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# Planning Justification Report

Plan of Subdivision  
& Zoning By-Law  
Amendment Applications

**Trent Meadows Phase 1**

Norwood, ON

APRIL 2024

**DATE:** April 2024

**PREPARED FOR:**

HBNG (Norwood) Developments  
Inc.

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# 1.0 Introduction

## 1.1 Purpose of The Application

MacNaughton Hermesen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by HBNG (Norwood) Developments Inc. (hereinafter the “Owner”) to seek a Plan of Subdivision and Zoning By-Law Amendment Applications (Trent Meadows Phase 1) to develop a new residential community, on the lands municipally known as 67 Mill Street, in the community of Norwood, Township of Asphodel-Norwood (herein known as the “Subject Lands”). Specifically, the development proposal (Trent Meadows Phase 1) will occur on the western portion of the site “South” of Mill Street (**Figure 1**).



**Figure 1:** Location Map

## 1.2 Background

The Subject Lands were part of a previously approved Official Plan Amendment (OPA 35) and Zoning By-law amendment (under By-Law No. 2021-35) in 2021, on both the north and south sides of Mill Street (67 and 112 Mill Street) with a mixed-use plan of subdivision development. 67 Mill Street (South Site) was to contain 242 single-family detached homes, 115 row houses and 100 units retirement residence. 112 Mill Street (North Site) was to contain 120 single-family detached homes and 31 row houses. The proposed development also included open space areas, parks and an internal private street. The Owners did not proceed with the development as approved and have decided to make changes to the original proposal by reconfiguring the lot sizes, patterns and orientation in the subdivision while introducing a public road system throughout the Subject Lands.

In order to facilitate the above-noted changes to the previous approvals, the project team met with County and Township staff on April 27, 2023, to discuss revisions to the approvals on the site and an application checklist was provided which has formed the basis for the submission package to support the proposed Plan of Subdivision and Zoning By-Law Amendments applications. At the meeting County and Township staff indicated that given that the Planning Rationale Report provided to support the previous application remains valid, addendums to technical reports previously submitted would be required.

Following the above-noted meeting, there were subsequent changes to the overall development resulting in the development of a phasing plan which outlines how the site would be developed incrementally over time. To this end, a second meeting with County and Town staff was held on January 15, 2024. Staff confirmed that addendums to previous reports as noted above would be required.

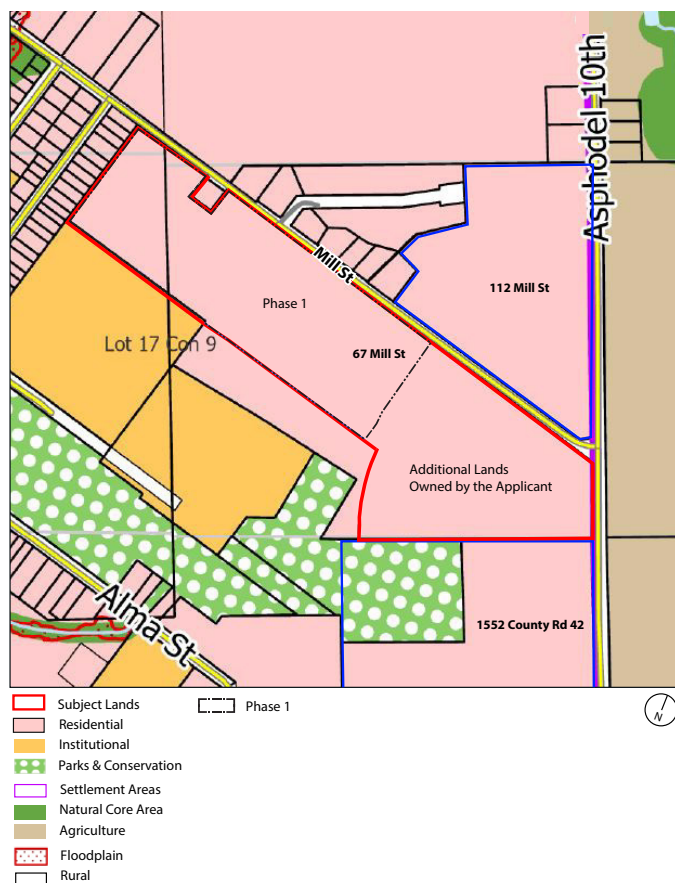
This updated Planning Report has been prepared in support of the draft Plan of Subdivision and Zoning By-Law Amendment Applications on the Subject Lands and provides justification thereto. Further, this Planning Justification Report is to be used in conjunction with the detailed analysis that was undertaken for the Official Plan and Zoning Amendment applications in the Planning Justification Report dated, October 20, 2016, prepared by MHBC.

## 1.3 Planning Framework

The following summarizes the planning framework pertaining to the Subject Lands:

### 1.3.1 Planning Act

The proposed development supports the applicable matters of Provincial interest as outlined. Section 2 applies to all applications and 51(24) applies due to the proposed draft plan of subdivision.



**Figure 2:** County of Peterborough Official Plan Land Use

### 1.3.2 Provincial Policy Statement & Growth Plan for the Greater Golden Horseshoe

The Provincial Policy Statement ("PPS") and Growth Plan for the Greater Golden Horseshoe ("GP") directs development to establish built-up areas where there is existing municipal infrastructure. Intensification and redevelopment are encouraged as is a range and mix of residential and employment uses in a compact urban form.

It requires municipalities to undertake planning for these areas identified for growth and to zone them to permit appropriate development densities. Lands within these areas should be optimized to make efficient use of such infrastructure. The proposed development will utilize infrastructure that has been put in place within this area including public service facilities, commercial, recreational and cultural uses.

### 1.3.3 County of Peterborough Official Plan

The County of Peterborough Official Plan Amendment (OPA) No. 35 was adopted by By-Law No. 2021-46 on August 4, 2021. The OPA re-designated the Subject Lands from *Rural* and *Recreational Open Space* to *Residential*.

The County of Peterborough has prepared a new Official Plan to set the vision and direction for growth and development to the year 2051. In June 2022, Peterborough County Council adopted Official Plan 2022-47 ("OP"), which is awaiting approval from the Minister of Municipal Affairs and Housing before coming into effect.

The proposed development is consistent with the policies outlined in the new OP, which permits Residential land use on the Subject Lands under the "Norwood Township of Asphodel – Norwood Land Use Schedule" (**Figure 2**).



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### 1.3.4 Township of Asphodel-Norwood Zoning By-Law 2021-35

As noted previously, through the approval of Zoning By-Law 2021-35, the Subject Lands are zoned Residential, with a variety of permissions. The approved zoning for 67 Mill Street brought forward the following standards: Residential One Exception Eight Holding (R1-8 H), Residential One Exception Nine Holding (R1-9 H), Residential Two Exception One Holding (R2-1 H) Zone, Residential Three Exception Four Holding (R3-4 H) Zone and Open Space (OS-6 H) Zoning.

A holding zone provision was placed on the above-noted zones pending confirmation of municipal servicing capacity to be determined when a subdivision and/or condominium application is submitted for the subject lands.

The Trent Meadows Phase 1 proposal differs from the original development contemplated as it would introduce a series of roads and open spaces which will be conveyed into public ownership. Further, a zoning amendment to the above-noted zoning standards are required to deliver 164 dwellings, comprising:

- 31 single-detached dwellings on 7.6 metre lots;
- 59 single-detached dwellings on 11 metre lots;
- 16 single-detached dwellings on 12.2 metre lots;
- 45 single detached dwellings on 15.2 metre lots and;
- 12 row houses on 6 metre lots.

Further details on the Trent Meadows Phase 1 proposal are provided in subsequent sections of this report.

To support the proposed development for Trent Meadows Phase 1, we anticipate that, the zoning will be amended to provide flexibility such that the following zoning standards would be permit row houses on 6.0 metre lots and single-detached family dwellings on lots ranging from 7.6 metres to 15.2 metres. The Zoning amendment would also include a number

of drainage blocks and a Stormwater Management Facility. It is expected that Open Space Exception Six Holding (OS-6 H) Zone will be maintained.

The proposed development implements the revisions to the previous approvals as outlined in **Appendix B**.

# 2.0 Site and Surrounding Context

## 2.1 Surrounding Area

The Subject Lands are located east of the Township of Asphodel-Norwood in the County of Peterborough (Figure 3).

