4.3(a) and (b)). A detailed market impact study may be required by Council in order to demonstrate that the proposal is feasible and desirable on the basis of size, location, and function relative to existing commercial facilities in the Township (Section 4.4.3 (c)(i)). Detailed traffic impact assessments may also be required.

The proposal locates the commercial block at the intersection of Fallis Line and County Road 10. 3.10 hectares of land are provided for the commercial block. Four buildings are proposed within the commercial block and propose a total GFA of 6,879m<sup>2</sup>. The heights of the proposed commercial buildings are 1 and 2 storeys, in accordance with the maximum building height of 10 meters. The proposed commercial uses include: a restaurant, gas bar, retail, grocery, financial institution, and accessory office and medical office uses. Locating these facilities within walking distance to the proposed residential uses along Street "A" as well as the Tower Hill south and north developments supports the creation of a complete and walkable community for residents. Per the DPS, Block 81 is a dedicated pedestrian walkway which will connect the Commercial block and the residential lots adjacent to Street "A" - further supporting the goal of walkable complete communities. Per the policies of the Official Plan, a detailed market impact study will be prepared if, and as, directed by Council.

Section 4.4.4 of the Township OP sets out specific community commercial urban design guidelines. Key urban design guidelines for community commercial areas include:

- Extensive landscaping requirements on the periphery and within parking areas;
- Designing drive-through facilities to minimize traffic within and external to the site;
- Pedestrian oriented facilities and parking;
- Special restrictions for automobile-oriented facilities such as gas stations and car washing establishments;
- Generally siting buildings at the street edge with parking at the rear, and requiring significant landscape buffering where surface parking is exposed to the street;

- Signage that complements the landscape rather than dominating it;
- Locating and designing outdoor storage and display areas to be generally screened from the road frontage;
- Locating internal landscaping features to parking lots to encourage natural infiltration and to provide shade; and
- Street lighting should be dark sky compliant and light trespass should be limited.

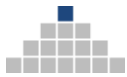
The design guidelines of Section 4.4.4 will inform the detailed design of the proposal through the Site Plan stage. A Concept Site Plan has been prepared by Greystone to provide a preliminary concept of the siting of buildings, parking, and landscape facilities within the commercial block. Further design-related comments and analysis will be reviewed as part of the Site Plan review process.

The Concept Site plan provides extensive landscaping strips along all property lines of the commercial block. Within the parking areas, there are additional landscaped islands. In terms of pedestrian oriented facilities and parking, accessible parking spaces have been provided adjacent to entrances of the commercial uses to support ease of access. A pedestrian walkway connecting the residential uses to the commercial block has been provided to support a walkable and complete community.

Loading spaces have been located to the rear of Building "A" (grocery), away from the center of the site where public facing uses such as the main entrances to the commercial buildings and customer parking areas are located. By separating loading spaces/waste areas from public facing areas in accordance with large-format retail tenant requirements, buildings have been sited away from the street edge. While the buildings are not located at the street edge, the proposed layout complies with setback requirements and does not require amendments to the zoning by-law. In terms of the location of parking, limited parking (1 row, being 8 spaces) is proposed along the Fallis Line Frontage, and a landscape strip is provided for screening of the same. The parking proposed along the County Road 10 frontage will also be screened by a landscape strip.

Section 5.1 of the Township OP provides direction for lands designated as *Agricultural Areas*. The *Agricultural* designation policies apply to lands within





the Countryside Areas, which are outside of the defined settlement areas and the Natural Heritage System. The Agricultural designation applies to lands that are lands which have a high capability for agriculture. These are lands that generally have soil Classes 1, 2 and 3 according to the Canada Land Inventory and are predominantly used for agriculture. Per Section 5.1.1. It is the objective of the Agricultural Designation to:

