




Planning Justification Report

Part of Lot 6, Concession 8, Cavan Ward,
Township of Cavan Monaghan
County of Peterborough

Prepared for Slip DevCo Inc.

October 30, 2023



This Planning Justification Report has been prepared in support of a **Plan of Subdivision** application affecting the subject lands, known legally as:

Part of Lot 14, Concession 8, Cavan Ward, Township of Cavan Monaghan, County of Peterborough (1066 Syer Line)

EcoVue Project No: 23-2530



311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

TABLE OF CONTENTS

1.0	Background	1
1.1	Description of Subject Property and Surrounding Lands.....	2
1.2	Description of the Plan of Subdivision and Condominium	6
1.3	Pre-consultation and Supplemental Information	7
2.0	Policy Review	8
2.1	Planning Act.....	9
2.2	Provincial Policy Statement (2020).....	15
2.2.1	Rural Areas in Municipalities	15
2.2.2	Rural Lands in Municipalities.....	16
2.2.3	Employment.....	17
2.2.4	Sewage, Water and Stormwater.....	18
2.2.5	Natural Heritage.....	19
2.2.6	Natural and Human-Made Hazards.....	21
2.3	A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020	21
2.3.1	Rural Areas.....	22
2.3.2	Employment.....	22
2.3.3	Key Hydrologic Features, Key Hydrologic Areas and Key Natural Heritage Features	23
2.4	County of Peterborough Official Plan (CPOP)	24
2.5	Township of Cavan Monaghan Official Plan (TCMOP)	26

2.4.2.1	Rural Employment Policies	27
2.4.2.4	Division of Land	30
2.6	Township of Cavan Monaghan Zoning By-law (TCMZBL)	34
3.0	Summary.....	36
4.0	Appendices	38
4.1	Appendix A: Pre-Consultation Notes.....	39

FIGURES

Figure 1 – Site Location	3
Figure 2 – Draft Plan of Subdivision.....	5
Figure 3 – Official Plan	11
Figure 4 – Zoning By-law	15

1.0 Background



The following Planning Justification Report is being provided in support of plan of subdivision application under the *Planning Act* affecting lands located at Part of Lot 14, Concession 8, Cavan Ward, Township of Cavan Monaghan, County of Peterborough (municipal address: 1066 Syer Line) (**Figure 1 – Site Location**). The proposal is to have an industrial subdivision that includes 8-10 lots for rural employment uses, a private road which will be a part of condominium and a block to accommodate a stormwater easement and the existing watercourses that flow through the subject lands.

This report provides an explanation and examination of the Plan of Subdivision in in the context of the applicable land use planning documents at both the provincial and local level.

1.1 Description of Subject Property and Surrounding Lands

The subject lands are located at Part of Lot 14, Concession 8, Cavan Ward, Township of Cavan Monaghan, County of Peterborough (municipal address: 1066 Syer Line). The subject property is approximately 34 hectares (~84 acres) with approximately 495 metres of frontage on Syer Line and consists of open fields and a watercourse which traverses through the southern portion of the property.

The subject property is located between Syer Line to the south and Ontario Highway 115 to the north and is surrounded by rural residential, agricultural and rural employment uses. Additionally, natural heritage features such as Provincially Significant Wetlands, Significant Woodlands, unevaluated wetlands, water courses and ponds are located in all directions within 120 metres of the property.

The property was subject to an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) which redesignated the portions of the subject lands from Agricultural to Rural Employment and rezoned from the Agriculture (A) Zone to the Rural Employment (M2) Zone in order to permit the establishment of industrial uses that are in keeping with the Township of Cavan Monaghan Official Plan and Zoning By-law. The OPA and ZBA were adopted and approved by Council on May 2nd, 2022, and relevant information regarding those applications, including the technical review, can be found on the Township website.

The subject property is currently designated Rural Employment, Natural Core Area and Natural Linkage Area in the Township of Cavan Monaghan Official Plan and zoned Rural Employment (M2) Zone and Natural Linkage (NL) Zone in the Township of Cavan Monaghan Zoning By-law.

Uses permitted in the M2 zone include agricultural service and supply establishment, auction sales establishment, brewery / winery, business office, commercial self-storage facility, composting yard, contractor's yard, equipment rental establishment, farm implement sales and service establishment, feed mill, industrial use, industrial equipment rental establishment, motor vehicle body shop, motor vehicle gas bar, motor vehicle repair garage, motor vehicle sales and rental establishment, outdoor display and sales area, outdoor power products sales and service establishment, outdoor storage use, recycling facility, repair or service shop, restaurant, retail store, transport terminal, warehouse, waste transfer station and wholesale establishment.

It should be noted that the applicant made a consent application submission on June 20th, 2023 that proposed to sever two (2) lots on the southern portion of the property. As this submission included a Planning Letter that spoke in detail about the consents, this report will only review the Plan of Subdivision.

