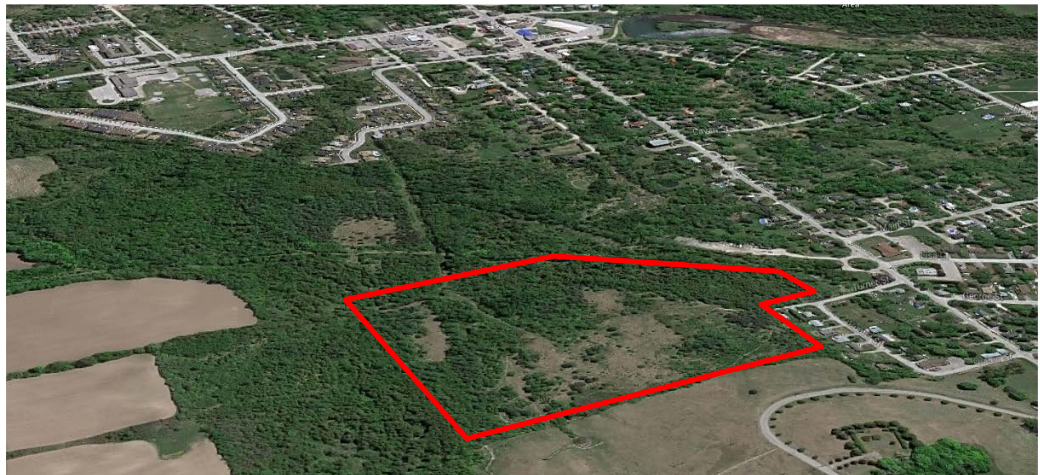


Veltri Lands West
Turner Street Extension
Millbrook, Ontario

PART OF LOT 11, CONCESSION 5,
(FORMER VILLAGE OF MILLBROOK, TOWNSHIP OF CAVAN),
TOWNSHIP OF CAVAN MONAGHAN, COUNTY OF PETERBOROUGH

PLANNING JUSTIFICATION REPORT

Draft Plan of Subdivision
Zoning By-law Amendment



D.G. Biddle & Associates Limited
consulting engineers and planners

File No. 115040

March 2019

TABLE OF CONTENTS

1.0	Introduction	1
2.0	Summary of Findings	2
3.0	Site & Neighbourhood Context.....	2
4.0	Proposed Development	4
5.0	Planning Context	7
6.0	Required Planning Approvals.....	9
7.0	Planning Policy	10
8.0	Cavan Monaghan Zoning By-law No. 2018-58.....	15
9.0	Site Servicing, Grading & Stormwater Management	16
10.0	Discussion	16
11.0	Public Consultation Strategy	17
12.0	Conclusions and Planning Justification	18
Appendix "A" - Policy Review		

1.0 INTRODUCTION

D.G. Biddle and Associates Limited has been retained by The Veltri Group to provide professional consulting services in support of applications for draft plan of subdivision and to amend the Township of Cavan Monaghan Zoning By-law No. 2018-58 to allow for the development of subdivisions of residential dwellings in the Village of Millbrook, in the Township of Cavan-Monaghan.

The Zoning By-law Amendment application seeks to make the following changes:

Document	Requested Amendments
Township of Cavan Monaghan Zoning By-law No. 2018-58	<p>A) Amend Zoning By-law Schedule “A” to change zone categories to;</p> <ul style="list-style-type: none"> • UR1 • UR1-B • UR1-C • UR1-D • UR2(XX) <p>B) Add zone category exception UR2(XX)</p>

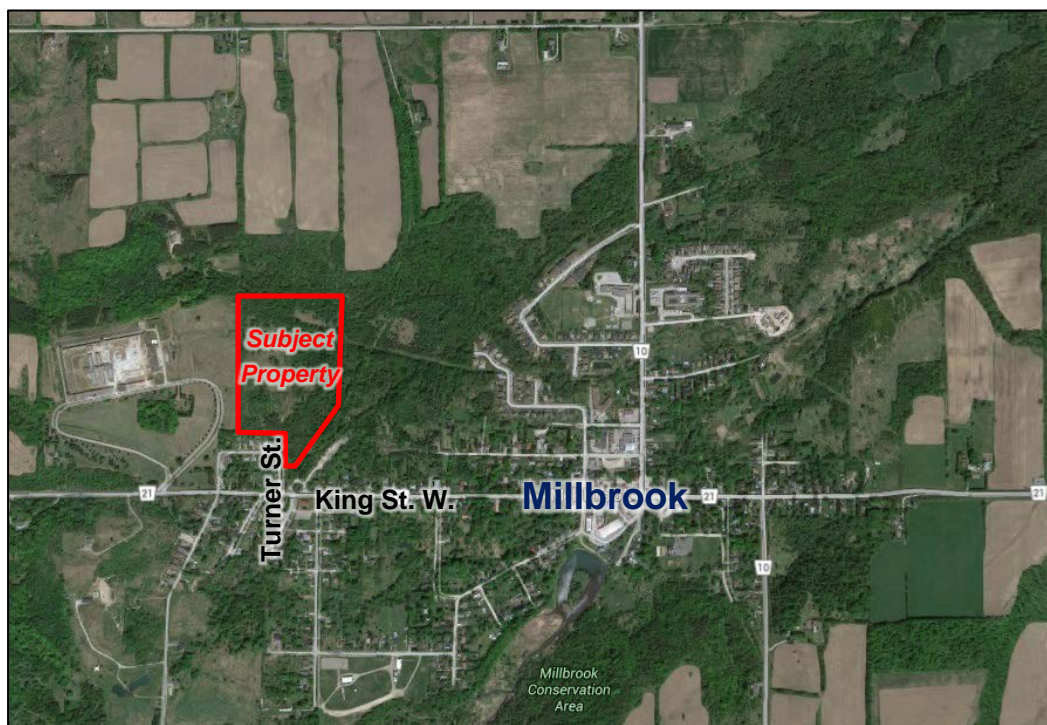


Figure 1: Village of Millbrook

This Planning Justification Report will evaluate the proposed developments based on conformity with the applicable planning legislation and provincial and local planning policy and ensure compatibility with surrounding uses. Further, this report

will provide comment on the integration of the sites into the existing road network and will demonstrate conformity with surrounding densities and building form.

2.0 SUMMARY OF FINDINGS

The proposed 85-unit residential subdivision development is in conformity with overarching provincial planning policy and is consistent with the permissions of the residential land use designation of the Township of Cavan Monaghan Official Plan.

The requested zoning by-law amendment will allow the subject lands to be developed in a more compact form to address the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the County and Township Official Plans with regard to compact development and efficient use of land and infrastructure.

The proposed development is in conformity with relevant planning policy and demonstrates further merit as described herein:

- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
- The proposed development represents intensification that will assist the County and Township to meet their growth targets within the Millbrook settlement area boundary.
- The proposed development improves housing accessibility by varying the residential land use mix. The current needs of the community and market are accommodated by increasing the provision of affordable housing for moderate income families.
- The proposed residential development employs two types of lot configurations in order to improve housing choice and accessibility.

3.0 SITE & NEIGHBOURHOOD CONTEXT

3.1 SITE CONTEXT

The subject lands are located in the northwest quadrant of the Village of Millbrook, on the north side of King Street West, and east of the shuttered Millbrook Correctional Facility. The lands are situated at the northwest edge of the built boundary limits of Millbrook.

The subject property is located immediately to the west of two abandoned railway rights-of-way and sits adjacent to the shuttered Millbrook Correctional Facility lands. Turner Street terminates at the south side of the subject property.

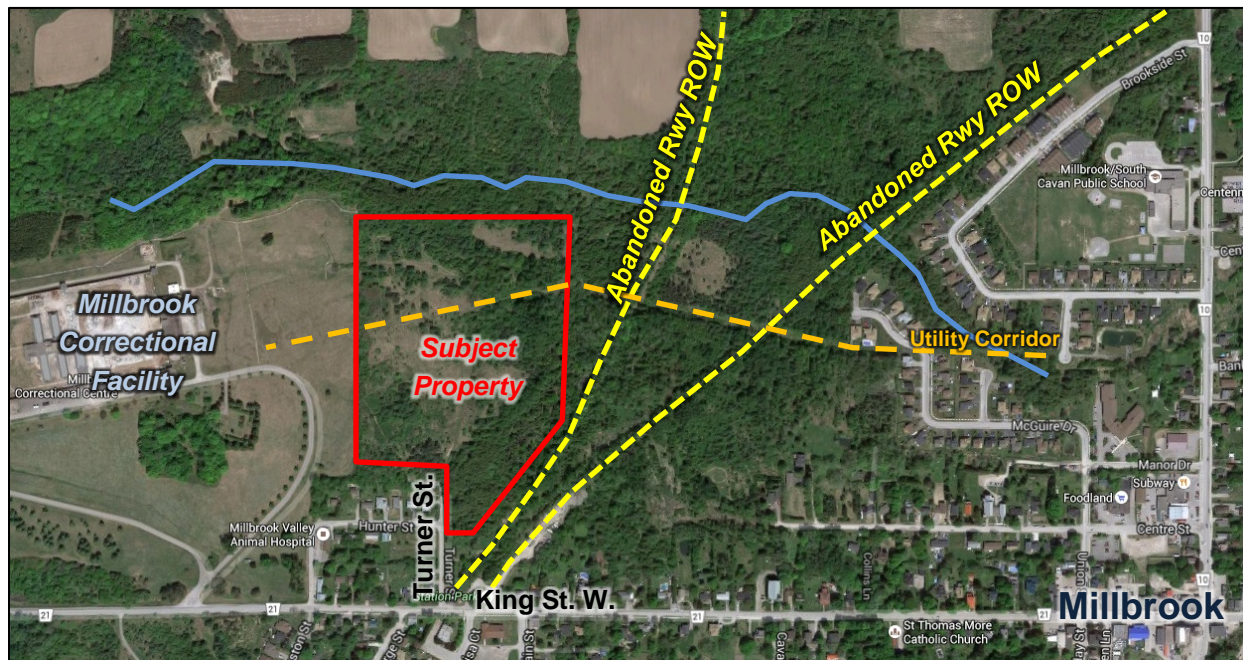


Figure 2: Subject lands

A hydro transmission utility corridor crosses the subject property in an east-west direction. Otherwise there are no buildings or structures located on the property.