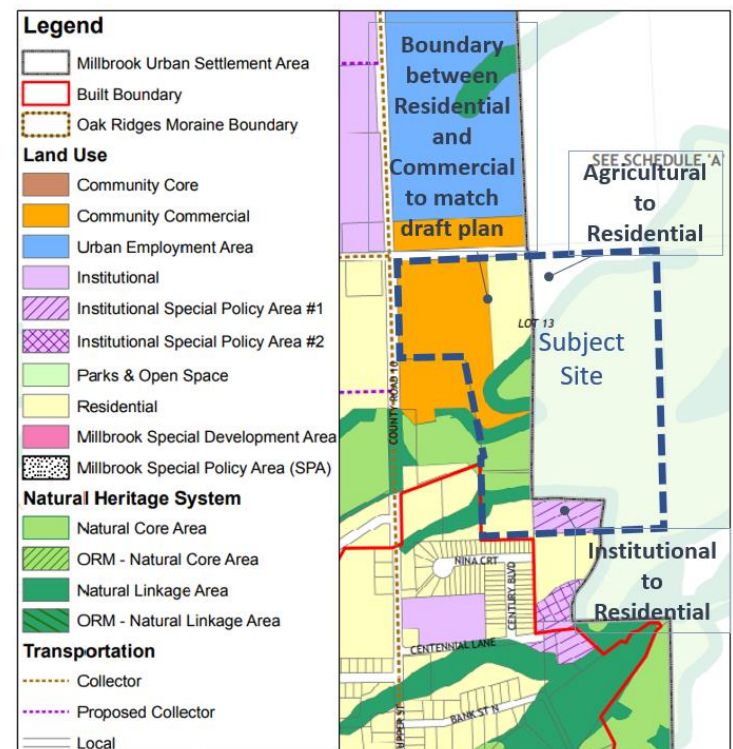
- Recognize agriculture as the primary activity and land use;
- Maintain and preserve the agricultural resource base of the Township and encourage the consolidation of agricultural farm parcels;
- Protect land suitable for agricultural production from fragmentation, development and land uses unrelated to agriculture;
- Promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township; and
- Preserve and promote the agricultural character of the Township and the maintenance of the natural countryside as an open space area.

The north-eastern portion of the Subject Site is designated *Agricultural*. The *Agricultural* lands are bound to the south and east by natural linkage and natural core areas, to the north by the road allowance for Fallis Line, and urban uses to the north and west. This combination of uses and constraints preclude the agricultural lands from being used for intensive agriculture per the AIA. As such the proposal is for these lands to be brought within the urban boundary and environmental lands within the urban boundary to be removed from the same. This Official Plan Amendment is required at both the Township and County level.

Per Section 4.3.4 of the Township OP, Lands identified as Institutional Special Policy Area # 1 are intended to be used for a sanitary waste water treatment plant that will service the Millbrook Urban Settlement Area. Following the design of the plant if it is determined that some of the lands within this designation are not required for the plant and required buffer areas the lands shall be considered as Residential lands and can be developed according to the Residential policies of this Plan.

Per discussion with Township Staff, it has been indicated that the sanitary waste water treatment plant expansion into the lands designated Institutional Special Policy Area #1 is not required. As such, pursuant to section 4.3.4 these lands have been shown to house residential lots and future development blocks consistent with the applicable residential policies of the plan as described above. Given that further study determined the waste water treatment plant at this location is not required, the Official Plan Land Use Schedule needs an administrative update rather than any amendments required to the policies of the Township OP (Figure 18).