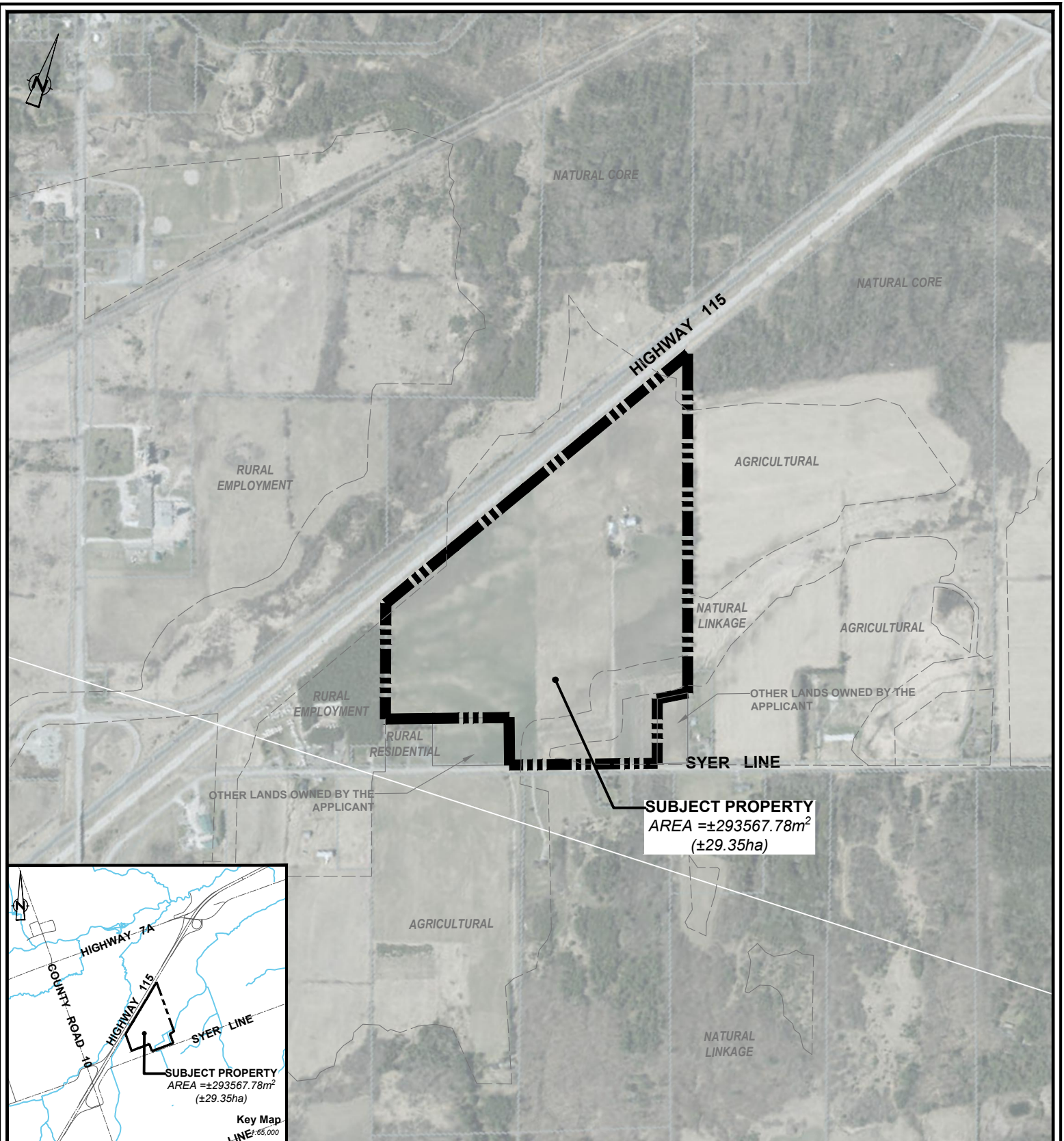
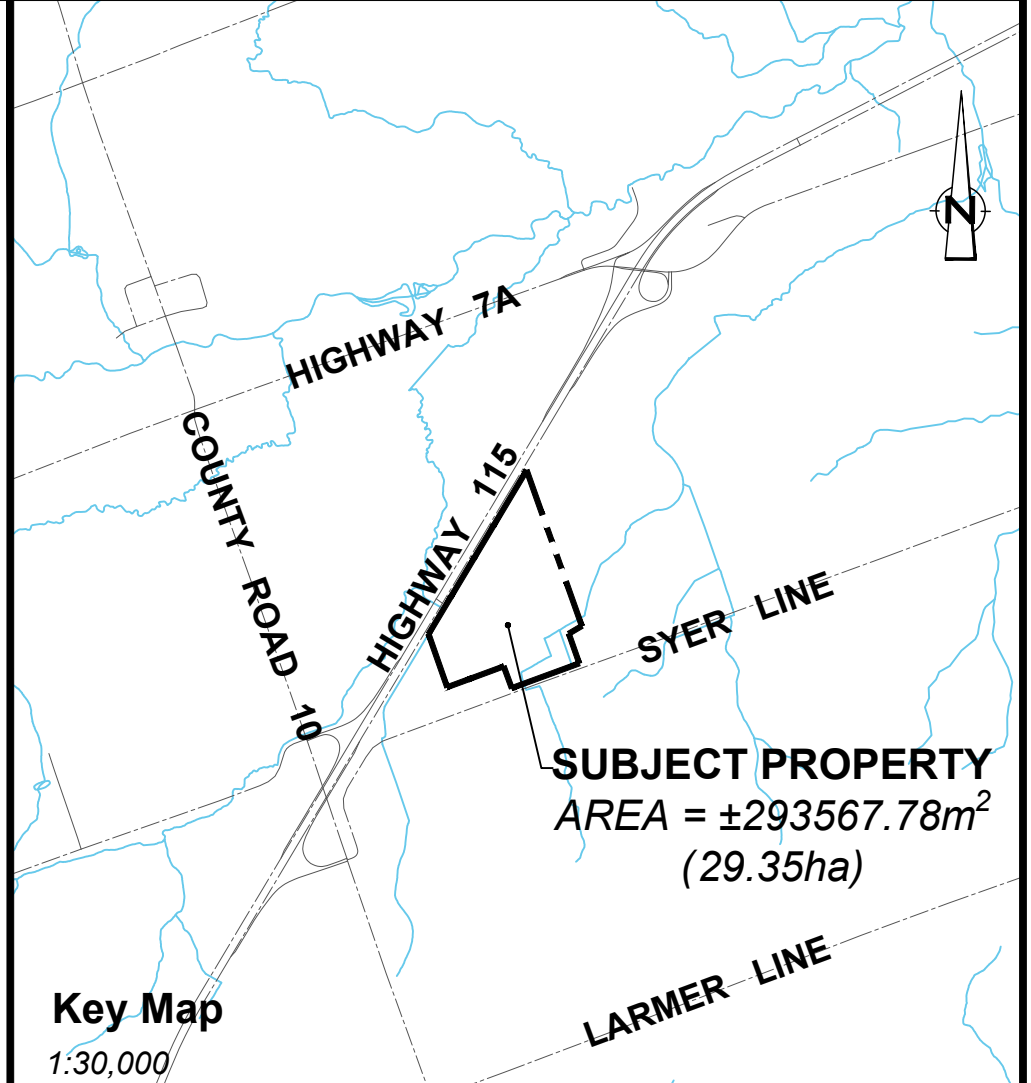
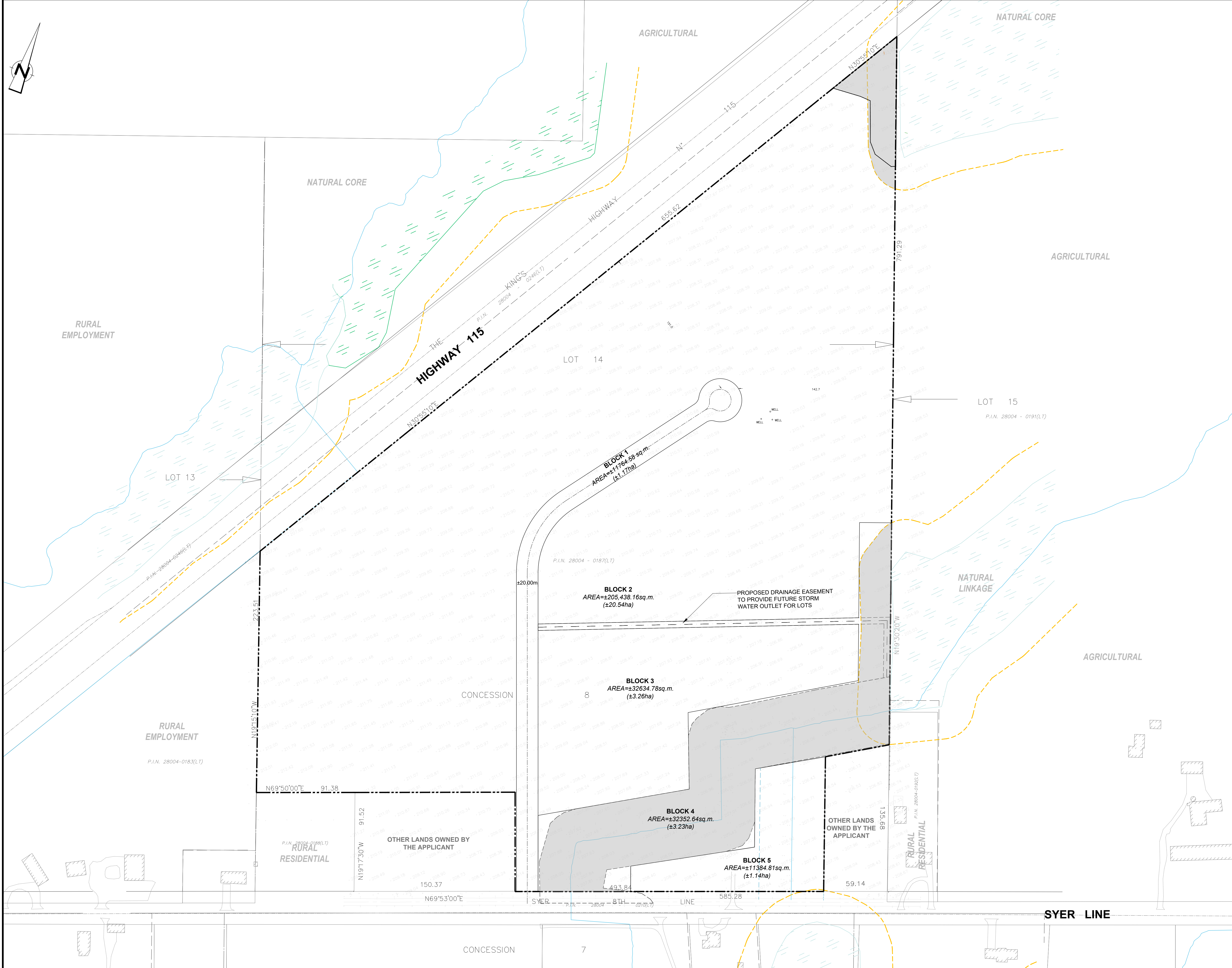


FIGURE 1 - SITE LOCATION



LEGEND	
	SUBJECT BOUNDARY
	EXISTING PARCEL
	EXISTING ROAD
	ENVIRONMENTAL CONSTRAINTS
	EXISTING WETLANDS
	WETLAND BUFFER (30m)
	WATERCOURSE
	WATERCOURSE BUFFER (30m)

- Submission Requirements**
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-i) THE PLANNING ACT
- a) As shown on this Draft Plan
 - b) As shown on this Draft Plan
 - c) As shown on this Draft Plan
 - d) Rural Employment
 - e) Agricultural
 - f) As shown on this Draft Plan
 - f.1) N/A
 - g) As shown on this Draft Plan
 - h) -
 - i) As shown on this Draft Plan
 - j) None
 - k) None
 - l) As shown on this Draft Plan

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Hastings

Slip DevCo Inc. _____ Date _____

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by: _____

Elliott and Parr _____ Date _____
(Peterborough) LTD.



EcoVue Consulting Services Inc.
311 George St. N., Suite 200
Peterborough ON K9J 3H3
Tel: 705-876-8340 Fax: 705-742-8343
www.ecovueconsulting.com

DRAWN BY:	PROJECT No.:
PP	23-2530
APPROVED BY:	HORIZ. SCALE:
	1:1,500
REVISION DATE:	PLOT DATE:
OCTOBER 16, 2023	OCTOBER 16, 2023

Syer Line Industrial Subdivision
Slip DevCo Inc.
1066 SYER LINE
PART OF LOT 14, CONCESSION 08
GEOS. TWP. OF CAVAN
NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
COUNTY OF PETERBOROUGH

1.2 Description of the Plan of Subdivision and Condominium

The proposed development lands will comprise an approximate area of 30 hectares and will include 8-10 lots. The proposed lots within the plan of subdivision will be accessed through an internal road that will connect to Syer Line. The internal road will terminate at a cul-de-sac located in the northern portion of the development area. It should be noted that the internal road will be a part of the condominium agreement for which a separate Plan of Condominium application will be submitted along with the subject Plan of Subdivision application.