3.2 NATURAL ENVIRONMENT

The subject property is predominantly surrounded by heavily wooded areas mainly to the north, which have been evaluated by Oakridge Environmental and are identified as Key Natural Heritage Features. Baxter Creek is located north of the subject property and flows in a west to east direction towards Millbrook Northeast Wetland Complex. Baxter Creek and the Millbrook Wetland Complex are regulated by Otonabee Region Conservation Authority. The western edge of property is located within the Oak Ridges Moraine.

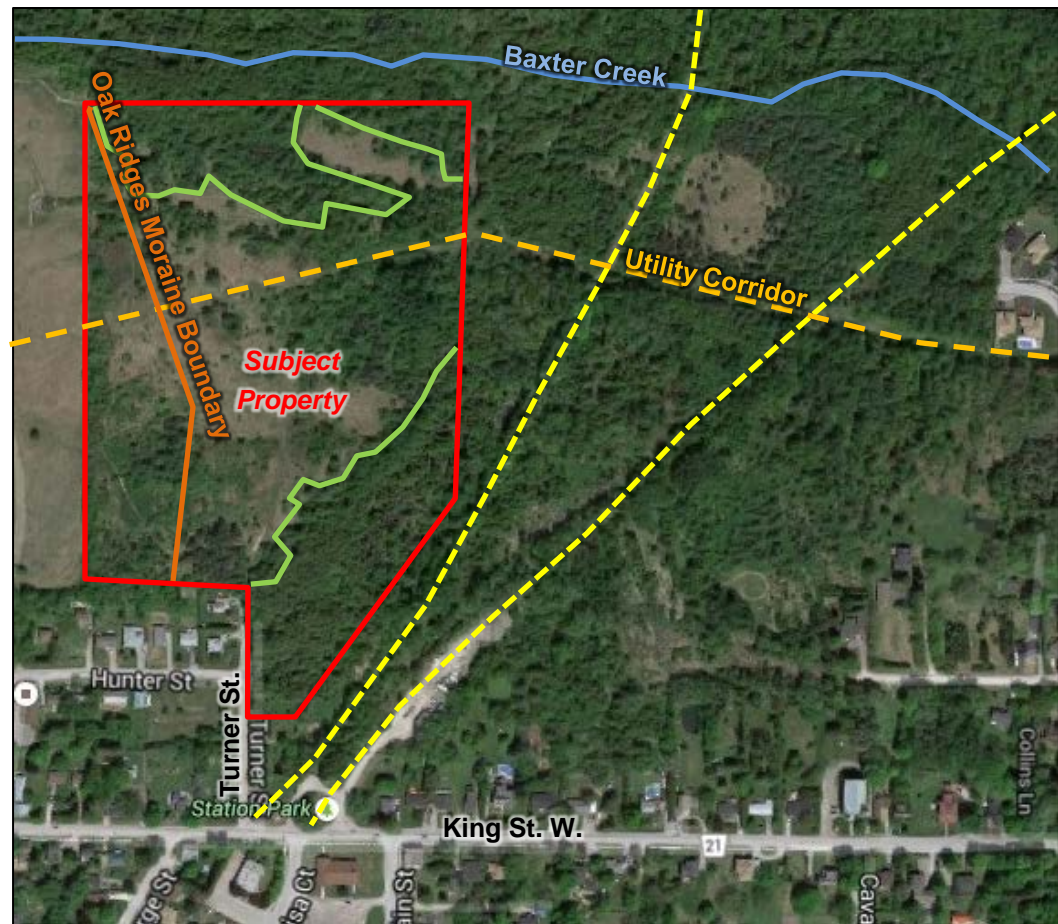


Figure 3: Natural Environment Context

3.3 NEIGHBOURHOOD CONTEXT

The subject property sits at the edge of the developed area of the Village of Millbrook. Lands to the southwest, south and east include existing residential neighbourhoods of one and two-storey detached dwellings. Lands to the west include the shuttered Millbrook Correctional Facility. Lands to the north include a tributary to Baxter Creek and agricultural uses.

4.0 PROPOSED DEVELOPMENT

The proposed development consists of a subdivision of 85 residential dwelling units including 59 detached dwellings and 26 semi-detached dwellings, all fronting onto new public streets. Turner Street is proposed to be extended north into a P-street to provide frontage for all residential dwellings. One block is proposed to accommodate a stormwater management pond and two blocks are proposed to be conveyed to the Township as natural heritage area. The north leg of the P-street is located so that the existing utility corridor would be located within the street right-of-way.

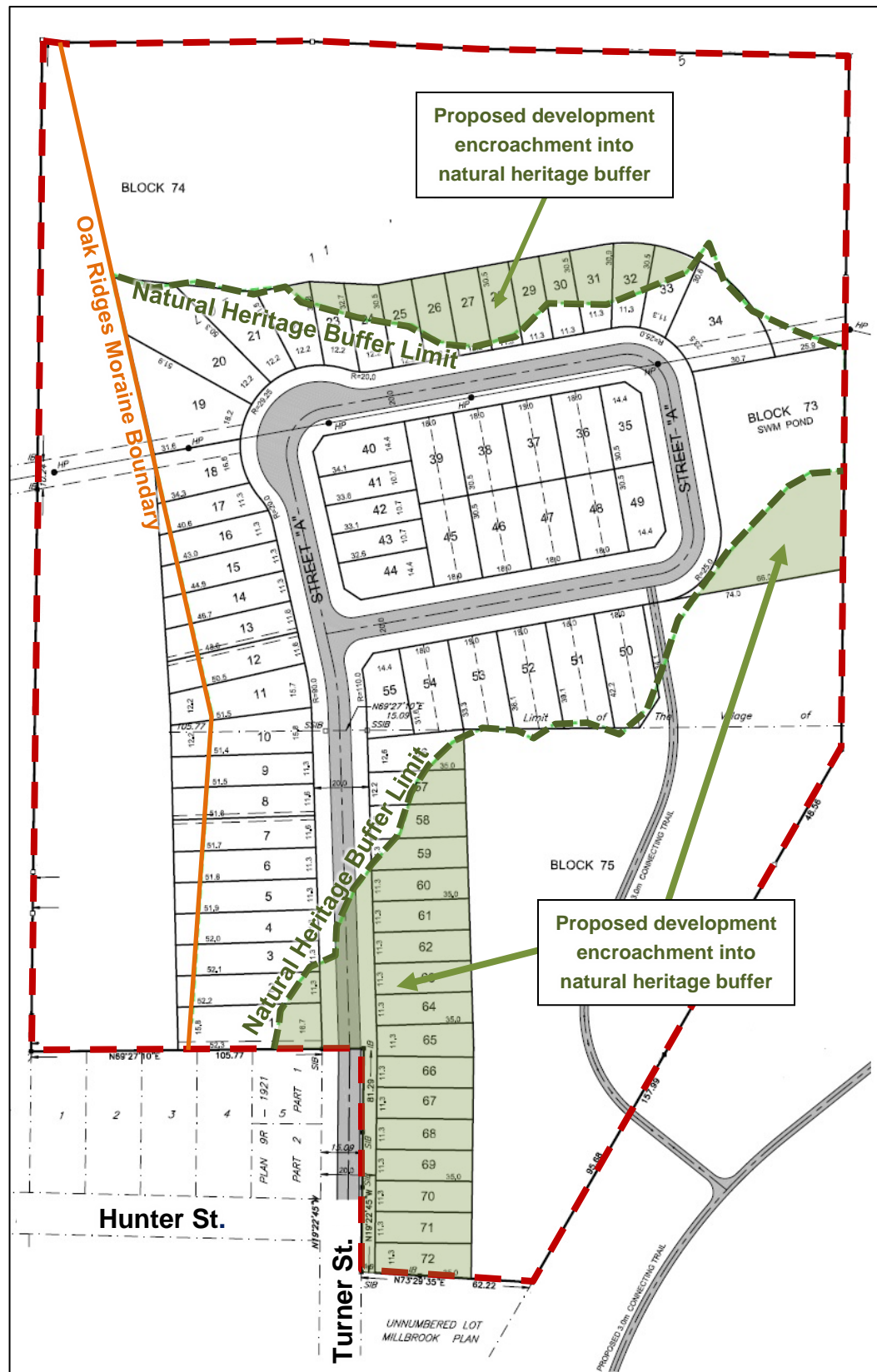


Figure 4: Proposed draft plan of subdivision

Table 1A: Parcel “A” Site Statistics – Turner Street

Use	No. of Lots and Blocks	Dwelling Units	Area (ha)
Single Detached Dwelling	59	59	2.913
Semi Detached Dwelling	13	26	0.774
Total Residential Uses	72	85	3.687
Open Space	2	-	5.758
Stormwater Facility	1	-	0.403
Road Allowance	-	-	1.214
Total Non-residential Uses	3	-	7.375
Site Total	75	85	11.062

Table 1B: Parcel “A” Density – Turner Street

Use	Dwelling Units	Total Persons and Jobs	Area (ha)	Density	
				Units per Hectare	Persons and Jobs per Hectare
Single Detached Dwelling	59	185	2.913	20.25	63.5
Semi Detached Dwelling	26	82	0.774	33.59	105.9
Total Residential Uses	85	267	3.687	23.05	72.4

Table 1C: Parcel “A” Parkland Dedication – Turner Street

Use	Units	Net Developable Area (ha)	Parkland Dedication Rate	Required Parkland Dedication (ha)
Low Density Residential	85	3.687	5%	0.184
Total Parkland Required				0.184
Total Proposed Parkland Dedication				0.0
Total Proposed Parkland Cash-in-lieu				0.184

5.0 PLANNING CONTEXT

The subject property is not designated for any specific land use under the County of Peterborough Official Plan. The County of Peterborough Official Plan defers classification of land use designations to the local official plan for lands within the Township of Cavan Monaghan.

The subject property benefits from residential land use permissions under the Township of Cavan Monaghan's Official Plan.

5.1 COUNTY OF PETERBOROUGH OFFICIAL PLAN (2017)

The County of Peterborough Official Plan defers classification of land use designations to the local official plan for lands within the Township of Cavan Monaghan.

The County of Peterborough Official Plan does make general provisions for use, densities and development standards for lands within the lower-tier municipality official plans.

5.2 TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN (2013)

The Township of Cavan Monaghan Official Plan designates the subject property as **Residential**, **Natural Core Area** and **Natural Linkage Area**.