**Figure 18. Proposed updates to Township OP Schedule A-1**

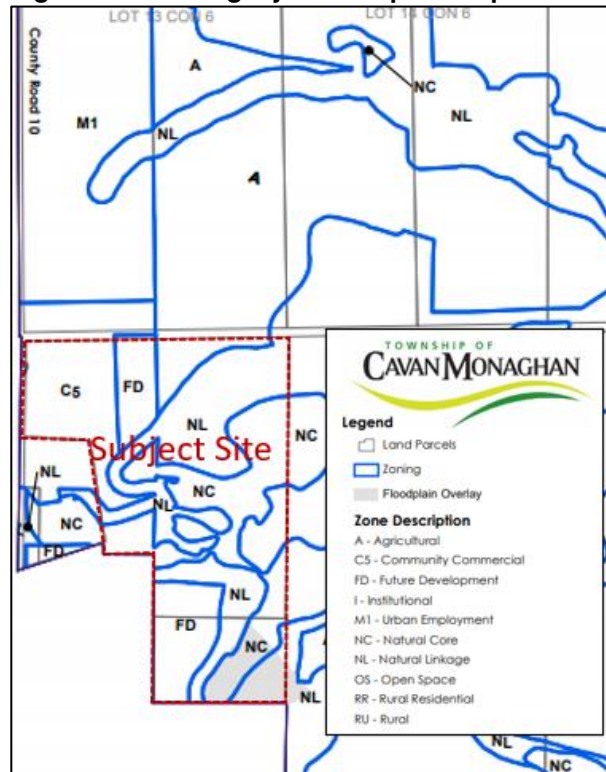


The proposal will also trigger the need for an administrative update to the Official Plan Land Use Schedule to realign and modify the boundaries of the *Community Commercial* and *Residential* to match the final configuration as shown in the DPS and Master Plan (Figure 18). Similarly, to the update required to the Institutional Special Policy Area #1 lands, the required update is an administrative one rather than a revision of the policies of the Township OP. This is consistent with Section 8.2(c)(iv) of the Township OP which notes that minor adjustments to land use boundaries subject to Section 9.1 do not require an Official Plan Amendment. Further, section 9.1 notes that the boundaries between land uses designated on the schedules of the Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases, are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan. Per the Concept Site Plan prepared by Greystone, the proposal continues to meet the intent of the Township OP by providing large-format commercial uses at the intersection of Fallis Line and County Road 10. Taken together, the 4 buildings illustrated provide for 6,879m<sup>2</sup> of commercial space. The proposed residential uses are complementary to the commercial uses and support key elements of complete community, being a diverse use of compatible land uses within walking distance of each other. Not only is the principle of complementary land use mix supported by the proposal, but a mix of housing types within walking distance to other land uses is also supported.

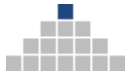
## 4.6 Township of Cavan Monahan Zoning By-law (2004-62)

The Subject Site has been zoned by Zoning By-law 2004-62 as C5- *Community Commercial*, A- *Agricultural*, FD-*Future Development*, NL- *Natural Linkage*, and NC-*Natural Core* (Figure 19).

**Figure 19. Zoning By-law Map Excerpt**



The northwestern corner of the site is zoned C5- *Community Commercial*. Permitted uses per this zone include: animal clinic, animal daycare centre, antique store, assembly hall, banquet hall, business office (as an accessory use), commercial fitness centre, commercial greenhouse, commercial recreation use, commercial school or studio, craft brewery, day care centre, drive-through service facility, dry cleaning depot, equipment rental, funeral establishment, hotel/motel, laundromat, mobile canteen, medical office, motor vehicle gas bar, motor vehicle sales and rental establishment, place of entertainment, private club, public or private school, repair or service shop, restaurant, retail store,



shopping centre, theatre, and a trade and convention centre.

Immediately east of the *C5* zone is the *FD-Future Development Zone*. Permitted uses include: existing agricultural uses, community garden, conservation use, existing single detached dwellings, emergency service facility, forest management, existing low intensity recreational uses, and public uses.

East of the *FD* zone, the Site is zoned *A-Agricultural*. Agriculture and agriculture-related uses (such as agri-tourism, farm business, farm greenhouse, farm produce sales outlets, etc.) are permitted under the current zoning. Additional permitted uses include: single detached dwellings, accessory apartments, home business and industry, low intensity recreational uses, and wayside pits and quarries.

The southern portion of the Site, up to the northeastern corner are zoned as *NL* and *NC*. Within the *NC* zone, the permitted uses include existing agricultural uses, conservation uses, forest management, low intensity recreational uses, existing single detached dwellings, and a home business. Within the *NL* zone, development may be permitted where an Environmental Impact Study (EIS) or confirmation from the Conservation Authority has been accepted by the Township. An EIS is required within:

- a) 120 metres of key natural heritage features and key hydrologic features; and,
- b) 50 metres of earth science areas of natural and scientific interest.

#### 4.6.1 Amendments

Several site-specific amendments are being requested through the ZBLA application in order to facilitated the DPS and commercial development as proposed.