The Trent Meadows Phase 1 lands are approximately 13.9 hectares (34.3 acres) in size and were used predominantly for agricultural purposes. The site is generally surrounded by agricultural uses and Mill Street to the north, Asphodel 10th Line to the East, a small cluster of residential dwellings to the west along Mill Street.

The site is uniquely situated in proximity to the village of Norwood which contains a charming blend of rural, village and cottage lifestyle. The village is further supported by existing retail and service commercial uses as well as community service facilities including the Norwood District Public School and High School, the Norwood Fair Grounds and Community Centre and various other daycare and retirement home amenities.

The proposed development will complement the existing village fabric which consists primarily of single-detached dwellings that will support its growing community and active rural lifestyle.



Figure 3: Aerial Context Map



North



South



East



West

**Figure 4:** Photos of Surrounding Area

## 2.2 Related Developments

### 2.2.1 North Site (112 Mill Street)

The North site is approximately 21.947 hectares (54.23 acres) in size and is currently vacant but was used predominantly for agricultural purposes. The site is also generally surrounded by agricultural lands, however, it is also bounded by Mill Street to the south, a small cluster of residential dwellings to the west, and Asphodel 10th Line to the east. As noted, the site was part of the 2021 approval. A revised proposal for this site will occur in the future.

### 2.2.2 Menzies Site (1552 County Road 42)

The Menzies site is approximately 23 hectares (58.36 acres) in size and similarly, is an open field and is being used predominantly for agricultural purposes. The site is also generally surrounded by agricultural lands, however, it is also bounded by the South Site (67 Mill Street) to the north, Asphodel 10th Line to the east, and a cluster of community services facilities to the west including the Norwood District High School and Intermediate School, Fair Grounds and Community Centre. Of note no application has been submitted yet for these lands although the Owners have held pre-application consultation meetings with staff. Development on these lands will occur at a future date.



# 3.0 The Proposal

## 3.1 Vision

The Trent Meadows Phase 1 Lands are located within the settlement area of Norwood (**Figure 2**) with access to a variety of amenities. The vision for the land is to provide future residents with a holistic and complete lifestyle that is integrated with the existing village life. Opportunities to connect with natural elements are embedded in the planned community. This complete community is designed to provide green connections throughout the neighbourhood to encourage an active lifestyle. Gathering places are provided at neighbourhood parks. A range of housing options are offered by the community plan to meet the needs of residents of all ages and throughout their lifetime.

## 3.2 Project Statistics

The Trent Meadows Phase 1 proposal would result in development on the western portion of the South site. To this end, the Plan of Subdivision and Zoning By-law Amendment applications being brought forward would result in a revised site layout and deployment of residential buildings and open space areas/SWM facility. The balance of the South site would be developed under a future phase.

As noted, a Plan of Subdivision and Zoning By-law Amendment (Trent Meadows Phase 1) to permit 164 residential units (152 singles detached dwellings and 12 row houses), blocks for drainage and stormwater management.

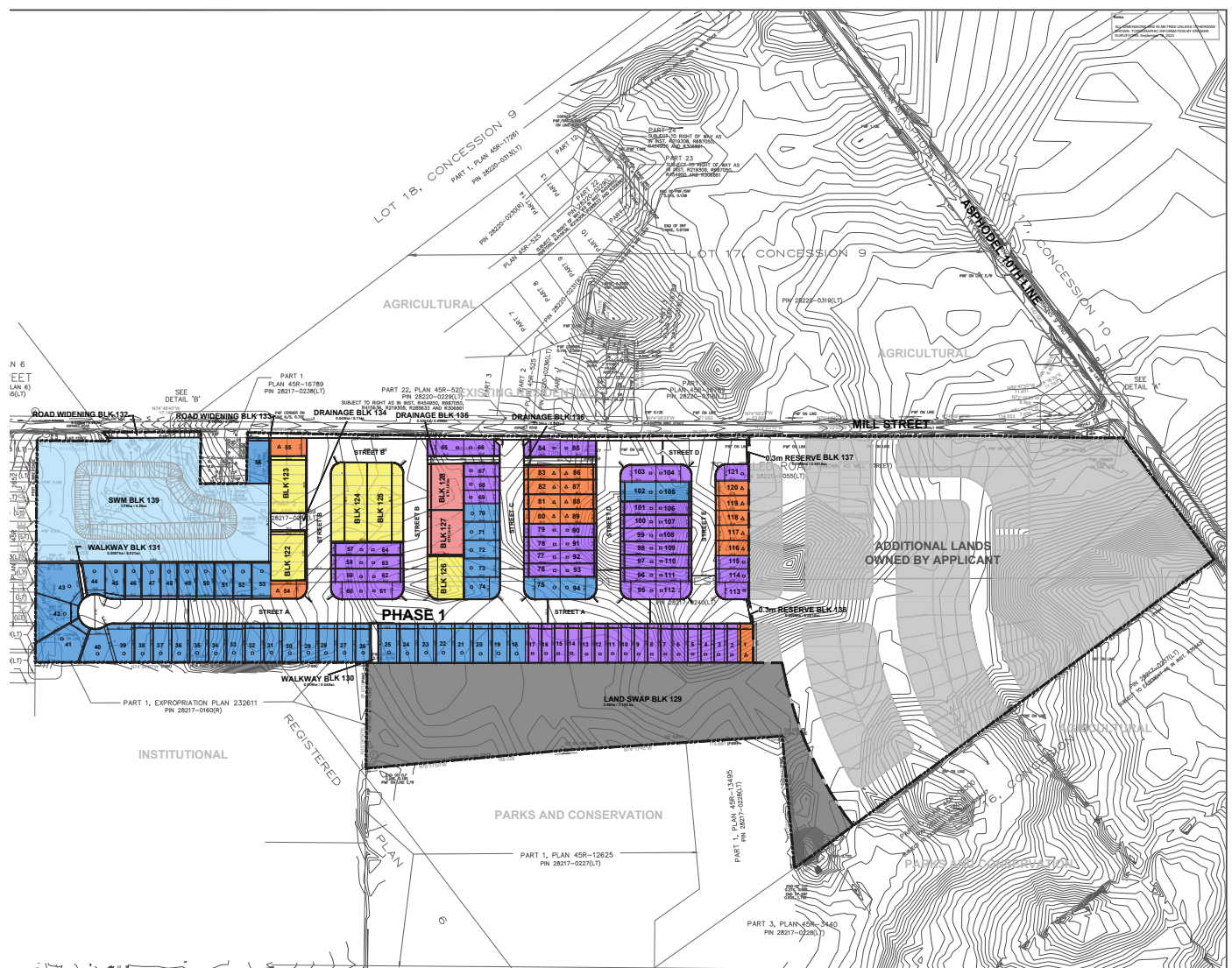
The tables below further describe the proposed Draft Plan of Subdivision for the Subject Lands.

<b>Trent Meadows Phase 1</b>	<b>Units/Blocks</b>	<b>Area (+/-)</b>
7.6m Detached Residential Lots	31 units	0.76 ha/ 1.87 ac
11.0 m Detached Residential Lots	59 units	2.07 ha/ 5.11 ac
12.2 m Detached Residential Lots	16 units	0.59 ha/ 1.46 ac
15.2 m Detached Residential Lots	45 units	2.44 ha/ 6.03 ac
6.0 m Row Houses	12 units	0.24 ha/ 0.57 ac
Special Lot	1 unit	0.07 ha/ 1.85 ac
Storm Water Management	Blocks 139	1.77 ha/ 4.37 ac
Road Widening	A-E	2.78 ha/ 2.77 ac
Drainage	Blocks 134, 135, 136	0.11 ha/ 0.276 ac
<b>Total</b>	<b>164 Units</b>	

The proposed development is located close to the main street of Norwood (along Trans Canada Highway/ Highway 7) which provides commercial amenities within reasonable walking distance. The adjacent schools and community centre, combined with the planned park and trail system provide future residents with both educational and recreational opportunities within reasonable walking distance. The Draft Plan of Subdivision includes public streets providing connections to Mill Street, Asphodel 10th Line and the wider community. There are other connections to the

surrounding area via pathways/trails that will help to fully integrate the new development into the Village of Norwood.

During pre-consultation meetings, County/Town staff, called for more affordable and attainable housing options in the new development. They further recommended a plan showing a greater mix of unit types, and/or a portion of detached dwelling lots containing second dwelling units (either within the primary dwelling unit or in an accessory building). A plan showing potential entrances for second dwelling units will be provided during detailed design stage of the proposed development.