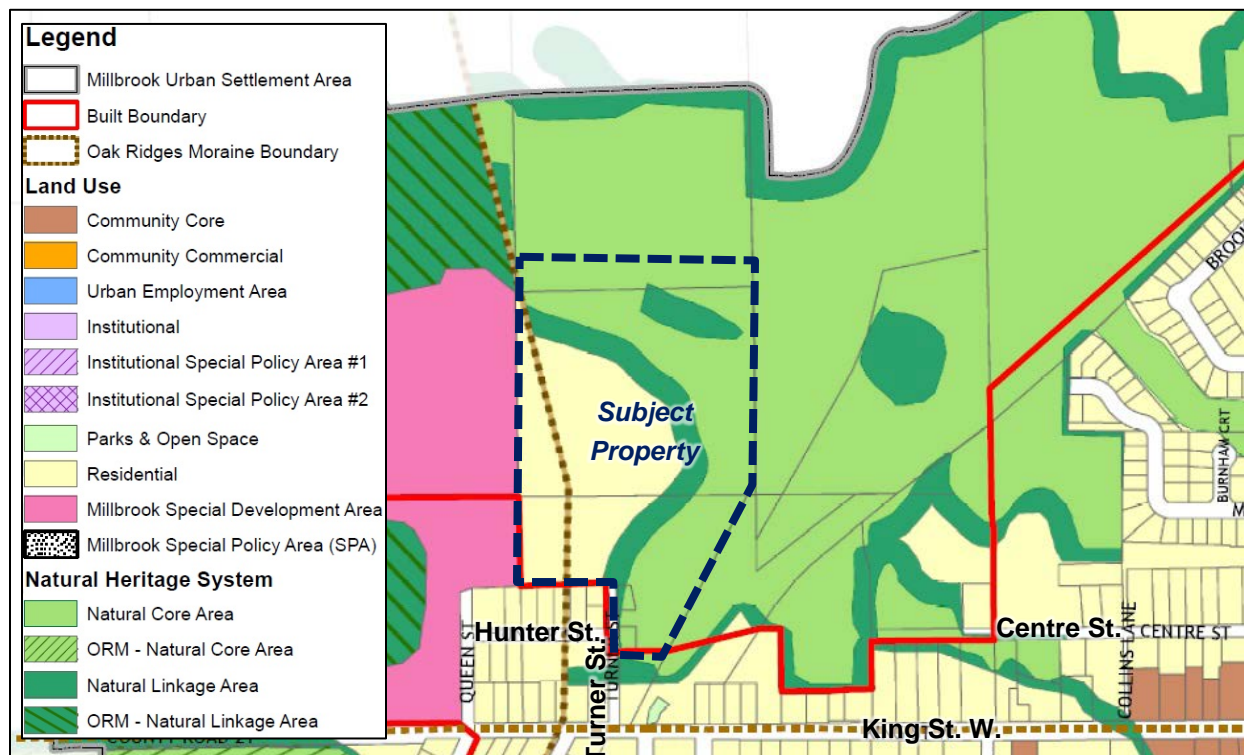


Figure 5: Township of Cavan Monaghan Official Plan excerpt

The subject property is located inside the **Millbrook Urban Settlement Area Boundary**, but outside the **Built Boundary**. As such, greenfield development policies apply to the proposed development.

The Official Plan makes provisions under Section 6.4.3, subclause (c) to allow for the refinement of the boundaries of a Natural Core Area and Natural Linkage Area where a development proposal is supported by an Environmental Impact Study submitted to the satisfaction of the local Conservation Authority. The Draft Plan of Subdivision and Zoning By-law Amendment applications include an Environmental Impact Study prepared by Oakridge Environmental Ltd. which supports a refinement to the limits of the Natural Core Area and Natural Linkage Area. Should the EIS be deemed satisfactory to the Otonabee Region Conservation Authority, an amendment to the Official Plan will not be required to change the relevant portion of the Natural Core Area and Natural Linkage Area to a Residential land use designation.

Lands located outside the limits of the proposed development are designated as, Natural Core Area and Natural Linkage Area. These lands are intended to be rezoned to an Open Space designation and conveyed to the Township.

Having evaluated the proposed development against the land use policies of the Township of Cavan Monaghan Official Plan, we have determined that the development of a residential subdivision is appropriate in the context of the existing surrounding uses and existing public and private services.

5.3 CAVAN MONAGHAN ZONING BY-LAW NO. 2018-58

The subject properties are located within a mix of zones including:

- Natural Linkage (NL) Zone
- Natural Core (NC) Zone
- Future Development (FD) Zone

The Natural Linkage and Natural Core Zones do not permit residential development. The Future Development Zone permits existing uses to continue but does not permit new residential development. The Future Development Zone is a placeholder zone that identifies areas of future development without extending development permissions. An amendment to the zoning by-law is required to refine the limits of the NL and NC Zones and to apply zone categories to the lands to allow for the proposed residential subdivision.

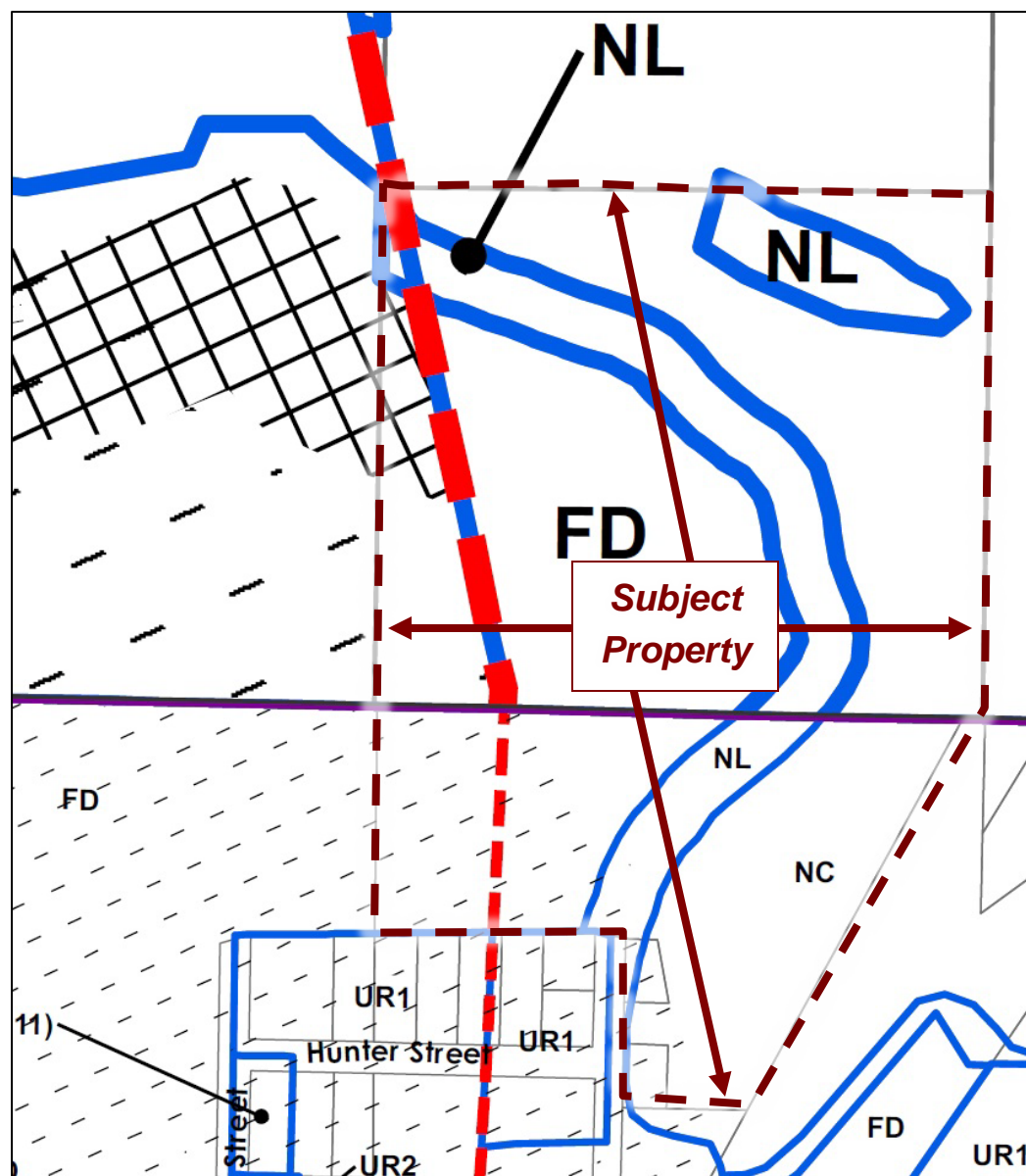


Figure 6: Zoning By-law 2018-58, Schedule "A", (Maps E2 and E2-A combined)

6.0 REQUIRED PLANNING APPROVALS

The following approvals are required to implement the proposed subdivision development:

6.1 AMENDMENT TO THE CAVAN MONAGHAN ZONING BY-LAW 2018-58

An amendment to the Cavan Monaghan Zoning By-law No. 2018-58 is required to;

- A) rezone the subdivision lands to an appropriate zone category, including;
- Urban Residential One - UR1

- Urban Residential One - UR1-B
 - Urban Residential One - UR1-C
 - Urban Residential One - UR1-D
 - Urban Residential Two Exception XX - UR2(XX), and
- B) to add exception zone UR2(XX) to the by-law text

6.2 DRAFT PLAN OF SUBDIVISION APPROVAL

The proposed draft plan of subdivision will create 59 lots and 16 blocks for the following uses:

- Lots 1 to 35, 40 to 44, 49, and 55 to 72 are intended to be developed for 59 detached dwellings,
- Blocks 36 to 39, 45 to 48, and 50 to 54 are intended to be developed for 26 semi-detached dwellings,
- Block 73 is intended for a stormwater management facility, and
- Blocks 74, 75 are intended to be conveyed to the Township as open space.

7.0 PLANNING POLICY

The planning policy justification for the proposed Zoning By-law Amendment to permit the draft plan of subdivision is based on a review of the applicable policies in the Provincial Policy Statement 2014, The Growth Plan for the Greater Golden Horseshoe (2017), the County of Peterborough Official Plan (2017) and the Township of Cavan Monaghan Official Plan (2013) and other local planning policy.