Firstly, from a mapping perspective, the limits of each zone on site are proposed to be amended in accordance with the DPS as justified in the preceding sections of the report; as well as per the various studies submitted in support of the same. This includes revisions to the limits of the *C5*, and *NC/NL* zones. Further, it includes re-zoning of lands from the *FD* zone to various appropriate *UR* zones. That said,

blocks shown on the DPS as future development will continue to be zoned *FD*.

Secondly, with regards to the commercial zone, site-specific amendments are being sought to the underlying provisions of the *C5* zone. Under the current zone provisions, banks, post offices, liquor stores, personal services and professional offices as a primary use are specifically precluded from locating in the Community Commercial designation. From this list the concept plan for the commercial block proposes a bank use on site (within the retail portion of Building “A”). Office and medical office uses are also shown, but are accessory to other large scale uses on site. The proposed OPA to add additional commercial uses (banks and financial institutions) supports policy directives to support walkability and build complete communities; as Downtown Millbrook is not within walking distance of the Site. The proposed bank/financial institution will also be within walking distance for residents of the Towerhill south and north subdivisions.

It was identified by staff at pre-consultation that the planning report should address the provision of a gas station within the concept plan as service stations and gas bars are only permitted at the intersection of Collector Roads (per Section 4.4.4(d)(i) of the Township OP). While County Road 10 and Fallis Line are identified as Collector Roads on Schedule A-1, the unopened extension of Fallis Line is not identified as a Future Collector Road on Schedule A-1. That said, the proposed location for the gas station is the south-east corner of County Road 10 and Fallis Line. Per the Traffic Impact Study, the intersection will be signalized to control for traffic flows and the gas station will be accessible to and from the intersection itself and therefore the gas station is functionally located at the intersection of two Collector Roads. Further, per our review of the applicable zoning provisions, the location and layout of the gas station is permitted as-of-right.

Lastly, from a residential perspective, specific urban zoning standards have already been established through the Towerhill south subdivision. The same zone provisions are proposed to be carried forward to the Subject Site (with very minor amendments). These zones and the associated lot type are further listed in Table 3 below.

**Table 2. – Zone Analysis**

Zone provisions	C5 existing	C5-XX
Min Lot area (m2)	4,000	SAME
Min Lot frontage (m)	20	SAME
Min front yard (m)	3	SAME
Min interior side yard (m)	3	SAME
Min interior side yard adjacent to a residential zone boundary (m)	7.5	SAME
Min exterior side yard (m)	3	SAME
Max building height(m)	10	SAME
Max lot coverage (%)	N/A	SAME
Max floor area of any use	500	2,500m2 (to permit grocery store)
Parking		SAME
Permitted Uses		Add Financial Institution/bank

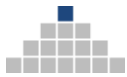
**Table 3. Proposed Residential zone provisions.**

Note: Red text indicates amendments to in-force zoning as referenced.

Zone provision	UR1-B-2 (xx) (35 ft lots)	UR1-A-4 (xx) (45 ft lots)	UR1-A-1 (52 ft lots)	UR3-3 (xx) Townhouses (25 ft lots)
Min lot area (m <sup>2</sup> )	320	400	475	225 per unit
Min. lot frontage (m) Regular	10.6	13.7	15.8	20 Block frontages 7.5
Min. lot frontage (m) Corner	12.2	15.2	17.3	N/A
Min. Front Yard (m)	4.5 <sup>(1)</sup>	4.5 <sup>(1)</sup>	6 <sup>(1)</sup>	4.5 <sup>(1)</sup>
Min. Interior Side Yard (m)	1.2/0.6	1.2	1.2	0.0 or 1.2
Min Exterior Side Yard (m)	2.5	2.5	2.5	2.5
Min. Rear Yard (m)	6.0	6.0	6.0	6.0
Min. landscaped O.S. (%)	20	20	20	20
Max. lot coverage (%)	48	48	48	53
Max. height (m)	10.0	10.0	10.0	10.0
Required Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit
Min Setback for a private garage from front lot line (m)	6.0	6.0	6.0	N/A

(1) Table 3C Additional Regulation (1) shall not apply





# 5.0

## Supporting Technical Documents

### 5.1 Stage 1 and 2 Archaeological Assessment

A Stage 1 Archaeological assessment was prepared in April 2021 by AECOM. The results of the Stage 1 assessment indicate the study area contains moderate to high archaeological potential and will therefore require a Stage 2 archaeological assessment. A stage 2 assessment could not occur over the winter months. It will be prepared this Spring/Summer and will be submitted for review upon receipt.