**Figure 5:** Draft Plan of Subdivision

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## 3.3 Supporting Reports

In support of the Trent Meadows Phase 1 development, the following studies which were originally provided in support of the original Official Plan and Zoning By-law amendment applications have now been updated for the purpose of the current applications as requested by the County and Township staff following the pre-application consultation meeting held on January 15, 2024:

- Traffic Impact Study prepared by Tranplan Associates Inc.
- Functional Servicing Report (Updated) prepared by Engage Engineering Ltd.
- Stormwater Management Plan/Report (Updated) prepared by Engage Engineering Ltd.
- Archaeological Assessment (Stage 3).
- Species at Risk Document.
- Survey.

The following is a summary of the key findings and conclusions of the studies noted above:

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### 3.3.1 Traffic Impact Study

Tranplan Associates Inc. have prepared a Transportation Impact Study in support of the proposed development. The following are the principal findings and recommendations in the study.

- The study considered the weekday peak hour periods using AM and PM peak hour vehicular volumes generated by the proposed Trent Meadows Phase 1 development.
- Under existing conditions, the two study intersections Mill Street/King Street and Mill Street/Asphodel 10th Line are both operating at excellent Levels of Service.

- The 164 residential units are currently projected to be fully build out by the Summer of 2027. When built out, it is estimated to produce 136 two-way vehicle trips in the AM peak hour, 173 two-way vehicle trips in the PM peak hour and 1,635 two-way vehicle trips per day.
- All movements at the two study intersections Mill Street/King Street and Mill Street/Asphodel 10th Line are projected to maintain their excellent Levels of Service.
- All Trent Meadows Phase 1 traffic will access Mill Street via Street C. The intersection spacing review indicates that Street C meets TAC recommended intersection spacing requirements of 60 m. It is located more than 400 m from King Street to the west and approximately 500 m from Asphodel 10th Line.
- The intersection capacity analysis results indicate that all movements at Mill Street/Street C intersection are projected to operate at LOS A.
- Auxiliary turning lane analysis indicates that a left turn lane or a right turn taper is not warranted on Mill Street at Street C.
- The sightline analysis indicates that there is enough sightline distance to meet all intersection sight distances for 60 km/h design speed to the west (252 m) and to the east (200 m) on Mill Street from Street C location under the existing conditions. When Mill Street is reconstructed with Trent Meadows Phase 1 development (urbanized and to a collector road design standards), there will be approximately 262 m sightline distance to the west and 335 m sightline distance to the east on Mill Street from the proposed Street C location.
- No other mitigation measures are required to support the proposed Trent Meadows Phase 1 development.

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### 3.3.2 Functional Servicing Report

Engage Engineering Ltd. has prepared a Functional Servicing Report to review the municipal services available for the proposed development. The existing municipal infrastructure was reviewed to determine if water and sanitary servicing are available for the proposed 152 single-detached homes, and 12 row houses. The Norwood water treatment plant and sewage treatment plant, including the water distribution network and wastewater collection system, and SPS were analyzed to confirm that the services could provide the required servicing to the development.

Water servicing to the proposed development is to be connected to the existing 200mm watermain within the Mill Street ROW and loop to the existing watermain on Elm Street. A review of the existing capacity in the Norwood drinking water system determined upgrades will be required to the existing water treatment facility and water storage to provide sufficient volume and pressure to the completed development. The Township is currently in the design stage for the construction of additional water storage. The existing infrastructure has sufficient capacity to provide the minimum required fire flow for the proposed structures. Additional calculations will be required during the detailed design phase after the standpipe has been connected to the system.

The proposed sanitary servicing for the residential units will be serviced internally by a 200mm gravity sanitary sewer network. A review of the existing capacity in the Norwood sanitary system determined the existing wastewater treatment plant and Lions Park sanitary pumping station will require upgrades to the capacity to service all of the Trent Meadows Phase 1 development. The Lions Park SPS is currently operating at 84% capacity and can only accommodate 94 single-family homes prior to requiring upgrades. The capacity of the forcemain will also require to be reviewed in conjunction with the SPS upgrades. The development will also require upgrades to the existing sanitary sewers within the Mill Street, Legion Street, and Cedar Street ROW.

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### 3.3.3 Stormwater Management Report

Engage Engineering Ltd. has prepared a Stormwater Management Report in support of the proposal. The report notes that the impervious surfaces within the Trent Meadows Phase 1 Development will increase runoff rates and have the potential to increase sediment and contaminant loading downstream.

To mitigate these effects, a stormwater management strategy is proposed that incorporates a wet pond and LIDs that will the required provide quantity and quality control. The Stormwater management facilities will control the post-development release rates to below the pre-development levels for all storm distributions and durations. The wet ponds will provide an enhanced level of quality control. The proposed SWM strategy will ensure that the proposed development does not have a negative impact on downstream receivers.

In addition to the pond, LID measures will be implemented for the site to promote groundwater recharge and aid in quality and quantity control for the site. The preferred alternative of upgrading Mill Street and installing a storm sewer system capable of handling the 100-year storm event will allow for an adequate outlet for the entire site and external catchment areas. This option also directs a significant amount of drainage away from the Norwood District High School, the Asphodel Community Centre and houses on Flora Street that are currently experiencing flooding

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### 3.3.4 Archaeological Assessment Stage 3

A Stage 1 & 2 Archaeological Assessment was conducted at 67 & 112 Mill Street in the Village of Norwood. With the study area abutting an early transportation route in the region, historical background research suggests a long depth of occupation by European inhabitants. Furthermore, the local geography and nearby watercourses suggests there is additional potential for pre-contact Aboriginal material to be identified and recovered.



Subsequently, the Stage 2 assessment recovered a total of 115 historic Euro-Canadian artifacts. As a result of the cultural heritage value and interest for Crowley Farm, a further Stage 3 site-specific assessment was undertaken between September 12, 2016 to September 20, 2016.

The Stage 3 assessment recovered 1766 historic Euro-Canadian artifacts from the test unit excavations. The median date range of the recovered artifacts suggests they are from the late nineteenth to early twentieth century. Section 3.4.2 Standard 1a of the Standards and Guidelines for Consultant Archaeologists requires that 80% or more of the time span of occupation of the site date to before 1870. Based on date calculations, approximately 20% of the site's time span of occupation dates to before 1870, with the remainder dating to after this period. As a result, the Crowley Farm is considered to have no further cultural heritage value or interest, and no additional assessments are required or recommended.

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### **3.3.5 Species at Risk**

The Species at Risk Assessment was conducted and determined that approximately 17.5 ha of the South site are considered habitat for Bobolink. This habitat may be developed in accordance with provincial and federal requirements. It is proposed that off-site lands be dedicated as replacement habitat in accordance with provincial regulations.

# 4.0 Planning Analysis

The relevant policies are analyzed in order to provide confirmation and rationale as to how the proposal and proposed Draft Plan of Subdivision and Zoning By-Law Amendment meet the requirements of the applicable policy. The following sections provide a summary of the relevant policies and how they have been addressed. A detailed analysis for each policy documented can be found in **Appendices C to G**.

## 4.1 The Planning Act

Section 2 of the *Planning Act* calls for municipalities in carrying out their responsibilities under this Act, to have regard for, among other matters, matters of provincial interest. The proposed development supports the matters of Provincial interest as outlined in Section 2 of the *Planning Act* as follows:

1. The proposed development will be supported by the existing transportation options and it will incorporate low-impact development and other sustainable measures to assist the County and the Township to become resilient to climate change.
2. The proposed development will efficiently use land that is currently underutilized, and will further contribute to the housing stock in the Township;
3. The proposed buildings will contribute to the mix and range of uses in the Township and County, thereby assisting in meeting its long-term needs for growth;
4. The proposed amendment will permit a development that allows for the efficient use of the Subject Lands and will optimize available infrastructure including municipal water and sewage services, utilities, roads, and public transit.

5. The development permitted by the proposed amendment will provide an intensification to the Subject Lands that promotes active transportation through the provision of safe, direct, accessible pedestrian routes;
6. The Subject Lands are located in an area designated for growth and development, and are not located in an area subject to any environmental, public health or safety concerns; and
7. The proposed development will be constructed in accordance with the Ontario Building Code, AODA, and all required accessible standards;
8. The criteria of Section 51(24) of the Act have been appropriately addressed and are discussed in **Appendix C**.

