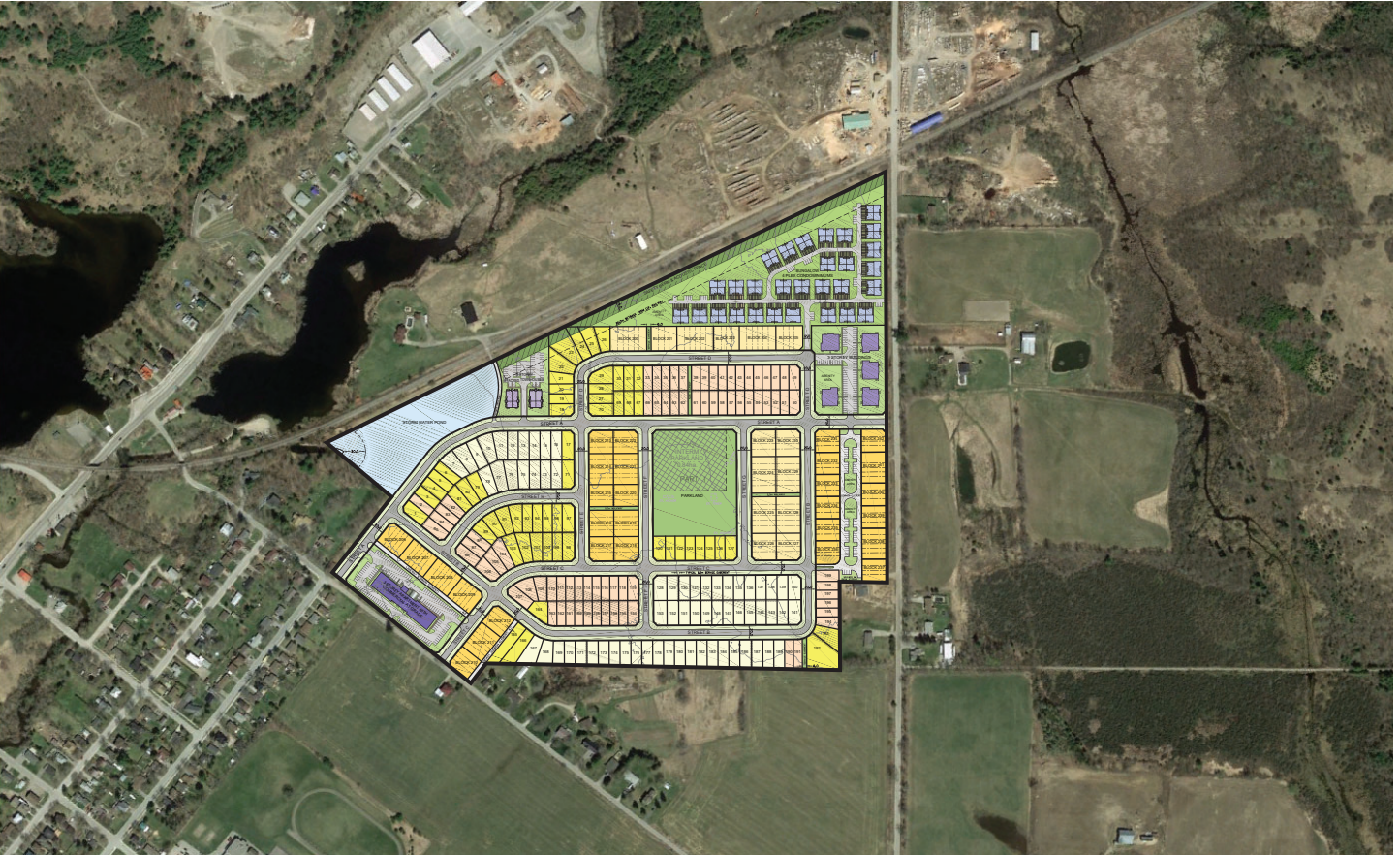


# PLANNING JUSTIFICATION REPORT

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*UPPER MILL POND  
TOWNSHIP OF ASPHODEL-NORWOOD  
COUNTY OF PETERBOROUGH*



Submitted By:

**RFA Planning Consultant Inc.**

202-211 Dundas Street East, Belleville, Ontario, K8N 1E2

JANUARY, 2024



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## 1. INTRODUCTION

### 1.1 The Upper Mill Pond Project

RFA Planning Consultant Inc. was retained by CAP Norwood Developments Inc. to provide professional planning services for the Upper Mill Pond subdivision project. An application for draft plan approval of a Plan of Subdivision has been filed with the County of Peterborough, the approval authority for the subdivision. In addition, an Official Plan Amendment to the Local Component of the County Official Plan has been submitted to the County. This Planning Justification Report has been prepared in support of these two (2) applications.

The draft plan of subdivision proposes 199 single-detached units, 204 townhouse units, 24 stacked townhouse units, 60 multi-unit dwelling units, 40 apartment units within a mixed use residential /commercial building and 116 four-plex units resulting in a total of 643 units. Multi-unit, four-plex, townhouse and apartment dwellings may be registered in the future as condominiums during the Site Plan approval process and made available for either ownership or rental tenure.

A portion of the site will be used for parkland, a storm water management facility and a safety berm/acoustic fence adjacent the CP Rail right-of way. A new internal roadway network in the subdivision will link the development to the existing residential streets and neighbourhoods. The site will be provided with full municipal services.

The site is bounded to the north by the CP Rail right-of-way and Richard Lutes Cedar Inc., a wood processing shop and lumber yard; to the south by single-detached dwellings and a draft approved plan of subdivision; to the east by single-detached dwellings and rural land outside the settlement area and to the west by low density residential dwellings, CP Rail right-of-way and Mill Pond.

The draft plan of subdivision is envisioned within the *Settlement Area* designation of the Peterborough County Official Plan. The Local Component of the County Official Plan for the Township of Asphodel-Norwood designates the land as *Hamlet, Rural and Residential*. To permit the subdivision, an Official Plan Amendment is necessary to redesignate the entire property *Residential*. Zoning By-Law Number 2009-08 zones the site *RU-Rural* zone and *R2-H-Residential Two* zone with a holding provision. A Zoning By-Law amendment is also required and an application will be submitted at a later date.



## 1.2 Site Location & Context

### Legal Description:

The subject property is described as Part of Block H, Registered Plan 6, Formerly Village of Norwood and Part of Lots 17, 18, and 19, Concession 9, Township of Asphodel-Norwood, County of Peterborough.

### Site Area and Frontage:

The site has an area of 35.5 hectares and has 243.4 m of frontage on the north side of Mill Street, and 566 m on the west side of Asphodel 10<sup>th</sup> Line in the settlement area of Norwood. **Figure 1 – Location Map** below shows the location of the subject property.



Figure 1: Location Map – Subject property outlined in red

### **Surrounding Land Uses:**

The surrounding land uses are indicated below:

To the north: CP Rail right-of-way and Richard Lutes Cedar Inc.

To the south: single-detached dwellings and a vacant draft approved plan of subdivision

To the east: single detached dwellings; rural land outside the settlement area

To the west: low density residential uses; CP Rail right-of-way and Mill Pond

### **Site Context:**

The 35.5 hectare site is located in the settlement area of Norwood. The site is largely vacant but does accommodate a barn and a single-detached dwelling which will be removed, and a cell tower which is situated in the central portion of the property. The cell tower has a lease until 2034 at which point the tower will be removed. The low volume CP Rail right-of-way bounds the site along the north-west property line. The site is generally level and primarily drains towards the southwest, where there is a waterbody located on adjacent lands.

The current owner purchased the land in 2022.

The site and surrounding land uses are depicted in the photos following this section. Refer to **Figure 2 – Photograph Key Map**, below.

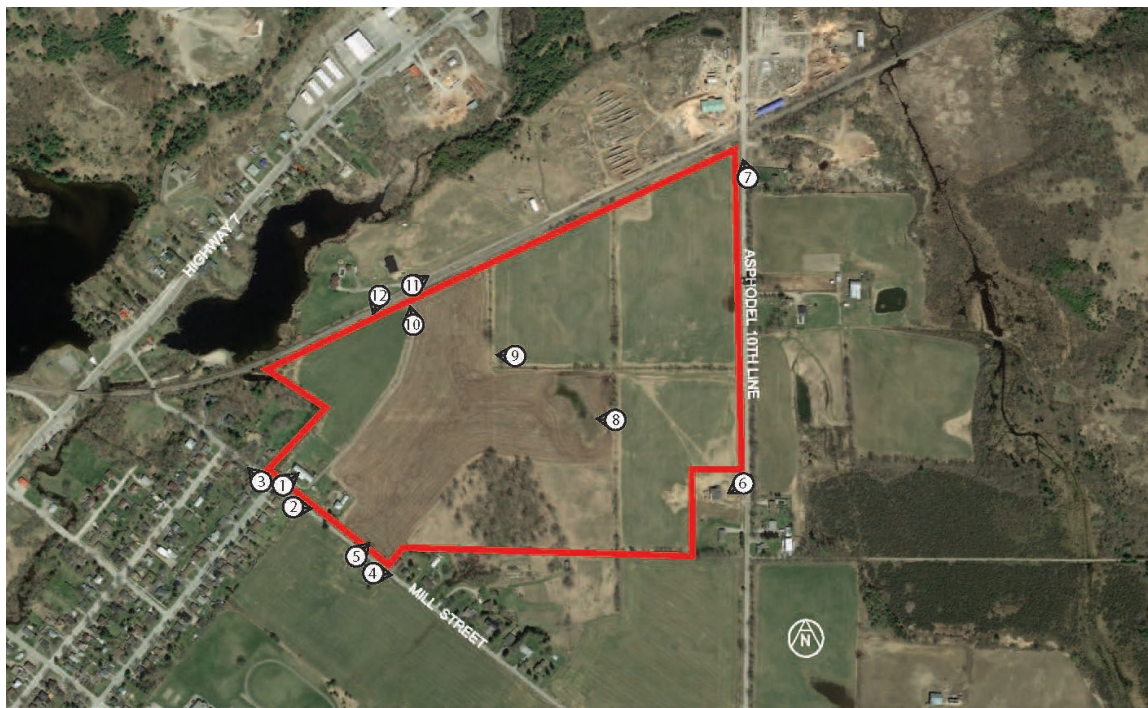


Figure 2: Photograph Key Map





**Photo 1:** View from Mill St. of barn on property



**Photo 2:** View east towards single-detached dwelling on Mill Street.



**Photo 3:** View west on Mill Street near intersection of Mill St. and King St.



**Photo 4:** Single-detached dwelling adjacent to east property line on Mill St.





**Photo 5:** View north over subject land from future road allowance into subdivision from Mill St.



**Photo 6:** Adjacent single-detached dwellings located on Asphodel 10<sup>th</sup> Line



**Photo 7:** View north towards Richard Lutes Inc. lumber yard



**Photo 8:** View of telecommunications tower and location of proposed parkland





**Photo 9:** View west over property



**Photo 10:** CP Rail crossing at entrance to private property



**Photo 11:** View east along CP Rail right-of way



**Photo 12:** View south over location of proposed stormwater management pond



## 2. PROPOSED DRAFT PLAN

**Figure 3 – Draft Plan of Subdivision** dated December 21, 2023, prepared by RFA Planning Consultant Inc., and certified by Gifford, Harris Surveying Ltd., O.L.S. is the subject of the application to the County of Peterborough. **Figure 4 – Development Concept Plan** illustrates the proposed land use. It demonstrates the land use pattern and built form of the subdivision, including lots, roadways, storm water management facility, parkland, walkways and safety berm. The building footprints shown on the Concept Plan are intended to illustrate the typical buildings proposed for the subdivision; the actual building plans will be subject to change.

A summary of the layout of the subdivision is as follows:

**Table 1: Land Use Summary**

Land Use	Area (ha)	Area (%)	No. of Units
12.2 m Single-Detached Lots	3.41	9.6	76
13.7 m Single-Detached Lots	3.50	9.9	57
15 m Single-Detached Lots	3.79	10.7	66
6.1m 2-Storey Freehold Townhouses	3.44	9.7	134
7.4m Bungalow Freehold Townhouses	2.07	5.8	70
<b>LOW DENSITY TOTAL</b>	<b>16.21</b>		<b>403</b>
2 - 12 unit, 3 Storey, Stacked Townhouse Buildings	0.66	1.9	24
5 – 12 Unit, 3 Storey Buildings	1.21	3.4	60
3 Storey Apartment Building with Commercial at Grade ( 1842 m <sup>2</sup> GFA)	1.08	3.0	40
Medium Density Condominium Block	4.74	13.3	116
29 – 4 Plex Bungalow Units			
<b>MEDIUM DENSITY TOTAL</b>	<b>7.69</b>		<b>240</b>
Parkland, Walkways & Service Blocks	1.84	5.2	
Storm Water Facility	1.75	4.9	
Private Lane	0.03	0.1	
Common Element for Townhouse Blocks	0.82	2.3	
20.0m Municipal Road Allowance (3607m)	7.16	20.2	
Site Total	35.5	100.0%	643
Low Density Residential – 24 units per net hectare			
Medium Density Residential – 31 units per net hectare			
Overall Density – 27 units per net hectare			

- Six hundred and forty three (643) residential units are proposed, resulting in a net density of 27 units/ hectare.
- Four hundred and three (403) low density units are proposed with a net density of 24 units/hectare.
- Two hundred and forty (240) medium density units are proposed with a net density of 31 units/hectare.
- The subdivision design includes low density housing forms including: three lot frontage widths for single-detached lots: 15m, 13.7m and 12.2m; and two storey and bungalow townhouse units.
- There are a variety of townhouse units including freehold units with access from the municipal road, townhouses with access from rear laneways (Common Element Blocks 247 and 248) and townhouses with access from a condominium driveway and also includes overflow parking and an amenity area (Common Element Block 249).
- A wide variety of medium density housing forms are proposed including: stacked townhouse units, 3 storey multi-unit buildings, four-plex units and apartment units within a mixed use residential /commercial building.
- Block 244 will accommodate two 12-unit three-storey stacked townhouses (24 units total) located south of the CP right-of-way and east of the stormwater pond. Access will be provided from Street 'A'. The site will be subject to Site Plan Approval.
- Block 246 is proposed to be developed with five 12-unit three-storey buildings (60 units overall) and will have frontage on 10<sup>th</sup> Line, Street 'A' and Street 'D'. Two entrances into the site will be provided, one from Street 'A' and another from Street 'D'. An internal driveway will provide access to the units and parking area. Development of the Block will require Site Plan Approval.
- Block 245 will be accommodate 29 4-plex buildings (116 units total) and each unit will be one-storey. Access to the site will be from entrances off 10<sup>th</sup> Line and Street 'D'. An internal driveway will provide access to parking areas and units. The triangular parcel of land will be subject to Site Plan Approval and will be developed as a condominium. All units are setback a minimum of 30 m from the railway in accordance with the recommendation of the Noise and Vibration Study.