### 5.2 Agricultural Impact Assessment

An Agricultural Impact Assessment was completed by Clark Consulting Services and dated April 2021. The AIA assesses the impact of development of the Site on the surrounding agricultural system and finds that the proposed residential and commercial uses will have minimal impact due to the buffer provided by the natural heritage system to the east and existing and planned urban development to the north and northwest. Further it is noted that the County is currently undergoing a municipal comprehensive review where-in the Agricultural system is being reviewed. This AIA should be reviewed as input into the same with the intention of redesignating the small remnant 'agricultural' designation in the north-eastern corner of the site.

### 5.3 Environmental Impact Study

GHD has completed an Environmental Impact Study (EIS) which has assessed the location of natural heritage features on site and the impact of the development on the natural heritage system. Per the EIS, Schedules 'A' and 'A-1' of the Town Official Plan (Land Use) show that the property includes Natural Heritage System designations of "Natural Core Area" as well as "Natural Linkage Area"; additionally, Schedules 'B' and 'B-1' (Natural Heritage System and Environmental Constraints) show the property as containing "significant woodlands" and "wetlands". Field visits have confirmed the presence and mapped the location of the significant woodlands and wetlands on site as well as the tributary to Baxter Creek. The EIS has also identified the ecological functions of these features, assessed Species at Risk habitat and have recommended appropriate mitigation measures, including buffers(setbacks) to prevent impacts on natural features from the proposed development. The proposed development will not result in negative impacts on identified natural heritage features or their functions provided the mitigation measures described in Sections 5 and 7 are implemented.

### 5.4 Transportation Impact Assessment

Asurza Engineers Ltd. has prepared a Traffic Impact Study (TIS) (April 2021) in support of the development. The TIS reviews, assesses, and determines traffic impact generated by the proposed development on the adjacent roads and intersections. According to the TIS, the proposed development will generate approximately 550 new trips by 2030. In order to address the impact of these trips, as well as the impact of other proposed and approved/partially constructed developments in northern Millbrook, the TIS suggests certain improvements to the road network. Ultimately, the TIS concludes that with the inclusion of the recommended improvements, the proposed developments can take place without significant impacts to traffic operations.

## 5.5 Functional Servicing & Stormwater Management Report

Valdor Engineering Inc. has prepared a Functional Servicing Report (FSR) in support of the proposed development. The FSR also serves as the Servicing Options Report. The FSR provides an analysis of the Water, Wastewater, and stormwater servicing Options for the development. It concludes that the proposal can be adequately serviced with full municipal services (watermain, wastewater and storm) in accordance with the standards of the Township of Cavan Monaghan, the County of Peterborough and the Otonabee Region Conservation Authority design criteria. It further notes that:

- the sanitary sewer and watermain immediately to the south of the subject site were oversized and planned to accommodate flows to service the subject site;
- the watermain currently dead ends at the boundary of the existing subdivision to the south and the municipality intended for the same to extend northerly through the subject site to connect to another dead end watermain at Fallis Line in order to satisfy watermain looping requirements;
- similarly, the sanitary sewer was oversized all the way to the existing Millbrook WWTP further south in order to service the subject development; and,
- It is anticipated and understood at this time that there is sufficient reserve treatment capacity in the WWTP to service this development however the Township is currently preparing a Master Servicing Study that will be available in Q3 2021 that will verify available reserve capacity in the WWTP.

## 5.6 Geotechnical Investigation Report

A Geotechnical Investigation Report (dated March 2021) was prepared by GHD in support of the proposal. The study included a site inspection, advancement of test holes (boreholes and test pits), soil sampling, water level monitoring, a well survey, hydraulic conductivity testing and a water balance evaluation based upon preliminary concept information. As such the Report also includes a hydrogeologic component.