7.1 PROVINCIAL POLICY STATEMENT (2014)

Within the Province of Ontario, Municipal Councils and other Planning Authorities decisions must be consistent with the Provincial Policy Statement 2014 (PPS), as it “***provides direction on matters of provincial interest related to land use planning and development***” (Part 1: preamble). “***In respect of the exercise of any authority that affects a planning matter, Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with policy statements issued under the Act”***” (Part 11: Legislative Authority)

The subject property is located within the settlement area of the Township of Cavan Monaghan. The proposed development is consistent with certain policies of the Provincial Policy Statement relating to the building of strong communities. The Provincial Policy Statement policies that specifically relate to and support the subject proposal are as follows and are further described herein:

- The proposed residential development employs three types of lot configurations in order to improve housing choice and accessibility.
- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.

- The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
- The proposed residential development supports active transportation and public transportation, allowing future residents options to access local social, cultural and commercial facilities with the provision of pedestrian connections to the Township's pedestrian network.
- The proposed development will be designed to accommodate future residents with regard to environmental, public health, safety and accessibility concerns as detailed further in this Report.
- The proposed residential development will comply with the County, Township and Conservation Authority's current standards for stormwater retention and release.

The proposed development meets and or addresses the relevant policies of the Provincial Policy Statement as described in Appendix "A".

7.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2017)

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow, the provision of infrastructure to support growth, and protecting natural systems and cultivating a culture of conservation.

The vision for the GGH is grounded in the following principles that provide the basis for guiding decisions on how land is developed, resources are managed and public dollars invested:

- Support the achievement of *complete communities* that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Prioritize *intensification* and higher densities to make efficient use of land and *infrastructure* and support transit viability.
- Support a range and mix of housing options, including second units and *affordable* housing, to serve all sizes, incomes, and ages of households.
- Improve the integration of land use planning with planning and investment in *infrastructure* and *public service facilities*, including integrated service delivery through community hubs, by all levels of government.
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Support and enhance the long-term viability and productivity of agriculture by protecting *prime agricultural areas* and the *agri-food network*.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and *infrastructure* – that are adaptive to the impacts of a changing climate – and moving towards low-

carbon communities, with the long-term goal of net-zero communities, by incorporating approaches to reduce greenhouse gas emissions. (Section 1.21 – Guiding Principles)

The proposed development meets and or addresses the relevant policies of the Growth Plan for the Greater Golden Horseshoe in the following manner and as described further herein:

- The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
- The proposed development will be designed to accommodate future residents with regard to environmental, public health, safety and accessibility concerns as detailed further in this Report.

The proposed development meets and or addresses the relevant policies of the Growth Plan for the Greater Golden Horseshoe as described in Appendix “A”.

7.3 COUNTY OF PETERBOROUGH OFFICIAL PLAN (2017)

The County of Peterborough Official Plan defers classification of land use designations to the local official plan for lands within the Township of Cavan Monaghan.

The County of Peterborough Official Plan makes general provisions for land use, growth, infrastructure and the natural environment for lands within the lower-tier municipality official plans.

The subject lands are generally designated for **Residential** uses in the Cavan Monaghan Official Plan (Schedule ‘A-1’). The subject lands are located within the **Millbrook Urban Settlement Area** boundary and immediately adjacent to the Millbrook **Built Boundary**. Municipal services, including municipally piped water and sanitary sewer, are located in close proximity to the respective south property limits on Turner Street, Centre Street and King Street West.

The proposed development meets and or addresses the relevant policies of the County of Peterborough Official Plan (2017) as described in Appendix “A”.

7.3.1 GROWTH, LAND USE AND INFRASTRUCTURE

The proposed development meets and or addresses the relevant policies of the County of Peterborough Official Plan as described further herein:

- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
- The proposed residential development supports active transportation, allowing future residents to access local social, cultural and commercial facilities.
- The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
- The proposed development will assist the County to meet its growth targets within the Millbrook settlement area.

7.3.2 NATURAL ENVIRONMENT

In support of the subject applications, Oakridge Environmental Ltd. has prepared an Environmental Impact Study of the natural heritage features of the subject property, including areas of influence of adjacent properties.

In consideration of the findings of Oakridge's EIS, the subdivision plan has been designed to limit adverse impacts on adjacent natural heritage features, and to limit encroachment into the woodland features buffer on the subject lands.

7.4 TOWNSHIP OF CAVAN MONAGHAN OFFICIAL PLAN

The Township of Cavan Monaghan Official Plan designates the subject property as **Residential**, **Natural Core Area** and **Natural Linkage Area**.

The area of the lands within the proposed plan of subdivision fall within the Residential and Natural Linkage Area land use designations. Residential uses are permitted within a Residential land use designation.

The Official Plan makes provisions under Section 6.4.3, subclause (c) to allow for the refinement of the boundaries of a Natural Linkage Area where a development proposal is supported by an Environmental Impact Study submitted to the satisfaction of the local Conservation Authority.

The Draft Plan of Subdivision and Zoning By-law Amendment applications include an Environmental Impact Study prepared by Oakridge Environmental Ltd. which supports a refinement to the limits of the Natural Linkage Area. Should the EIS be deemed satisfactory to the Otonabee Region Conservation Authority, an amendment to the Official Plan will not be required to change the relevant portion of the Natural Linkage Area to a Residential land use designation.

7.4.1 GROWTH, LAND USE AND URBAN DESIGN

The proposed development meets and or addresses the growth, land use and urban design policies of the Township of Cavan Monaghan Official Plan as described further herein:

- The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
- The proposed residential development supports active transportation, allowing future residents to access local social, cultural and commercial facilities.
- The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
- The proposed development will assist the County and Township to meet its growth targets within the Millbrook settlement area.
- The proposed development will have a gross residential density of 23.05 units per hectare.
- The proposed development is sensitive to adjacent residential land uses with regard to use, site design, building height, building setbacks, building massing and privacy.

7.4.2 INFRASTRUCTURE AND STORMWATER MANAGEMENT

As part of the Draft Plan of Subdivision application, D.G. Biddle and Associates has prepared a Preliminary Stormwater Drainage and Functional Servicing Report, which is intended to conform to and address, in part, the policies of the Official Plan.

7.4.3 NATURAL ENVIRONMENT

In support of the subject applications, Oakridge Environmental Ltd. investigated the natural heritage features of the subject property, including areas of influence of adjacent properties. Their findings are summarized in their Natural Heritage Evaluation, dated December 2018, included with this application submission.

In consideration of the findings of Oakridge's investigation, the subdivision plan has been designed to limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain, in accordance with the Official Plan policies.

The proposed development meets and or addresses the relevant policies of the Township of Cavan Monaghan Official Plan (2017) as described in Appendix "A".

7.5 CONFORMITY WITH POLICY

The proposed development satisfies the relevant policies of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017) and the County of Peterborough Official Plan (2017) and the Township of Cavan Monaghan Official Plan (2013).

8.0

CAVAN MONAGHAN ZONING BY-LAW NO. 2018-58

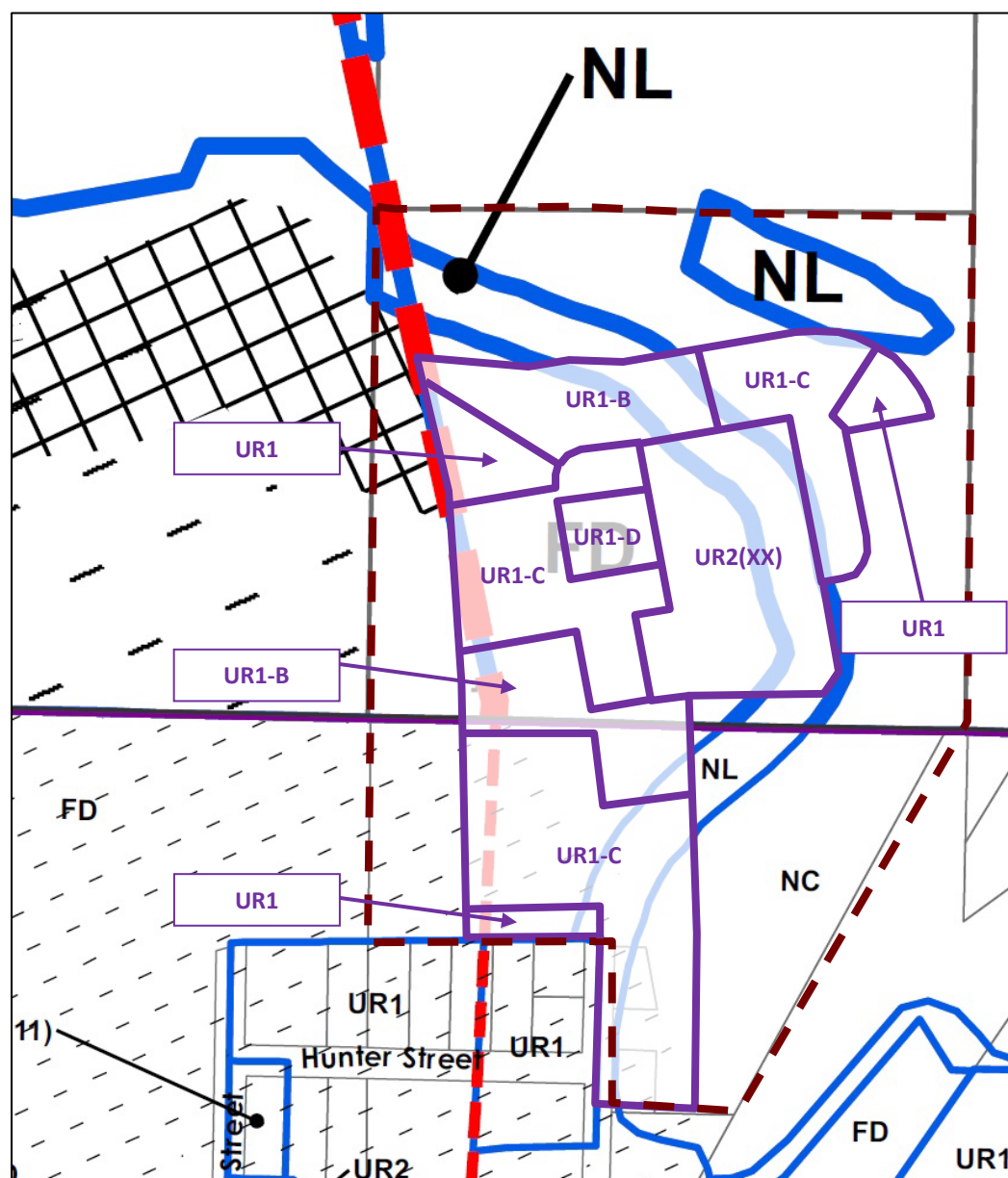


Figure 7: Zoning By-law map with proposed zone categories

The subject properties are located within a mix of zone categories including:

- Future Development (FD) Zone

- Natural Linkage (NL) Zone
- Natural Core (NC) Zone

An amendment to the Zoning By-law is required to rezone the subject lands to

- Urban Residential One - UR1
- Urban Residential One - UR1-B
- Urban Residential One - UR1-C
- Urban Residential One - UR1-D
- Urban Residential Two Exception XX - UR2(XX)

The special exception zone UR2(XX) would allow for semi-detached dwellings on lots with a minimum frontage of 9.0m.