**It is our professional planning opinion that the proposed development is consistent with those matters identified in the Provincial Policy Statement and Growth Plan as noted in subsequent sections of this report.**

## 4.2 Provincial Policy Statement



The 2020 Provincial Policy Statements ("PPS") was approved by the Ministry of Municipal Affairs and Housing on May 1st, 2020 and is applicable to the Subject Lands. The PPS provides general policy direction by the Province in matters relating to land use planning and development. Specifically, the PPS

outlines policy for Ontario's long-term prosperity, economic health and social well-being. The overall intent of the PPS policies is for municipalities to plan for growth and development which efficiently use lands utilizing development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth.

A full analysis of the relevant Provincial Policy Statements has previously been provided as part of the previous, where staff concurred that the proposed development is consistent with the PPS. This culminated in the adoption of Official Plan Amendment (OPA) No. 35 through By-Law No. 2021-46 on August 4th 2021.

In summary, an evaluation of the proposed development against the relevant policies of the PPS is provided as follows:

1. The proposed development will allow for the efficient development of lands within a settlement area at an appropriate density at full build out.
2. The proposed development will permit a range and mix of residential land uses which will provide additional housing choices for existing and future residents of the Township and County.
3. The proposed development will permit development which will utilize existing transportation infrastructure, municipal water and sewage services and utilities, which are available to the Subject Lands. Upgrades to the said infrastructure will be required for the ultimate build-out of the proposed development, however, these upgrades are reasonable and appropriate in the context of development within a settlement area.
4. The proposed development will not cause any environmental or public health and safety concerns.

5. The proposed development is compatible with adjacent existing and planned land uses.
6. The proposed development will comply with all applicable Provincial legislation, including the Ontario Building Code and will include design considerations related to accessibility.
7. The proposed development will permit development which has been planned and designed with the importance of healthy and active community living in mind. A series of parks, pathways and trail systems are proposed with connections to the surrounding community. The proposal is within reasonable walking and cycling distance to commercial, recreational and educational facilities, thus supporting a healthy and active lifestyle for future residents.

**It is our professional planning opinion that the proposed development is consistent with the Provincial Policy Statement.**

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## 4.3 Growth Plan for the Greater Golden Horseshoe



The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") was approved by the Province of Ontario on June 16th, 2006, amended on August 28, 2020, and is applicable to the Village of Norwood as the County of Peterborough falls within the designated lands.

The Growth Plan sets out policies to manage growth in the Greater Golden Horseshoe to achieve compact, complete communities in the future.

As noted in this report a full analysis of the relevant Growth Plan policies was previously provided in support of the Official Plan (OPA No. 35) and Rezoning of the Subject Lands and its conclusions remain valid. As such, the proposed development which continues to implement the original approvals through the Plan of Subdivision and Zoning Amendment) conforms to

the relevant policies of the Growth Plan, as follows:

1. The Subject Lands are identified as part of a designated greenfield area within a settlement boundary. The proposed development would allow for the efficient development of the Subject Lands at full build-out.
2. The proposed Draft Plan of Subdivision facilitates a residential built form type that is contextually appropriate in the community.
3. The proposed development will permit a range and mix of residential lots which will provide additional housing choices for existing and future residents of the Township and County.
4. The development of the Subject Lands as facilitated by the Draft Plan of Subdivision will not cause any undue environmental or public health and safety concerns.
5. The proposed development will utilize existing municipal infrastructure, which is available to the Subject Lands. Upgrades to the said infrastructure will be required for the ultimate build-out of the proposed development.
6. The proposed development will promote healthy and active community living through connections to parks, pathways and trail systems within reasonable walking and cycling distance to local commercial, recreational and educational facilities within the surrounding community.

**It is our professional planning opinion that the proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.**

## 4.4 County of Peterborough Official Plan



Official Plan Amendment (OPA) No. 35 was adopted by By-Law No. 2021-46 on August 4th 2021. The OPA re-designated the Subject Lands from Rural and *Recreational Open Space* to *Residential* (**Figure 2**).

On June 29, 2022, Peterborough County Council adopted Official Plan 2022-47 ("OP"), which is awaiting approval from the Ministry of Municipal Affairs and Housing prior to coming into effect.

The current OP describes Norwood as the dominant urban centre in the Township of Asphodel-Norwood, servicing both the residents of the Township as well as the travelling public on Highway No. 7 which is the major transportation link between Peterborough and Highway 115 and the Ottawa area to the northeast. As a result of its municipal piped water supply and wastewater systems, the Township intends to direct its growth opportunities to Norwood. The housing policies under section 5 call for the provision of a range of housing by type and density to be built throughout the County to respond to the varying needs of the permanent population based on demographic, income, market and special needs considerations.

The Urban Component (General Policies) states in section 6.3.2 that 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. Further, the residential policies 6.3.2.3 in the OP permit a variety of buildings ranging from single-detached dwellings, semi-detached dwellings, multiple dwellings such as triplexes, fourplexes, and row-houses, amongst others.

In addition, the OP notes that since the real property tax remains the major source of revenue, the



Township shall attempt to maintain a favourable ratio of residential to commercial and industrial assessment within the community. No residential development shall be recommended for approval if it will result in an undue financial burden on the Township, particularly in the provision of school facilities, public utilities or other necessary public services. The OP also contains policies pertaining to new development requiring subdivisions, the residential density objective of 35 persons per hectare, and the dispersal of a variety of dwelling types in the neighbourhood, which were addressed in the previous Planning Report. The 2022 OP contains similar policies noted above regarding residential intensification in Norwood, directing growth that utilizes existing infrastructure, promoting housing supply and complete and healthy communities.

In our opinion, the proposed development through the current applications implements the previous approvals and therefore conforms to the relevant Official Plan policies. In summary:

1. The proposed will permit development which will provide a variety of residential buildings including detached and row houses within a settlement area.
2. The proposal will efficiently utilize lands within a settlement area that supports the anticipated growth in the Township of Asphodel-Norwood.
3. The proposed development will utilize existing services and infrastructure. Where required, extensions to said services will occur to service the proposed growth in a manner that supports the County's density targets.
4. The proposed development will contribute to the growth and population objectives of the County and the Township.
5. The development of the Subject Lands as facilitated by the Draft Plan of Subdivision will not cause any undue environmental or public health and safety concerns.
6. The development of the Subject Lands as

facilitated by the Draft Plan of Subdivision will support the tax base and will not result in undue financial burden on the Township.

7. The proposed development will contribute to the creation of a complete community and will support the objective of healthy and active community living.

**Based on the above summary it is our professional planning opinion that the proposed development conforms to the County of Peterborough Official Plan and has addressed the criteria for the County to grant approval.**

## 4.5 Township of Asphodel-Norwood Zoning By-law 2021-35

The table below outlines the general zoning standards and permitted uses, as shown in Zoning By-Law 2009-08 as amended by site-specific Zoning By-law 2021-35. :

Zone	Permitted Use
Residential One Exception Eight Holding (R1-8 H) Zone	<ul style="list-style-type: none"> <li>• Single detached dwelling in a condominium</li> <li>• Private park</li> </ul>
Residential One Exception Nine Holding (R1-9 H) Zone	<ul style="list-style-type: none"> <li>• Single detached dwelling in a condominium</li> <li>• Private park</li> </ul>
Residential Two Exception One Holding (R2-1 H) Zone	<ul style="list-style-type: none"> <li>• Row house in a condominium</li> <li>• Private park</li> </ul>
Residential Three Exception Four Holding (R3-4 H) Zone	<ul style="list-style-type: none"> <li>• Apartment building</li> <li>• A condominium</li> <li>• Retirement residence</li> <li>• Private park</li> </ul>
Open Space Exception Six Holding (OS-6 H) Zone	<ul style="list-style-type: none"> <li>• Stormwater management facility</li> <li>• Accessory buildings and structures</li> </ul>

The proposed development through the applications seeks to amend the provisions in the Zoning By-Law to implement the Plan of Subdivision as shown in **(Appendix A)**. The Draft by-law provides a range of single-family detached dwellings on a variety of lot sizes ranging from 6 to 15.2 metre lots.