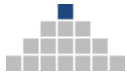
In summary, the Report states that there will not be significant constraints for the proposed residential and commercial development from the seasonal variations of groundwater as the water can be handled with appropriate engineering techniques. It is expected that groundwater will generally be below the depth of the future development. From a geotechnical perspective, the Site is suitable for construction of the proposed development including one to two-storey residential homes, townhomes, commercial buildings and associated servicing and asphalt paved roadways, parking and access areas.

## 5.7 Servicing Options Report

The Valdor FSR provides a rationale for the proposed servicing Option. In essence the proposed servicing Option provides a connection between services which were dead-ended on Nina Court to the south and oversized to accommodate the proposed development as well as future development to the north. Further, the proposal includes extension of services which were dead-ended at Fallis and CR 10 and extent them into the Subject Lands for looping purposes.

## 5.8 Review of Impact on Municipal/Other Services

Through the circulation process of these OPA/ZBA/DPS applications comments from municipal services such as Emergency Services, waste management/operations, and the local district school boards will be reviewed and any impacts further assessed. A detailed analysis of the comments received will be provided as part of subsequent submissions. In addition, water and wastewater servicing options have been prepared by Valdor in the submitted FSR, and a financial impact report is being prepared by Watson and Associates.



## 5.9 Market Analysis/ Justification Study

Per the 2020 C-M GMS, over the 2019 to 2041 planning horizon, the Township is forecast to add a total of approximately 6,300 people to Millbrook. Between 2016 and 2041, the percentage of population in the 75+ age group (older seniors) is forecast to almost triple over the forecast period from 7% in 2016 to 20% in 2041. Within the same time period, forecast housing development is expected to average 120 units annually compared to an historical average of 24 units annually over the past 15 years.

Over the 2016 to 2041 forecast period, new housing is forecast to be comprised of 65% low-density (singles and semi-detached), 21% medium-density (townhouses) and 14% high-density (apartments) units. A modest increase in the share of medium- and high-density housing forms is anticipated; largely driven by the aging of the population, potential opportunities in some settlement areas for communal servicing and continued upward pressure on local housing prices. Of the 244 units being proposed in the master plan, 48% will be single-detached houses and 52% will be a mix of townhouses and apartment units. This application contributes to diversifying the housing market in terms of type, tenure and affordability pursuant to the aforementioned trends.

The Millbrook Urban Settlement Area is already facing development pressures due to its proximity to the Greater Toronto Area (G.T.A.) and relatively affordable housing prices. Recent infrastructure projects, such as the completion of the Highway 407 extension to Highway 115, provide further opportunity for residents from the G.T.A. to relocate to the Township while still maintaining a relatively reasonable commute to work. The amount of recent building permit activity and the number of active large subdivision developments in the planning approvals process suggest that housing growth will remain strong in the Millbrook Urban Settlement Area over the next five to 10 years. It is noted, however, that new housing development activity in 2020 and 2021 may be negatively impacted due to the economic disruption caused by COVID-19.

This proposal offers an opportunity for first-time home buyers coming from the GTA or those who may have grown up in the County or Municipality that are looking to enter the housing market.

## 5.10 Financial Impact Report

A Financial Impact Report has been prepared by Watson and is submitted under separate cover.

# 6.0

## Conclusion

This Planning Rationale Report has evaluated the merits of the “Proposal” (inclusive of the OPA, ZBLA and DPS as well as the conceptual Master Plan and Commercial Site Plan) in the context of the policy framework articulated in the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2020), the County of Peterborough Official Plan (2020), and the Township of Cavan Monaghan Official Plan (2020). The Report has also considered the impact of the application on the larger Millbrook Settlement Area, the Township of Cavan Monaghan, and The County of Peterborough.