The requested zoning by-law amendment will allow the subject lands to be developed in a more compact form to address the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the County and Township Official Plans with regard to compact development and efficient use of land and infrastructure.

9.0 SITE SERVICING, GRADING & STORMWATER MANAGEMENT

The site servicing, grading and stormwater management facilities will be designed to meet the requirements and design standards of the County of Peterborough, the Township of Cavan Monaghan and the Otonabee Region Conservation Authority as appropriate. Should the existing services be determined to be deficient, such services will need to be expanded, or other appropriate arrangements made, to accommodate the proposed subdivision development.

10.0 DISCUSSION

'Intensification Targets'

The County of Peterborough and the Township of Cavan Monaghan Official Plan allows for sequential greenfield development, that being lands outside the Built Boundary but inside the Settlement Boundary and located adjacent to existing infrastructure. The County targets 16.6% of overall growth to Cavan Monaghan by 2031. The Township of Cavan Monaghan's target for residential growth is approximately 65 residential units per year to the year 2031, with most of that growth directed to the Millbrook urban serviced area.

The proposed development of residential subdivision is within the Millbrook Settlement Area, which anticipate to achieve a population of 1000 households by the year 2031.

The proposed development of 85 dwelling units including 59 detached dwellings, and 26 semi-detached dwellings will support the anticipated population growth in the Millbrook Urban Settlement Area. Furthermore, the land use pattern promotes

efficient, and compact development by minimizing land consumption and servicing costs through developing within the settlement area and immediately adjacent to existing municipal services.

‘Oak Ridges Moraine Conservation’

A Natural Heritage Evaluation (NHE) was prepared by Oakridge Environmental. Oakridge Environmental staff did not identify any Key Natural Heritage Feature or Heritage Significant Feature within the Oak Ridges Moraine Conservation Plan regulated area situated in the western portion of the subject site. However, this area does include a High Aquifer Vulnerability area and a Landform 1 Conservation Area. The proposed residential uses will not create adverse impacts to the Oak Ridges Moraine Conservation Plan as there will not be any generation of hazardous waste, waste disposal, nor contaminants that will deteriorate the Oak Ridges Moraine Conservation Plan.

The proposed encroachments into the Oak Ridges Moraine lands will be less than the 15%, and will only include rear yard grading with no proposed buildings or structures, thus satisfying the Oak Ridges Moraine Conservation Plan. The remainder of the ORM will remain untouched. This area currently possesses a fencerow and open grassland habitat and would be ideal for creating a new vegetation buffer/strip to compensate for tree loss.

‘Natural Heritage System’

The subject site possesses a component of significant woodlands. As a means of reducing the impact on the Natural Core areas of the woodland, it is recommended that a Vegetation Protection Zone (VPZ) of 30m be applied to the significant woodland on site. To mitigate the vegetation loss in the area, native species will be replaced by the proponent once the construction is complete.

A 30m setback shall be applied to Baxter Creek to protect this feature. As such, all the seeps and springs, ephemeral pools and some minor wetland vegetation will be virtually unaffected by the development. Its network of off-site watercourses will be maintained.

It is expected that the proposed stormwater management facility located 100m from the wetland will infiltrate the stormwater and have undetectable impacts on the quality of these ephemeral wetland pockets. Furthermore, considering the flow gradient is towards the side of the railway bed, the ephemeral water discharged at the surface within these wetland pockets will be further attenuated within the railway bed materials, before discharging to the creek channel south of the railway bed system.

The Butternut tree and its habitat will be protected by creating a buffer that is greater than the OMRNF’s setback of 50m.

11.0 PUBLIC CONSULTATION STRATEGY

Bill 73 requires the proponent of certain planning application to provide a public consultation strategy with their application submission.

It is the owners' intent to rely on the Township of Cavan Monaghan public consultation regimen to engage with the public regarding the subject zoning by-law amendment application. The Township of Cavan Monaghan will mail out public meeting notices to all property owners within 120m of the subject properties and will advertise the public meeting details in the local newspaper. The owner will install a zoning by-law amendment public notice sign on the site as per Township of Cavan Monaghan protocol.

12.0 CONCLUSIONS AND PLANNING JUSTIFICATION

The proposed development satisfies the relevant policies of the Provincial Policy Statements (2014), the Growth Plan for the Greater Golden Horseshoe (2006), the County of Peterborough Official Plan (2017) and the Township of Cavan Monaghan Official Plan (2013).

This report has reviewed the proposed use of the subject site against the relevant Provincial, Regional, County and Township planning policy and concluded that the development of a 85-unit residential subdivision is appropriate for the site and neighbourhood from a land use planning perspective.

It is the opinion of the writer that the proposed Draft Plan of Subdivision and Zoning By-law Amendment, as outlined in this Planning Justification Report, are consistent with the Provincial Policy initiatives and current County and Township planning policy and represents good planning.

Respectfully submitted,

**D.G. BIDDLE & ASSOCIATES LIMITED
ENGINEERS AND PLANNERS**

Prepared by:

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

Appendix “A”

Policy Review		
Provincial Policy Statement		
Policy No.	Policy Text	Analysis
Policy 1.1.1	<p>Healthy, liveable and safe communities are sustained by:</p> <ol style="list-style-type: none"> promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; accommodating an appropriate range and mix of residential, employment,... and other uses to meet long-term needs;... Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society; 	<p>The proposed development promotes healthy, liveable and safe communities by;</p> <ul style="list-style-type: none"> Implementing efficient land use patterns through sequential development Implementing cost-effective development patterns by locating immediately adjacent to existing public infrastructure, thus reducing the need for new infrastructure by extending existing infrastructure Accommodating the known accessibility requirements of people with differing needs The proposed development aims to aid in increasing the population in the Millbrook Urban Settlement Area by providing a range and mix of residential housing in the form of detached dwellings, townhouses, and apartment building.
Policy 1.1.3.1	Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	The proposed development is located within the Millbrook Urban Settlement Area.
Policy 1.1.3.2	<p>Land use patterns within settlement areas shall be based on:</p> <ol style="list-style-type: none"> Densities and a mix of land uses which: <ol style="list-style-type: none"> efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency support active transportation are transit-supportive, where transit is planned, exists or may be developed 	<p>The proposed development promotes healthy, liveable and safe communities by;</p> <ul style="list-style-type: none"> Implementing efficient land use patterns through sequential development Increasing density through a compact form Implementing cost-effective development patterns by relying on the extension of existing public infrastructure, thus reducing the need for the new infrastructure Implementing compact development in an area where transit exists
Policy 1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	The proposed development represents intensification that will assist the County and Township to meet their growth targets within the Millbrook settlement area boundary
Policy 1.4.1	<p>To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <ol style="list-style-type: none"> maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. 	<p>The proposed development promotes a range and mix of housing types and densities and maintains sufficient servicing capacity by:</p> <ul style="list-style-type: none"> Implementing cost-effective development patterns by relying on the extension of existing public infrastructure, thus reducing the need for the new infrastructure Implementing efficient land use patterns through sequential development Increasing density through a compact urban form Represents intensification that will assist the County and Township to meet their growth targets within the Millbrook settlement area boundary
Policy 1.4.3	<p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <ol style="list-style-type: none"> establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; permitting and facilitating: <ol style="list-style-type: none"> requirements of current and future residents, including special needs requirements; directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of 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, while maintaining appropriate levels of public health and safety. 	<p>The proposed development provides an appropriate range and mix of housing type and densities by;</p> <ul style="list-style-type: none"> Implementing efficient land use patterns through sequential development Increasing density through a compact urban form Providing a mix of housing types including detached dwellings and block townhouses Accommodating the known accessibility requirements of people with differing needs Implementing cost-effective development patterns by relying on the extension of existing public infrastructure, thus reducing the need for the new infrastructure Proposed density exceeds minimum density target within the Millbrook settlement area. Represents intensification that will assist the County and Township to meet their growth targets within the Millbrook settlement area boundary
Policy 1.5.1	<p>Healthy, active communities should be promoted by:</p> <ol style="list-style-type: none"> planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity 	<p>The proposed development promotes healthy, active communities by;</p> <ul style="list-style-type: none"> Implementing the street lighting policies of the Township of Cavan Monaghan Providing sidewalks for pedestrians which fosters community connectivity

Policy 1.6.3	Before consideration is given to developing new infrastructure and public service facilities: a) the use of existing infrastructure and public service facilities should be optimized;	The proposed development implements compact efficient development in an area that the Township of Cavan Monaghan has planned to extend existing infrastructure.
Policy 1.6.6.1	Planning for sewage and water services shall: a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services	The proposed development implements compact efficient development in an area that the Township of Cavan Monaghan has planned to extend existing infrastructure.
Policy 1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.	The proposed development is located within the urban settlement boundary. Existing municipal services are planned to be extended to the proposed development area.
Policy 1.6.6.7	Planning 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 proposed development will be designed to address stormwater control in accordance with the Township's and Conservation Authority's stormwater management policies.
Policy 1.6.7.4	A land use pattern, density, and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation	The proposed development supports active transportation and future use of transit through; <ul style="list-style-type: none"> Increasing density through compact development Implementing compact development in an area where transit exists Providing a range and mix of residential housing in the form of detached dwellings, townhouses, and apartment building.
Policy 2.2.1	Planning authorities shall protect, improve or restore the quality and quantity of water by: a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland and Baxter Creek, and limit encroachment into the woodland features buffer on the three Parcels.
Growth Plan for the Greater Golden Horseshoe (2017)		
Policy No.	Policy Text	Analysis
Section 2.2.1 – Managing Growth, Policy 2	Forecasted growth to the horizon of this Plan will be allocated based on the following: a) the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities; c) within settlement areas, growth will be focused in: i. delineated built-up areas; ii. strategic growth areas; iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and iv. areas with existing or planned public service facilities; d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;...	The proposed development supports the achievement of complete communities by; <ul style="list-style-type: none"> Accommodating the known accessibility requirements of people with differing needs Providing a mix of housing types including detached dwellings and block townhouses to promote a range and mix of housing types Implementing efficient land use patterns through sequential development Implementing compact development in an area where transit is planned The proposed development is located within the Millbrook Urban Settlement Area and immediately adjacent the built boundary. The proposed development is located in an area where the extension of municipal water and wastewater systems is planned.
Section 2.2.1 – Managing Growth, Policy 4	Applying the policies of this Plan will support the achievement of complete communities that: a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes; c) provide a diverse range and mix of housing options, including second units and <i>affordable</i> housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; d) expand convenient access to:	The proposed development supports the achievement of complete communities by; <ul style="list-style-type: none"> Providing additional residential lands with convenient access to local stores, services, and public service facilities Accommodating the known accessibility requirements of people with differing needs Providing a mix of housing types including detached dwellings and block townhouses to promote a range and mix of housing types Implementing compact development in an area where transit exists Implementing compact and efficient land use patterns through sequential development