Although lot sizes within the subdivision are not finalized at the time of writing this report, it is anticipated that the lots will have an approximate lot area of 3.5 hectares.

Given the uncertainty of the total number and size of the lots, the subdivision will only be divided into several large blocks that can be further severed in the future through Part Lot Control Exemption, a process under Section 50 of the *Planning Act* which allows the municipality to permit further subdivision of lots created in a plan of subdivision through the passing of a by-law that exempts those lands from subdivision control. Using this process, prospective developers can divide the land to suit their spatial needs.

As such, the layout of the proposed subdivision is as follows:

- **Block 1** encompasses the proposed internal road. This block will be identified as a common element within a condominium. Owners of each parcel of land within the subdivision will form the condominium corporation that will own and maintain the common element road block.
- **Block 2** includes a majority of the land that will be developed within the subdivision (20.15 hectares). This land will be further subdivided through Part Lot Control Exemption.
- **Block 3** is the balance of the land to be developed south of the proposed drainage outlet (see below). Similar to Block 2, this land may be further divided through Part Lot Control Exemption, albeit on a smaller scale (1-2 lots)
- **Block 4** encompasses the watercourse features and their associated 30 metre setbacks. This block also includes a drainage swale for stormwater that will connect to Block 1 (internal road).

- **Block 5** is a small portion of land between the watercourses and Syer Line. This block may be used to establish a smaller industrial or commercial use.

All future lots will be serviced with individual private septic systems and wells as there is no municipal sanitary and water servicing available within the area. Further discussion regarding the private servicing is provided in Section 1.1.4 of this report.

1.3 Pre-consultation and Supplemental Information

The applicant and consulting team met with staff (via Microsoft Teams) from the County of Peterborough and Township of Cavan Monaghan on May 25, 2023, to discuss the proposed applications and required supplemental information (see: **Appendix A**). It should be noted that a number of technical assessments were conducted when the subject lands were redesignated and rezoned. Given the existing detailed background information, it was confirmed that the following would be sufficient to support of the submission:

- **Planning Justification Report** prepared by EcoVue Consulting Services;
- **Stage 1, 2 and 3 Archaeological Assessments** prepared by Earthworks Archaeological Services;
- **An Addendum to the previously conducted Traffic Impact Study (2022)** prepared by JD Northcote Engineering Inc.;
- **Preliminary Stormwater Management Report** prepared by Engage Engineering; and
- **Draft Plan of Subdivision** prepared by EcoVue Consulting Services.

All of the above items have been included with the applications for Plan of Subdivision and Plan of Condominium. It is understood that additional addendums to the reports will be required for detailed design and will be requested by the County as conditions of draft approval of a plan of subdivision.

2.0 Policy Review



Land use policies and regulations affecting the subject lands include the 2020 Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) at the provincial level. At the municipal level, the County of Peterborough Official Plan (CPOP), Township of Cavan Monaghan Official Plan, and the Township of Cavan Monaghan Zoning By-law affect the subject lands. In this section of the report, the proposed Plan of Subdivision is reviewed in the context of the policies and provisions contained within these documents.

2.1 Planning Act

Section 51(24) of the *Planning Act, R.S.O., 1990, C. P.13*, indicates that “*in considering a draft plan of subdivision, consideration should be had, among other matters, to the health, safety, convenience and accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality*” in which the subdivision is located. In addition to these matters, the following specific items should also be considered (excerpts Section 51(24) in *italics* (non-applicable sections have been omitted)):

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

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

Table 1 - Matters of Provincial Interest

Matters of Provincial Interest	Response
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study (EIS) has been undertaken to confirm the extent of natural features and provide adequate mitigation, if necessary. As noted in the EIS, the subject lands contain non-significant wetlands, permanent/intermittent watercourses, fish habitat and habitat of threatened and endangered species. A series of mitigative measures will be implemented within the development to ensure the protection of these features and their functions, including the establishment of a protective block within the subdivision. Further discussion of the natural and ecological features is provided in Section 2.2.5 of this Report
(b) the protection of the agricultural resources of the Province;	As demonstrated in the Agricultural Impact Study, the proposed development will not impact surrounding agricultural uses as there is already a transition in land use in the immediate surrounding area.
(c) the conservation and management of natural resources and the mineral resource base;	The proposed plan of subdivision will not adversely impact any natural resources.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	Provincial mapping indicates that there is an Earth Science ANSI located at the northeast corner of the subject lands and throughout the 500-metre surrounding area. However, the EIS determined that the wetland associated with the ANSI does not exist on the site due to past agricultural activity and as such, the site does not contain ANSI. Due to close proximity to watercourses and wetlands, it is anticipated that the subject lands could potentially contain archaeological resources. As such, a Stage 1 and 2 Archaeological Assessment was conducted, and it was determined that the subject lands

	<p>meet the criteria for a Stage 3 assessment within a small area in the southeast corner of the subject lands.</p> <p>After the completion of the Stage 3 Archaeological Assessment, archaeological clearance of the site will be implemented as a condition of draft plan approval.</p> <p>There are no features of significant architectural or historical interest on the site.</p>
(e) the supply, efficient use and conservation of energy and water;	The proposed development will be serviced with individual private wells. As noted in the Hydrogeological Study and the addendum, the proposed development can be adequately serviced with groundwater and the existing aquifer can accommodate the servicing of the proposed units.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development will be privately serviced with individual septic and water systems.
(g) the minimization of waste;	N/A
(h) the orderly development of safe and healthy communities;	The proposed subdivision represents orderly development within the community and will provide employment opportunities within the Township of Cavan Monaghan.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	Any new buildings associated with the development will require compliance with the building code which includes accessibility requirements.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	N/A
(j) the adequate provision of a full range of housing, including affordable housing;	N/A
(k) the adequate provision of employment opportunities;	The proposed subdivision will create 8-10 additional rural industrial lots that will provide employment opportunities within the Township and in turn, contribute to the local economy. It should be noted that a Growth Management Study (GMS) conducted in the County of Peterborough concluded that an additional 34.1 hectares of employment land

	will be required by 2051 in order to meet the County's employment needs. As such, the proposed development will facilitate rural employment uses and therefore meet the County's employment targets.
(l) the protection of the financial and economic well-being of the Province and its municipalities;	N/A
(m) the co-ordination of planning activities of public bodies;	N/A
(n) the resolution of planning conflicts involving public and private interests;	N/A
(o) the protection of public health and safety;	Although there are floodplains associated with nearby watercourses, the drainage area is not significant to create flood hazards. Additionally, the proposed plan of subdivision has been carefully designed and configured to avoid any development within these potential floodplains, ensuring the protection of public safety during flood events.
(p) the appropriate location of growth and development;	The proposed plan of subdivision is located in close proximity to Highway 115 which will help in the transportation of materials and/or processed goods. It should also be noted that the subject lands were identified to be appropriate for the proposed development as demonstrated by the supporting technical studies and the designation in the Township's Official Plan.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	N/A
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposed development will create appropriately sized rural industrial lots that can be privately serviced. The lots will be located in close proximity to Highway 115 and in an area where rural employment uses are scarce. Furthermore, the proposed development will help contribute to the County's target for rural employment lands.

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	It is understood that the new buildings associated with the development will include design elements and technology such as energy efficient lighting, alternative storm water management measures etc. in order to lower energy consumption and contribute to climate change mitigation.
--	---

Further matters of provincial interest are also addressed in **Sections 2.2** and **2.3** of this report, with respect to the applicable policies of the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

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

The proposed development is not considered to be premature as there is a demand for employment lands within the County of Peterborough, particularly in the Township of Cavan Monaghan. The plan of subdivision will not require the unplanned or premature extension of public services and will not create land uses that are inappropriate for the subject property or the surrounding area. Matters of public planning policy, which related directly to the public interest, are addressed further in this planning report.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed plan of subdivision conforms to the applicable policies of both local official plans. Furthermore, there are no adjacent plans of subdivision.

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

This planning report and the other technical reports address a number of issues related to land use suitability. As demonstrated in the various technical reports, the subject lands are considered to be suitable for the plan of subdivision.

e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

f) The dimensions and shapes of the proposed lots;

- g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it, and the restrictions, if any, on adjoining land;*

All dimensions, locations, and grades of the proposed lots and internal roads within the proposed plan of subdivision are shown in detail in the **Draft Plan of Subdivision (Figure 2)**. The proposed development will not be impacted by land uses or existing development on adjacent lands.