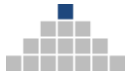
The Report finds that the Proposal is consistent with, and conforms to (as appropriate), the policy framework articulated in the documents above as well as provides a net benefit to the Millbrook Settlement Area, the Township of Cavan Monaghan, and The County of Peterborough for the following reasons:

- The minor settlement area boundary adjustment is consistent with the prescribed test of the PPS and conforms to the prescribed test of the Growth Plan;
- The proposed settlement area boundary adjustment results in ‘no-net-increase’ to the settlement area, and is consistent with the 2020 Cavan Monaghan Growth Management Study (“CM GMS”) which identified the need for flexibility to achieve near-future settlement boundary adjustments;
- The “Agricultural” lands to be used for residential development are isolated from other “Agricultural” lands and are too small to be used for intensive agriculture on their own (per the provided AIA). Further their isolation from other “Agricultural” lands means the re-designation will not negatively impact other “Agricultural” lands;

- The proposed draft plan makes use of existing oversized water and wastewater services planned to accommodate development on the Site as well as to the north;
- The proposed plan is a logical progression of infrastructure/services and allows for commercial development as well as the development of urban lands to the north;
- It is anticipated that there is sufficient reserve treatment capacity in the WWTP to service this development; which will be confirmed through the forthcoming Master Servicing Study (to be available in Q3 2021);
- A wide range of commercial uses on the commercial block, inclusive of a bank/financial institution, will promote walkability between the Site as well as the Towerhill South and North Subdivisions, supporting the development of a complete and walkable community in northern Millbrook;
- The proposed residential uses will support the Township in providing for land supply as required based on the projected growth and demand for housing supply in the next 5-10 years per the 2020 CM GMS;
- The Conceptual Master Plan includes a full range of residential uses inclusive of single-detached, townhouse, and may include apartment dwellings;
- The proposed lot types and zoning standards for the residential uses are largely consistent with zoning approved for Tower Hill South, providing consistent development standards and high-quality design in the area;
- There will be no net negative impact on environmentally protected lands per the submitted EIS; and,
- The EIS also confirms that the entire development is outside of the floodplain associated with Baxter Creek and its associated buffers and therefore that the proposal would not represent a risk to human health or property.

As the Proposal is consistent with the PPS and conforms to the intent of the Growth Plan for the Greater Golden Horseshoe (2020), the intent of the





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County of Peterborough Official Plan (2020), and the intent of the Township of Cavan Monaghan Official Plan (2020) the proposal, inclusive of the OPA, ZBLA and DPS, represent good planning and are appropriate for approval.

Respectfully Submitted,

THE BIGLIERI GROUP LTD.