The patterns of streets and blocks, the size and configuration of lots, dwelling types, the proposed building setbacks at the front, side and rear, and the heights, massing, density and landscape open space areas provide a genuine opportunity to add to the quality of neighbourhood life and the overall community.

**Based on the above summary it is our professional planning opinion that the proposed development as facilitated by the zoning amendment meets the intent of the Zoning By-Law of the Township of Asphodel Norwood.**

# 5.0 Summary & Conclusion

It is concluded that the proposed applications which will allow the Trent Meadows Phase 1 development comprising of single detached homes, row houses and stormwater management facility are in the public interest and represent good planning for the following reasons:

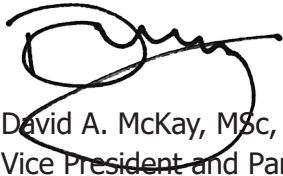
1. The proposed development is consistent with the relevant policies of the Provincial Policy Statement.
2. The proposed development conforms to the relevant policies of the Growth Plan.
3. The proposed development conforms to the relevant policies of the County Official Plan
4. The Subject Lands are located within the Village of Norwood which is identified as a settlement area. The proposal would allow for the development of lands within the settlement area at an appropriate and reasonable density, supporting the growth projections established for the Township by the County.
5. The proposed development will permit a range and mix of residential land uses which will provide additional housing choices for existing and future residents of the Township and County. Furthermore, the proposal will provide flexibility in the building design to accommodate a second suite on the lots containing detached houses.
6. The proposed amendments will permit development which will utilize existing transportation infrastructure, municipal water and sewage services and utilities, which are available to the subject lands. Upgrades to said infrastructure, will be required for the ultimate build out of the proposed development, however, it is reasonable and appropriate within the context of development in a settlement area.
7. The proposed development will not cause any environmental or public health and safety concerns.
8. The proposed development will permit development which is compatible with adjacent existing and planned land uses.
9. The proposed development has been planned and designed with the importance of healthy and active community living in mind. A series of parks, pathways and trail systems are proposed with connections to the surrounding community. The proposed development is within reasonable walking and cycling distance to commercial, recreational and educational facilities, thus supporting a healthy and active lifestyle for future residents.

For the above reasons, we respectfully submit that the Plan of Subdivision and Zoning By-Law Amendment is appropriate, and we respectfully request approval.

We certify that this report was prepared jointly by the identified authors and under the supervision of a Registered Professional Planner (RPP) within the meaning of the Ontario Professional Planners Institute Act, 1994.

Respectfully submitted,

**MHBC**



David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner



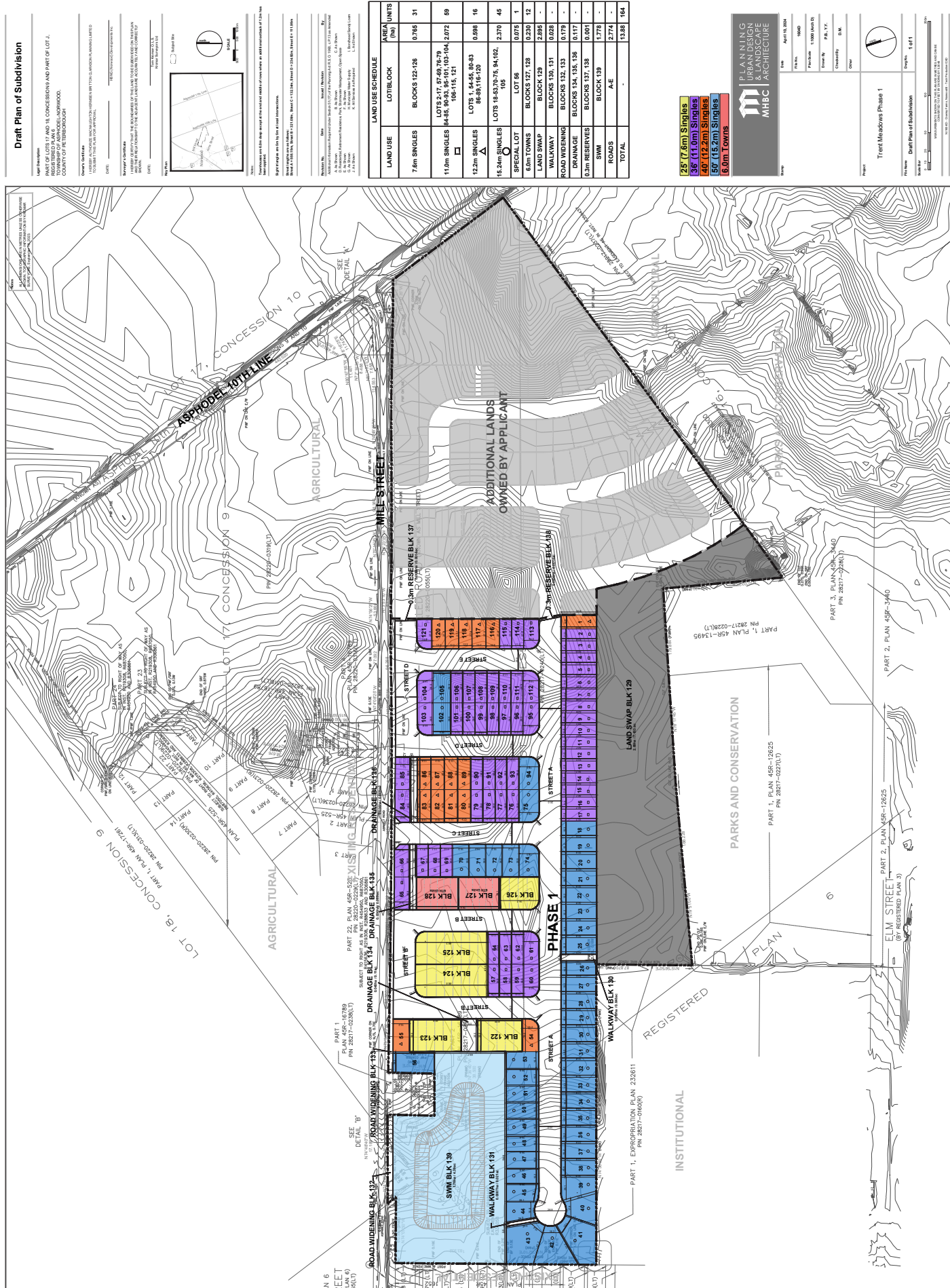
Francis K. Kwashie, MSc, MES, MCIP, RPP  
Associate





# **Appendix A: Draft Plan of Subdivision**

**A**



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## **Appendix B: Draft Zoning By-law Amendment**

**B**

**THE CORPORATION OF THE  
TOWNSHIP OF ASPHODEL-NORWOOD**  
By-Law No. \_\_\_\_\_

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**Being a By-Law to amend By-Law No. 2009-08 as amended, being a by-law to regulate the use of land and the use and erection of buildings and structures within the Township of Asphodel-Norwood.**

**WHEREAS** the matters herein are in conformity with the provisions of the Official Plan of the County of Peterborough as approved by the Ministry of Municipal Affairs and Housing;

**AND WHEREAS** Section 34 of the Planning Act permits the Council to pass an amending Zoning By-Law;

**AND WHEREAS** the Council of the Township of Asphodel-Norwood deems it advisable to amend By-Law no. 2009-08;

**NOW THEREFORE** the Council of the Township of Asphodel-Norwood hereby enacts as follows:

**THAT** the areas affected by this By-Law form PLAN 45R-17481, Part of Lot J Registered Plan 6 and Parts of Lots 17 and 18 Concession 9, Township of Asphodel-Norwood, more particularly described as 67 Mill Street (Phase 1), as shown on Schedule "1" attached hereto, and forming part of this By-Law.