	<ul style="list-style-type: none"> i. a range of transportation options, including options for the safe, comfortable and convenient use of <i>active transportation</i>; ii. <i>public service facilities</i>, co-located and integrated in community hubs; iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;... <p>e) ensure the development of high quality <i>compact built form</i>, an attractive and vibrant <i>public realm</i>, including public open spaces, through site design and urban design standards;</p> <p>f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities</p>	<ul style="list-style-type: none"> • Integrating <i>low impact development</i> techniques
Section 2.2.2- Delineated Built-up Areas, Policy 1	By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper- or single tier municipality will be within the <i>delineated built-up area</i> .	The proposed development is located within the Millbrook Urban Settlement Area and immediately adjacent the built boundary.
Section 2.2.2 – Delineated Built-up Areas, Policy 2	By the time the next <i>municipal comprehensive review</i> is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the <i>delineated built-up area</i> .	The proposed development is located within the Millbrook Urban Settlement Area and immediately adjacent the built boundary.
Section 2.2.6 – Housing, Policy 1	Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that: <ul style="list-style-type: none"> a) supports the achievement of the minimum intensification and density targets in this Plan, as well as other Policies of this Plan by: <ul style="list-style-type: none"> i. identifying a diverse range and mix of housing options and densities, including second units and <i>affordable</i> housing to meet projected needs of current and future residents 	The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
Section 2.2.6 – Housing, Policy 2	Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by: <ul style="list-style-type: none"> a) planning to accommodate forecasted growth to the horizon of this Plan; b) planning to achieve the minimum intensification and density targets in this Plan; c) considering the range and mix of housing options and densities of the existing housing stock; and d) planning to diversify their overall housing stock across the municipality. 	<p>The proposed development supports the achievement of complete communities by;</p> <ul style="list-style-type: none"> • Increasing density through compact development • Providing a mix of housing types including detached dwellings and block townhouses to promote a range and mix of housing types • Proposed density exceeds minimum density targets within the Millbrook settlement area
Section 2.2.7 – Designated Greenfield Areas, Policy 1	New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: <ul style="list-style-type: none"> a) supports the achievement of complete communities; b) supports active transportation; and c) encourages the integration and sustained viability of transit services. 	<p>The proposed development is located within a designated greenfield area and is will support the achievement of complete communities, active transportation and encourages the integration and sustained viability of transit services by;</p> <ul style="list-style-type: none"> • Increasing density through compact development • Providing a mix of housing types including detached dwellings and block townhouses to promote a range and mix of housing types • Implementing compact development in an area where transit exists • Locating in close proximity to the Durham Region Transit Route 411
Section 2.2.7 – Designated Greenfield Areas, Policy 2	The designated greenfield area of each upper- or single-tier municipality will be planned to achieve within the horizon of this Plan a minimum density target that is not less than 80 residents and jobs combined per hectare.	The proposed development meets and exceeds the minimum number of residents per hectare mandated by the GPGGH.
Section 3.2.2 – Transportation – General, Policy 2	The <i>transportation system</i> within the GGH will be planned and managed to: <ul style="list-style-type: none"> a) provide connectivity among transportation modes for moving people and for moving goods; b) offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and <i>active transportation</i>; d) offer <i>multimodal</i> access to jobs, housing, schools, cultural, and recreational opportunities, and goods and services 	The proposed residential development supports active transportation and public transportation, allowing future residents options to access local social, cultural and commercial facilities with the provision of pedestrian connections to the Township's pedestrian network.
Section 3.2.6 – Water and Wastewater Systems, Policy 2	Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following: <ul style="list-style-type: none"> a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management; b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan; 	<p>The proposed development is located in an area where the extension of municipal water and wastewater systems is planned.</p> <p>The proposed development implements efficient land use patterns through sequential development and increases density through compact development meeting the minimum density targets of the GPGGH.</p>

Section 4.2.2 – Natural Heritage System – Policy 3	<p>Within the <i>Natural Heritage System</i>:</p> <p>a) new development or site alteration will demonstrate that:</p> <ol style="list-style-type: none"> there are no negative impacts on <i>key natural heritage features</i> or <i>key hydrologic features</i> or their functions; connectivity along the system and between <i>key natural heritage features</i> and <i>key hydrologic features</i> located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape 	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Section 4.2.5 Public Open Space – Policy 1	<p>Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publically-accessible parkland, open space, and trails, including in shoreline areas, within the GGH that"</p> <p>a) clearly demarcates where public access is and is not permitted;</p> <p>b) is based on a co-ordinated approach to trail planning and development; and</p> <p>c) is based on good land stewardship practices for public and private lands</p>	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
County of Peterborough Official Plan		
Policy No.	Policy Text	Analysis
Policy 1.2.3 – Future Growth	<p>Growth for the 8 Townships in the County has been allocated as follows:</p> <p>Township Cavan-Monaghan</p> <p>New Growth (% of Population Growth 2006-2031)</p> <p>16.6</p>	<ul style="list-style-type: none"> The proposed development aims to aid in increasing the population in the Millbrook Urban Settlement Area by providing a range and mix of residential housing in the form of detached dwellings, townhouses, and apartment building. The proposed development for Parcel 'A' will have a gross residential density of 23.05 units per hectare. The proposed development for Parcel 'A' will have a gross residential density of 26.01 units per hectare.
Policy 2.6.1 - Subdivision Approvals and Agreements	<p>County Council shall consider for approval only those plans of subdivision which:</p> <ol style="list-style-type: none"> comply with the provisions of this Plan and the applicable local official plan, including the criteria outlined in Section 7.13 of this Plan; and can be supplied with adequate County services, to the satisfaction of County Council or local municipal services to the satisfaction of the local municipal Council; and optimize existing infrastructure and public service facilities wherever feasible before consideration is given to developing new infrastructure and public service facilities. 	The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
4.2.3 – Settlement Areas	Lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20 year time-frame.	The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
4.2.3 – Settlement Areas	The Council recognizes that in order to efficiently utilize existing and potential services and facilities; achieve minimum population thresholds to support commercial activities; and protect and conserve natural resources and features, future growth should be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future. Where the use of public communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site systems.	The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
4.2.3 – Settlement Areas	Where possible, but especially for development on full services, mixed-use developments, narrowing of streets, reducing parking requirements, incorporation of pedestrian walkways/linkages, open spaces, variations of lot sizes, unit types, and a mix of storefront retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods (sic) for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged.	<p>The proposed development provides an appropriate range and mix of housing type and densities by;</p> <ul style="list-style-type: none"> Implementing efficient land use patterns through sequential development Increasing density through a compact urban form Providing a mix of housing types including detached dwellings and block townhouses Accommodating the known accessibility requirements of people with differing needs Implementing cost-effective development patterns by relying on the extension of existing public infrastructure, thus reducing the need for the new infrastructure Proposed density exceeds minimum density target within the Millbrook settlement area.
4.2.3 – Settlement Areas	Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads.	The proposed development is located in an area where the extension of municipal water and wastewater systems is planned.

4.7.3.2 – Sanitary Sewage and Water	For settlement areas, the construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met: a) Strategies for water conservation and other water demand management initiatives are being considered for implementation in the existing service area through source protection plans, or, b) In settlement areas having full municipal services, plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets.	The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services.
5.1.3.1 – General Policies (Housing)	The County promotes the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities in accordance with the Settlement Areas policies of Section 4.2 of this Plan;	The proposed development provides an appropriate range and mix of housing type and densities by; <ul style="list-style-type: none"> Implementing efficient land use patterns through sequential development Increasing density through a compact urban form Providing a mix of housing types including detached dwellings and block townhouses Accommodating the known accessibility requirements of people with differing needs Implementing cost-effective development patterns by relying on the extension of existing public infrastructure, thus reducing the need for the new infrastructure Proposed density exceeds minimum density target within the Millbrook settlement area.
5.1.3.1 – General Policies (Housing)	Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame;	The proposed development aims to aid in increasing the population in the Millbrook Urban Settlement Area by providing a range and mix of residential housing in the form of detached dwellings, townhouses, and apartment building.
4.1.3.1 – General Policies (Natural Environment)	Development or site alteration such as filling, grading and excavating may be permitted within or adjacent to the remaining natural heritage features listed in Section 4.1 of this Plan, provided that it has been demonstrated by an Environmental impact assessment that there will be no negative impacts on the natural features or ecological functions for which the area is identified.	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
4.1.3.2 – Flood Plains	Development adjacent to an identified flood or erosion prone area may be subject to a setback from the flood or erosion prone boundary area. The setback will reflect the most restrictive requirements of the local municipality, the appropriate Conservation Authority and/or the Ministry of Natural Resources, and federal ministries or agencies;	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain.
4.1.3.4 – Natural Heritage Features	The diversity of natural features in an area, and the natural connections between them, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing the linkages between and among natural heritage features and areas, surface water features, and ground water features.	The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
4.1.3.4 – Natural Heritage Features	Local plans will prohibit development and site alterations within the following types of significant natural heritage features: <ul style="list-style-type: none"> significant wetlands; significant portions of the habitat of endangered and threatened species; 	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Township of Cavan Monaghan Official Plan		
Policy No.	Policy Text	Analysis
Growth, Land use and Urban Design		
Policy 2.1.1 – Residential Growth Targets	During the period of this Plan, the Township will experience increasing development pressures because of the high rate of growth that will be experienced throughout the Greater Toronto Area (GTA) and improved transportation linkages between the Township and the GTA. The Township will manage population growth in a sustainable manner. This goal will be achieved by: a) Directing growth primarily to the urban settlement of Millbrook with limited rural development to the year 2031; b) Planning for residential growth of approximately 65 residential units per year to the year 2031, with most directed to the Millbrook urban serviced area; c) Ensuring development in the urban area: i) is sequential and phased to provide for the continuous and orderly development of the community; ii) is developed to a density that will make economical use of existing infrastructure and services;	<ul style="list-style-type: none"> The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services. The proposed residential development supports active transportation, allowing future residents to access local social, cultural and commercial facilities. The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.