Anthony Biglieri, RPP, MCIP

Michael Testaguzza, RPP, MCIP

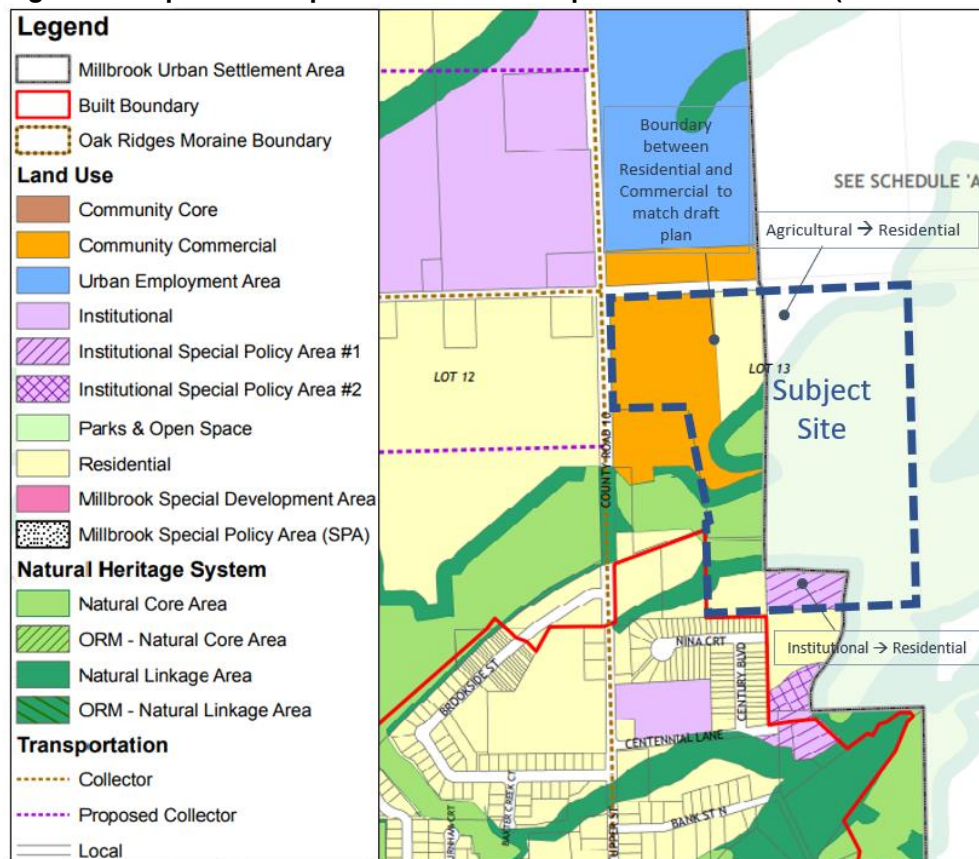
Monika Oviedo, MES

## APPENDIX 1 – LIST OF OFFICIAL PLAN AMENDMENTS

**Table 4. Proposed Official Plan Amendments**

Official Plan Policy Amendments
An Official Plan Amendment is required to the Township OP to bring remnant Agricultural lands into the settlement area boundary and to designate the same as <i>Residential</i> .
- In accordance with the above, Township Schedule A-1 requires revision (See image below)
An administrative Schedule A-1 update is suggested to redesignate entirety of <i>Institutional Special Policy #1</i> lands to <i>Residential</i> , given that following the design of the plant it has been determined that the lands within the designation are not required for the water and wastewater treatment plant (OP Policy 4.3.4) (See image below).
An administrative Schedule A-1 update is suggested to realign and modify the boundaries of the <i>Community Commercial</i> and <i>Residential</i> designations per the policies of Section 8.2(c)(iv) and 9.1 of the Township OP (See image below).
An Official Plan Amendment is required to permit banks and financial institutions in <i>Community Commercial</i> , notwithstanding OP Policy 4.4.2(c).

**Figure 20. Updates Requested to Township OP Schedule A-1 (Per Table 4)**



## APPENDIX 2 – LIST OF ZONING BY-LAW AMENDMENTS

**Table 5. – Proposed Zoning By-law Amendments for Commercial Uses**

Zone provisions	C5 existing	C5-XX
Min Lot area (m <sup>2</sup> )	4,000	SAME
Min Lot frontage (m)	20	SAME
Min front yard (m)	3	SAME
Min interior side yard (m)	3	SAME
Min interior side yard adjacent to a residential zone boundary (m)	7.5	SAME
Min exterior side yard (m)	3	SAME
Max building height(m)	10	SAME
Max lot coverage (%)	N/A	SAME
Max floor area of any use	500	2,500m <sup>2</sup> (To support grocery store)
Parking		SAME
Permitted Uses		Add Financial Institution/bank

**Table 6. Proposed Zoning By-law Amendments for Residential Uses**

Zone provision	UR1-B-2(xx) (35 ft lots)	UR1-A-4(xx) (45 ft lots)	UR1-A-1 (52 ft lots)	UR3-3(xx) Townhouses (25 ft lots)
Min lot area (m <sup>2</sup> )	320	400	475	225 per unit
Min. lot frontage (m) Regular	10.6	13.7	15.8	20 Block frontages 7.5
Min. lot frontage (m) Corner	12.4	15.2	17.3	N/A
Min. Front Yard (m)	4.5 <sup>(1)</sup>	4.5 <sup>(1)</sup>	6 <sup>(1)</sup>	4.5 <sup>(1)</sup>
Min. Interior Side Yard (m)	1.2/0.6	1.2	1.2	0.0 or 1.2
Min Exterior Side Yard (m)	2.5	2.5	2.5	2.5
Min. Rear Yard (m)	6.0	6.0	6.0	6.0
Min. landscaped O.S. (%)	20	20	20	20
Max. lot coverage (%)	48	48	48	53
Max. height (m)	10.0	10.0	10.0	10.0
Required Parking	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit	2 per dwelling unit
Min Setback for a private garage from front lot line (m)	6.0	6.0	6.0	N/A







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