1. **THAT** the areas shown on Schedule 1 attached hereto and forming part of this By-law is amended from:
  - (i) "Residential One (R1-8H) Zone" and "Residential One (R1-9H) Zone" to "Residential One (R1-YY) Zone";
  - (ii) "Residential One (R1-8H) Zone" to "Residential One (R1-YZ) Zone"; and
  - (iii) "Residential One (R1-8H) Zone" to "Open Space (OS-6H) Zone".
2. **THAT** Section 5.4 "Residential One (R1) Exceptions" is amended by adding the following new Exception Section 5.4.YY:

**5.4.YY Residential One R1-YY Zone**  
**Reference By-law** \_\_\_\_\_

On lands zoned (R1-YY) on Schedule 'B7', identified as Part of Lot J Registered Plan 6 and Parts of Lots 17 And 18 Concession 9, Township Of Asphodel-Norwood, more particularly described as 67 Mill Street (Phase 1), no person shall use any land or



erect, alter or use any building or structure except in accordance with the provisions of Section 3 and Section 5 hereof, and subject to the following special provisions:

**5.4.YY.1 Permitted Uses:**

- (i) All uses permitted in Section 5.1
- (ii) A row house

**5.4.YY.2 Regulations for uses permitted in Section 5.4.YY.1:**

a) Sight triangles shall be 5 m by 5 m at local intersections.

b) The following regulations shall apply to a Single Detached Dwelling with a lot frontage of 7.6 metres:

- Minimum Lot Frontage (m) 7.6
- Minimum Lot area (sq m) 209
- Minimum Front Yard (m) 6
- Minimum Rear Yard (m) 6
- Minimum Interior Yard (m) 1.2 on one side and 0.6 on the other
- Minimum Exterior Yard (m) 2.4
- Maximum Lot Coverage 45%
- Maximum Building Height (m) 12
- Minimum Landscaped Open Space 20%

c) The following regulations shall apply to a Single Detached Dwelling with a lot frontage of 11.0 metres:

- Minimum Lot Frontage (m) 11.0
- Minimum Lot area (sq m) 300
- Minimum Front Yard (m) 6
- Minimum Rear Yard (m) 6
- Minimum Interior Yard (m) 1.2 on one side and 0.6 m on the other
- Minimum Exterior Yard (m) 2.4
- Maximum Lot Coverage 45%
- Maximum Building Height (m) 12
- Minimum Landscaped Open Space 20%

d) The following regulations shall apply to a Single Detached Dwelling with a lot frontage of 12.2 metres:

- Minimum Lot Frontage (m) 12.2
- Minimum Lot area (sq m) 335
- Minimum Front Yard (m) 6
- Minimum Rear Yard (m) 6
- Minimum Interior Yard (m) 1.2 on one side and 0.6 on the other
- Minimum Exterior Yard (m) 2.4
- Maximum Lot Coverage 45%
- Maximum Building Height (m) 12

- Minimum Landscaped Open Space 20%

e) The following regulations shall apply to a Single Detached Dwelling with a lot frontage of 15.24 metres:

- Minimum Lot Frontage (m) 15.2
- Minimum Lot area (sq m) 418
- Minimum Front Yard (m) 6
- Minimum Rear Yard (m) 6
- Minimum Interior Yard (m) 1.2 on one side and 0.6 on the other
- Minimum Exterior Yard (m) 2.4
- Maximum Lot Coverage 50%
- Maximum Building Height (m) 12
- Minimum Landscaped Open Space 20%

f) The following regulations shall apply to a row house with a lot frontage of 6 metres:

- Minimum Lot Frontage (m) 6
- Minimum Lot area (sq m) 165
- Minimum Front Yard (m) 6
- Minimum Rear Yard (m) 6
- Minimum Interior Yard, internal unit (m) 0
- Minimum Interior Yard, end unit (m) 1.2
- Minimum Exterior Yard (m) 2.4
- Maximum Lot Coverage 60%
- Maximum Building Height (m) 12
- Maximum number of rowhouses attached to each other 8
- Minimum Landscaped Open Space 20%

3. **THAT** Section 5.4 "Residential One (R1) Exceptions" is amended by adding the following new Exception Section 5.4.YZ:

#### **5.4.YY Residential One R1-YZ Zone**

**Reference By-law** \_\_\_\_\_

On lands zoned (R1-YZ) on Schedule 'B7', identified as Part of Lot J Registered Plan 6 and Parts of Lots 17 And 18 Concession 9, Township Of Asphodel-Norwood, more particularly described as 67 Mill Street (Phase 1), no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of Section 3 and Section 5 hereof, and subject to the following special provisions:

##### **5.4.YZ.1 Permitted Uses:**

- (i) All uses permitted in Section 5.1

**5.4.YZ.2 Regulations for uses permitted in Section 5.4.YZ.1:**

• Minimum Lot Frontage (m)	19.0
• Minimum Lot area (sq m)	720
• Minimum Front Yard (m)	6
• Minimum Rear Yard (m)	6
• Minimum Interior Yard (m)	1.2 on one side and 0.6 on the other
• Minimum Exterior Yard (m)	2.4
• Maximum Lot Coverage	50%
• Maximum Building Height (m)	12
• Minimum Landscaped Open Space	20%

4. **THAT** all other relevant provisions of By-Law 2009-08, as amended, shall apply.

This By-Law shall become effective on the date of the passing hereof, subject to the provisions of *The Planning Act*, RSO 1990, as amended.

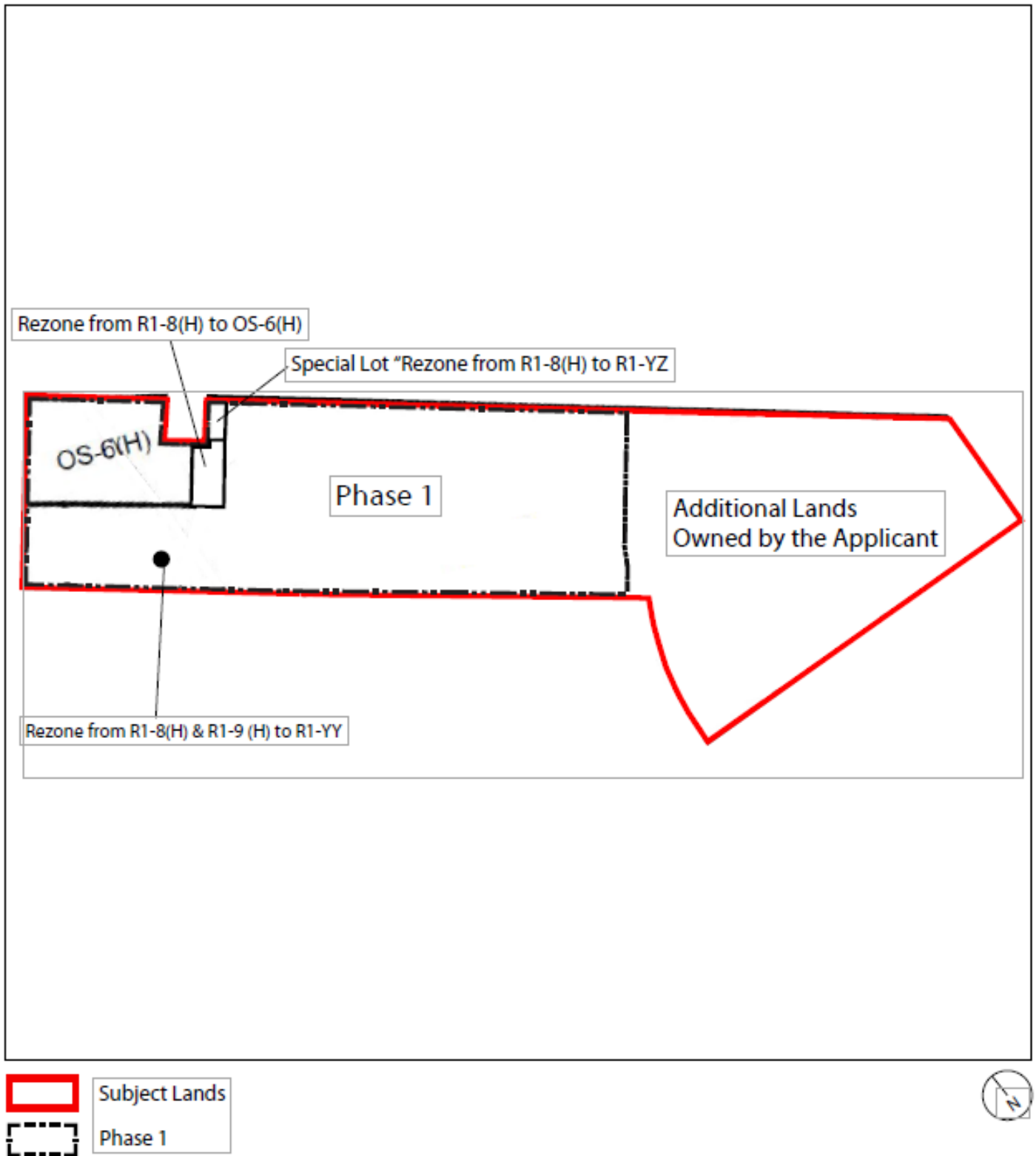
**READ a first and second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

**READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

\_\_\_\_\_  
Patrick Wilford, Mayor

\_\_\_\_\_  
Melanie Hudson, Clerk

# Schedule 1



# **Appendix C: Planning Act Analysis**





## APPENDIX C: PLANNING ACT, R.S.O. 1990, C. P.13 ANALYSIS

An analysis of the *Planning Act* has been conducted. In our opinion, the applications for the Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the *Act*. The following is a summary of relevant provisions that are directly engaged by the proposed development.