	iii) supports intensification and integrates with existing residential areas;...	<ul style="list-style-type: none"> The proposed development will assist the County and Township to meet its growth targets within the Millbrook settlement area. The proposed development for Parcel 'A' will have a gross residential density of 23.05 units per hectare. The proposed development for Parcel 'B' will have a gross residential density of 26.01 units per hectare.
Policy 2.1.2 – Housing Targets	<p>A diverse housing stock in terms of type, tenure, density and affordability is required to meet the varied needs of residents and the community. This goal will be achieved by:</p> <p>a) Maintaining an adequate supply of land for residential development, and ensuring the availability of water and sewage treatment capacity;</p> <p>b) Encouraging intensification and infill development within the built-up area where adequate services such as water supply, sanitary sewerage, storm sewerage and drainage, schools and parkland are available and commercial and community facilities are accessible;...</p> <p>d) Ensuring that new housing developments include a range of housing sizes and designs to offer housing opportunities at a range of prices, including affordable housing, in the marketplace.</p>	<ul style="list-style-type: none"> The proposed residential development promotes efficient, compact development and land use patterns by minimizing land consumption and servicing costs through the development of a greenfield site within the settlement area boundary and immediately adjacent to the built boundary and adjacent to existing municipal services. The proposed development makes up a part of the residential land use mix to meet the current needs of the community, including affordable housing for moderate income families, in response to current market demand.
Policy 3.22 – Urban Design Guidelines	<p>These design guidelines are intended to apply to the Millbrook Urban Settlement Area and to a lesser extent to the designated Hamlets. More detailed design guidelines may also be provided in specific land use policies in Section 4 of this Plan.</p> <p>a) Street trees are required in all designations and shall be aligned parallel to the street and spaced at regular intervals. Tree species should be indigenous to Cavan Monaghan and capable of growing to a height of at least 15 metres;</p> <p>b) Street lighting in all designations should be dark sky compliant;</p> <p>c) Sidewalks are required in all designations to create a complete and connected pedestrian walkway and should be conveniently linked to all pedestrian facilities including trails and parks. Sidewalk widths should vary according to their adjacent land use;</p> <p>d) Bicycle facilities are encouraged in all designations. Street lanes may be considered on higher speed roadways on routes that are contiguous, require minimal stops and link significant destinations such as downtown, parks, and schools;</p> <p>e) Parking spaces should not be permitted to overwhelm the frontages of commercial properties. Wherever possible parking should be placed behind buildings and/or screened with the use of landscaping and low walls or decorative fencing. On street parking shall be provided when feasible. Large parking areas will require landscaped areas to divide the large expanse of asphalt and reduce heating effects of large parking areas;</p> <p>g) Energy efficient design and orientation which maximizes the use of alternative or renewable energy such as solar and wind energy and the mitigating effects of vegetation will be encouraged wherever possible;</p> <p>h) Public safety and security will be considered in the design of all new development by incorporating the principles of “Crime Prevention Through Environmental Design” (CPTED) including but not limited to: establishing opportunities for public spaces and siting of buildings, adequate lighting, multiple walking routes and opportunities to control speeding of motor vehicles;</p> <p>i) Natural features will be integrated with open space and parks systems to create a continuous system. Watercourses, valleylands, significant trees, woodlots, wetlands and other ecological features and functions will be protected. Healthy established trees will be protected in new development in accordance with Section 3.26 of this Plan;</p> <p>j) Cultural heritage features will provide context for new development and should be protected and enhanced where possible, as outlined in Section 3.5;</p>	<ul style="list-style-type: none"> The proposed development is sensitive to adjacent residential land uses with regard to use, site design, building height, building setbacks, building massing and privacy. Providing a mix of housing types including detached dwellings and block townhouses Accommodating the known accessibility requirements of people with differing needs The proposed development will be designed to address stormwater control in accordance with the Township’s and Conservation Authority’s stormwater management policies. The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Policy 4.1.2 – Permitted Uses (Settlement Areas)	a) Housing forms may include singled-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;	<ul style="list-style-type: none"> Providing a mix of housing types including detached dwellings and block townhouses
Policy 4.1.3 – General Development Policies (Settlement Areas)	<p>a) Residential developments within areas designated Residential may be permitted with a maximum density of 35 units gross net hectare with a maximum height of 3 storeys above grade.</p> <p>b) Approximately 30 percent of new housing within the Residential designation shall be multiple unit buildings including semi-detached, townhouses or apartments in order to provide a variety of housing choices;</p>	The proposed development for Parcel 'A' will have a gross residential density of 23.05 units per hectare. The proposed development for Parcel 'B' will have a gross residential density of 26.01 units per hectare.

<p>Policy 4.1.4 – Housing</p>	<p>a) It is a policy of this Plan to maintain a ten year supply of lands designated and available for residential development. Housing development through residential infilling, intensification and redevelopment within the built up area shown on Schedule A-1 shall provide 20 per cent of the Township's housing needs;</p> <p>b) A three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan shall be maintained provided that there is sufficient water and wastewater capacity available to service development;</p> <p>c) It is a policy of this Plan to ensure the provision of a complete range of housing types in Millbrook. On this basis, the optimum housing unit mix within the boundaries of Millbrook are: 75 percent low density housing (single, semis, duplex); 10 percent medium density housing (multiple unit, townhouse); and, 15 percent high-density housing (apartments).</p> <p>d) Subdivision developments shall be staged to ensure that the intensification and infill targets in Section 4.1.4 are met and a mix of housing is available throughout the development of the plan of subdivision. Each development stage shall include a range of housing; and,</p> <p>e) Residential development that satisfies the desired housing mix in this Plan will be given priority for servicing capacity.</p>	<ul style="list-style-type: none"> • Providing a mix of housing types including detached dwellings and block townhouses • Accommodating the known accessibility requirements of people with differing needs • The proposed development for Parcel 'A' will have a gross residential density of 23.05 units per hectare. The proposed development for Parcel 'B' will have a gross residential density of 26.01 units per hectare.
<p>Policy 4.1.7 – Residential Urban Design Guidelines</p>	<p>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.</p> <p>a) Residential neighbourhoods shall be developed in accordance with the following urban design principles:</p> <p>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;...</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>viii) Indigenous trees shall be planted on both sides of new streets with a minimum spacing of 10 metres;</p> <p>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,</p>	<ul style="list-style-type: none"> • The proposed development is sensitive to adjacent residential land uses with regard to use, site design, building height, building setbacks, building massing and privacy. • Providing a mix of housing types including detached dwellings and block townhouses • Accommodating the known accessibility requirements of people with differing needs
<p>Policy 4.7.2 – Permitted Uses (Parks and Open Space)</p>	<p>a) The Parks and Open Space designation includes the waterfront parks, neighbourhood parks, parkettes, open space linkages and trails. Lands designated Parks and Open Space shall be used primarily for active and passive recreational purposes and accessory uses;</p>	<p>The proposed open spaces provides connecting trails that connects the three parcels. The open spaces are proposed adjacent to stormwater management facility and the wetland area for practical reasons. As such, the stormwater facility acts as continuation of the open space lands to the east of the proposed development lands. Though not proposed to be naturalized, the stormwater facility will be landscaped to the Township's standards and is intended to offer the same open space benefits to local wildlife. The stormwater facility is not intended to be designed for active use by local residents.</p>

Policy 4.7.3 – General Development Policies (Parks and Open Space)	<p>a) The intent of the Parks and Open Space designation is to establish an identifiable and continuous open space network through Millbrook. The open space network is intended to integrate, wherever possible, environmental features and stormwater management facilities with parks to provide opportunities for active and passive recreation. Wherever possible trails, bicycle paths, walkways, sidewalks and utility corridors will be used to connect these spaces;</p> <p>b) Lands included within the Parks and Open Space designation are shown schematically on Schedule A-1. The actual locations, configurations and boundaries of the Community Park, the Neighbourhood Parks, the Parkettes and the open space linkages shall be established in plans of subdivision and in the Implementing Zoning By-law;</p>	The proposed stormwater management facility is located adjacent to the wetland area for practical reasons. As such, the stormwater facility acts as continuation of the open space lands to the east of the proposed development lands. Though not proposed to be naturalized, the stormwater facility will be landscaped to the Township's standards and is intended to offer the same open space benefits to local wildlife. The stormwater facility is not intended to be designed for active use by local residents.
Infrastructure and Stormwater Management		
Policy 2.1.4 Infrastructure	<p>Infrastructure is the foundation of community development. The Township will encourage the provision of infrastructure that meets the needs of present and future residents and businesses in an efficient, economical, and environmentally sensitive manner. This goal will be achieved by:</p> <p>a) Promoting the building of infrastructure required to serve the urban area of Millbrook to accommodate urban development;</p> <p>b) Ensuring that new infrastructure is paid for by those who benefit from the services to avoid long-term municipal debt;</p> <p>c) Establishing an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, cycling and walking;</p> <p>d) Constructing new infrastructure and expansions to existing infrastructure in a manner that is compatible with adjacent land uses and poses minimal social and environmental impact;</p> <p>e) Encouraging the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies and limits impacts to air quality;</p> <p>f) Considering accessibility requirements in the design of all public and private infrastructure; and</p> <p>g) Maintaining and enhancing infrastructure in a manner that encourages community involvement and participation in cultural, social and recreational activities.</p>	<ul style="list-style-type: none"> The proposed open spaces provides connecting trails that connects the three parcels. The open spaces are proposed adjacent to stormwater management facility and the wetland area for practical reasons. As such, the stormwater facility acts as continuation of the open space lands to the east of the proposed development lands. Though not proposed to be naturalized, the stormwater facility will be landscaped to the Township's standards and is intended to offer the same open space benefits to local wildlife. The stormwater facility is not intended to be designed for active use by local residents. The proposed stormwater management facility in Parcel 'B' will be conveyed to the Township of Cavan Monaghan.
Policy 3.1 – General Development Criteria	<p>Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:</p> <p>a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;</p> <p>b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;</p> <p>c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;</p> <p>d) The development fronts on a road that is maintained year round and meets standards of design and safety established by the Township or authority having jurisdiction over the road;</p> <p>e) The potential impact of the proposed use on adjacent lands and uses has been considered, and adequate mitigation, including design, buffers and setbacks are provided between the proposed use and adjacent uses in accordance with the policies of the Plan;</p> <p>f) The Minimum Distance Separation formulae are complied with, if required;</p> <p>g) There will be no negative impacts on significant natural features or their ecological functions; and,</p> <p>h) The potential impact on public health and public safety from water related hazards such as flooding and erosion have been considered.</p>	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain. The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Policy 3.20 – Stormwater Management	Applications for development shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-consultation process in accordance with Section 8.5 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed.	<ul style="list-style-type: none"> The proposed development will be designed to address stormwater control in accordance with the Township's and Conservation Authority's stormwater management policies.
Natural Environment		
Policy 2.2.1 – Natural Heritage	Natural heritage features will be protected in the Township consistent with the policies of the Oak Ridges Moraine Conservation Plan, the Provincial Policy Statement and the Growth Plan to provide long term and sustainable environmental, economic and social benefits. This goal will be achieved by:	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain.

