



**D.G. Biddle & Associates Limited**

consulting engineers and planners

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June 12, 2023

The Veltri Group  
68 King Street East  
Bowmanville ON L1C 3X2

**Re: Draft Plan of Subdivisions 15T-19002, Turner Street Extension - Millbrook  
Part of Lot 11, Concession 5, Township of Cavan Monaghan  
Our File: 115040**

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## PLANNING JUSTIFICATION REPORT SUPPLEMENTAL

Further to the Planning Justification Report prepared for the above-noted property by D.G. Biddle and Associates Ltd., dated March 2019; the following analysis has been requested by Township staff to address Section 4.1.7 of the Township of Cavan Monaghan Official Plan with regard to residential urban design guidelines.

Policy 4.1.7 reads as follows:

*Prior to the consideration and approval of a plan of subdivision in excess of 8 units, the Township shall generally require the preparation of a neighbourhood design plan to the satisfaction of the Township in consultation with other agencies. The neighbourhood plan shall include road alignments, sidewalks, trail systems, walkways, potential cycling routes, proposed lotting, siting of schools, parks, open space lands stormwater management facilities and other community facility/utility uses.*

- a) *Residential neighbourhoods shall be developed in accordance with the following urban design principles:*
  - i) *Grid streets shall be utilized wherever possible providing a multiple use for walking, cycling and motor vehicle use. Streets will be designed as high quality urban environments which encourage social interaction and provide routes and connections to neighbourhood facilities. Streets will be designed to create and enhance views and vistas of significant natural features and public buildings. Street patterns should be oriented to provide for maximum solar gain. Underground hydro will be required in all new residential subdivisions;*
  - ii) *Historical buildings will be rehabilitated in accordance with the architectural style of the building;*
  - iii) *The Township may impose architectural control for residential development over 8 units. Architectural design guidelines will be prepared to ensure that there is a variety of housing types and styles and avoid replication of similar housing designs;*

- iv) *Public buildings and spaces, including schools, parks and places of worship will be located on prominent sites with significant street frontage. Public buildings will be oriented to the street and will incorporate massing, detailing and entrance features that reinforce its prominence in the neighbourhood. Public buildings and facilities will generally be centrally located to minimize walking distances and will be accessible.*
- v) *Houses will be designed in such a way as to have a consistent setback to provide human scale to the street. House designs should be encouraged to incorporate features such as prominent entrances and porches to give a social element to the streetscape and to allow for views along the street;*
- vi) *Garages should be designed and sited so they are not the prominent feature of the streetscape. It is preferable for all garages to be set back from the main front facade and, if possible, located in side or rear yards;*
- vii) *Sidewalks should be provided on every street and should also connect to the components of the open space network. The sidewalk network must be continuous;*
- viii) *Indigenous trees shall be planted on both sides of new streets with a minimum spacing of 10 metres;*
- ix) *Street lighting in residential neighbourhoods should be minimal and dark sky compliant. The height of street lights should be limited to reflect a pedestrian scale and should be spaced between 18 and 20 metres apart; and,*
- x) *Development along Arterial roads will be designed to provide a high quality urban environment with views of housing, street trees, and landscape elements. Reverse lotting and acoustical fencing is generally not permitted.*

The above urban design criteria have been considered in the subdivision design of the subject lands as follows;

- A) A grid street pattern was not an option due to property size, topography and environmental constraints. The street pattern has been designed to limit impacts on environmental features on north, west and east sides of the development. Views into environmental features are provided along the east sides of the development.
- B) There are no historical buildings on the property.
- C) Architectural control has not been requested by the Township.
- D) There are no public buildings proposed.
- E&F) Building setbacks and garage setbacks are consistent throughout the development. There are no specific house models proposed at this time. This may be reviewed by Township staff at a later stage of development approvals.
- G) Sidewalks are proposed on all streets and allow for access to proposed public trail into the open space lands to the east.
- H) There is no landscape plan proposed at this time. This may be reviewed by Township staff at a later stage of development approvals.
- I) Street lighting will be dark sky compliant. There is no street lighting plan proposed at this time. This will be part of the coordinated utility plan for review and approval at a later stage of development approvals.
- J) The development does not abut an arterial road.

I trust the above is in order.

Yours truly,  
D. G. BIDDLE & ASSOCIATES LIMITED

A handwritten signature in blue ink, appearing to read "Michael J. Fry". The signature is fluid and cursive, with the first name "Michael" being more prominent than the last name "Fry".

Michael J. Fry, M.C.I.P., R.P.P.  
Planning Manager