- Block 243 is proposed to be developed with a three (3) storey mixed-use commercial/residential building. The first floor will accommodate 1842 sq. m. gross floor area of commercial space. The upper two floors will each accommodate 20 apartment units (40 units overall). The units may be registered as part of a condominium and/or offered as rental units. Entrance to the site will be provided from Mill Street, Street 'A' and Street 'C'. Development of the site will be subject to Site Plan Approval.
- Medium density Blocks have been placed in proximity to subdivision entrances to facilitate efficient vehicular movement to and from the subdivision.
- Access into the subdivision will be from three primary entry points: Asphodel 10<sup>th</sup> Line (Street 'A') at the east boundary and 2 entrances from Mill Street at the south boundary (Street 'A' and Street 'C'). Block 245 will have a driveway entrance from Asphodel 10<sup>th</sup> Line.
- In accordance with an agreement between the subject land owner and Donald Lutes, a private laneway (Block 250) will be constructed from Street 'A' to the residence. The driveway is similar to an existing level crossing of the CP Rail Line that already serves the dwelling. It was a condition of the sale to the owner that Mr. Lutes be allowed to continue to access his home at this crossing.
- All roads will have a 20.m wide municipal allowance and will be constructed by the developer to municipal standards according to a subdivision agreement.
- The road network has been designed to promote connectivity in all directions. There are no dead end streets or cul-de-sacs.
- Sidewalks will be provided on one side of each street within the road allowance. Additional connectivity will be provided from four (4) walkways.
- The subdivision will be serviced by the extension of municipal services.
- Block 257 has an area of 1.75 hectares and will accommodate a Storm Water Management Facility. It will be located in the western corner of the site and will abut the CP Railway and existing residences. It will be zoned *EP-Environmental Protection* zone and will be deeded to the municipality.
- Block 251 is a parkland block and has an area of 1.7 hectares. It is centrally located within the subdivision for easy access from all lots. A Rogers cell tower is currently located within the parkland block; it has a Lease

Agreement until March 1, 2034. This tower meets all applicable safety codes. The landowner has informed Rogers that he has no intention of renewing the Lease Agreement. The cell tower will be removed once the lease has expired. Agreements of Purchase and Sale will state that the tower is temporary and will be removed once the Lease has expired. It is proposed that an Interim park with an area of 0.84 hectares will be constructed as part of Phase 3. This area of the park block excludes the tower and anchors. The remainder of the park will be constructed once the Lease Agreement expires and the tower and anchors are removed. The parkland will be zoned *OS-Open Space* zone and deeded to the municipality according to the Subdivision Agreement.

- A 30 m building setback is provided from the CP Rail right-of-way. Within that setback, a 15m wide safety berm and acoustic fence will be provided adjacent the CP Rail right-of-way and proposed housing blocks, in accordance with the findings of the Noise and Vibration Study.
- The Draft Plan will be developed in a minimum of eight (8) phases. It is anticipated that the development will generally progress from the south-west end of the site to the north-east end. The stormwater pond will be constructed in Phase 1, the interim parkland during Phase 3 and the majority of the safety berm/acoustic fence within Phase 7. It is anticipated that the duration of each Phase will be 1.5 - 2 years. The number of units per phase is subject to change depending on market conditions and product demand. **Figure 5 - Preliminary Phasing Plan** illustrates the proposed phasing of development.
- The majority of Phases provide a mix of housing forms and densities to accommodate the housing and affordability needs of the municipality's residents.

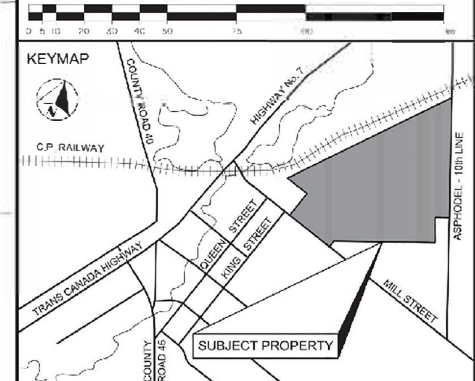
Note: there were minor revisions to the Draft Plan of Subdivision and Concept Plan during the final preparation stage of the drawings. This resulted in three (3) additional lots. The consultant team used a concept plan from November 2023 that depicted 640 units. The changes made to the plans between November and December were extremely minor and not sufficient to affect any of the technical studies.



**DRAFT PLAN OF SUBDIVISION**  
**UPPER MILL POND**

PART OF BLOCK H, REGISTERED PLAN 6  
FORMERLY VILLAGE OF NORWOOD  
AND PART OF LOTS 17, 18 AND 19  
CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF ASPHODEL  
TOWNSHIP OF ASPHODEL-NORWOOD  
COUNTY OF PETERBOROUGH

SCALE = 1:1250



## LAND USE SCHEDULE

LAND USE	AREA(m <sup>2</sup> )	AREA% UNITS
LOTS 2, 35-56, 92-98, 104-109, 154-165, 190, 191 & 194-197	34635.4	9.8 76
-12.2m MIN. SINGLE DETACHED LOTS (3392.6m <sup>2</sup> )		
LOTS 1, 3-6, 17-32, 67-71, 79-89, 89-103, 120-127, 154-166, 182 & 193	34983.4	9.9 57
-13.7m MIN. SINGLE DETACHED LOTS (458.0m <sup>2</sup> )		
LOTS 716, 718, 726, 88-153 & 147-185	37333.0	10.7 66
-15.0m MIN. SINGLE DETACHED LOTS (469.3m <sup>2</sup> )		
7.4m BUNGALOW ROW DWELLINGS, 300m MIN. FRONTAGE PER BLOCK (2516.6 <sup>2</sup> PER UNIT)	20072.5	5.0 70
K BLOCKS 2026-2228 & 23-27-42P	34411.4	9.7 134
-15.0m ROW TRAP 1 BUSES, 300m MIN. FRONTAGE PER BLOCK (267.4m <sup>2</sup> PER UNIT)		
B BLOCK 243 - MEDIUM DENSITY 3 STOREY APARTMENT BUILDING WITH COVERED CAR PARK	10309.0	3.0 40
B BLOCK 244 - MEDIUM DENSITY -242 UNIT, 3 STOREY STACKED "TOWN-HOUSES"	7651.3	1.5 24
B BLOCK 245 - MEDIUM DENSITY CONDOMINIUM 29-31 PLEX BUNGALOW UNITS	47374.0	13.3 116
B BLOCK 246 - MEDIUM DENSITY -249 UNIT, 3 STOREY BUILDINGS	21461.1	3.4 80
BLOCKS 247-249 - COMMON ELEMENT FOR "TOWNHOUSE" BLOCKS	8732.2	2.5
BLOCK 250 - PRIVATE LANE	359.2	0.1
K BLOCKS 261-268 - PARKING, WALKWAYS & SERVICE BLOCKS	18387.6	5.2
BLOCK 257 - STORAGE WAREHOUSE FACILITY	17520.7	4.9
20.0m MINIMUM ROAD ALLOWANCE - 3667.0m <sup>2</sup> INTERSECTS A, B, C, D, E, F, G, A, H	7561.9	20.2
<b>SUB TOTAL</b>	<b>354991.3m<sup>2</sup></b>	<b>100.0% 643</b>

ADDITIONAL INFORMATION REQUIRED  
UNDER SECTION 51(17) OF THE  
PLANNING ACT.

- (a) SEE SURVEYORS CERTIFICATE.
- (b) AS SHOWN ON DRAFT PLAN.
- (c) AS SHOWN ON DRAFT PLAN.
- (d) SEE LAND USE SUMMARY.
- (e) SEE DRAFT PLAN.
- (f) AS SHOWN ON DRAFT PLAN.
- (g) AS SHOWN ON DRAFT PLAN.
- (h) MUNICIPAL WATER AND SANITARY SEWER.
- (i) SAND AND SANDY LOAM.
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION AND SCHOOL BUSES.
- (l) AS SHOWN ON DRAFT PLAN.

# SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

STEVE GIFFORD  
DATE

ONTARIO LAND SURVEYORS  
GIFFORD, HARRIS SURVEYING LTD.  
ONTARIO LAND SURVEYORS  
255 GLEN MILLER ROAD, UNIT 1, TRENTON ONTARIO  
613-392-2177

NO.	REVISION	DATE	APPROVED
	DRAWN BY: L.A.B.	CHECKED BY: H.F.A.	DATE: DEC. 18, 2023
			SIGN: H.F.A.

**METRIC NOTE:**

DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO MILES BY DIVIDING BY 0.3048.

CONTOURS NOTE:

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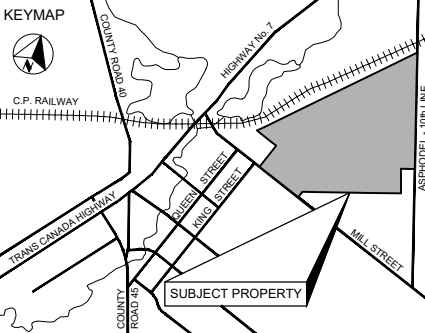
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Belleville, Ontario, K8N 1E2



DEVELOPMENT SITE PLAN  
UPPER MILL POND

PART OF BLOCK H, REGISTERED PLAN 6  
FORMERLY VILLAGE OF NORWOOD  
AND PART OF LOTS 17, 18 AND 19  
CONCESSION 9  
GEOGRAPHIC TOWNSHIP OF ASPHODEL  
TOWNSHIP OF ASPHODEL-NORWOOD  
COUNTY OF PETERBOROUGH

SCALE = N.T.S.



LAND USE SUMMARY

LAND USE	AREA(ha)	AREA%	UNITS	UNITS
12.2m - SINGLE DETACHED LOTS	3.41	9.6	76	
13.7m - SINGLE DETACHED LOTS	3.50	9.9	57	
15.0m - SINGLE DETACHED LOTS	3.79	10.7	66	
6.1m - 2 STOREY TOWNHOUSES (INCLUDING LANES)	3.44	9.7	134	
7.4m - BUNGALOW TOWNHOUSES	2.07	5.8	70	
LOW DENSITY TOTAL - 16.21ha				403
3 STOREY APARTMENT BUILDING WITH COMMERCIAL AT GRADE (SOUTH WEST SIDE) 1842sq.m GFA	1.08	3.0	40	
2 - 12 UNIT, 3 STOREY, STACKED TOWNHOUSE BUILDINGS	0.66	1.9	24	
MEDIUM DENSITY CONDOMINIUM BLOCK 29 - 4 PLEX BUNGALOW UNITS	4.74	13.3	116	
5 - 12 UNIT, 3 STOREY, BUILDINGS	1.21	3.4	60	
MEDIUM DENSITY TOTAL - 7.69ha				240
LANEWAY COMMON ELEMENT FOR TOWNHOUSES	0.82	2.3		
PRIVATE LANE	0.03	0.1		
PARKLAND, WALKWAYS & SERVICE EASEMENTS	1.84	5.2		
STORM WATER POND	1.75	4.9		
20.0m MUNICIPAL ROAD ALLOWANCE - 3607.0m (STREETS A, B, C, D, E, F, G & H)	7.16	20.2		
TOTAL	35.50ha	100.0%		643

LOW DENSITY RESIDENTIAL  
403 UNITS/16.21ha. = 24 UNITS/ha (NET)

MEDIUM DENSITY RESIDENTIAL  
240 UNITS/7.69ha. = 31 UNITS/ha (NET)

OVERALL NET DENSITY  
643 UNITS/23.90ha. = 27 UNITS/ha (NET)

No.	REVISION	DATE	APPROD
1	DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: DEC. 22, 2023

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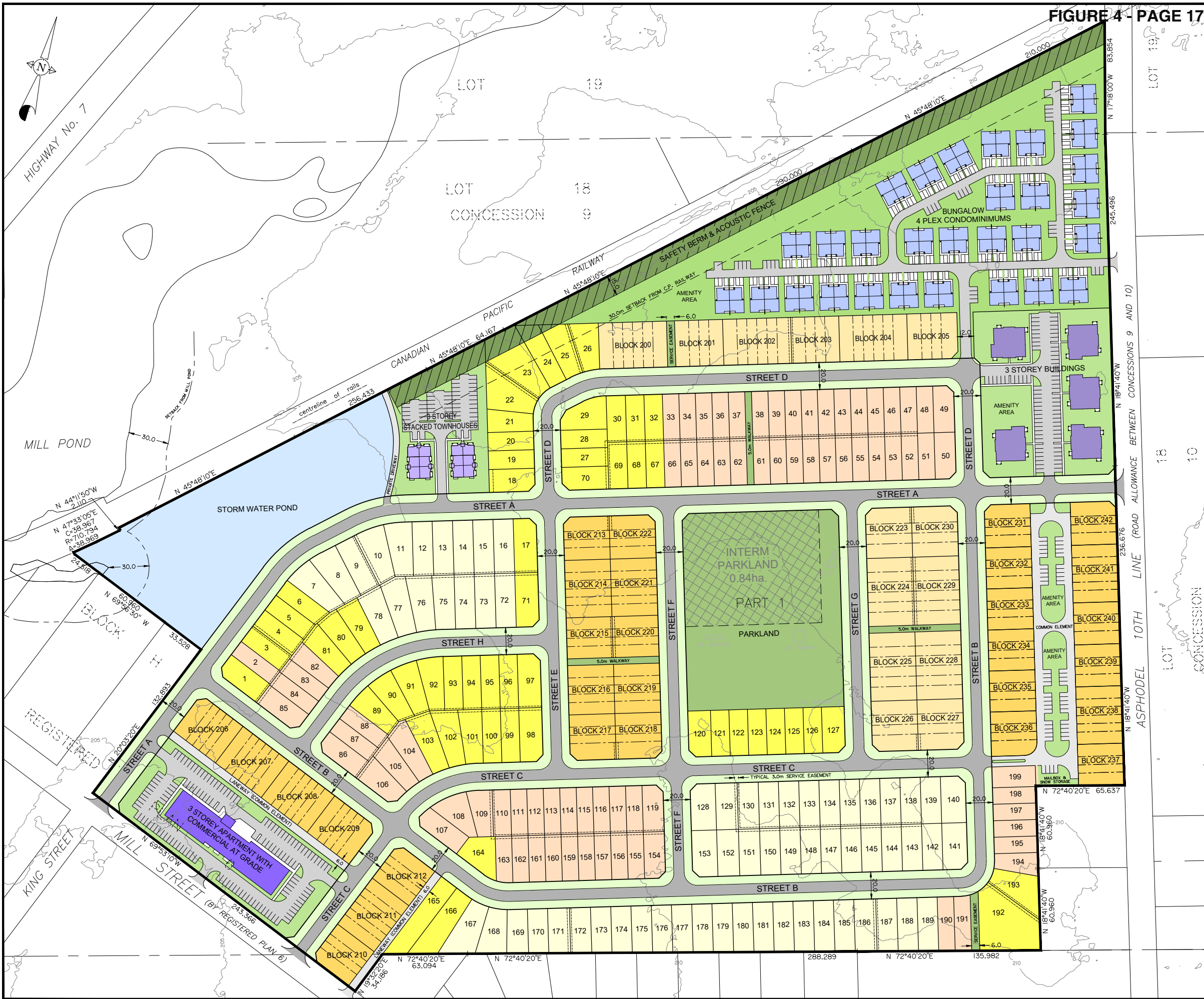
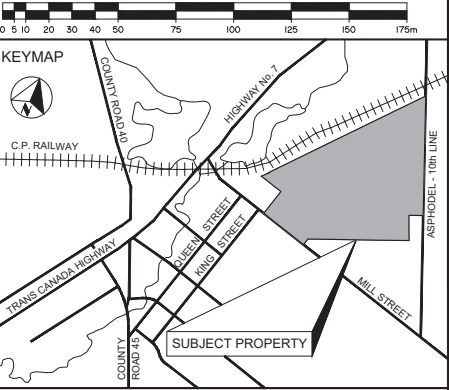


FIGURE 5 - PAGE 18

PHASING PLAN  
UPPER MILL POND

PART OF BLOCK H, REGISTERED PLAN 6  
FORMERLY VILLAGE OF NORWOOD  
AND PART OF LOTS 17, 18 AND 19  
CONCESSION 9

GEOGRAPHIC TOWNSHIP OF ASPHODEL  
TOWNSHIP OF ASPHODEL-NORWOOD  
COUNTY OF PETERBOROUGH  
SCALE = N.T.S.