	b) Identifying a continuous natural heritage system throughout the Township. This system will provide for the preservation of important ecological functions and features;	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Policy 3.7 – Environmental Impact Studies (EIS)	<p>Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS shall demonstrate that the use will:</p> <ul style="list-style-type: none"> a) Not have a negative impact on significant natural heritage features and related ecological functions; b) Not discharge any substance that could have an adverse effect on air quality, groundwater, surface water and associated plant and animal life; c) Be serviced by an adequate supply of water and that the groundwater taking associated with the use will not have an adverse effect on the quality or quantity of existing water supplies, surface water features and associated plant and animal life; d) Not cause erosion or siltation of watercourses or unacceptable changes to watercourse morphology; e) Not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use; f) Avoid or mitigate factors that could harmfully alter, disrupt or destroy (HADD) fish habitat; g) Maintain/enhance/restore/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic habitat; h) Not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas; i) Enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible; j) Not adversely affect with the function of existing or potential natural corridors that are determined to be of significance; k) Not lead to a reduction of the size of or fragment significant woodlands; and, l) Not lead to species loss or negative impacts on endangered, threatened or rare species and/or their habitat. 	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain. The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Policy 3.8.1 – Objectives (Natural Heritage Systems and Environmental Constraints)	<p>The natural heritage system and environmental constraints are identified on Schedules B and B1. The purpose of identifying these features is to prevent development or site alteration on lands that are hazardous due to flooding, poor drainage, deep organic soils, erosion, steep slopes, contamination or any other physical condition that could cause loss of life, personal injury, property damage or degradation of the environment. Within these areas the following policies apply:</p> <ul style="list-style-type: none"> a) No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control are permitted; b) The boundaries of these features are intended to reflect the limits of flooding of rivers, streams and wetlands. Where development is proposed adjacent to these features precise boundaries will be established through a survey identifying the appropriate flooding elevation as determined by the Conservation Authority; d) The Township will consult the Conservation Authority where development occurs adjacent to these features; e) Where development occurs adjacent to these features, the development shall be designed and constructed to preserve the natural function and flow characteristics of the adjacent waterway; and, f) Lands within the natural heritage system or identified as having an environmental constraint shall not be accepted as parkland dedication in the development process. However, the Township will encourage the transfer of these lands to a public authority. 	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, Baxter Creek and regulatory flood plain.
Policy 3.26 – Woodlot, Tree Preservation, Replacement and Enhancement	<p>The Township will protect significant woodlands including areas within the Natural Heritage System and in Settlement areas.</p> <p>When considering applications for site plan approval, plans of subdivision or condominium or rezoning that affect woodlots and tree cover in the Township, Council shall be satisfied that:</p> <ul style="list-style-type: none"> a) Significant trees to be protected must be identified on a survey, and/or tree inventory, and within tree preservation and protection plans as prepared by a qualified tree professional; 	<ul style="list-style-type: none"> The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.

	<p>b) All significant trees as identified on sites that are subject to a development application, may not be removed, damaged, injured, pruned or destroyed in any way without the written approval of Township Council or delegated staff;</p> <p>c) Trees which are considered significant must be protected throughout the planning application and development process by adequate fencing to the satisfaction of the Township. Fencing may include temporary chain link fence or plastic construction fencing to be located at the greater of 2 metres from the base of the tree or at the outer edge of the tree canopy;</p> <p>d) The landowner and/or developer will be financially responsible for any damage or destruction done to any trees prior to, during and following construction. The Township may request the owner to post securities to ensure tree preservation for up to one year after completion of construction;</p> <p>e) Trees to be protected must exhibit good biological health and condition for long term survival. All trees must be native, non-exotic and non-invasive species;</p> <p>f) Significant trees are to be protected in addition to trees located within a woodlot area, trees forming a cluster of trees (consisting of 5 or more trees and containing at least one significant tree) any significant trees defining a hedgerow (consisting of 5 or more trees);</p> <p>g) Other trees to be protected include any tree of historical significance, Celebration trees of any size and Special Status Trees planted to commemorate a special occasion or person;</p> <p>h) Replacement trees shall be protected by a tree maintenance program and shall be zone tolerant trees generally not susceptible to disease or pests. A variety of trees should be planted to reduce the potential for disease and pest problems associated with a mono-culture of a particular species;</p> <p>i) The Township will also require securities for the purposes of tree preservation, the amount of which will represent 100 percent of the value for the trees to be protected. In the case of significant woodlands the security deposit will represent 20 percent of the total value of the woodlot. Securities may be released at the discretion of the Township, upon confirmation by the Township that the trees to be protected and preserved exhibit vigorous health and have not sustained any damage as a result of site development activities;</p> <p>j) It is intended that this policy will be adhered to for all new development sites in the Township. It is recognized however, that some trees may be removed or sustain damage as a result of construction or development and as such replacement plantings will be considered on the following basis:</p> <p>i) Trees that have been identified to be protected but cannot be preserved due to development constraints can be removed, with the use of the “Aggregate Inch Replacement” method. (i.e. One 30 cm dbh tree is removed and is replaced by 2 trees of 15 dbh or 3 trees of 10 dbh); and,</p> <p>ii) Replacement trees should be planted in proximity to their removal, and efforts should be made to replace trees of the same species and size or replacement equivalent. However, where replacement of this nature is not practical, the Township may specify an alternate location where replacement trees may be placed.</p> <p>k) These policies are not intended to deal with tree plantations, nursery stock or development on lands that is permitted as of right without planning approvals in the Township.</p> <p>l) It is recognized that the mapping of Significant Woodlands on Schedule B and B1 is based on high level photography. For this reason the location and significance of the woodlands needs to be assessed on site and through consultation with the Conservation Authority and the Township. Where lands shown as Significant Woodlands on Schedule B and Schedule B-1 are determined to not be significant, development of the lands may proceed in accordance with the policies of this section of the Plan.</p>	
Policy 6.2 – General Development Policies (Natural Heritage System)	<p>d) Development will not be approved where an approved Environmental Impact Study, Natural Heritage Evaluation or a Hydrological Evaluation identifies unacceptable negative impacts on the natural heritage system. The EIS may identify a vegetation protection zone which:</p> <p>i) Is of sufficient width to protect the Key Natural Heritage Feature or Key Hydrologic Feature and its functions from the impacts of the proposed change and associated activities that may occur before, during and after, construction, and where possible, restore or enhance the feature and/or its function; and,</p> <p>ii) Is established to achieve, and be maintained as natural self-sustaining vegetation.</p>	<ul style="list-style-type: none"> • The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels. • The proposed open spaces provides connecting trails that connects the three parcels. The open spaces are proposed adjacent to stormwater management facility and the wetland area for practical reasons. As such, the stormwater facility acts as continuation of the open space lands to the east of the proposed development lands. Though not proposed to be naturalized, the stormwater facility

	f) Stormwater management ponds are prohibited in Key Natural Heritage Features or Key Hydrologic Features or their vegetation protection zones. Naturalized stormwater management ponds are permitted within 120 metres of a key hydrologic feature provided they are located outside of the floodplain, a minimum of 30 metres away from the edge of the river/stream and in the vegetation protection zones of any abutting Key Natural Heritage Features or Key Hydrologic Features.	will be landscaped to the Township’s standards and is intended to offer the same open space benefits to local wildlife. The stormwater facility is not intended to be designed for active use by local residents.
Policy 6.3.3 – General Development Policies (Natural Core Areas)	a) On lands within the Natural Core Area designations, every Planning Act application or site alteration shall be supported by an Environmental Impact Study (EIS) that identifies planning, design and construction practices that ensure that no buildings or other site alterations will impede the movement of plants and animals among Key Natural Heritage Features, Hydrologically Sensitive Features and adjacent lands. The Township may exempt minor expansions to existing buildings and structures from this requirement in it's (sic) Implementing Zoning By-law and Site Plan Control By-law;	<ul style="list-style-type: none">• The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.
Policy 6.4.3 – General Development Policies (Natural Linkage Areas)	<p>a) The Natural Linkage Areas are intended to provide a natural buffer from key natural heritage features and a linkage between these features in the Township. Development in this designation shall only be permitted where the vegetative buffer and connectivity for which the area has been designated is preserved.</p> <p>b) Where development is proposed in the Natural Linkage Areas the Township may require the proponent to complete an Environmental Impact Study (EIS) in accordance with Section 3.7 of this Plan in order to ensure that the Linkage function will be preserved and enhanced as the result of the proposed development. Small-scale developments may be exempted from requiring an EIS through the pre-consultation process described in this Plan where staff is satisfied that the proposal will not adversely impact the Objectives of the designation.</p> <p>c) The extent of the Natural Linkage Area designation may be determined through the completion of an EIS completed to the satisfaction of the Township in consultation with the Conservation Authority. Where the study identifies that a smaller Natural Linkage Area is sufficient to satisfy the objectives of this section and the other policies of this Plan, the policies of the abutting designation may apply to the lands.</p>	<ul style="list-style-type: none">• The subdivision plan will limit adverse impacts on adjacent natural heritage features and to respect the setback requirements to the identified wetland, and limit encroachment into the woodland features buffer on the three Parcels.