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

The proposed plan of subdivision will not adversely impact any natural resources. As noted, the subject property contains a small floodplain associated with the watercourse located on the southern portion of the property. However, no flood hazards are anticipated due to the small drainage area of the watercourse. Furthermore, all development will be located entirely outside of the floodplain in order to ensure no impacts or potential threats to human safety.

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

It is anticipated that the development will be sustained by existing municipal service levels, including municipal garbage and recyclable collection. Hydro, telephone and school bus services will be available on the site.

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

The proposed internal condominium road will be constructed to municipal standards should the Municipality choose to take responsibility in the future. Furthermore, it is anticipated that the applicant will provide cash-in-lieu of parkland, in accordance with the Township of Cavan-Monaghan By-law No. 2013-63

- l) *The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act;*

It is understood that the proposed plan of subdivision will be subject to site plan control and will be reviewed accordingly during the Site Plan Approval phase.

2.2 Provincial Policy Statement (2020)

The current Provincial Policy Statement (PPS), which came into effect on May 1, 2020, provides a policy framework for land use within the Province of Ontario. It is the responsibility of local planning authorities – in this case the County of Peterborough and the Township of Cavan Monaghan – to uphold the policies of the PPS pertaining to land use planning and development. In particular, the planning authorities must ensure that their decisions – including decisions related to *Planning Act* applications – are consistent with key provincial interests including policies related to rural areas and rural lands, the wise use and management of resources, and public health and safety.

2.2.1 RURAL AREAS IN MUNICIPALITIES

The subject lands are located outside of settlement areas and considered to be within Rural Areas under the definition provided in the PPS. Rural areas are a system of lands that include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Therefore, the proposed development is subject to Section 1.1.4 of the PPS.

Section 1.1.4.1 states that “[h]ealthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;”

As noted, the proposed development will build upon the existing rural character of the Township of Cavan Monaghan. The proposed plan of subdivision considers the character and built form of the existing development in the neighbouring area and can be appropriately serviced by private wells and septic systems as demonstrated by the supporting technical studies.

Furthermore, the proposed development will facilitate the establishment of employment uses, which are typically lacking within rural areas, and will help achieve the County’s target to fulfil future employment needs.

Therefore, it is our opinion that the proposed development is consistent with Section 1.1.4 of the PPS.

2.2.2 RURAL LANDS IN MUNICIPALITIES

As the subject lands are also considered to be within rural lands, Section 1.1.5 of the PPS is also applicable. Section 1.1.5.2 states that “[o]n rural lands located in municipalities, permitted uses are:

- a) *the management or use of resources;*
- b) *resource-based recreational uses (including recreational dwellings);*
- c) *residential development, **including lot creation, that is locally appropriate;***
- d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) *home occupations and home industries;*
- f) *cemeteries; and*
- g) ***other rural land uses***”

Although industrial or employment uses are not specifically mentioned, the proposed development can be considered as a rural land use that is locally appropriate. The property is designated for industrial development and the subdivision of such land can be accommodated on the site from a technical perspective, as demonstrated in the supporting studies. Therefore, it is our opinion that creation of such lots through a plan of subdivision is consistent with Section 1.1.5.2 of the PPS.

Other applicable rural land policies are discussed below:

*1.1.5.3 Recreational, tourism and **other economic opportunities** should be promoted.*

As the proposed development will facilitate the development of employment uses, it will provide additional economic opportunities in the area and, as a result, will help stimulate the local economy.

1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

1.1.5.5 Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

As demonstrated in the supporting technical studies, the proposed development is compatible with the surrounding rural character, can be serviced by private well and septic systems, can be sustained by existing rural infrastructure and will not require uneconomical expansion of rural infrastructure.

1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

1.1.5.8 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

The proposed plan of subdivision will create lots for employment uses in an area where such uses are scarce. Additionally, as demonstrated in the supporting Agricultural Impact Study, the proposed development will not impact nearby agricultural uses.

Therefore, it is our opinion that the proposed development is consistent with Section 1.1.5 of the PPS.

2.2.3 EMPLOYMENT

As the subject development is related to creation of rural employment lots, Section 1.3 of the PPS is applicable. Section 1.3.1 states that “[p]lanning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment...to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

As noted, the proposed development will help achieve the County's GMS targets for employment needs and will provide sufficient space to accommodate a range of rural employment uses. The development can also be sustained by the existing rural infrastructure and, as mentioned, will contributed significantly to the rural economy of the Township of Cavan Monaghan.

Therefore, it is our opinion that the proposed development is consistent with Section 1.1.3 of the PPS.

2.2.4 SEWAGE, WATER AND STORMWATER

Section 1.6.6 of the PPS speaks to requirements for the servicing of development. Specifically, 1.6.6.4 states that “[w]here municipal sewage services and municipal water services or private communal sewage services or private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”.

The proposed lots on the subject lands will be serviced with individual on-site sewage and water systems, as municipal servicing is not available.

A Hydrogeological Study (completed by Cambium Inc.) was provided in support of the previous Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA).

The study provides an assessment of the suitability of the site to accommodate individual private septic systems and wells and determined that that test wells yielded water at a rate of 32 L/min and 82.5 L/min. The study also noted that given the assessments were done in mid-summer, the rate does not reflect the peak of water table fluctuations and the water table would be expected to rise during spring. The study and field work concluded that the groundwater resources available on site are considered suitable for industrial water supply.

Furthermore, the proposed lots will be of an appropriate size to ensure adequate space for a well and septic system.

It should be noted that the peer review conducted by the County was in agreement with Cambium's assessment. However, the peer review had indicated that additional assessment work will be needed to identify constraints such as installing monitoring wells, adhering to the Source Water Protection vulnerable zones, a pre- and post- development water balance as well as potential constraints associated with construction of on-site sewage systems.

It is our opinion that the additional assessments recommended in the study can be included as conditions of draft plan approval and/or with a future subdivision agreement. Furthermore, the County/Township can require that an assessment of groundwater be provided prior to the development of each new lot within the subdivision, either through site plan approval or Part Lot Control Exemption.

Section 1.6.6 also speaks to stormwater management. Section 1.6.6.7 requires that “[p]lanning for stormwater management shall:

- a. *minimize, or, where possible, prevent increases in contaminant loads;*
- b. *minimize changes in water balance and erosion;*
- c. *not increase risks to human health and safety and property damage;*
- d. *maximize the extent and function of vegetative and pervious surfaces; and*
- e. *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development”*

The preliminary Stormwater Management (SWM) Report, completed by Engage Engineering, notes that stormwater quality and quantity can be adequately accommodated on site through swales that will provide infiltration volume and long-term sediment retention. The report further states that the proposed stormwater conveyance will provide the required quality control and will ensure that the proposed development does not have a negative impact on water sources and environment.

It is understood that stormwater quantity and quality control features will be required for each individual lot and that this would be completed during the Site Plan Application stage.

Therefore, the proposal is consistent with Section 1.6.6 of the PPS.

2.2.5 NATURAL HERITAGE

Section 2.1 of the PPS states that “[n]atural features and areas shall be protected for the long term” and that development and site alteration shall not be permitted in significant natural features and significant habitat of endangered and threatened species. Section 2.1.6 of the PPS states that development or site alteration is not permitted within or adjacent to significant

woodlands, significant wetlands and fish habitat, unless it can be demonstrated that there will be no negative impacts. Furthermore, development within fish habitat or habitat of endangered or threatened species shall not be permitted except in accordance with provincial and federal requirements.

As discussed above, an Environmental Impact Study (EIS) was undertaken by Cambium Inc. in support of the previous OPA and ZBA. The EIS identified permanent/intermittent streams with fish habitat as the only potential natural heritage feature located on the site.

The features adjacent to the subject lands (within 120 metres) included ANSI, wetlands (both provincially significant and unevaluated), watercourses and significant woodlands. However, the EIS has confirmed that the subject development will not impact these features. It should be further noted that the adjacent wetlands located to the northeastern, eastern, and southern boundaries include a 30-metre buffer that will extend inside the property boundaries which will be protected.

It should be noted that the provincial mapping identifies a regional Life Science Area of Natural and Scientific Interest (ANSI) overlapping the wetland feature located in the northeast corner of the property. However, the site investigation conducted by Cambium concluded that there was no presence of wetlands or any sensitive feature in the northeast portion of the property. As such, it was determined that the subject lands do not contain ANSI.

During the time of writing the EIS report, the existing buildings and structures, including the barn, were present on the property but have since been removed. It was identified that the barn could potentially include nesting habitat for Barn swallow, which is identified as a Threatened Species at Risk (SAR). However, it is understood that no nests were identified during the demolishing of the barn.

2.2.5.1 RECOMMENDED MITIGATION MEASURES

The EIS proposes a 30-metre setback from the watercourses located in the southeastern portion of the property, which are capable of supporting a sensitive fish community. This setback will ensure that there are no negative impacts to potential fish habitat within the watercourses provided

that the buffer area be replanted with naturally sustaining native vegetation. It is further recommended that the existing culverts that help channel the watercourses be upgraded to enhance fish habitat connectivity.