The Planning Act is a provincial legislation that sets out the ground rules for land use planning in Ontario. The Planning Act requires City planning decisions to be consistent with the Provincial Policy Statement (PPS) and conform to Provincial Plans. Section 51 (17) of the Planning Act provides direction on the prescribed information and materials required by an approval authority of a draft plan. Section 51(24) of the Planning Act states that in considering a draft plan of subdivision, regard shall be given, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality

The following is a summary of how the relevant policies of Section 51(24) of the Planning Act have been considered.

Under the Planning Act Section 51(24), in considering a draft plan of subdivision, regard shall be given, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

*(a) the protection of ecological systems, including natural areas, features and functions & (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate;*

**Evaluation:** The proposed development will not have any negative impacts on the environment and it will incorporate green design measures such as passive and active energy conservation measures to minimize energy consumption and greenhouse gas emissions. The proposed residential buildings will be supported by the nearby public road network and will promote patterns of development that reduce impacts on climate change.

*(j) the adequate provision of a full range of housing, including affordable housing;*

**Evaluation:** The proposed development will efficiently use land that is currently underutilized, and will further contribute to the housing stock in this area of the Township. The proposed development will contribute to the mix and range of uses within this area of the Township and will assist in meeting its long-term needs for growth.

*(o) the protection of public health and safety;*

**Evaluation:** The proposed development will not have any negative impacts on public health and safety. The Subject Lands are located in an area designated for growth and development, and it is not located in an area subject to any environmental, public health or safety concerns.

*(p) the appropriate location of growth and development;*

**Evaluation:** The proposed development is located in an area which calls for intensification to make efficient use of land and infrastructure. The proposal represents good design and will build upon the existing residential and commercial context in an appropriate and reasonable manner.

*(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

**Evaluation:** The design of the development site will focus on improving the pedestrian environment and will create a pedestrian-friendly atmosphere along the internal streets.

*(r) the promotion of built form that,*

*(i) is well-designed,*

*(ii) encourages a sense of place, and*

*(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

**Evaluation:** The proposed building design will provide visual interest through a mixture of façade materials that include glass, glazing, and brick. It is anticipated that the proposal will incorporate a mixture of contemporary colours to further enhance visual interest. The proposed buildings main entrances and fenestration will be at grade to support and animate the adjacent streets. The proposed buildings will be constructed in accordance with the Ontario Building Code, AODA and all required accessibility standards.

In addition to the above, the proposed draft plan of subdivision shall have the regard for the following:

*(a) the effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

**Evaluation:** The proposed Plan of Subdivision maintains the provincial interests of Section 2 by being consistent with those matters identified in the Provincial Policy Statement and Growth Plan, including the policy objectives for development within settlement areas.

*(b) whether the proposed subdivision is premature or in the public interest;*

**Evaluation:** The proposal is not premature; the proposal provides for additional housing options, recreation and uses within an existing community and is therefore in the public interest. The proposal will not cause undue environmental or public health and safety concerns and further contributes to providing for connectivity and active transportation.

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

- (i) *the adequacy of utilities and municipal services;*

**Evaluation:** Utilities and municipal services will be extended to the subdivided lots as part of a future building application, optimizing the use of existing municipal services. The locations of the existing municipal water and wastewater services have been confirmed in the Functional Servicing Report prepared by Engage Engineering.

- (j) *the adequacy of school sites;*

**Evaluation:** School sites are available and the applicable school boards will advise on appropriate notifications at the applicable time. The adequacy of schools will be evaluated as part of the Subdivision approval process.

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

**Evaluation:** Conveyances of land for public purposes such as parks and public roads would be undertaken as part of the overall function of the subdivision

- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

**Evaluation:** The lands to be subdivided will achieve optimized use of existing infrastructure and thus energy conservation.

- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

**Evaluation:** Site Plan Approval is not applicable to the proposed lots.

**In our opinion, the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the *Planning Act*.**

# Appendix D: PPS Analysis

D

## APPENDIX D: PROVINCIAL POLICY STATEMENT, 2020

The PPS was approved by the Lieutenant Governor in Council and came into effect May 1, 2020. The Provincial Policy Statement replaced the Provincial Policy Statement issued April 30, 2014. It should be noted that the Province is in the process of reviewing an updated draft version of the PPS that will come into effect once that process is deemed complete.

The PPS aims to facilitate the construction of healthy, livable, safe communities by encouraging efficient use of land, resources, and infrastructure that in turn contribute to citizens' well-being, economic vitality and environmental protection. The following is a summary of policies within the PPS applicable to the proposed development and how the proposal responds to the policies.

The following is an analysis of the proposed ZBA and Plan of Subdivision in relation to the PPS.

### Section 1.0 – Building Strong Healthy Communities

Policy 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns.

Within Section 1.0 Building Strong and Healthy Communities, **Policy 1.1, Subsection 1.1.1**, describes how healthy, liveable and safe communities are sustained. The following is a review of the relevant policies and how the proposed amendments address them.

#### POLICIES

#### EVALUATION

- |   |  |
|---|--|
| <i>a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>   | The proposed development will permit a new residential community within an existing settlement area, within the Township's limits. The proposed development represents efficient development and land use and will help support the financial well-being of the neighbourhood, Township, County and Province over the long-term. |
| <i>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 (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> | The proposed development will permit a mix of residential unit types on the Subject Lands, which will contribute to diversifying the housing stock by providing a range of unit types and sizes, that would help meet the housing targets of the neighbourhood and the Township.   |



- |   |  |
|---|--|
| c) <i>Avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>  | The Subject Lands are located in an area that can accommodate growth and development, and will not cause environmental, public health or safety concerns.  |
| d) <i>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>   | The Subject Lands are located within the Township area designated for growth. No expansion to the existing settlement area boundary is required to accommodate the proposed development.                                       |
| e) <i>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> | The proposed development will provide intensification of these underutilized lands and will utilize the existing amenities and municipal infrastructure near the Subject Lands thereby minimizing servicing costs to the City. |
| f) <i>Improving accessibility for persons with disabilities and older persons by addressing land uses barriers which restrict their full participation in society;</i>  | The proposed building will meet and be constructed in accordance with the Ontario Building Code, AODA and all other required accessible standards.   |
| g) <i>Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</i>  | The proposed development will take advantage of the existing municipal infrastructure available in proximity to the Subject Lands, reducing servicing costs.   |
| h) <i>Promoting development and land use patterns that conserve biodiversity; and</i>   | The proposed development will not cause any undue environmental concerns.  |
| i) <i>Preparing for the regional and local impacts of a changing climate</i>  | The proposed development will incorporate Low Impact Development strategies to deal with on-site run-off and heat island effects and should not cause any undue environmental concerns.  |

**Policy 1.1.2** states that *the intensification and redevelopment of designated growth areas are intended to accommodate for a range and mix of employment and housing opportunities and other land use to meet the needs for the time horizon of up to 25 years.*

**Evaluation:** The proposed development will permit residential intensification within a settlement area and will assist the Township and County in meeting its growth projections.

### **Policy 1.1.3 Settlement Areas**

The Provincial Policy Settlement is applicable to the proposed development as it states that:

*"The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures."*

**Policy 1.1.3.1** of the PPS states that *settlement areas shall be the focus of growth and development.*

**Evaluation:** The proposal represents the intensification and development of an existing underutilized property within the Township. The proposal is compatible with the existing community encompassing residential, commercial, open space, and environmental uses within proximity of the Subject Lands.