LAND USE SUMMARY									
BUILDING PHASES	1	2	3	4	5	6	7	8	TOTAL
12.2m SINGLE DETACHED LOT	19		16	24	17				76
13.7m SINGLE DETACHED LOT	25		14	2	16				57
15.0m SINGLE DETACHED LOT	17		36	13					66
6.1m - 2 STOREY TOWNHOUSES	59		23			52			134
7.4m - BUNGALOW TOWNHOUSES				40	30				70
3 STOREY STACKED TOWNHOUSES		24							24
12 UNIT, 3 STOREY APARTMENT BUILDINGS								60	60
3 STOREY MIXED USE COMMERCIAL/RESIDENTIAL		40							40
4 PLEX BUNGALOW UNITS							116		116
PHASE SUB TOTAL	120	64	89	79	63	52	116	60	
SITE TOTAL									643

- NOTES:
1. PHASES 2, 6, 7 & 8 ARE SUBJECT TO SITE PLAN APPROVAL AND OR CONDOMINIUM REGISTRATION.
  2. NO BUILDINGS WILL EXCEED 3 STOREYS IN HEIGHT.
  3. PHASING IS PRELIMINARY AND BASED ON MARKET CONDITIONS.

No.	REVISION	DATE	APPRD
DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: NOVEMBER 6, 2023	SCALE: N.T.S.

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DECEMBER 22, 2023



JOB No. 852-PP

211 Dundas Street East, Suite 202,  
Belleville, Ontario, K8N 1E2



### 3. TECHNICAL SUPPORT STUDIES FOR THE UPPER MILL POND SUBDIVISION

Related technical support studies have been prepared to address the following components of the Upper Mill Pond project:

- Functional Servicing Report; prepared by Jewell Engineering; dated November 28, 2023
- Geotechnical Investigation – Norwood Residential Development, Norwood, ON; prepared by Cambium Inc.; dated June 17, 2022
- Phase I Environmental Site Assessment – Upper Mill Pond, Norwood, Ontario; prepared by Cambium Inc.; dated April 21, 2022
- Hydrogeological Assessment – 52 Mill Street, Norwood, Ontario; prepared by Cambium Inc.; dated January 5, 2024
- Environmental Impact Study – 42 & 52 Mill Street, Norwood, Ontario; prepared by Cambium Inc.; dated December 14, 2023
- Stormwater Management Study; prepared by Jewell Engineering, dated December 1, 2023
- Traffic Impact Study, Upper Mill Pond Development Norwood; prepared by Tranplan Associates Inc.; dated January, 2024
- Stage 1 & 2 Archaeological Assessment of Part of Lots 17, 18 & 19, Concession 9, Asphodel Township, Peterborough County; prepared by Ground Truth Archaeology Limited; dated November 9, 2023
- Noise and Vibration Feasibility Study, Proposed Residential Development, Upper Mill Pond, 52 Mill Street, Norwood, ON; prepared by HGC Engineering Limited; dated November 23, 2023.

These reports have been submitted under separate cover. The following is a synopsis of the reports and recommendations.

#### 3.1 Functional Servicing Report

A Functional Servicing Report has been prepared to address servicing requirements for the proposed development.

Municipal services are the preferred servicing method of the proposed site given that the development lies within the settlement area of Norwood.

##### Water Distribution System

The development will connect to the existing 150mm watermain on Mill St in two locations, at Street 'A' and Street 'C'. A servicing block (Block 256) will also be provided to facilitate looping through adjacent lands to the south in the future. The



requirement for watermain looping with land to the south will need to be confirmed by the municipality. Within the Upper Mill Pond Subdivision, a 200mm watermain will be provided. A new water standpipe is currently under construction by the Township of Asphodel-Norwood to expand the municipality's treated water storage capacity. The Township has also identified plans to install additional wells to increase water supply capacity in the municipal system. Hydrant testing shows that existing static pressures are within MOE requirements and existing fire flow available meets Township requirements at the connection points to the development. The new standpipe will provide increased treated water supply and improve available pressures throughout the system.

It is expected that there will be sufficient water capacity within the municipal system to accommodate the Upper Mill Pond development upon completion of the treatment system upgrades.

#### Sanitary Sewer System

The development will be serviced via gravity sewers connected to the municipal system. To accommodate the proposed development, the gravity main along Cedar Street and Legion Street will need to be upgraded to a 375 mm sewer to service the Upper Mill Pond and HBNG Developments. These upgrades are to be completed by the Municipality. A 375 mm gravity main is required along Mill Street to King Street/Street A to service the Upper Mill Pond and HBNG developments. On Mill St, from King Street to the Street 'C' intersection, a 300 mm gravity main is required to service the HBNG development. The Upper Mill Pond development will be serviced with gravity mains ranging in size from 200 mm to 300 mm with a minimum slope of 0.4%, connecting at the King St. /Mill St intersection.

The operation of the Lion's Park pump station was reviewed in the "Norwood Infrastructure Assessment," 2021 by Engage Engineering and found to be nearing capacity under existing conditions (96 additional single-family units can be accommodated). As a result of the review, it is understood that pump station/forcemain upgrades are currently underway by the Township to accommodate future development.

The Township intends to modify the existing wastewater plant to reach the original rated capacity. This would provide capacity to service an additional 2,460 persons and therefore sufficient capacity will be available to accommodate the Upper Mill Pond population.

### **3.2 Hydrogeological Assessment**

The Hydrogeological Assessment was required to characterize local hydrogeological conditions. Surface water flows to the southwest and discharges

into the Ouse River which is located adjacent to the site. Construction dewatering and potentially operational dewatering for the development may be required depending on building and infrastructure depths. The water balance of the site will change upon development of the property. This will be addressed in the stormwater management plan and reviewed with ORCA to determine applicable policies.

Construction dewatering discharge water will likely be disposed to ground water with appropriate sediment and erosion control measures. Treatment of discharge water will depend on disposal method. A qualified person should review the water quality and design an appropriate treatment system if deemed necessary.

If actual construction dewatering rates are less than 50m<sup>3</sup>/day then water taking permitting may not be required. If actual construction dewatering rates exceed 50m<sup>3</sup>/day then dewatering activities are required to be registered on the Environmental Activity and Sector Registry. During construction, daily dewatering rates must be monitored to determine appropriate water taking permitting/registration requirements.

The calculated Zone of Influence (ZOI) encompasses several adjacent properties including the rail line. A revised ZOI should be reassessed when more development plan details are finalized. If the revised ZOI encompasses residential properties provided with private on-site water and/or the adjacent rail line, then appropriate monitoring programs for these properties should be developed.

It was concluded that the proposed development is considered feasible. Future development plans should be reviewed and the dewatering impact assessment should be reviewed to determine the need to establish monitoring programs for adjacent properties.

### 3.3 Geotechnical Investigation

Generally, groundwater was encountered at depths greater than 1.5m. Therefore, significant groundwater seepage into excavations for foundations is not anticipated within the assumed excavation depths, provided they are completed during the drier time of year. In areas where deeper excavations extend below groundwater level, such as for underground services, a permit to take water or registration in EASR may be required.

All vegetation and organic soils, including topsoil, should be removed from beneath the proposed homes, roadways and utilities. The exposed subgrade should be proof rolled and inspected prior to the placement of any fill. The excavations created through the removal of material should be backfilled with approved engineered fill and in accordance with the recommendation of the Geotechnical

Assessment regarding frost penetration, excavations and shoring, dewatering, back fill and compaction, foundation design, and buried utilities and roadway design.

The roadway design presented will provide adequate support for the intended use, however some minor frost heaving could occur, resulting in minor degradation and minimal annual maintenance. The pavement structure design assumes all roads will be low volume residential roadways. The final asphalt surface should be sloped a minimum 2% to shed runoff.

Test excavations should occur prior to construction to compare findings to those observed in the Geotechnical Assessment. Testing and monitoring should also be carried out during construction to examine and approve subgrade conditions, placement and compaction of fill material, and dewatering requirements.

### **3.4 Stormwater Management Study**

SWM methodology for the proposed Upper Mill Pond development consists of quantity control, quality control and erosion and sediment control.

Run off from roof areas and front yards will be directed to the roads while runoff from rear yards will be conveyed to the storm sewer via rear-yard swales. The storm water management facility will be located at the western corner of the development site and will accommodate runoff from the entire development. Stormwater quality and quantity treatment will be provided within the stormwater block. The quantity controls will ensure post-development peak flows do not exceed pre-development peak flows. The SWM pond will manage storm events up to and including the 100 year event. The quality controls will ensure that “Enhanced” level treatment (80% TSS removal rate) is provided. After treatment, runoff will discharge to the existing pond referred to as the “south pond” which is located on the adjacent property. The “south pond” is hydraulically connected to the east pond (Mill Pond) via a culvert under the CP Rail corridor.

The SWM pond will require infrequent maintenance. The anticipated cleanout frequency for the proposed SWMF is in excess of 25 years.

An erosion and sediment control plan will be part of the detailed design of the development and will include: siltation fencing, straw bale check dams, rip-rap check dams, and filter sock inserts in catch basins.

### **3.5 Traffic Impact Study**

The Upper Mill Pond development will be supported by access road/driveway connections on Mill Street and on Asphodel 10th Line. Street A will connect to Mill



Street opposite King Street to form the fourth leg of the intersection. Street A will also have a connection out to 10th Line. Street C will connect to Mill Street as a “T” intersection. An access to the proposed commercial area is proposed on Mill Street and a driveway is proposed on 10th Line to support the proposed 4-Plex block.

The report provided the following conclusions with respect to this Draft Plan of Subdivision and its impacts on the local road network:

- The results of the capacity analysis provided indicate all movements at the site access roads/driveways on both Mill Street and 10th Line are projected to operate at LOS “B” or better, with minimum delay, queue of less than one vehicle at most intersections and operates with more than sufficient residual capacity available during both AM and PM peak hours. The traffic from the proposed development adds very little increase in the three principal components of intersection measures of effectiveness on Mill Street or on 10th Line.
- When the proposed development is fully built-out, it is expected that the Township Road network will continue to perform its minor collector/collector function and carry traffic volumes approaching minor collector/collector road volumes.
- Sightline analysis was carried out for future access roads/driveways on Mill Street and on 10th Line. There are no sightline issues on Asphodel 10th Line at the proposed Street A and the proposed 4-Plex driveway as there are clear sightlines available for more than 200 m in both directions at Street A and at 4-Plex driveway. When Mill Street is reconstructed, there will be approximately 300 m sightline distance to the east on Mill Street from the proposed Street C location.
- The intersection spacing assessment is carried out based on the TAC Geometric Design Guide for Canadian Roads (2017), for the proposed site access roads intersection in relation to future intersections in the study area. The assessment indicates that all proposed access roads and driveways meet the minimum spacing requirements for local/collector roads.

### **3.6 Phase One Environmental Site Assessment**

The Phase 1 ESA was undertaken to identify potential and actual environmental concerns associated with current and historical activities on the site and surrounding properties. Based on the findings of the records review and site visit, no actual and /or potential on-site sources of contamination were identified. The

Phase 1 ESA identified no evidence of environmental concerns associated with the site, therefore it was concluded that a Phase 2 ESA is not required.

### 3.7 Environmental Impact Study

The EIS concluded that potential negative impacts associated with the proposed development and site alteration can be appropriately minimized provided the recommendations outlined in the report are implemented. The recommendations include:

- All required approvals and permits should be obtained prior to the commencement of any site alteration or construction.
- Future Site Plans should indicate a 30m waterbody setback from the pond located on adjacent lands. Future Site Plans should also include the location of perimeter control Erosion and Sediment Control/Wildlife Exclusion Fencing.
- A Restoration and Planting Plan should be developed during the Detailed Design to enhance the 30m waterbody setback based on soil/sun conditions and native plant species.
- SWM Design should support the cold-water thermal regime of the watercourse downstream of the outlet.
- An Erosion and Sediment Control Plan (ESC) should be developed with the SWM and outflow design to prevent sedimentation into the waterbody. This Plan should include:
  - Prior to construction, the perimeter ESC fencing must be installed around the construction areas and outside the waterbody setback.
  - ESC fencing should be securely fastened to vertical supports spaced a maximum of 2m apart. All sediment fencing should be regularly maintained until the area has been stabilized and revegetated. Any overland drainage channels originating from the site, should be directed to a check dam structure before discharging to off-site areas.
  - Construction activities that require earthworks should be scheduled to avoid dates of heavy rainfall events and times of high runoff volumes.
- Measures to increase infiltration of surface run-off from new surfaces (LID features) should be encouraged and included on site plans when possible.
- To prevent negative impacts on migratory birds and SAR bats, vegetation removal should be completed from October 1 to March 31. If construction activities are underway during the bird nesting season or active period, the area should be investigated regularly for the presence of breeding birds and nests. Nests discovered on site should be left undisturbed until young have fledged or the nest is determined to be inactive.
- Machinery and building materials should be stored within the construction area throughout the construction period.

- If any SAR are encountered, they should be photographed and allowed time to move out of harm's way. SAR observations should be reported to the Natural Heritage Information Centre.

### **3.8 Stage 1 & 2 Archaeological Assessment**

The Stage 2 assessment resulted in the discovery of an isolated, pre-contact find spot during the pedestrian survey in the southern portion of the ploughed field. The single artifact recovered was determined to be a non-diagnostic isolated find without cultural heritage value or interest and does not require further archaeological assessment or mitigation. The subject property is considered to have been cleared of archaeological concerns. No further archaeology is required.

### **3.9 Noise and Vibration Feasibility Study**

Noise from vehicular traffic on Highway 7 was evaluated as was noise from the CP railway line adjacent the north property boundary line of the site. The results of the study indicate that the proposed development is feasible with noise control measures. An acoustical barrier is required along the railway to mitigate sound level excesses in rear yards adjacent the railway due to rail traffic noise. Central air conditioning and upgraded building constructions are required for dwellings adjacent to the railway. Forced air ventilation systems with ductwork sized for future installation of central air conditioning by the occupant are required for dwellings with some exposure to the railway. Noise warning clauses are also required to inform future occupants of the traffic noise impacts, to address sound level excesses and proximity to existing industrial uses. Brick veneer or a masonry equivalent exterior wall construction is required for dwellings in the first row adjacent the railway line.

A 5.5m high acoustical barrier, which will include a combination of safety berm and acoustic fence, along the railway is recommended. It is noted that the acoustical barrier is not required adjacent the stormwater pond. A 30m setback is required from the CP right-of-way to any proposed 2-storey dwellings or single-storey dwellings. These features are shown on Figure 4. Vibration mitigation is not required for the proposed development.



## 4. PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) applies to all planning applications effective May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS.

As shown on **Table 2** on the following pages, the applications for Official Plan Amendment and Draft Plan of Subdivision Approval are consistent with the 2020 PPS.

**Table 2: Provincial Policy Statement Analysis**

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<b>Part 1 – Preamble</b>	
<i>The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment</i>	The subdivision will be appropriately serviced with public water and sanitary sewer. A stormwater pond will address water quality and quantity. A safety berm and acoustic fence will be provided between the subdivision and CP Rail right-of-way.
<b>Part IV – Vision for Ontario’s Land Use Planning System</b>	
<i>The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.</i>	The subdivision will provide additional housing and will include a variety of housing forms, to help satisfy the municipality’s anticipated demand for housing. The additional tax revenue generated by the development will contribute to the long-term prosperity of the municipality. The stormwater pond will address water quality and quantity thereby contributing to a healthy natural environment.
<i>Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive</i>	Full municipal services will be provided to the site with minor extensions from the existing system. A variety of housing types are proposed and reduced setbacks will be utilized to provide a compact urban form.