In addition to the above mitigation measures, the report also has general recommendations such as avoiding clearing of vegetation during bird breeding season (April 15-August 15), and contacting the Natural Heritage Information Centre if SAR, or species of snakes or turtles are encountered on the site.

It is understood that the recommendations in the EIS will be implemented via a development agreement as a condition of draft approval of the plan of subdivision. Further mitigation may also be implemented through individual site plan agreements associated with each new lot.

Therefore, based on the identification of features on the subject lands, and the proposed mitigative measure that will be taken to protect those features, the proposed development is consistent with Section 2.1 of the PPS.

2.2.6 NATURAL AND HUMAN-MADE HAZARDS

Section 3.1 and 3.2 of the PPS address developments that occur within natural and human-made hazards. As noted, the subject property contains floodplains associated with the watercourses present on and adjacent to the subject lands. However, the drainage area of these watercourses (less than 150 hectares) is not large enough to create potential flood hazards.

Additionally, the proposed plan of subdivision has been carefully designed and configured to avoid any development within these floodplains. As noted on the **Draft Plan**, all development, including stormwater management ponds and roads, will be located outside of the floodplains. Therefore, the proposed plan of subdivision on the subject lands is consistent with the policies in Section 3 of the PPS.

2.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a Provincial growth management plan. Generally, the policies of the Growth Plan direct the majority of development and growth to urban areas that are supported by existing infrastructure, including

transit and municipal water and sewer systems. Furthermore, the Growth Plan includes policies with specific protections for resources of provincial interest, such as natural, cultural, agricultural, and mineral resources.

The subject lands are located in the County of Peterborough which is located within the Greater Golden Horseshoe and therefore, is subject to the policies of the Growth Plan. The Growth Plan is administered under the *Places to Grow Act*, 2005 and is designed to inform “*decision-making regarding growth management and environmental protection in the GGH [Greater Golden Horseshoe]*”. The Plan provides policies for land use planning in the Municipality to 2041.

2.3.1 RURAL AREAS

As According to Section 2.2.9.3 (Rural Areas), “[s]ubject to the policies in Section 4 [Protecting What’s Valuable], *development outside of settlement areas may be permitted on rural lands for... other rural land uses that are not appropriate in settlement areas provided they:*

- i. Are compatible with the rural landscape and surrounding local land uses;*
- ii. Will be sustained by rural service levels; and*
- iii. Will not adversely affect the protection of agricultural land uses and other resource-based uses such as mineral aggregate operations.”*

The proposed development is considered as “other rural land use” and aims to provide rural employment uses in an area that lacks such uses. As such, the proposed development is not appropriate for settlement areas. Furthermore, as demonstrated by the supporting technical studies, the proposed development will be compatible with the surrounding land uses and rural character.

Additionally, given the results of the hydrogeological assessment, the proposed development can be adequately serviced by individual septic and well, and will not impact surrounding agricultural uses or other resource-based uses. As such, the proposed plan of subdivision conforms to Section 2.2.9.3 of the Growth Plan.

2.3.2 EMPLOYMENT

Section 2.2.5 of the Growth Plan consists of policies related to employment. Section 2.2.5.1 states that “*economic development and competitiveness in the Greater Golden Horseshoe will be promoted by:*

- a) *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) *planning to better connect areas with high employment densities to transit; and*
- d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment”.*

The proposed plan of subdivision will create 8-10 new lots designed for rural industrial/commercial use, which increases the availability of employment lands. As noted, the Growth Management Study (GMS) conducted in the County of Peterborough concluded that an additional 34.1 hectares of employment land will be required by 2051 in order to meet the County’s employment needs. The proposed development will help meet this goal. Furthermore, the lands are located adjacent to Highway 115 which will provide direct access to other major centres such as Peterborough, York and Durham Region, and Toronto, for the transportation of materials and/or processed goods.

As such, it is our opinion that the proposed development conforms to the above-noted employment policies.

2.3.3 KEY HYDROLOGIC FEATURES, KEY HYDROLOGIC AREAS AND KEY NATURAL HERITAGE FEATURES

Section 4.2 of the Growth Plan contains policies applicable to key hydrologic features and areas located outside of settlement areas, as well as key natural heritage features within adopted natural heritage systems. The subject lands contain no identified key hydrologic areas (e.g., identified groundwater recharge areas). Furthermore, no Natural Heritage System is in effect with the County of Peterborough. As such this section will only address key hydrologic feature policies as they apply to the subject development.

As noted, the property includes watercourses. These features are considered key hydrologic features under the Growth Plan. Section 4.2.3.1 of the Growth states that, “[o]utside of settlement areas, development or site alteration is not permitted...in key hydrologic features...” with some exceptions made for a variety of conservation, resource management, agricultural uses, and

expansions of existing uses (subject to certain conditions). Furthermore, Section 4.2.4.3 of the Growth Plan states *“Development or site alteration is not permitted in the vegetation protection zone, with the exception of that described in policy 4.2.3.1...”* as detailed above.

The proposed plan of subdivision will be developed beyond the watercourses and their associated 30-metre buffer (vegetative protection zone (VPZ)). Furthermore, the EIS recommends that the buffer area be replanted with naturally sustaining native vegetation and that the existing culverts that help channel the watercourses be upgraded to enhance fish habitat connectivity. It is understood that these recommendations will be implemented via a development agreement as a condition of draft approval of the plan of subdivision.

Section 4.2.4.1 of the Growth Plan further states that a

proposal for new development or site alteration within 120 metres [...] a key hydrologic feature will require a [...] hydrologic evaluation that identifies a vegetation protection zone, which: a) is of sufficient width to protect the... key hydrologic feature and its functions from the impacts of the proposed change; b) is established to achieve and be maintained as natural self-sustaining vegetation; and c) for key hydrologic features [...] is no less than 30 metres measured from the outside boundary of the [...] key hydrologic feature.

Furthermore, Section 4.2.4.2 states that *“Evaluations undertaken in accordance with policy 4.2.4.1 will identify any additional restrictions to be applied before, during, and after development to protect the hydrologic functions and ecological functions of the feature.”*

The proposed development is located within 120 metres of wetlands (both provincially significant and unevaluated) and watercourses. The EIS submitted with this application meets the requirements of a hydrologic evaluation and provides a series of recommendations (Section 5 of the EIS) to address potential impacts to hydrologic features, identify a VPZ, and recommend mitigation measures to protect the features. As such, the subject application conforms to Section 4.2.4.1 and 4.2.4.2 of the Growth Plan.

Given the above, the proposed development conforms to Section 4.2 of the Growth Plan

2.4 County of Peterborough Official Plan (CPOP)

The County of Peterborough Official Plan is an upper-tier planning document, which provides a guide for more general land use and development issues within the County. The upper-tier

sections of the County of Peterborough Official Plan (CPOP) do not contain land use designations. Instead, Section 4 of the CPOP identifies lands outside of the Settlement Area to be “Rural and Cultural Landscape”. The subject property is not located within a Settlement Area and as such, is considered part of the “Rural and Cultural Landscape”.

The CPOP contains natural heritage policies that are identical to the PPS and the Growth Plan which have been discussed in Sections 1.1.5 and 2.3.3 of this report. As such, the following sections only speak to the policies regarding the designation and land division.

2.4.1.1 RURAL AND CULTURAL LANDSCAPE AREA POLICIES

Policies relating to Rural and Cultural Landscape areas are present in Section 4.3.3 of the CPOP. Applicable policies are discussed below.

*Rural areas will generally be the focus of resource activity, resource based recreational activity and **other rural land uses**. The County, recognizing the need for growth on a limited basis, will permit non-agricultural related uses in the rural community outside prime agricultural areas and other agricultural areas designated in local plans in accordance with Section 4.3.3.2 which reflect the cultural and rural character of the area, promote a variety of living and employment opportunities for the rural community and do not negatively impact on the natural environment that cannot be located in settlement areas.*

As noted, the proposed development is considered as “other rural land use” and aims to provide rural employment uses in an area that lacks such uses which in turn, provides employment opportunities in the area. Furthermore, as demonstrated by the supporting technical studies, the proposed development will be compatible with the surrounding land uses and rural character.

Development shall be appropriate to the infrastructure, which is planned or available, and shall avoid the need for unjustified and/or uneconomical expansion of this infrastructure.

The proposed development will depend on private servicing with private well and septic systems. Furthermore, access to the proposed lots will be via a private road which will form a common element within a condominium. As such, the proposed development will not require the extension of servicing infrastructure or the road network.

New land uses, including the creation of lots, and new or expanding land use facilities, shall comply with the minimum distance separation formulae.

As demonstrated in the Agricultural Impact Assessment prepared by Clark Consulting, the proposed development will comply with minimum distance separation requirements.

New land uses, including the creation of lots, shall comply with the Source Water Protection policies.

Given that the subject lands are not located within a source water protection area, Source Water Protection policies are not applicable.

2.4.1.2 LAND DIVISION POLICIES

Section 2.6.3.1 of the CPOP speaks to land division and specifically states that “[a] plan of subdivision under the Planning Act is necessary when any of the following occur:

1) more than 3 lots (two severed and one retained) from a land holding are being created unless the local Official Plan contains policies regarding the number of lots required for a plan of subdivision or adequate land use planning justification and rationale are provided to permit otherwise;

As noted, the proposed plan of subdivision will create 8-10 industrial/commercial lots for the purposes of rural employment uses. As such, a plan of subdivision under Section 51 of the Planning Act is required to facilitate the development of the land. As noted, the initial subdivision will only consist of five (5) blocks that will be further subdivided in the future through Part Lot Control Exemption.

In addition to the above, the Township of Cavan Monaghan Official Plan contains more detailed policies regarding plans of subdivision which are discussed in Section 2.5 of this report.

2.5 Township of Cavan Monaghan Official Plan (TCMOP)

The Township of Cavan Monaghan Official Plan (TCMOP) provides detailed policies to govern development within the Township. According to Schedule A to the TCMOP, the subject property is designated Rural Employment, Natural Core Area and Natural Linkage Area.

Furthermore, the subject lands are within Special Study Area No.1 (SSA-1) as shown on Schedule A to the TCMOP. SSA-1 is an area identified through the Township of Cavan Monaghan's municipal comprehensive review where future growth is anticipated to occur. As noted, the previously conducted municipal comprehensive review identified the market need for rural employment lands and redesignated the subject lands from Agricultural to Rural Employment in order to provide additional rural employment opportunities. The current subdivision application will further divide the subject lands in order to create appropriately sized rural employment lots.

Given that the proposed development will exclude lands that are designated Natural Core Area and Natural Linkage Area, the following sections of this report will only discuss applicable policies related to the Rural Employment designation. Furthermore, the TCMOP contains natural heritage policies that generally reflect the natural heritage policies of the PPS and the Growth Plan which have already been discussed in Sections 1.1.5 and 2.3.3 of this report. As such, the following sections of this report do not include natural heritage policies present in the TCMOP.

2.4.2.1 RURAL EMPLOYMENT POLICIES

Section 5.4 of the TCMOP contains policies regarding the Rural Employment designation. According to Section 5.4.2, the permitted uses within the Rural Employment Areas include agriculturally related industrial uses, processing and storage of agricultural commodities, light manufacturing, processing of semi-manufactured goods, assembly of manufactured goods, warehousing, wholesale distribution centres, transportation terminals, accessory professional or business offices and research facilities.

Currently, the land use on each proposed lot is not contemplated. However, it is understood the future land use will conform with the permitted uses within Section 5.4.2 of the TCMOP.

Section 5.4.3 of the TCMOP contains general development policies with the Rural Employment Area which are discussed below:

- a) Rural Employment uses shall be developed in such a manner that they maximize their proximity to major transportation corridors while having regard for sensitive land uses;*

The proposed development will be in close proximity to Highway 115 and the Peterborough Airport, which are major transportation corridors/hubs for the movement of processed goods and supplies. Additionally, as demonstrated in the supporting technical studies, the proposed development on the subject lands will not impact the surrounding land uses. Lastly, the portions of the property that are designated Natural Core Area and Natural Linkage Area will be protected and excluded from development.

b) Rural Employment uses will be encouraged to develop on the basis of private water and sewage disposal systems based on conclusions of a detailed hydrogeologic report completed in accordance with the Ministry of the Environment Guidelines including the Reasonable Use Guidelines except as described in 5.4;

As noted, the hydrogeological report prepared by Cambium demonstrates that the proposed development can depend on private septic and well. It is understood that more detailed studies will be required prior to the development of each lot.

c) No use shall be permitted which, from its nature of operation or material used therein, is declared to have an adverse effect as defined by the Environmental Protection Act, R.S.O. 1990;

Development that will cause adverse effects as defined by the Environmental Protection Act are not permitted on the subject lands.

e) The development of Rural Employment uses shall generally proceed by registered plans of subdivision or condominium. The division of land by consent, however, may be permitted provided that development does not preclude the future development of adjoining lands in accordance with the lot creation policies in Section 3.14 of this Plan;

As noted, the proposed development will occur through the plan of subdivision process.

f) In considering the development or redevelopment of a Rural Employment site, the more intensive activities of this designation should generally be separated from adjoining sensitive land uses by a minimum of 90 metres;

Although no specific use is contemplated on each lot, it is understood that an appropriate setback will be required when future uses are determined. Furthermore, the Township Zoning By-law provides setback distances between industrial and sensitive land uses.

- g) Outdoor storage, parking and loading areas shall be located and designed in a manner to provide visual screening from the travelling public and sensitive land uses.*

It is understood that landscaping and parking areas will be confirmed during the Site Plan Approval process for each lot, when detailed design of the site will occur.

- h) Any proposal for business development should be supported by a comprehensive analysis which demonstrates the need for the proposed development and proves it is compatible with that of existing development and with maintenance of the rural character of the surrounding area;*

It is understood that future land uses, depending on their scale and character will adhere to the above policy while consulting with the Township, particularly through design standards that are implemented during Site Plan Approval.

- h) Rural Employment developments shall have regard for and follow proper design, location and performance standards including the following:*

- open storage shall not exceed 25% of the lot area;*
- landscaping and buffering shall be required to ensure visual compatibility with adjacent residential uses, Provincial Highways, or County Roads and fencing to ensure safety;*
- the number, location, spacing and design of vehicular access points from the road system to Rural Employment Areas shall be subject to the approval of the road authorities having jurisdiction;*
- off-street parking, loading and service areas shall be provided in such a manner so as to ensure accessibility at all times and shall be designed to ensure that all vehicular movements are accommodated on the site and not on public roads; and,*

- *the type, sign and location of signs related to Employment Area will be controlled and should be incorporated into the overall landscaping plan for the development. The approval of signs shall be subject to the authorities having jurisdiction.*

As noted, landscaping, vehicular paths and parking areas will be a part of detailed design that will be completed during the Site Plan Approval phase.

i) It shall be a policy of this Plan that Rural Employment uses shall be zoned in a range of zones to permit the development of different employment areas, recognizing that certain uses must be buffered both from non-employment uses, and other employment uses. Regard shall be had for, among other matters, setbacks from property lines, appropriate off-street parking and loading requirements, landscaped open space, and, the control over the outside storage of goods and materials; and,

j) Truck terminals, including the repair, storage and sale of commercial transport vehicles shall be located having direct access or close connection to an arterial road but not occupying high visibility sites adjacent to major entranceways to urban areas. Parking, loading and storage facilities shall be located at the rear of the lot, adequately screened from adjacent land uses, have a durable, dust free, hard surface and suitable stormwater management facilities through zoning and site plan control.

Although future land uses on the subject lands have not been determined yet, the proposed lots will remain in the Rural Employment (M2) Zone, which implements those development standards described in the Rural Employment designation. Furthermore, should truck terminals be established on the site, such a use will be subject to the design standards noted above.

2.4.2.4 DIVISION OF LAND

Section 3.14.6 of the TCMOP speaks to general policies related to subdivisions and condominiums. The following subsections of Section 3.14.6 apply to the proposed development:

b) The creation of new lots by subdivision or condominium outside of Millbrook and the Hamlet designations are not permitted unless specifically provided for in this Plan;

It should be noted that Section 5.4.3 (d) of the TCMOP states that “*development of Rural Employment uses shall generally proceed by registered plans of subdivision or condominium*”. As such, it is our opinion that the new lots are permitted via plan of subdivision.

c) Prior to the consideration of an application for Plan of Subdivision or Condominium, Council shall be satisfied that:

- i) the approval of the development is not premature and is in the public interest;*
- ii) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;*
- iii) the density of the development is appropriate for the area;*
- iv) the subdivision or condominium, when developed, will be easily integrated and connected with existing development in the area;*
- v) the subdivision or condominium conforms with the environmental protection and growth management policies of this Plan;*
- vi) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and,*
- vii) The applicable criteria in Section 3.14.1 shall be satisfied.*

As discussed in Section 2.1 of this report, the proposed development complies with Section 51 (24) of the *Planning Act*, is not premature, and is in the public interest. The proposed development will create 8-10 rural employment lots which is appropriate for the area and helps meet the County’s and Township’s requirement for additional rural employment lands. Furthermore, as determined by the supporting technical studies, the newly created rural industrial lots can be serviced through private servicing, will not impact environmental features, and will be in keeping with the rural character of the surrounding area.