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<i>resources and areas which may pose a risk to public health and safety.</i>	
<i>Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change.</i>	The new development is located within the settlement area and will be connected to the municipal water and sanitary sewer systems. A stormwater management plan will be designed to address water quality and quantity and will assist in protecting the environment. Livability of the community will be enhanced with a central park that is readily accessible to all lots within the subdivision.
<i>It is equally important to protect the overall health and safety of the population, including preparing for the impacts of a changing climate. The Provincial Policy Statement directs development away from areas of natural and human-made hazards. This preventative approach supports provincial and municipal financial well-being over the long term, protects public health and safety, and minimizes cost, risk and social disruption.</i>	Stormwater management will be implemented, including the construction of a stormwater pond for quantity and quality runoff control. A berm with an acoustic fence, and building setbacks will address land use compatibility between the residential uses and the industrial uses and the rail line to the north.
Section 1.0 – Building Strong Healthy Communities	
<p><b>1.1.1</b> Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment</p>	<p>The subdivision will efficiently utilize existing infrastructure thereby supporting the financial well-being of the municipality and Province.</p> <p>A mix of low and medium density residential uses is proposed. Freehold, condominium and rental tenure will be available. Commercial uses, parkland and SWM facility are also proposed to meet the long-term needs of the neighbourhood.</p>

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<p><i>(including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</i></p> <p><i>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i></p> <p><i>d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</i></p> <p><i>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</i></p> <p><i>f) Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;</i></p> <p><i>g) Ensuring that necessary infrastructure, electricity generation facilities and transmissions and distribution systems, and public service facilities are or will be</i></p>	<p>Technical studies have been prepared and include recommendations that have been included in the Subdivision Plan.</p> <p>The subject lands are located within the settlement area of Norwood and will not impact lands outside the settlement area.</p> <p>The subdivision will efficiently use available infrastructure.</p> <p>The Concept Plan proposes numerous housing forms that are both one storey and smaller in size that are suitable for older persons or persons with mobility issues. Design considerations will be addressed at the time of site plan approval and will be in accordance with the OBC.</p> <p>Emergency services, elementary and secondary schools, community facilities and parks are available to service the subdivision. In addition to existing parks,</p>



PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<p><i>available to meet current or projected needs;</i></p> <p><i>h) promoting development and land use patterns that conserve biodiversity; and</i></p> <p><i>i) preparing for the regional and local impacts of a changing climate.</i></p>	<p>a 1.7 ha park will be centrally located within the subdivision.</p> <p>An EIS has been prepared and includes recommendations to protect biodiversity and mitigate the impacts of development on natural heritage.</p> <p>A stormwater management plan and the construction of a stormwater management facility will address potential run-off and flood controls.</p>
<p><b>1.1.3 Settlement Areas</b></p> <p><i>1.1.3.1 Settlement areas shall be the focus of growth and development.</i></p>	<p>The lands are located within the Settlement Area of Norwood as identified in the County of Peterborough Official Plan.</p>
<p><b>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</b></p> <p><b>a)</b> <i>efficiently use land and resources;</i></p> <p><b>b)</b> <i>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;</i></p> <p><b>d)</b> <i>prepare for the impacts of a changing climate;</i></p>	<p>Municipal infrastructure is available in the immediate vicinity of the site. Local elementary and secondary schools, parks and community facilities are within a walkable distance to the subdivision. The site has good access from the existing road network including King Street, Mill Street and Asphodel 10th Line. The stormwater management plan, including the SWM pond will address stormwater runoff.</p>
<p><b>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</b></p>	<p>The proposed density of the subdivision and the anticipated associated Zoning By-Law Amendment will promote a compact form that is appropriate for the Village of Norwood.</p>
<p><b>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses</b></p>	<p>The proposed subdivision is located within a designated growth area and is immediately adjacent to built-up areas to the north, south, east and west.</p>

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<i>and densities that allow for the efficient use of land, infrastructure and public service facilities.</i>	<p>Infrastructure and services can efficiently be extended to the site.</p> <p>A variety of housing forms will be provided including single-detached dwellings, townhouse dwellings and a mix of medium density housing types. The proposed building setbacks and multi-unit dwellings will assist in providing a compact housing form which will efficiently utilize land, services and infrastructure.</p>
<p><i>1.1.3.7 Planning authorities should establish and implement phasing policies to ensure:</i></p> <p><i>b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</i></p>	<p>The subdivision will be developed in phases with infrastructure provided to support each phase of development. A Preliminary Phasing Plan has been prepared in consultation with the municipality and is included as <b>Figure 5</b> of this report.</p>
<p><b>1.2.6 Land Use Compatibility</b></p> <p><i>1.2.6.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</i></p>	<p>The site is in proximity to an industrial use, Richard Lutes Cedar Inc., and also Highway 7 and the CP Rail right-of way. To address land use compatibility issues, a Noise and Vibration Feasibility Study has been prepared. A 5.5m high acoustical barrier along the railway is recommended. A 30m setback is required from the CP right-of-way to any proposed 2-storey dwellings or single storey dwellings, as shown on Figure 4.</p> <p>The enhanced building construction criteria will be implemented according to the Noise Study.</p>
<p><b>1.4 Housing</b></p> <p><i>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of</i></p>	<p>The proposed subdivision will contribute towards the Township's three-year supply of land that is zoned, draft approved and can be readily serviced.</p>

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<p>current and future residents of the regional market area, planning authorities shall:</p> <p><b>b)</b> 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>	
<p><b>1.4.3</b> Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. 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;</p> <p>b) permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities.</p> <p>c) directing the development of new housing towards locations where</p>	<p>For the purposes of measuring the County's target of persons/ hectare, gross density calculations are utilized. 2.4 persons per household is the average household size according to the 2021 Census for Norwood.</p> <p>The County has identified a target of 35 persons and jobs/hectare with this increasing to 40 persons and jobs/hectare over time for greenfield areas. The proposed subdivision would achieve a density of 18 units/gross ha. Based on 2.4 persons/unit, this would result in 43 persons/ gross hectare and would exceed the greenfield density target.</p> <p>The Subdivision will provide for a range of lot areas and frontages &amp; housing forms and tenure to meet the needs of the municipality's citizens.</p> <p>Appropriate municipal infrastructure including open space/parkland, schools, community facilities, roads, sewers and</p>



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<p><i>appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i></p> <p><i>d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation and transit in areas where it exists or is to be developed;</i></p> <p><i>f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</i></p>	<p>water will exist to support the proposed uses.</p> <p>The proposed density created through the compact form of the subdivision efficiently utilizes the land, infrastructure, and public service facilities in Norwood. The connectivity within the subdivision, including walkways, supports active transportation.</p> <p>A variety of housing forms, utilizing full municipal services and development standards that allow for compact form will assist in providing housing choice and affordability.</p>
<p><b>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</b></p> <p><b>1.5.1</b> Healthy, active communities should be promoted by:</p> <p><b>a)</b> 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> <p><b>b)</b> planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p>	<p>Sidewalks will be provided within the proposed subdivision and will connect with existing pedestrian facilities. Four additional walkways are proposed within the subdivision to provide additional connectivity.</p> <p>A central Parkland Block will provide open space and a playground area for residents of the subdivision and surrounding area. Walkways within the subdivision have been placed to provide efficient access to the parkland. Medium density Blocks 245, 246 and 249 have been designed to allow for amenity areas within each development.</p> <p>Several Community facilities are located within 1km of the site including, the</p>

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	<p>Norwood Community Centre/Fitness Centre, Norwood Curling Club, Norwood Arena and Fairgrounds, and Norwood Mill Pond. The playing fields at Norwood District High School are located within 500m of the subdivision.</p>
<p><b>1.6.6 Sewage, Water and Stormwater</b>  <b>1.6.6.2</b> <i>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</i></p>	<p>The proposed development will optimize the use of existing infrastructure, and be serviced with municipal sewage and water service, which is the preferred form of servicing for settlement areas.</p>
<p><b>1.6.6.7</b> <i>Planning for Stormwater management shall:</i></p> <ul style="list-style-type: none"> <li><b>a)</b> <i>be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</i></li> <li><b>b)</b> <i>minimize, or, where possible, prevent increases in contaminant loads;</i></li> <li><b>c)</b> <i>minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of Stormwater, including the use of green infrastructure;</i></li> <li><b>d)</b> <i>mitigate risks to human health, safety, property and the environment;</i></li> <li><b>e)</b> <i>maximize the extent and function of vegetative and pervious surfaces; and</i></li> <li><b>f)</b> <i>promote Stormwater management best practices, including Stormwater</i></li> </ul>	<p>The subdivision will require stormwater management facilities to provide both quantity and quality control of runoff in accordance municipal and provincial guidelines. A storm water management facility will be located at the western corner of the development site to accommodate runoff from the entire development.</p> <p>Stormwater quality treatment for runoff discharging from the property will be through a treatment train approach including enhanced swales and a stormwater pond. An 'Enhanced' level of stormwater quality treatment (80% TSS removal rate) is expected to be provided by the proposed SWM facility for runoff draining from the subject property. Stormwater quantity treatment will be provided within the stormwater block and</p>

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<p><i>attenuation and re-use, water conservation and efficiency, and low impact development.</i></p>	<p>is required to ensure post-development peak flows do not exceed pre-development peak flows. The SWM pond will manage storm events up to and including the 100 year event.</p> <p>After treatment, runoff will discharge to an existing pond referred to as “south pond”. The “south pond” is hydraulically connected to the east pond via a culvert under the CP Rail corridor.</p> <p>Given that the SWM Block is located within the 30m setback associated with the “south pond”, a Restoration and Planting Plan will be developed during Detailed Design in accordance with the EIS recommendation.</p>
<p><b>1.6.7 Transportation Systems</b> <b>1.6.7.1</b> <i>Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</i></p>	<p>The proposed roadways will efficiently connect traffic to existing roads within the neighbourhood. Sidewalks will be provided on one side of the new roads to safely move pedestrians.</p>
<p><b>1.6.9 Airports, Rail and Marine Facilities</b> <b>1.6.9.1</b> <i>Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that:</i> <b>a)</b> <i>their long-term operation and economic role is protected; and</i> <b>b)</b> <i>airports, rail facilities and marine facilities and sensitive land uses are appropriately designed, buffered and/or separated from each other, in accordance with policy 1.2.6.</i></p>	<p>A Noise and Vibration Feasibility Study was completed and provides recommendations for design, setbacks and buffering of the sensitive residential land use from the rail facilities.</p>
<p><b>1.7 Long-Term Economic Prosperity</b> <i>Long-term economic prosperity should be supported by:</i></p>	

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<p><i>b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;</i></p> <p><i>c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;</i></p> <p><i>d) maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets;</i></p> <p><i>k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;</i></p>	<p>A variety of housing forms and tenure are proposed to respond to market needs. Blocks to be developed in the later phases of development can respond accordingly.</p> <p>The anticipated increase in population as a result of the development will provide for greater utilization of infrastructure and public service facilities.</p> <p>Given the site's proximity to the centre of Norwood, the resultant increase in population from the subdivision will contribute to the health and prosperity of the downtown and commercial businesses in the community.</p> <p>A stormwater management plan will minimize negative impact from increases in precipitation as a result of climate change. An EIS has been completed and provides recommendations to address preservation of natural features and species at risk.</p>
<p><b>1.8 Energy Conservation, Air Quality and Climate Change</b></p> <p><b>1.8.1</b> Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <p><i>a) promote compact form and a structure of nodes and corridors;</i></p> <p><i>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure;</i></p>	<p>Energy efficiencies will be realized by providing common walls in townhouse units and medium density dwellings and OBS requirements for new construction. Sidewalks and walkways will promote active transportation.</p>



PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
<b>Section 2.0 – Wise Use and Management Resources</b>	
<b>2.1 Natural Heritage</b> <b>2.1.1</b> <i>Natural features and areas shall be protected for the long term.</i>	An EIS has been prepared to assess the impact of the development on natural heritage features.
<b>2.1.2</b> <i>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</i>	The EIS recommended that future Site Plans should indicate a 30m waterbody setback from the pond located on adjacent lands to the west. The 30m setback has been shown on the Development Concept Plan. A Restoration and Planting Plan should be developed during the Detailed Design to enhance the 30m waterbody setback based on soil/sun conditions and native plant species. It is noted that the 30m setback only impacts Block 257, the Stormwater Facility Block. All other development is located outside the 30m setback.
<b>2.1.7</b> <i>Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</i>	No endangered or threatened species were identified on-site.
<b>2.2 Water</b> <b>2.2.1</b> <i>Planning authorities shall protect, improve or restore the quality and quantity of water by:</i> <b>i)</b> <i>ensuring Stormwater management practices minimize Stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</i>	Comprehensive management of stormwater in the subdivision drainage area will ensure that the quantity and quality of surface water is protected.  A Stormwater Management Facility is proposed in the southwest corner of the development. The SWM facility will provide quality control and quantity control to runoff from the site prior to discharging to the pond to the 'south pond'. Stormwater quality treatment for runoff discharging from the property will be provided through a treatment train

PROVINCIAL POLICY STATEMENT POLICIES	PLANNING ANALYSIS
	<p>approach. An ‘Enhanced’ level of stormwater quality treatment (80%TSS removal) is expected to be provided by the proposed SWM facility for runoff draining from the subject property.</p>
<p><b>2.2.2</b> <i>Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</i></p>	<p>To ensure maintenance of the hydrologic function of the “south pond”, a 30m waterbody setback should be provided. The stormwater block includes a portion of the “south pond” and land within the 30m setback, however the SWM facility itself is outside this setback. To provide mitigative measures, a Restoration and Planting Plan should be developed during the Detailed Design to enhance the 30m waterbody setback based on soil/sun conditions and native plant species.</p>

## 5. A PLACE TO GROW GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Planning Act requires that municipal decisions conform to *A Place to Grow Growth Plan for the Greater Golden Horseshoe* (the “Growth Plan”). The Growth Plan was updated and reissued by the Ministry of Municipal Affairs – Ontario Growth Secretariat and approved by the Ontario legislature under the Places to Grow Act on May 16, 2019. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter, are required to conform to the 2019 Growth Plan.

The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. The Growth Plan, which includes the County of Peterborough and the Municipality of Township of Asphodel-Norwood, sets out how the Greater Golden Horseshoe (GGH) will grow in the coming decades.

**Table 3** below demonstrates how the subdivision is consistent with the Growth Plan.

**Table 3: Growth Plan for the Greater Golden Horseshoe and Analysis**

POLICIES OF GROWTH PLAN	PLANNING ANALYSIS
<b>2.2.1 Managing Growth</b>	
<p><b>2.2.1.2</b> <i>Forecasted growth to the horizon of this Plan will be allocated based on the following:</i></p> <p><b>a)</b> <i>The vast majority of growth will be directed to settlement areas that have a delineated built boundary; have existing or planned municipal water and wastewater systems and can support the achievement of complete communities.</i></p>	<p>Although the site is not located within the built boundary of Norwood, it is immediately adjacent to it. The site has planned municipal infrastructure services and can support the achievement of complete communities.</p>
<p><b>2.2.1.4 Complete Communities shall:</b></p> <p><b>a)</b> <i>feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;</i></p>	<p>The subdivision provides a mix of housing forms, and mixed land use with commercial services; it will provide additional parkland and has easy access to: community facilities including Norwood District High School, Norwood District Public</p>

POLICIES OF GROWTH PLAN	PLANNING ANALYSIS
	School, Norwood Community Centre, Norwood Public Library, open spaces, playing fields and the central commercial area.
<i>b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;</i>	The variety of housing forms and tenure proposed will accommodate a range of home buyers' needs. All homes will have convenient and safe pedestrian access to the subdivision's centrally located parkland.
<i>c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;</i>	Single-detached units with three (3) lot sizes are proposed, in addition to one and two storey townhouse dwellings. Medium density blocks propose stacked townhouses, 3-storey 12-unit buildings, single-storey four-plex units, and apartments above commercial uses at-grade. The subdivision will provide housing for a range of incomes and needs, both owner-occupied and rental units.
<i>d) expand convenient access to: a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;</i>	Sidewalks and walkways will be provided within the subdivision and will enhance connectivity and active transportation.
<i>e) provide for a more compact built form, and a vibrant public realm, including public open spaces;</i>	The subdivision has a density of 27 units/ net ha and exceeds the greenfield target density. Multi-unit dwellings and reduced building setbacks and lot areas will result in providing a compact built form. The centrally located parkland will provide a meeting place for the local residents and will contribute towards a sense of community.
<i>f) mitigate and adapt to climate change impacts, improve resilience, and reduce</i>	The close proximity to the central commercial area, community facilities,



POLICIES OF GROWTH PLAN	PLANNING ANALYSIS
<i>greenhouse gas emissions, and contribute to environmental sustainability; and</i>	open space and the elementary school will reduce the need for lengthy vehicle trips and will therefore contribute to environmental sustainability. The design of the proposed SWM facility incorporates adequate storage volume to accommodate the effect of increased run-off on future post-development drainage conditions.
<b>g)</b> <i>integrate green infrastructure and appropriate low impact development.</i>	The proposal connects to the existing municipal infrastructure and there is no need to construct new facilities to accommodate the development. A stormwater management facility will be constructed on the property to address storm water quality and quantity. The Parkland Block will provide an area for natural infiltration and additional tree cover within the subdivision.

In reviewing the Growth Plan, it was determined that the intent of the relevant policies has been maintained. The subdivision is within the settlement area as shown in the County of Peterborough Official Plan. This project will make efficient use of land, existing infrastructure and public service facilities. The project proposes single-detached units with a variety of lot frontages and areas, one and two-storey townhouse units, and a variety of medium density building typologies; therefore, the development will provide a range of housing options and affordability within the subdivision. A stormwater management facility will be constructed to address stormwater quality and quantity. Sidewalks, walkways and roadways will be constructed within the subdivision to connect into the existing transportation infrastructure and integrate into the community. The parkland will contribute to the quality of life for area residents and will provide environmental benefits.

## 6. COUNTY OF PETERBOROUGH OFFICIAL PLAN

The County of Peterborough Official Plan was approved by MMAH November, 1994. The lands are designated *Settlement Area* on Map 'A' – Settlement Area, Watershed Boundaries, County of Peterborough Official Plan. It is noted that the Township of Asphodel-Norwood has chosen to incorporate its local municipal plans into the County Plan. The lands are designated *Hamlet* on Schedule 'A2'- Land Use Plan; *Rural*, and *Residential* on Schedule 'A2-1- Land Use Plan-Urban Component, Village of Norwood. The Official Plan Schedules are included as **Figure 6, 7, 8 & 9**. An amendment to the Local Component of the Official Plan is required to redesignate the entire site *Residential*. It is noted that a portion of the south-western edge of the property is designated *Residential* and is not subject to the Official Pan Amendment since a residential subdivision is a permitted use within the *Residential* designation. **Table 4** assesses conformity with the County of Peterborough Official Plan and Asphodel-Norwood Local Component.

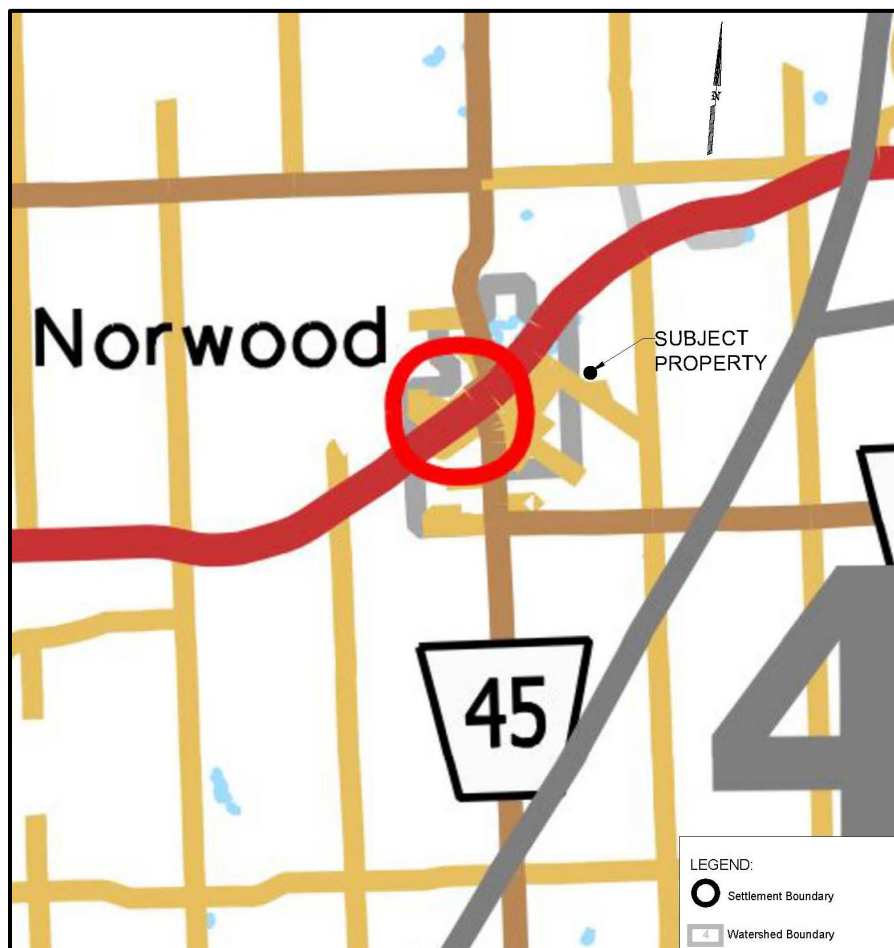


Figure 6: Map A – Settlement Area, Watershed Boundaries  
Peterborough County OP

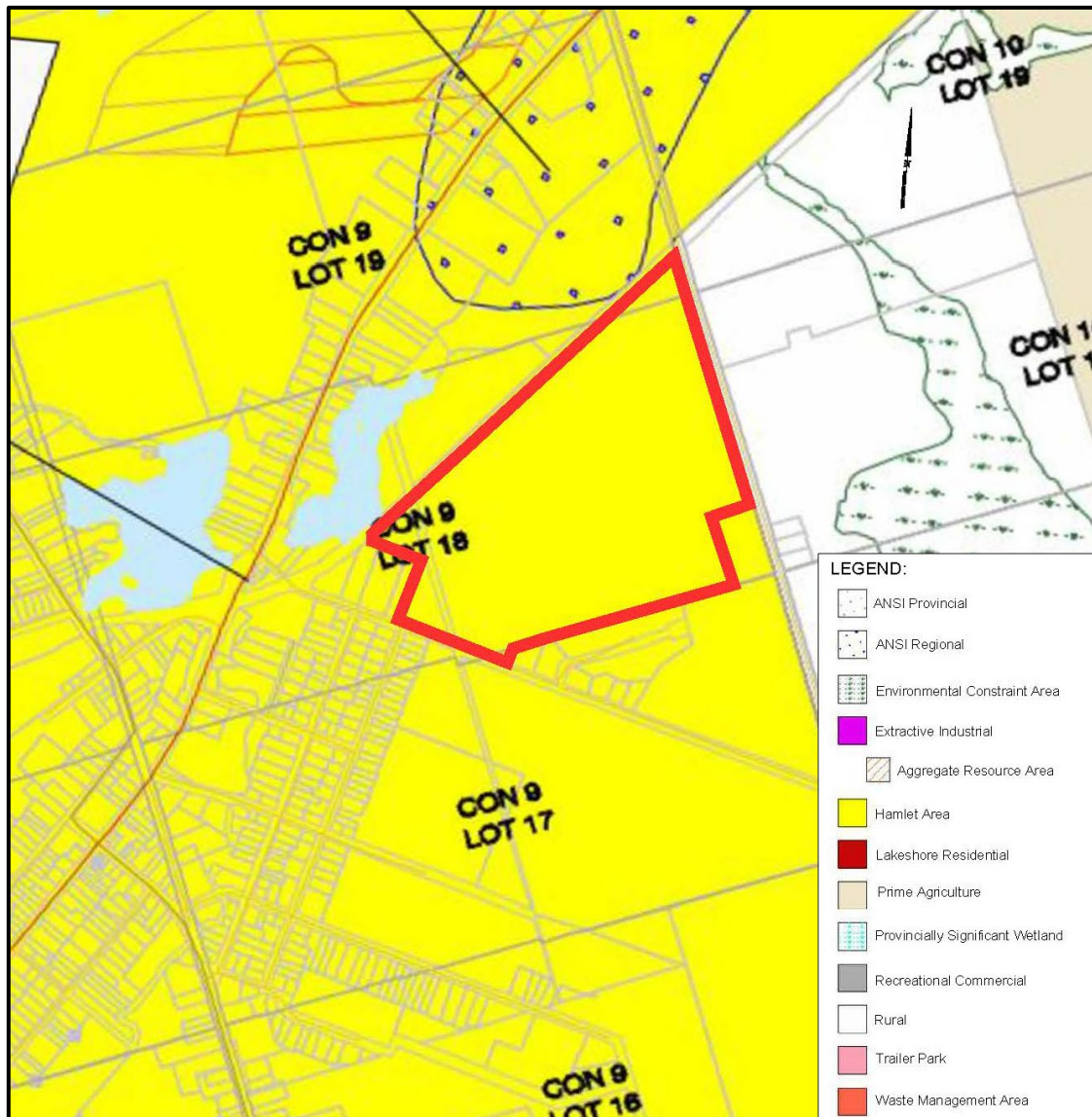
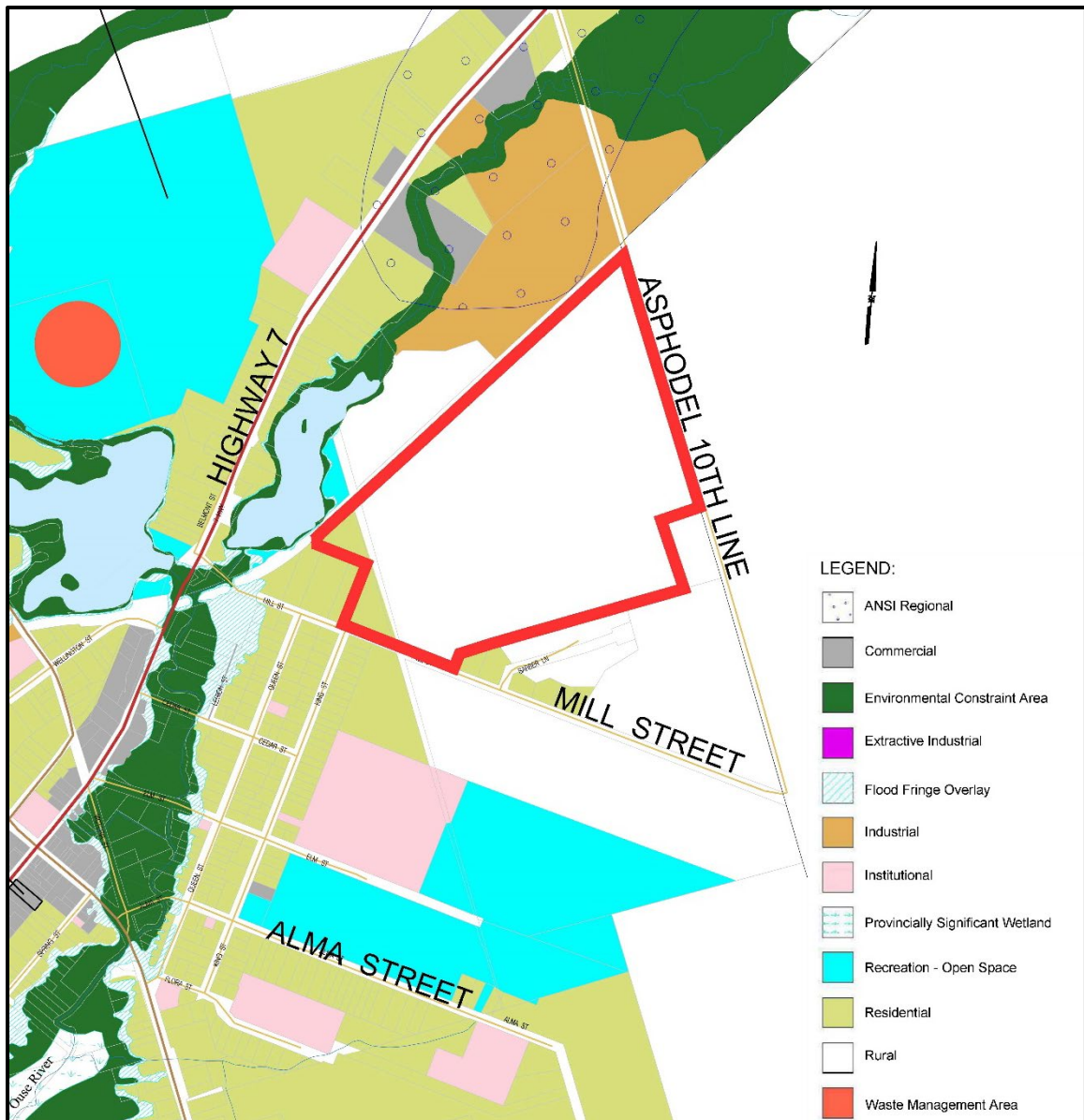


Figure 7: Schedule 'A2'- Land Use Plan – Rural Component, Municipality of Asphodel-Norwood. Subject property outlined in red.



**Figure 8: Schedule 'A2-1' – Land Use Plan – Urban Component,  
Village of Norwood, Municipality of Asphodel-Norwood  
Subject property outlined in red.**



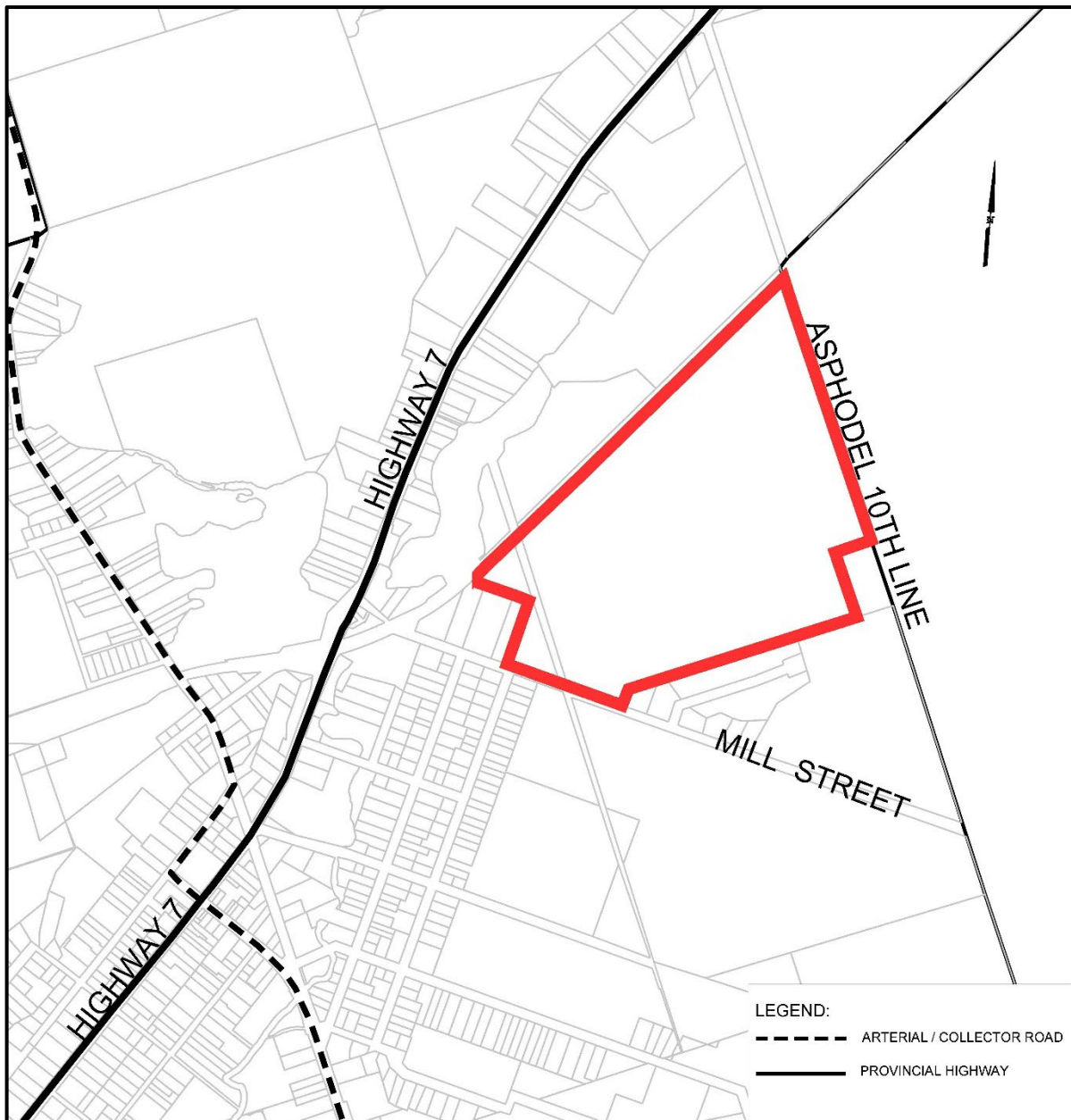


Figure 9: Schedule 'B2-1' - Roads Plan – Urban Component,  
Village of Norwood, Municipality of Asphodel-Norwood. Subject property outlined  
in red.