Lastly, the proposed development conforms to Section 3.14.1 of the TCMOP, which speaks to the general development policies in regard to natural heritage features, servicing, traffic and noise impact, appropriate sizing of the lots and natural hazards. It should be noted that the supporting technical studies along with the PPS and Growth Plan sections of this report speak to these matters in detail.

d) Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision Agreement or Condominium Agreement between the landowner and the Township will be

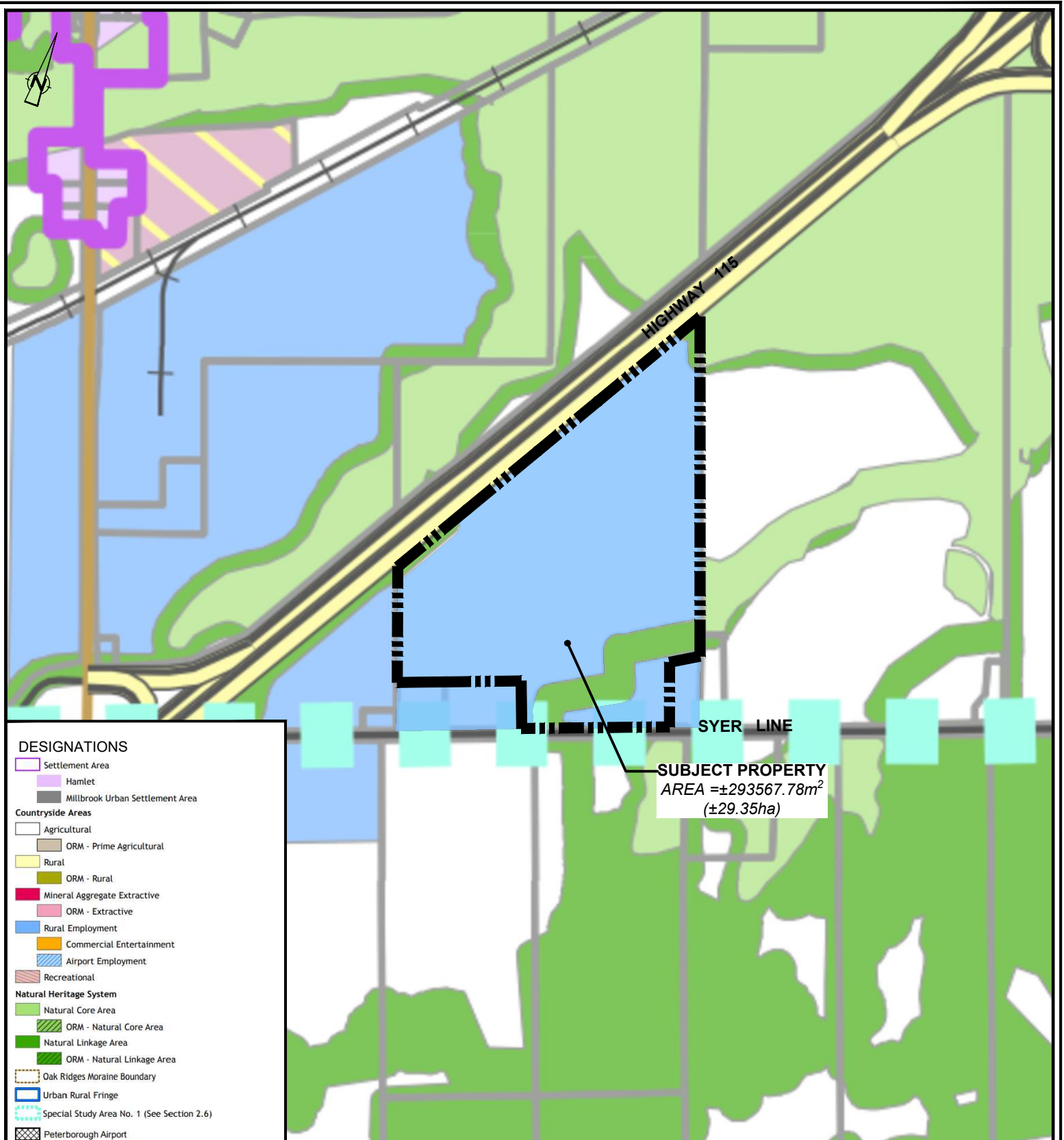
required. Applicants are encouraged to pre-consult with the approval authority prior to submitting an application;

It is understood that a subdivision and/or condominium agreement between the developer and the approval authority will be executed prior to registration. As discussed in Section 1 of this report, a Pre-Consultation meeting was held with the County and Township to discuss the submission requirements for a plan of subdivision application.

e) Where the Township determines that it is appropriate, lot creation may occur through the use of Part Lot Control Exemption by by-law, in accordance with the provisions of the Planning Act.

The proposed lots within the subdivision will be created using Part Lot Control Exemption within each block, as discussed in detail in Section 1 of this report.

Given the above, the proposed development conforms to Section 3.14.6 of TCMOP.



**FIGURE 3 - TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN
 SCHEDULE 'A'**

Syer Line Industrial Subdivision

Slip DevCo Inc.

1066 SYER LINE

PART OF LOT 14, CONCESSION 08

GEOG. TWP. OF CAVAN

NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
 COUNTY OF PETERBOROUGH



www.ecovueconsulting.com

PROJECT NO: 23-2530

DATE: September 29 2023

HORIZ. SCALE: 1:10,000

2.6 Township of Cavan Monaghan Zoning By-law (TCMZBL)

The Township of Cavan Monaghan Zoning By-law (TCMZBL) implements the Township of Cavan Monaghan Official Plan. The subject lands are currently zoned Rural Employment (M2) Zone and Natural Linkage (NL) Zone according to 'Map D-3' of the Township of Cavan Monaghan Zoning By-law No. 2018-58 (TCMZBL) (**Figure 4 - Township of Cavan Monaghan Zoning By-law**). The NL Zone applies to the watercourses within the subject lands – no development is proposed on these portions.

Section 6.2 of the TCMZBL contains permitted uses within the M2 Zone and as noted, although the future land uses on the proposed lots are not determined at the time of writing this report, the applicant is those uses will comply with the permitted uses within Section 6.2 of the Zoning By-law. Similarly, the proposed lots when finalized, will comply with the zoning provisions of the M2 Zone as present in Section 6.3 of the TCMZBL. The proposed blocks within the subdivision (prior to further subdivision through Part Lot Control Exemption) will comply with the M2 Zone lot area and frontage requirements.

Should any prospective users within the subdivision not comply with the permitted uses or lot regulations of the M2 Zone, further *Planning Act* applications, such as a Zoning By-law Amendment or minor variance, would be required.

Given the above, it is our opinion that the proposed plan of subdivision complies with the provisions of the TCMZBL.