Table 4: County of Peterborough Official Plan Policies Analysis

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>Section 4</b>	
<p><b>4.2 Settlement Areas</b></p> <p><b>4.2.1 – Goal</b></p> <p><i>to provide a form of growth that is consistent with the need to conserve energy resources, preserve and enhance the natural environment, encourage an efficient and economic use of infrastructure and space, maintain County unity and retain local community identity.</i></p>	<p>The proposed density of the subdivision will efficiently utilize land and infrastructure while minimizing the impact on the natural heritage.</p>
<p><b>4.2.2 - Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas;</i></li> <li>• <i>to encourage a full range of living and employment opportunities by the creation of complete communities;</i></li> <li>• <i>to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible;</i></li> <li>• <i>to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses;</i></li> </ul>	<p>The subject lands are located within the identified settlement area of Norwood and will accommodate anticipated future growth within the municipality.</p> <p>A range of housing types are proposed to accommodate residents' needs and incomes. A commercial site located on Mill Street is also proposed to service the community and will enhance the complete community.</p> <p>The subdivision will be provided with full urban services with appropriate upgrades and extensions connecting into the existing system.</p> <p>The low density housing component of the subdivision will have a density of 24 units/net hectare. The medium density housing component will have a density of 31 units/net hectare. The overall subdivision density will be 27 person/net hectare.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>4.2.3 – Policies</b></p> <ul style="list-style-type: none"> <li><i>New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable;</i></li> <li><i>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.</i></li> <li><i>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 for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged.</i></li> <li><i>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.</i></li> </ul>	<p>In accordance with the Hydrogeological Assessment, the stormwater management plan will be reviewed by ORCA to determine applicable source protection policies and will be in compliance with Section 5.7 of this Plan.</p> <p>The subject lands are located within a settlement area where full municipal services are available.</p> <p>A variety of land uses are proposed within the subdivision. The uses include: residential uses with a range of lot sizes and housing forms, a main floor commercial use with frontage on Mill Street, parkland, and a stormwater management facility. Walkways are proposed and provide linkages within the subdivision. A variety of unit access is proposed including: direct access from the street, interior driveways and rear laneways.</p> <p>The associated Zoning By-Law Amendment will provide development standards to address compact development. Development of the site will front along the new internal road frontages.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>4.7 Physical Services and Utilities</b></p> <p><b>4.7.3.1 General</b></p> <p><i>Development will be directed to settlement areas identified for growth and areas where: utilities and services can be reasonably provided or extended; the development would effectively utilize existing utilities or services; and the development complies with the Source Water Protection policies of Section 5.7.</i></p>	<p>Development will be on full municipal services with appropriate extensions/upgrades to existing infrastructure and will be in compliance with Section 5.7 of this Plan.</p>
<p><b>4.7.3.2 - Sanitary Sewage and Water</b></p> <ul style="list-style-type: none"> <li><i>The County encourages development on public sanitary waste disposal systems, where possible, to minimize impacts and protect the natural environment;</i></li> <li><i>Full municipal sewage and water services are the preferred form of servicing for the settlement areas. In areas which are currently fully serviced, lot creation will only be permitted if sufficient reserve water and sewage plant capacity is available to accommodate the development;</i></li> </ul>	<p>The development will connect into the municipal sewage system.</p> <p>The Functional Servicing Report indicates that sufficient reserve capacity is available to accommodate the development upon completion of upgrades to the WWTP as presented by Watson &amp; Associates. The FSR also states that there is sufficient capacity within the municipal water system to accommodate the development upon completion of treatment system upgrades as identified in the report.</p>
<b>Section 5</b>	
<p><b>5.1 Housing</b></p> <p><b>5.1.1 – Goal</b></p> <p><i>to provide opportunities for a range of housing by type and density to be built throughout the County to respond to the varying needs of</i></p>	<p>A mix of housing types and densities are proposed and will be provided in phases to respond to market needs.</p>



COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>the permanent population based on demographic, income, market and special needs considerations.</i>	
<p><b>5.1.2 – Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>to encourage the provision of affordable housing and a variety of housing types on a County-wide basis;</i></li> <li>• <i>to ensure opportunities for a range of housing options and support services for seniors and people with special needs throughout Peterborough County;</i></li> <li>• <i>to ensure adequate land is designated by local municipalities to accommodate anticipated growth for future residential development over a ten year period;</i></li> <li>• <i>to maximize the efficient use of land, buildings and services, consistent with good planning principles.</i></li> </ul>	<p>The proposed smaller lots, townhouses, stacked townhouses, four-plexes and apartments will assist the municipality in providing a variety of housing forms to address affordability. Multiple unit dwellings may be established as part of a condominium and may be available for ownership or rental tenure.</p> <p>Proposed single storey dwellings and apartment units will support persons with different needs.</p> <p>The subdivision will contribute towards the municipality's supply of residential land available to accommodate anticipated growth over the next ten years.</p> <p>The site is located within the settlement area and will utilize existing hard and soft services. The Zoning By-Law Amendment will provide development standards to allow for efficient utilization of land in accordance with good planning and contemporary urban design principles.</p>
<p><b>5.1.3.1 – General</b></p> <ul style="list-style-type: none"> <li>• <i>The County promotes the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and</i></li> </ul>	<p>The subject lands are located within the identified settlement area of Norwood and will efficiently utilize land, infrastructure and services.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>servicing systems and facilities in accordance with the Settlement Areas policies of Section 4.2 of this Plan;</i></p> <ul style="list-style-type: none"> <li>• <i>Local municipalities shall provide a range and mix of housing in their municipalities to accommodate their projected growth over a 20 year time-frame;</i></li> <li>• <i>Local municipalities shall maintain at least a three year supply of lots in draft approved or registered plans of subdivision, and individual lots where servicing and pressures for development permit;</i></li> <li>• <i>Local municipalities shall provide a minimum 10-year supply of designated and available land for new residential development and residential intensification to meet forecasted demand, subject to servicing;</i></li> <li>• <i>In order to create complete communities, make efficient use of infrastructure, promote sustainable alternative modes of transportation, plan walkable communities having a range of housing types, the careful development of greenfield areas is necessary. Greenfield Targets in the County of Peterborough will be realized through developments that include a range of housing including singles, semis and multiple dwellings and condominiums. The Greenfield Target for Peterborough County will be implemented on a phased-in approach with a density target of 35</i></li> </ul>	<p>The range and mix of housing will contribute to the municipality's projected growth over the next 20 years.</p> <p>The subdivision will contribute towards the municipality's three year supply of lots in draft approved and/or registered plans of subdivision.</p> <p>The Official Plan Amendment to designate the entire site <i>Residential</i> will contribute towards the municipality's 10 year supply of land available for residential development.</p> <p>The area of the site is 35.5 hectares and the number of units proposed is 643, therefore, the proposed subdivision would achieve a density of 18 units/gross ha. Based on 2.4 persons/unit, this would result in 43 persons/ gross hectare and would exceed the greenfield density target.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>residents/jobs per hectare being implemented immediately and that this number moves to 40 residents/jobs per hectare with the next 5-year review required by the Planning Act or by 2015, whichever is sooner.</i></p>	
<p><b>5.2.3.3 - Archaeological Resources</b>  <i>The County of Peterborough will require that where the potential presence of an archaeological resource has been identified by the Ministry of Culture, an archaeological study be undertaken by a licensed archaeological consultant pursuant to the Ontario Heritage Act.</i></p>	<p>The site has been cleared of archaeological resources.</p>
<p><b>5.3 Transportation</b>  <b>5.3.1 - Goal</b>  <i>To provide a safe, convenient, efficient transportation system for all persons and goods, consistent with the environmental, cultural and economic goals of the County.</i>  <b>5.3.3 - Policies</b>  <b>5.3.3.1 - General</b> <ul style="list-style-type: none"> <li><i>The County will ensure, where possible, compatible land uses adjacent to railway corridors and rail terminal facilities;</i></li> <li><i>Transportation systems will be provided which are safe, environmentally sensitive, and energy efficient.</i></li> </ul> </p>	<p>A Noise and Vibration Study was completed and provides recommendations that address the proximity of the development in relation to the CP Rail corridor.</p> <p>A Traffic Impact Study has been completed and indicates that there are no capacity issues on Mill Street or Asphodel 10<sup>th</sup> line as a result of this development. Intersections are appropriately spaced and meet the minimum spacing requirements for local/collector roads. Sightlines will be sufficient at proposed intersections with Asphodel 10<sup>th</sup> line and the ultimate Mill Street layout.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>5.5 Land Use Compatibility</b></p> <p><b>5.5.1 – Goal</b> <i>to ensure that new land uses and new developments are compatible with existing built form</i></p> <p><b>5.5.3.1 – General Policy</b> <i>The County promotes the orderly development of new land uses while maintaining compatibility between existing and proposed land uses. Measures including land use separation, buffers, and intervening land uses shall be provided where required between incompatible land uses in accordance with Provincially established guidelines.</i></p>	<p>The design of the subdivision will be compatible with surrounding lands uses.</p> <p>A Preliminary Phasing Plan has been developed and will assist in providing orderly development of the subdivision with regard for servicing and diversity of housing form.</p> <p>A 5.5m high acoustical barrier, including a combination of safety berm and acoustical fence, along the railway is recommended. A 30m setback has been provided from the CP right-of-way to proposed 2-storey dwellings or single storey dwellings. This setback will address separation needed from both the railway and the existing industrial use located north of the CP Rail right-of-way.</p>
<p><b>5.7 Source Water Protection</b></p> <p><b>5.7.3 Policies</b></p> <p><b>5.7.3.1 General</b></p> <ul style="list-style-type: none"> <li>• <i>Development applications within identified vulnerable areas shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended.</i></li> <li>• <i>New land uses, including the creation of lots, and new or expanding land use activities, shall not be permitted within vulnerable areas unless it can be demonstrated that they do not pose a significant drinking water threat.</i></li> </ul>	<p>A portion of the site is within a Vulnerable Area with respect to Source Water Protection. In accordance with Section 59 of the Clean Water Act, Restricted Land Use Notice No. 2023-0158-N2A has been issued by the Risk Management Official. The Notice has been provided as part of this submission and indicates that no prohibition or risk management plan is required. Discussions regarding the proposed stormwater management plan should be held between the owner and regulatory authorities, as required.</p>



COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<b>Section 6 - Local Plan Policies</b>	
<p><b>6.2.3 Hamlet</b>  <b>6.2.3.1 General Principles</b>  <i>The Hamlet designation refers to existing settlement areas which function as residential and commercial service nodes. They may contain a mix of residential, commercial, small scale industrial, public and institutional facilities.</i></p>	<p>Schedule 'A2' - Land Use Plan – Rural Component, Municipality of Asphodel-Norwood identifies the property to be within the <i>Hamlet</i> designation. Within the settlement area of Norwood, Section 6.3, Urban Area policies apply.</p>
<p><b>6.3 Local Plan Policies – Urban Component</b>  <b>6.3.2 – Policies Applicable to Norwood</b>  <b>(c)</b> <i>It is intended that the Community shall maintain its role as the local service centre for the area and that opportunities for residential growth in the Township of Asphodel-Norwood will be directed to Norwood.</i></p>	<p>The proposed subdivision will be located within Norwood, a growth center within the Township of Asphodel-Norwood.</p>
<p><b>6.3.2.1 - Land Use Plan</b>  <i>Schedules A1-1, A1-2 and A2-1 of the Land Use Plan form part of this policy section and set out the general distribution of the major land use categories. It is intended that lands in Lakefield, Bridgenorth and Norwood shall be developed in accordance with these land use schedules. Certain lands in Lakefield and Norwood are within vulnerable areas, as identified on Schedule C1. Lands within vulnerable areas are subject to the Source Water Protection Policies of Section 5.7.</i></p>	<p>The lands are designated <i>Rural</i> and <i>Residential</i> on Schedule 'A2-1' – Land Use Plan. <b>An Official Plan Amendment to Residential is required to permit the subdivision.</b></p> <p>A portion of the site is within the vulnerable area. As such, Section 5.7 of this Plan is applicable. Restricted Land Use Notice No. 2023-0158-N2A has been issued by the Risk Management Official and is part of this submission.</p>
<p><b>6.3.2.2 - General Policies</b>  <b>(d)</b> <i>In an effort to control township expenditures and investments in hard infrastructure, development should generally occur as a logical extension of existing development. The Township may identify a</i></p>	<p>The anticipated and logical extension of existing services will be provided to the subdivision.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p>development phasing position either through an amendment of this plan, through a secondary plan exercise or through a resolution of Council.</p> <p><i>( e) For new development on lands outside of the built up areas in Lakefield and Norwood, the greenfield policies of Section 5.1.3.1 shall apply</i></p>	<p>The lands are located outside the built-up area of Norwood. The greenfield policies of Section 5.1.3.1 are addressed above.</p>
<p><b>6.3.2.3 – Residential</b></p> <p><b>a) General Principles</b></p> <p><i>These Residential policies and designation shall be for low, medium and higher density Residential uses in Bridgenorth and Norwood. In addition, uses that are compatible, complimentary to and serve the basic residential uses together with special care homes and converted dwellings shall also be permitted, provided that the residential amenities of the area are protected.</i></p>	<p>Low and medium density residential uses are proposed. Parkland, a SWM facility and a commercial use that service the community are also proposed.</p>
<p><b>b) Permitted Uses</b></p> <p><i>The predominant use of land within the Residential designation shall be detached single-detached dwellings, semi-detached dwellings, multiple dwellings such as triplexes, fourplexes, row-houses and walk-up apartments and a converted dwelling. Other permitted uses include schools, public parks, senior citizen homes, nursing homes, group homes, bed and breakfast establishments, private home day care facilities, extended home based businesses (Norwood only), home occupation uses and public uses.</i></p>	<p>Proposed housing forms include: single-detached dwellings, townhouses, four-plexes, and apartments. Parkland, a stormwater management facility and a main floor commercial building with apartments on upper floors are also proposed.</p>
<p><b>c) Residential Policies</b></p> <p><i>(ii) New development requiring subdivision of land shall be in accordance with the policies of Section 7.11 of this Plan as applicable.</i></p>	<p>Given the following: Average number of persons per unit: 2.4 persons Units proposed: 643 units</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>Subdivision design must take into consideration the requirements of the Ministry of the Environment and the Health Unit.... For Norwood, the average greenfield residential density shall be 35 persons/ha. The following residential densities shall generally apply the following different types of residential development:</i></p> <p><i>a) approximately 12 dwellings per gross hectare for single detached dwellings;</i></p> <p><i>b) approximately 21 dwelling units per gross hectare for semi-detached dwellings. The design shall include parkland, a comprehensive walkway system and school sites as required;</i></p> <p><i>c) approximately 30 dwelling units per gross hectare for plexes and row housing. Row housing complexes should be limited to about 6-8 dwelling units in any single grouping;</i></p> <p><i>d) approximately 45 dwelling units per gross hectare for walk-up apartments. The building height should not exceed approximately three (3) floors.</i></p> <p><b>(iii)</b> <i>The following policies shall apply to multiple dwellings within Residential areas:</i></p> <p><i>a) Multiple dwellings shall be located adjacent to an arterial or a collector road or on a local road that connects directly to an</i></p>	<p>Total area: 35.5 ha Net Area: 23.92 ha</p> <p>Net density of Subdivision: 27 units/net ha resulting in 65 persons/net hectare. Gross density of Subdivision; 18 units/ gross ha resulting in 43 persons/ gross ha. This exceeds the average greenfield density target for Norwood.</p> <p>Low density development (singles and townhouse dwellings) are proposed with a density of 24 units/net ha.</p> <p>Medium density development (stacked townhouses, four-plexes and apartments) are proposed with a density of 31 units/ net ha.</p> <p>It is noted that the proposed maximum number of freehold townhouses in a block as shown on the Draft Plan is six (6) and the maximum height of apartment buildings will be limited to three (3) floors in accordance with the applicable residential policy.</p> <p>All multiple dwellings have access to a local road that connects directly to an arterial or collector road and does not pass through an established residential neighborhood.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>arterial or collector road, provided that the local road does not pass through an established residential neighbourhood.</i></p> <p><i>b) A variety of multiple dwelling types shall be dispersed through the neighbourhood to prevent a concentration of any single type of dwelling within a given area.</i></p> <p><i>c) That care shall be taken to ensure that there is a gradual transition in densities between adjacent housing areas and that development will not over shadow or interfere with the view sheds of adjacent areas.</i></p> <p><i>d) Buffer planting for spatial separation shall be provided between groupings of multiple dwelling areas and single-detached areas.</i></p>	<p>King Street, Mill Street and Asphodel 10<sup>th</sup> line are local roads that connect to Provincial Highway No. 7.</p> <p>As shown on the Phasing Plan, each phase will provide for multiple unit dwellings. A variety of housing forms are dispersed throughout the subdivision.</p> <p>Single-detached dwellings have been primarily placed adjacent existing low density uses.</p> <p>Larger lots have been placed adjacent existing low density lots and will allow for greater buffering. Roadways, building setbacks and amenity areas will provide buffering between medium and low density areas.</p>
Section 7 – Local Plan Policies – General Development	
<p><b>7.2 General Policies</b></p> <p><b>7.2.1</b> <i>The provision of services and roads to all new developments shall be the responsibility of the land developer through agreements with the host Township. In those cases where services will benefit only a few residents or those residents directly involved, the Township may provide the services under the Local Improvement Act.</i></p>	<p>The developer will enter into a subdivision agreement with the municipality to address among other items, the provision of roads and services.</p>



COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>7.2.2</b> <i>The Townships shall endeavour to provide sufficient areas of public parks and open space areas in designated Growth Centres as well as the designated Hamlet, Rural Settlement and lakeshore areas. A portion of the required park lands may be obtained from the 5% dedication of public lands as set out in Section 50(5) of the Planning Act. A Township may request cash in lieu of the 5% parkland dedication where the area to be subdivided is not of a sufficient area to provide a suitable tract of parkland or where it feels that the collection of cash in lieu is more appropriate, given that such monies shall be used for purchasing or improving suitable park sites or public recreation uses elsewhere. The remainder of the required park lands must be obtained by purchase and the Township should set aside the funds necessary to acquire and maintain the parks.</i></p>	<p>A park, walkways and service blocks are shown on the Draft Plan and will be deeded to the municipality. This represents 5.2% of the site area and meets the intent of Section 50(5) of the Planning Act.</p> <p>It is noted that a 0.84 hectare interim parkland will be developed in Phase 3 as shown on the Phasing Plan and deeded to the municipality. Once the Rogers communication tower lease has expired, the remainder of the parkland will be deeded to the municipality.</p>
<p><b>7.2.3</b> <i>All new development shall comply with the Minimum Distance Separation requirements of the Provincial Policy Statement.</i></p>	<p>The subdivision is located within the settlement area and therefore MDS requirements do not apply.</p>
<p><b>7.2.4</b> <i>In order to minimize the financial burden placed upon the municipality resulting from the provision of additional roads, lands and services, the Township shall discourage strip development by encouraging permitted residential, industrial and commercial uses to locate in the designated growth centres.</i></p>	<p>The subdivision is located within the settlement area of Norwood, a designated growth center.</p>
<p><b>7.2.7</b> <i>The Township and/or the approval authority may request additional information that it considers it may need when considering development proposals or Planning Act applications. The applicant will be required to pay for the peer review of such studies where applicable.</i></p>	<p>In accordance with the pre-consultation document, supporting technical studies have been provided with the applications for Subdivision Approval and Official Plan Amendment. The applicant has provided a deposit for peer review fees.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>7.4 Water Supply and Sanitary Sewage Disposal</b></p> <p><b>7.4.1</b> <i>It is the primary objective of this plan to safeguard environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is promoted and encouraged for new development or redevelopment within the Townships. First consideration shall be given to higher forms of servicing including full municipal or communal servicing for all development. Where not feasible, consideration will be given to private well and septic systems.</i></p>	<p>Full municipal services will be provided to the subdivision.</p>
<p><b>7.4.2</b> <i>Where appropriate, an investigation of servicing options shall accompany all subdivision and Official Plan amendment proposals to ascertain the most appropriate form of servicing to foster environmental protection. The servicing options investigation shall consider the assimilative capacity of the ground water for surface water to absorb effluent without adversely impacting the natural environment. Where development is being proposed on full municipal services, the Township shall ensure that there is sufficient uncommitted reserve capacity in its water and sewage facility to service new development on municipal services prior to draft approval of a plan of subdivision or condominium.</i></p>	<p>The subdivision is located within the <i>Hamlet</i> designation where full municipal services are available. The Functional Servicing Report had identified upgrades to the existing municipal infrastructure that will be required to accommodate the development. The FSR has indicated that reserve capacity will exist within the water and sewage facilities to accommodate the subdivision pending planned upgrades.</p>
<p><b>7.4.6</b> <i>Where a detailed hydrogeological study is required, it shall be undertaken in accordance with the MOE Guidelines by a qualified professional and shall consist of a detailed description of the nature, topography, stratigraphy and drainage characteristics of the surface materials based on an analysis of grain size and test pit information, and of chemical and bacteriological water quality tests. Particular</i></p>	<p>A Hydrogeological Assessment has been prepared and has been submitted with the applications. The study was required to characterize local hydrogeological conditions and to provide recommendations to assist in ensuring no negative impact on the environment or adjacent private services.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>emphasis shall be placed on distinguishing poorly drained soils from well drained soils and of identifying areas subject to periodic flooding.</i>	
<b>7.5 Stormwater Management</b> <b>7.5.1</b> <i>Prior to approving any development proposal the Township, in consultation with the appropriate authority, shall be satisfied that adequate storm drainage to a suitable outlet is provided.</i>	A Stormwater Management Study has been prepared and has been submitted with the applications.
<b>7.5.2</b> <i>For any major development proposals within the Township, including plans of subdivision, runoff from the development shall be minimized and the impact of any proposed development on local and area-wide drainage patterns shall be identified.</i>	<p>To accommodate the increased storm water volume as a result of development, a number of design requirements are to be implemented to address Quantity Control, Quality Control and Erosion and Sediment Control.</p> <p>Quantity controls will be employed to limit peak flows to pre-development peaks. Run off from roof areas and front yards will be directed to the road while runoff from rear yards will be conveyed to storm sewers via rear-yard swales. A 1.75 hectare storm water management facility will be located at the western corner of the development site to accommodate runoff from the entire development. After treatment, runoff will discharge to an existing pond referred to as “south pond”. The “south pond” is hydraulically connected to the east pond via a culvert under the CP Rail corridor.</p> <p>Stormwater quality treatment for runoff discharging from the property will be through a treatment train approach including enhanced swales and the stormwater pond. An ‘Enhanced’ level of stormwater quality treatment (80%</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
	<p>TSS removal rate) is expected to be provided by the proposed SWM facility for runoff draining from the subject property.</p> <p>An erosion and sediment control plan will be part of the detailed design of the development and will include: siltation fencing, straw bale check dams, rip-rap check dams, and filter sock inserts in catch basins.</p>
<p><b>7.7 Land Use Compatibility</b></p> <p><i>7.7.1 It shall be a policy of this Plan to maintain compatibility between sensitive land uses and facilities such as active waste disposal sites, industry, commercial, sewage treatment plants, and aggregate activities. Measures including land uses separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment.</i></p>	<p>The site is in in proximity to an industrial use, Highway 7 and the CP Rail right-of way. A Noise and Vibration Feasibility Study was prepared and has been submitted with the applications. The study recommended that a 5.5m high acoustical barrier, including a combination safety berm and acoustic fence, along the railway be provided. A 30m setback is required from the CP right-of-way to the proposed 2-storey dwellings or single storey dwellings. It is noted that an acoustical barrier is not needed adjacent the stormwater pond.</p> <p>Central air conditioning and upgraded building construction is required for dwellings adjacent to the railway. Forced air ventilation systems with ductwork sized for future installation of central air conditioning by the occupant are required for dwellings with some exposure to the railway. Noise warning clauses are also required to inform future occupants of the noise impacts associated with traffic and the industrial use.</p>



COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>7.9 Criteria For Assessing Official Plan Amendment Applications.</b>  <i>In considering an Amendment, the Township shall have regard to the following criteria:</i></p> <p><b>7.9.1</b> <i>The need for the proposed use</i></p> <p><b>7.9.2</b> <i>The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.</i></p> <p><b>7.9.3</b> <i>The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to:</i></p> <ul style="list-style-type: none"> <li><b>a)</b> <i>the existing environmental and/or physical hazards and opportunities;</i></li> <li><b>b)</b> <i>the potential impacts of these hazards; and,</i></li> <li><b>c)</b> <i>the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate;</i></li> <li><b>d)</b> <i>the anticipated impacts of the proposed use on the natural environment.</i></li> </ul> <p><b>7.9.4</b> <i>The location of the area under consideration with respect to:</i></p> <ul style="list-style-type: none"> <li><b>a)</b> <i>the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas;</i></li> </ul>	<p>The subdivision allows for the development of a greenfield area within the settlement area of Norwood and provides land that is designated and draft approved for development as required by the PPS.</p> <p>The proposal provides for a mix of housing forms and densities not readily available in the Norwood area. The development will provide needed multiple unit dwellings which can provide affordability options.</p> <p>Technical Studies have been prepared, including an Environmental Impact Study, Hydrogeological Assessment, Geotechnical Assessment and Stormwater Management Brief. It was determined that development can occur without negatively impacting the natural environment provided report recommendations are implemented.</p> <p>Connections to the existing road system can accommodate development. The Functional Servicing Report indicated that the subdivision can be serviced with extensions and upgrades to existing infrastructure. The</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto;</i></p> <p><i>c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and</i></p> <p><i>d) opportunities for the protection and enhancement of the natural environment.</i></p> <p><i>7.9.5 The compatibility of the proposed use with uses in adjoining areas.</i></p> <p><i>7.9.6 The effect of such proposed use on the surrounding area regarding possible depreciation of adjacent properties.</i></p> <p><i>7.9.7 The potential effect of the proposed use on the financial position of the Township.</i></p> <p><i>7.9.11 Demonstration of how the proposal conforms to the Provincial Growth Plan.</i></p>	<p>EIS provided recommendations to ensure development has minimal negative impact on the natural environment.</p> <p>The surrounding uses are primarily residential and therefore the residential use is appropriate. Mitigation will be applied to the site in accordance with the Noise and Vibration Feasibility Study.</p> <p>Land values are not considered when evaluating impact on adjacent properties. The Hydrogeological Assessment concluded that there will be no negative impact on adjacent wells.</p> <p>The additional residential development will provide increased tax revenue for the municipality.</p> <p>Assessment of conformity with the Growth Plan is provided in <b>Table 3</b>.</p>

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><b>7.13 Criteria For Assessing Plans of Subdivision/Condominium</b> <i>In assessing proposals for residential development by plan of subdivision or condominium, the Township shall have regard for the following considerations:</i></p> <p><b>7.13.1</b> <i>The proposed development is compatible with the existing scale of development in the area.</i></p> <p><b>7.13.2</b> <i>The proposed development is compatible with the Conservation Authority's regulations.</i></p> <p><b>7.13.3</b> <i>Access roads have the capability to support the additional traffic loads anticipated from the proposal and will be constructed to standards determined by the Township. Where upgrading and additional maintenance may be required, the Township shall assess the financial impact of these additional expenditures and may levy fees to offset these costs.</i></p> <p><b>7.13.6</b> <i>All lots should have frontage on an interior road, developed to municipal standards. Lots having direct access onto arterial roads shall generally not be permitted.</i></p> <p><b>7.13.9</b> <i>Any proposed plan of subdivision or condominium must not land lock any other parcel of land, and should be designed to allow for the integration of future residential development in the area.</i></p>	<p>The scale of existing development in the area is low profile. The proposed scale of the subdivision is also low-profile and in accordance with the maximum height provisions of Section 6.3.2.3 of this Plan.</p> <p>Stormwater Management and Source Water Protection will be in accordance with ORCA requirements.</p> <p>The subdivision can be accommodated given the capacity of the existing local road system. Sufficient sightlines will be provided.</p> <p>Proposed lots have frontage on interior roads or condominium lanes. All roads deeded to the municipality will be developed to municipal standards. The commercial block has frontage on both Mill Street, an exterior road and also on Streets 'A' and 'C', interior roads.</p> <p>The plan of subdivision will not land lock another parcel of land.</p>

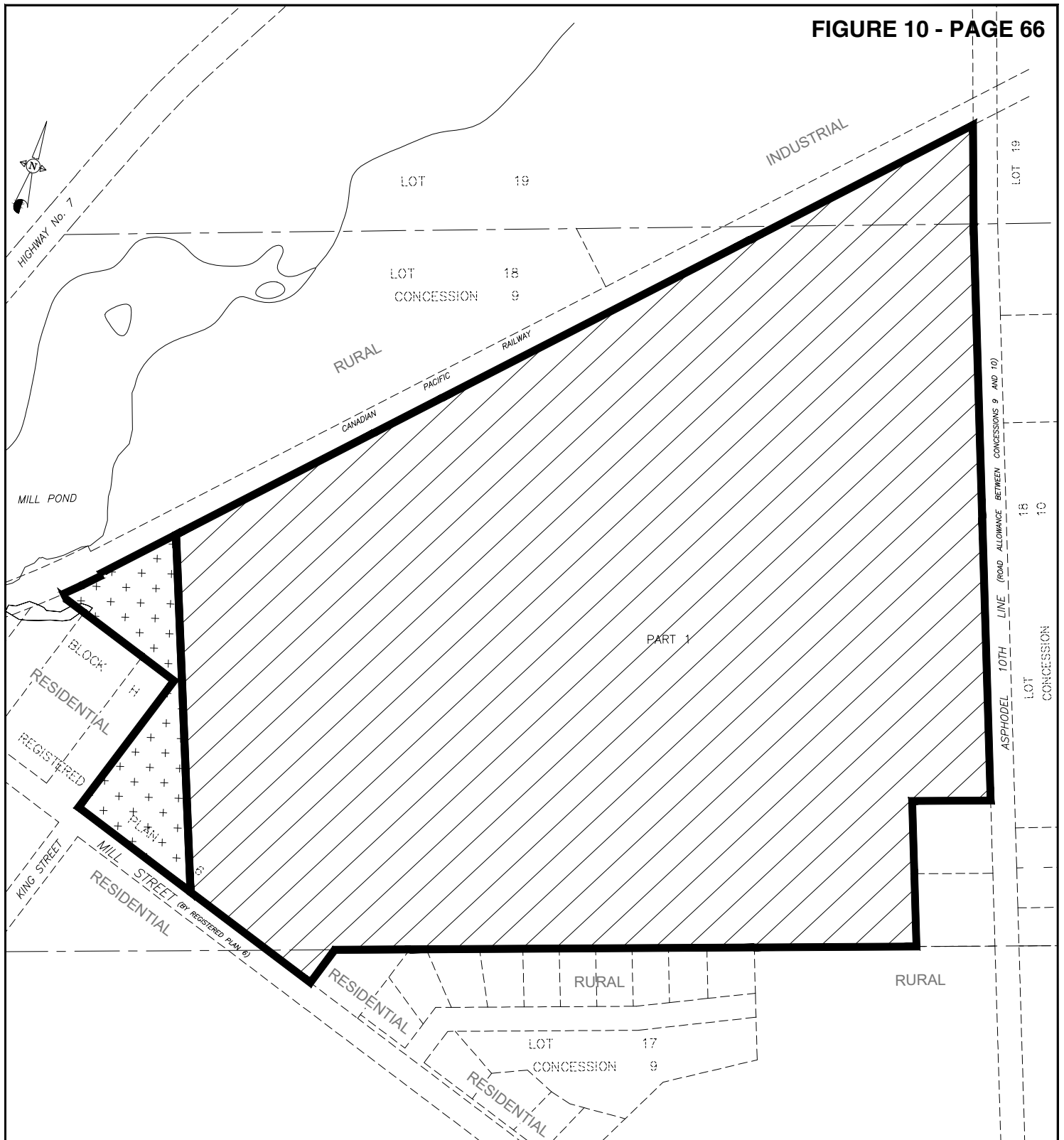
COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<p><i>7.13.10 The proposal shall be adequately served by existing levels of municipal services such as fire protection, police protection, garbage collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability should generally not be permitted.</i></p> <p><i>7.13.11 Residential subdivision or condominium developments shall be encouraged to locate in designated growth centres as identified on the Land Use Schedules however it is recognized that shoreland areas may also be suitable for limited development of this nature. 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 for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged.</i></p> <p><i>7.13.12 The Township shall enter into a development agreement with each developer as a condition of the approval of a plan of subdivision or condominium. This agreement will set out the</i></p>	<p>Community services are provided to the subdivision including: fire protection, police protection (OPP), garbage collection, secondary and primary schools, parkland and several community facilities. Community facilities include: Norwood Community Centre/Fitness Centre, Norwood Curling Club, Norwood Arena and Fairgrounds, and Norwood Mill Pond.</p> <p>The subdivision is located in a designated <i>Hamlet</i>, a growth centre. The site will be provided with full municipal services and will include a block with main floor commercial use in addition to the predominantly residential uses of the subdivision. Laneways and internal driveways will be utilized to create a neighbourhood oriented streetscape. Walkways and sidewalks will provide linkages within the subdivision. Parkland, a variety of lot sizes and dwelling types will contribute towards creating a complete community. The implementing Zoning By-Law will provide standards to promote a compact form and permit residential and commercial uses as proposed.</p> <p>It is understood that the developer will enter into a subdivision agreement as a condition of draft approval.</p>




COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>internal and external services which the Township will require the developer to provide.</i>	
<b>7.17 Site Plan Control</b> <b>7.17.2 Policies</b> <i>In accordance with The Planning Act, applicants for Site Plan Approval may be required to enter into a site plan agreement and provide to the satisfaction of and at no expense to the Township, any or all requirements set out in The Planning Act.</i>	The medium density and mixed use blocks will be subject to Site Plan Control.
<b>7.24 Community Facilities, Public Uses and Utilities</b> <b>7.24.1</b> <i>Except for lands designated Environmental Constraint and Prime Agriculture, the development and use of lands for community facilities, public parks and playgrounds shall be permitted in any designation. These uses shall generally be discouraged on prime agricultural lands as defined in Section 6.2.1 of this Plan.</i>	The subdivision includes a stormwater management facility and parkland that are permitted in the <i>Residential</i> designation.
<b>7.26 Transportation Policies</b> <b>7.26.1.1 – Road Network</b> <b>Functional Classification</b> <b>iii) Local Roads</b> <i>Local Roads are existing or proposed roads of two traffic lanes which provide access to abutting properties and which are designed to facilitate predominantly local traffic movements at low operating speeds. The design right-of-way width shall be 20 metres.</i>	All proposed roads within the subdivision will be classified a <i>Local</i> and will have a right-of-way width of 20m.
<b>7.26.1.2 – Roads Policies</b> <b>iv) The Township shall require, as a condition of the approval of any new development or redevelopment that sufficient lands are conveyed to the Municipality to provide for a road right-of-way</b>	All roads within the subdivision will be constructed to municipal standards and will be deeded to the municipality.

COUNTY OF PETERBOROUGH OFFICIAL PLAN POLICIES	PLANNING ANALYSIS
<i>width in accordance with the functional classification as set out on the Roads Plan Schedules and the corresponding design right-of-way width set out in this section.</i>	

The Upper Mill Pond subdivision and related Official Plan amendment conform to the policies of the County of Peterborough *Settlement Area* designation and the Local Component for the Township of Asphodel-Norwood *Hamlet* and *Residential* designations. The property is within the urban settlement area of the Township and can be readily serviced. Upper Mill Pond is adjacent to the built up area and is therefore a logical location for urban residential growth. The design and layout of the subdivision has considered the established low density neighbourhood character of the area and the location of adjacent industrial uses. The subdivision will be compatible with existing neighbourhoods and will also provide housing choices to accommodate anticipated housing needs of the residents of the municipality. Pedestrian and road connections will link the subdivision to existing adjacent residential communities and the new parkland will be an amenity for the entire community. The subdivision application has addressed the Official Plan objectives related to the land use compatibility, natural environment, servicing, stormwater management, and transportation and parkland dedication. The proposed amendment to the Township of Asphodel-Norwood Local Component of the Official Plan is shown on **Figure 10**.



**LEGEND:**

 LANDS DESIGNATED "RESIDENTIAL"

 LANDS TO BE DESIGNATED FROM "RURAL" TO "RESIDENTIAL"

**LOCATION**

**PART OF BLOCK H, REGISTERED PLAN 6**  
 FORMERLY VILLAGE OF NORWOOD  
**AND PART OF LOTS 17, 18 AND 19**  
**CONCESSION 9**  
 GEOGRAPHIC TOWNSHIP OF ASPHODEL  
**TOWNSHIP OF ASPHODEL-NORWOOD**  
 COUNTY OF PETERBOROUGH

**AMENDMENT  
 TO THE OFFICIAL PLAN  
 SCHEDULE 'A2-1'**



SCALE: 1:4500  
 DATE: DEC. 22, 2023  
 0 10 30 50 75 100 150 200 250m

211 Dundas Street East, Suite 202,  
 Belleville, Ontario, K8N 1E2

## 8. PLANNING ACT, RSO 1990, SECTION 51 (24)

The Planning Act establishes criteria in Section 51 (24) that the approval authority must have regard for when approving a draft plan of subdivision. Regard must be given, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants.

The following chart, **Table 5**, demonstrates how the proposal addresses Section 51(24) of the Planning Act.

**Table 5: The Planning Act Analysis**

SECTION 51 (24)	PLANNING ANALYSIS
<i>a) The effect of the proposed subdivision on matters of provincial interest, as referred to in Section 2 of the Act;</i>	The application for Approval of a Plan of Subdivision is consistent with the 2020 PPS and will address the applicable Provincial interests set out in Section 2 (a-q) of the <u>Planning Act</u> .
<i>b) Whether the proposed subdivision is premature or in the public interest;</i>	The proposed development represents the logical and compatible expansion of the existing built-up area. Municipal servicing is available without the need for unjustified or uneconomical expansion.
<i>c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision;</i>	An Official Plan Amendment is required to permit development of the subdivision. The draft plan of subdivision has been developed to conform to the settlement policies of the County of Peterborough Official Plan including the Local Component for the Township of Asphodel-Norwood. The subdivision will integrate into the established urban fabric while providing for a more contemporary compact urban form.



SECTION 51 (24)	PLANNING ANALYSIS
<i>d) The suitability of the land for the purposes for which it is to be subdivided;</i>	There are no physical hazards within the parcel fabric of the subdivision that would be detrimental to residential development. The Geotechnical Investigation did not identify any issues with regard to soil or slope stability.
<i>d1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;</i>	In addition to single detached dwellings on smaller lots and townhouse dwellings, four medium density blocks are proposed. Together, the units will provide a range of housing typologies that can accommodate a range of affordability needs. Multiple units may be registered as part of a condominium for ownership and/or rental tenure as the market demands.
<i>e) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	Access into the subdivision will be from Asphodel 10 <sup>th</sup> Line and via King Street to Mill Street. New roads within the subdivision will be continuous and will provide connectivity to exiting roadways. A Traffic Impact Study was completed and it was determined that the subdivision can be accommodated given the capacity of the existing road system.
<i>f) The dimensions and shapes of the proposed lots;</i>	The dimensions and shapes of the proposed lots are regular and appropriate for the area. Minor reductions in lot frontage and area will allow for intensification opportunities within the subdivision.
<i>g) The restrictions or proposed restrictions on the lands to be subdivided or adjoining lands;</i>	The lands are subject to the policies of the County Official Plan and Township Zoning By-law. The proposed draft plan will be subject to comprehensive conditions of draft

SECTION 51 (24)	PLANNING ANALYSIS
	approval and a Subdivision Agreement; and a Rezoning. Site Plan Approval will also be required for the medium density blocks.
<i>h) Conservation of natural resources and flood control;</i>	A stormwater management facility will be constructed at the western corner of the site and will provide the required storage and outlet control necessary to reduce post-development flows to predevelopment flows or less. The stormwater management report also addresses stormwater quality.
<i>i) The adequacy of utilities and municipal services;</i>	Utilities and municipal services are available to the site and will be adequate to service the proposed density.
<i>j) The adequacy of school sites;</i>	Kawartha Pine Ridge District School Board will need to confirm that local schools can adequately serve the proposed development.
<i>k) The area of land, excluding highways, to be dedicated for public purposes;</i>	The Draft Plan of Subdivision includes Block 251 (1.7 ha for parkland) and 0.14 ha for walkway and service blocks; and Block 257 (1.75 ha for SWM pond). The total area dedicated for public purposes is 3.59 ha which represents approximately 10.1% of the site area.
<i>l) The extent to which the plan's design optimizes the available supply, efficient use and conservation of energy;</i>	The overall density exceeds the Official Plan's minimum target density for greenfield developments and allows for the efficient use of land and services. The multi-unit dwellings can assist in energy conservation. The walkways

SECTION 51 (24)	PLANNING ANALYSIS
	and sidewalks will provide connections within the subdivision with active transportation benefits.
<i>m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to development on the lands, if the lands are located within a site plan control area designated under Section 41 of the <u>Planning Act</u>.</i>	The plan of subdivision will be subject to draft conditions of approval and a Subdivision Agreement approved by the Municipality, as well as Zoning By-Law criteria. Future development of the medium density blocks will be subject to Site Plan Control and may also be subject to Plan of Condominium.

## 9. ZONING BY-LAW #2009-08 ANALYSIS

The subject property is currently within the *RU-Rural* zone and *R2-H- Residential Two* zone with Holding provisions on Schedule 'B4' of the Township of Asphodel-Norwood Zoning By-law Number #2009-08, as amended.

A rezoning application will be submitted to the Township of Asphodel-Norwood as a condition of Draft Plan Approval. The rezoning amendment will permit the uses identified on the Draft Plan of Subdivision including single detached dwellings, townhouse dwellings, blocks of medium density housing, a mixed use commercial/residential building, parkland, and a stormwater management facility.

The Zoning By-Law currently differentiates between permitted uses in the *R1-Residential One*, *R2- Residential Two* zone and *R3-Residential Three* zone. A new zone category(s) will be crafted to allow for greater flexibility of permitted housing forms that are subject to specific zone provisions. The amending by-law will be created in consultation with the municipality. It is anticipated that parkland will be zoned *OS-Open Space* zone and the stormwater facility will be zoned *EP-Environmental Protection* zone.

The special provisions in the amending by-law will allow for compact form and intensification of the site and therefore the ability to provide more affordable units. This will address the intensification policies of the Provincial Policy Statement and Greater Golden Horseshoe Growth Plan and allow development of the site to meet the density target of the Official Plan.



## 10. PLANNING OPINION AND CONCLUSION

This Planning Report was prepared in support of applications by CAP Norwood Developments Inc. for an Official Plan Amendment and Draft Approval of a Plan of Subdivision filed with the County of Peterborough. The property is described as Part of Block H, Registered Plan 6, Formerly Village of Norwood and Part of Lots 17, 18, and 19, Concession 9, Township of Asphodel-Norwood, County of Peterborough.

The 35.5 hectare site is mainly vacant but currently accommodates a barn, a single-detached dwelling and a communications tower. The property has 243.4m of frontage on Mill Street and 566m of frontage on Asphodel 10<sup>th</sup> Line. The site is bounded to the north by the CP Rail right-of-way and Richard Lutes Cedar Inc.; to the south by single-detached dwellings and a draft approved plan of subdivision; to the east by single detached dwellings and rural land outside the settlement area and to the west by low density residential uses, the CP Rail right-of-way and Mill Pond.

The Draft Plan of subdivision proposes 199 single-detached units, 204 townhouse units, 24 stacked townhouse units, 60 multi-unit dwelling units, 40 apartment units within a mixed use residential/commercial building, and 116 four-plex units resulting in a total of 643 units. Together, the planned residential units will provide a range of housing typologies and affordability needs. Multiple units may be registered as part of a condominium and provided for ownership and/or rental tenure as the market demands.

Access to the subdivision will be via King Street to Mill Street and from Asphodel 10<sup>th</sup> Line. New roads and pedestrian facilities will be constructed to allow for connectivity within the subdivision and to the existing neighbourhood. A 1.75 ha stormwater management facility will be constructed at the western limit of the property to address stormwater quality and quantity as required. Approximately 1.8 ha will be dedicated for public parkland including a new centrally located neighbourhood park and walkways within the subdivision. A 15m-wide safety berm and acoustic fence adjacent the CP Rail right of way will be provide buffering to ensure land use compatibility.

The Draft Plan of Subdivision is contemplated within the *Settlement Area* land use category of the Peterborough County Official Plan. The subdivision requires an amendment to the Asphodel-Norwood Local Component of the Official Plan from *Rural* and *Residential* to *Residential*. The subdivision has been designed to conform to the policies of the *Residential* land use designation. The subdivision will be developed with a density of 27 units/net hectare and exceeds the minimum Greenfield density requirements of the Official Plan. The Upper Mill Pond subdivision is immediately adjacent the Norwood “Built Boundary” and is the logical

location for urban residential growth. To ensure compatibility, the design and layout of Upper Mill Pond subdivision has considered adjacent land uses. The subdivision application has addressed the Official Plan objectives related to housing, servicing, stormwater management, transportation, parkland and the division of land.

There has been careful consideration of land use planning criteria, land use compatibility, housing market, density analysis, building setbacks, and servicing in preparing the draft plan of subdivision for Upper Mill Pond. The policies of the County of Peterborough Official Plan that establish criteria to be considered when creating new subdivisions have guided the design process for the project. An application to amend the Township of Asphodel-Norwood Zoning By-Law will be filed with the municipality subsequent to adoption of the OPA and Draft Plan Approval.

The applications for Official Plan Amendment and Draft Plan approval of a Plan of Subdivision are consistent with the 2020 Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe to the planning policies of the County of Peterborough County Official Plan, and represent good planning.

## 11. REPORT SIGNATURE

Yours truly,



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