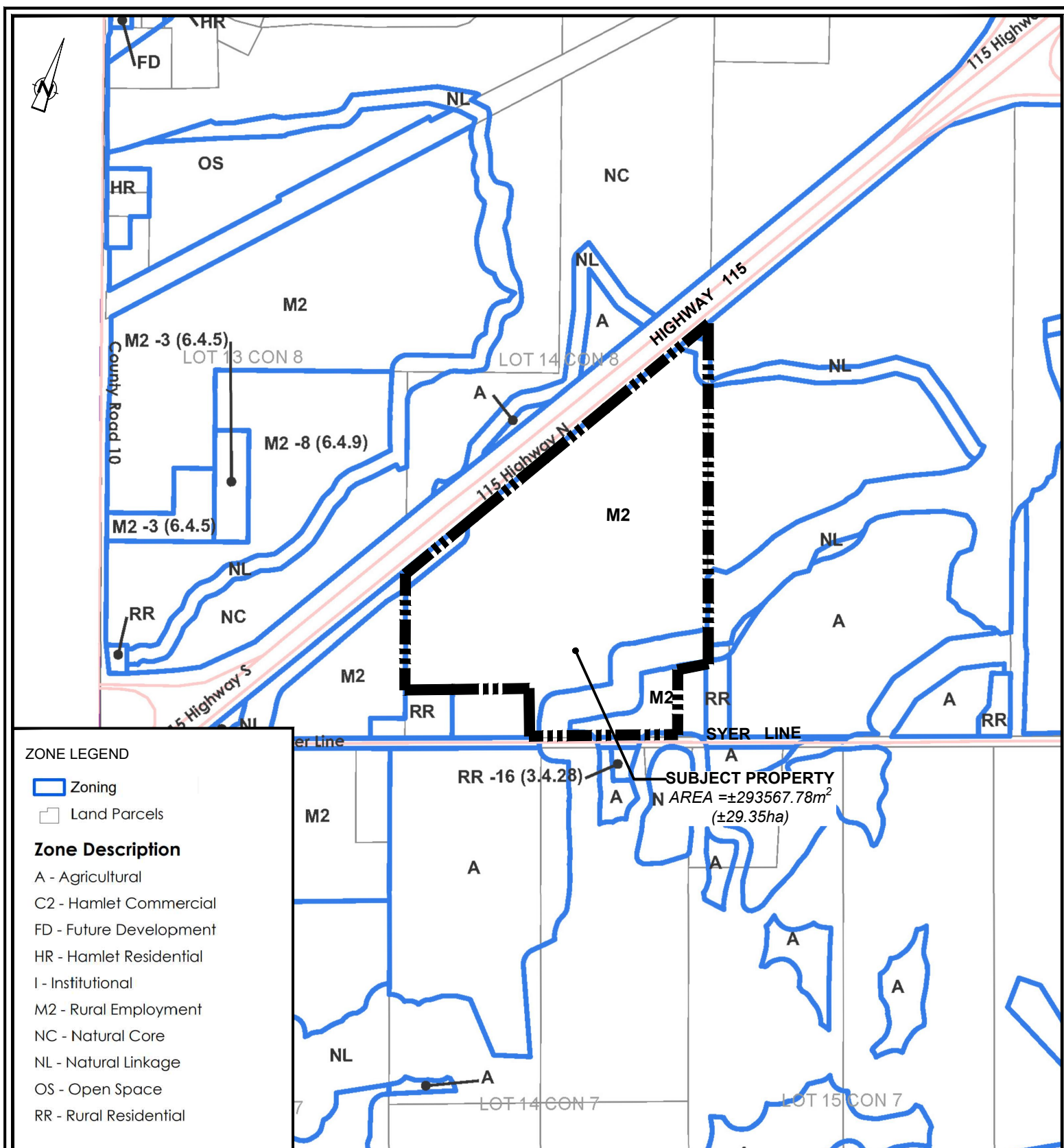


FIGURE 4 - TOWNSHIP OF CAVAN MONAGHAN ZONING BY-LAW

SCHEDULE 'A' MAP D-3

Syer Line Industrial Subdivision

Slip DevCo Inc.

1066 SYER LINE

PART OF LOT 14, CONCESSION 08

GEOG. TWP. OF CAVAN

NOW IN THE TOWNSHIP OF CAVAN - MONAGHAN
COUNTY OF PETERBOROUGH



www.ecovueconsulting.com

PROJECT NO: 23-2530

DATE: September 29 2023

HORIZ. SCALE: 1:10,000

3.0 Summary

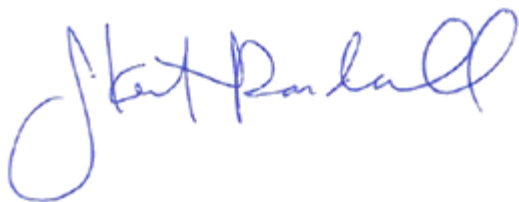
Based upon the above, our opinion is that the proposed plan of subdivision meets all applicable legislative and policy requirements. The proposed development will provide additional rural employment lands within the County of Peterborough and help achieve the County's employment growth targets.

Based upon the foregoing our opinion is that:

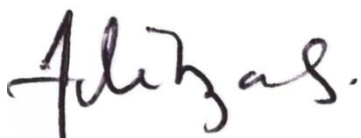
- The proposed plan of subdivision is consistent with the applicable policies of the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2020.
- The proposed plan of subdivision conforms to the applicable policies of the County of Peterborough Official Plan and the Township of Cavan Monaghan Official Plan.
- The proposed plan of subdivision complies with the provisions of Township of Cavan Monaghan Zoning By-law.
- The proposed plan of subdivision represents good planning and is in the public interest.
- The application for plan of subdivision should be approved.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Principal Planner



Aditya Srinivas B.Sc.
Planner

4.0 Appendices



4.1 Appendix A:

Pre-Consultation Notes

Record of Pre-Consultation

Prepared by the Peterborough County
Planning Department



Name: SLIP Development Corporation

Agent: EcoVue Consulting Services

Lot: 14

Concession: 8

Municipality: Township of Cavan
Monaghan

Municipal Address: 1066 Syer Line

Roll No.(s) 1509-010-030-18700

Phone: (647) 465-2340

Email: piazza.t@gmail.com

(705) 876-8340 (A)

krandall@ecovueconsulting.com

Communication Sent To:

Owner: ☒

Agent: ☒

Meeting Date: May 25, 2023

Meeting Location: Microsoft Teams

Attendees: Kent Randall and Aditya Srinivas, EcoVue; Antonio Piazza, SLIP Development Corporation; John Connolly, Karen Ellis and Drew Hutchison, Township of Cavan Monaghan; Prabin Sharma, MTO; Matt Wilkinson, ORCA; Iain Mudd and Caitlin Saccoccia, County of Peterborough; Sean Davison, Hiawatha First Nation

Regrets: Wayne Hancock, Township of Cavan Monaghan; Curve Lake First Nation; Peterborough Public Health.

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

Existing Parcel Description	
County O.P. Description	Rural
Municipal O.P. Designation	Rural Employment and Natural Linkage
Municipal Zoning	Rural Employment (M2) Zone and Natural Linkage (NL)
Area/Lot Dimensions	31.25 ha (77.2 ac.) with \pm 490 m (1,698 ft.) of frontage on Syer Line
Existing Use/Buildings	Agricultural/Vacant

Pre-consultation completed for:

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

Proposal Summary/Description:

Rural industrial plan of subdivision consisting of 5-10 lots. The new internal road servicing the lots would be created by way of a plan of condominium. The total number of lots is unknown at this time as the size of the lots will be based on the number and needs of the end-users. As a result, it is anticipated the plan of subdivision would create one or two blocks and then individual lots would be further subdivided through part lot control once the user is known. The design of the condominium road will be to municipal standards to accommodate delivery trucks and in the event the municipality were to own the road at some point in the future. The lots will be serviced by individual on-site septic systems and wells.

The proposal also includes the creation two new lots via Consent. Each severed lot is proposed to front on and have access from Syer Line.

Site Plan Approval will be required for each of the severed lots.

Discussion:

The lands were recently redesignated and rezoned to permit rural employment uses. Several studies were undertaken to help support establishing the principle of development on the site. Additional studies and/or updates to the previous studies are required now that a specific development is being proposed.

The following documents / studies as noted on the checklist are required to support the draft plan of subdivision and condominium proposal:

Draft Plan of Subdivision and Draft Plan of Condominium: completed in accordance with Section 51(17) of the Planning Act.

Planning Study / Analysis: The Planning Report is to include:

- Assessment of Section 2 and 51(24) of the Planning Act.
- Explanation as to how the proposal is consistent with the Provincial Policy Statement, 2020 and how the proposal conforms to the Growth Plan for the Greater Golden Horseshoe.
- Assessment and explanation as to how the proposal conforms to the County and Township Official Plans.
- Review of impact on municipal services (re: fire, waste disposal, road conditions).

Archaeological Assessment: In accordance with the County Official Plan and the Ministry of Tourism, Culture and Sport (MTCS) checklist for evaluating archaeological potential, an assessment is warranted in this context.

Hydrogeological Study: a study was completed in 2021 to support the conversion of the lands to rural employment. The study confirmed that there is sufficient water to

support some industrial uses that do not require processing or washing. As per the peer review comments, additional assessment work is needed.

I. Mudd noted that if the subdivision is phased or blocks proceed by part lot control, a draft plan condition may be added to the development requiring confirmation from a hydrogeologist that the use and number of employees fall within the capacity limits of the hydrogeological study for the entire site thus ensuring that the cumulative build out of the site does not exceed the recommendations of the hydrogeological study. This is consistent with the hydrogeological study conducted as background to the redesignation and re-zoning of the property.

K. Randall responded that the addendum would look at the highest employee generating use(s) on the list of permitted uses in the M2 zone and structure the addendum around that use.

Traffic Impact Study: update to the Traffic Impact Study required. MTO noted the TIS needs to be updated to factor in the new time horizon.

Stormwater Management Report: a preliminary stormwater management plan is required. K. Randall indicated that one block for stormwater management is anticipated rather than individual controls on each lot. The SWM will consider the site holistically.

Natural Heritage Evaluation: an update to the 2021 evaluation is not required to support the plan of subdivision. The recommendations outlined in the 2021 evaluation will inform the preparation of the lot configuration and site plans.

Consent

The County prepared a draft preliminary severance review for discussion purposes.

With respect to Section 2.6.3.1 of the County Official Plan, the intent of this policy is to prevent someone from severing lots within a plan after receiving draft plan approval. The proposal is not impacted by this policy.

Access to severed lot 1 will be from Syer Line, however access to severed lot from the new internal road may be a possibility in the future. I. Mudd recommended making severed lot 1 a parcel of land tied through conditions of approval in the plan of condominium to share ownership of the condominium road in the future.

The drainage feature identified in the EIS was not picked up during the rezoning of the site. EcoVue will follow up about the drainage feature and potential impacts (if any).

Fees: A copy of the current Peterborough County Planning Fees schedule is attached (i.e. highlighted or circled). ☒

Attachments: Technical Studies / Documents Checklist
County Planning and Peer Review Reimbursement Agreement
ORCA comments
[Application Form](#)

Other applicable fees should be confirmed with the relevant agency.

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



311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com