**Policy 1.1.3.2** states that *land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) Efficiently use land and resources;*
- b) 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;*
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) Prepare for the impacts of a changing climate;*
- e) Support active transportation;*
- f) Are transit-supportive, where transit is planned, exists or may be developed;*

*Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.*

**Evaluation:** The proposed development supports Policy 1.1.3.2 as the proposal will allow for the development and intensification of underutilized land and will connect to the existing municipal infrastructure along Mill Street and in the area. The proposed development will provide for efficient use of land and resources by maximizing the developable area of the property, which will be balanced with providing an appropriate transition to the surrounding uses and park space within the area, which promotes minimal travel distance to surrounding amenities and reduced carbon emissions. The proposed development is supportive of existing transit infrastructure given that the site is located in proximity to the main streets that run through the Township.

**Policy 1.1.3.3** states that *planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range*

*of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

**Evaluation:** The proposed development represents a residential intensification opportunity on an underutilized site within an established area where intensification in the form proposed residential community is desired. The proposed development will assist in increasing the supply of housing within the Township and will increase the range of housing options within the area. In addition, the proposed development also utilizes and supports municipal infrastructure in the form of water, wastewater, stormwater, and roads.

**Policy 1.1.3.4** states that *appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.* Furthermore, **Policy 1.1.3.6** states that *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 and densities that allow for the efficient use of land, infrastructure and public service facilities.*

**Evaluation:** The proposed development provides an appropriate level of intensification with more efficient and compact development of lands than what exists today on the Subject Lands. The proposed intensification is in keeping with the policies and will maintain appropriate levels of public health and safety issues.

## **Section 1.4 Housing**

**Policy 1.4.1** states that *to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least 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.*

**Evaluation:** The proposal contributes to the Township's and County's ability to accommodate residential growth for a minimum of 15 years through the proposed residential intensification at a higher than existing density. The proposal will provide for 164 new residential units under phase 1 on the Subject Lands. The proposed dwellings have been strategically designed to provide appropriate housing options within the Township, thereby assisting them in providing additional housing supply.

**Policy 1.4.3** states that *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:*

- 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;*
- b) Permitting and facilitating:*
  - 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; and*
  - 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- 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;*
- e) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- 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.*

**Evaluation:** As noted, the subject property is within a settlement area, which has been identified as an area for residential growth within the Township. The proposal will provide 164 dwelling units, in the form of single-detached and row houses. The proposed development will not require an uneconomical expansion of existing municipal infrastructure and will provide housing that is in high demand and is of a suitable density in the Township. This will contribute to a range of housing options in the area, similar to existing developments in the area, and will make more efficient use of the Subject Lands by providing for a more compact urban form. In addition, the proposal will optimize the usage of existing and planned public services, facilities and infrastructure and support the overall community.

## **Section 1.6 Infrastructure and Public Service Facilities**

**Policy 1.6.3** states that *before consideration is given to developing new infrastructure and public service facilities:*

- a) the use of existing infrastructure and public service facilities should be optimized; and*
- b) opportunities for adaptive re-use should be considered, wherever feasible.*

**Evaluation:** The new development will require the extension of the water and sewer mains from Mill Street. From a water servicing perspective, appropriate upgrades are to be undertaken in order to provide additional capacity in the system. For sanitary/sewer servicing, appropriate upgrades will be provided and coordinated for the Township's wastewater treatment facility to provide additional capacity. Further details of the specifications of servicing infrastructure are outlined in the Functional Servicing and Stormwater Management Report, prepared by Engage Engineering.

### **Section 1.6.6 Sewage, Water and Stormwater**

**Policy 1.6.6.1** states that *planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
  - 1. *municipal sewage services and municipal water services; and*
  - 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- b) *ensure that these systems are provided in a manner that:*
  - 1. *can be sustained by the water resources upon which such services rely;*
  - 2. *prepares for the impacts of a changing climate;*
  - 3. *is feasible and financially viable over their lifecycle; and*
  - 4. *protects human health and safety, and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process;*

Further, **Policy 1.6.6.2** states that *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.*

**Evaluation:** The proposed development represents an intensification of underutilized lands within a settlement area that will utilize both existing storm drainage, sewage services and water supply services in a manner that protects human health and the natural environment. Engage Engineering has prepared a Functional Servicing and Stormwater Management Report in support of the proposed development. The Report concludes that the proposed development will meet the servicing criteria in Norwood.

**Policy 1.6.6.7** states that *planning for stormwater management shall:*

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long-term;*
- b) *minimize, or, where possible, prevent increases in contaminant loads;*
- c) *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;*



- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

**Evaluation:** Stormwater management will be planned in accordance with the above-mentioned policies as outlined in the Functional Servicing and Stormwater Management Report prepared by Engage Engineering in support of the subject Applications.

## **Section 1.8 – Energy Conservation, Air Quality and Climate Change**

**Policy 1.8.1 b)** states that *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:*

- a) *promote compact form and a structure of nodes and corridors;*
- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) *maximize vegetation within settlement areas, where feasible.*

**Evaluation:** It is anticipated during the detailed design of the proposed development that a variety of measures would be adopted to reduce the carbon footprint. As such, measure to incorporate the following:

- Implement a complete community approach that reduces the volume of trips;
- Implement innovative stormwater practices as part of the Stormwater Management Facility;
- Consider the use of recycled/reclaimed materials for new infrastructure including roads, unit pavings, and stormwater management facilities
- Waste reduction work plans and construction best practices that reduce construction waste;
- All buildings are to comply with Ontario's Building Code;
- Each house will utilize energy modelling to optimize home energy usage;
- Buildings would use Low Impact Development strategies to deal with on-site run-off and heat island effects;
- Materials to be sourced from certified local businesses where feasible; and

- Employ high efficiency street lighting to reduce energy use

**In our opinion the proposal is consistent with the policies of the 2020 Provincial Policy Statement.**

# Appendix E: Growth Plan Analysis



## APPENDIX E: GROWTH PLAN (2020) ANALYSIS

The Growth Plan, as amended on May 16, 2019, and further amended on August 28, 2020, is applicable to the Subject Lands. The management of growth in existing areas, and where it should be taking place, is guided through the Growth Plan as it recognizes the importance of intensification and the way municipalities plan that growth. The Growth Plan is applicable to the Subject Lands.

An analysis of the Growth Plan policies has been conducted to demonstrate that the proposed OPA, ZBA and Plan of Subdivision conforms to the Growth Plan policies. The following is a summary of the policies applicable to the proposed development.

**Section 1.2.1** states that *the successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:*

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.*
- *Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH.*
- *Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.*
- *Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.*

**Evaluation:** The proposal satisfies this vision for growth in the Greater Golden Horseshoe by contributing to compact, vibrant and complete communities. In addition, the proposal optimizes the use of existing water, wastewater and stormwater infrastructure to support growth in a compact and efficient form. The proposal will also provide for a mix of housing options on the Subject Lands and in the neighbourhood that are adjacent to an existing built up area.

The relevant policies of **Section 2.2** are described and addressed as follows:

**Policy 2.2.1.1** directs that *population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.*

**Evaluation:** The proposal will introduce residential development comprising of 164 units (Phase 1) that will optimize existing and planned thereby assisting the County of Peterborough in achieving its planned growth.

**Policy 2.2.1.2** directs that *forecasted growth should be allocated based on the following priorities:*

- a) *the vast majority of growth will be directed to settlement areas that:*
  - i. *have a delineated built boundary;*
  - ii. *have existing or planned municipal water and wastewater systems; and*
  - iii. *can support the achievement of complete communities;*
- c) *within settlement areas, growth will be focused in:*
  - i. *delineated built-up areas;*
  - ii. *strategic growth areas;*
  - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
  - iv. *areas with existing or planned public service facilities;*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will generally directed away from hazardous lands;*

**Evaluation:** The proposal supports the Growth Plan's intensification and residential use directives by:

- Adding new residential units that will optimize existing and planned municipal water and wastewater systems;
- The proposed would permit development which includes a mix of residential unit types and uses in a compact form and designed to promote active transportation;
- Providing uses within the settlement area support the creation of complete communities'.

**Policy 2.2.1.4** states that *the policies of this Plan will support the achievement of complete communities that:*

- a) *Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *Provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *Expand convenient access to:*

- i) *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
- ii) *public service facilities, co-located and integrated in community hubs;*
- iii) *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- iv) *healthy, local, and affordable food options, including through urban agriculture;*
- e) *Provide for a more compact built-form and a vibrant public realm, including public open spaces;*
- f) *Mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and appropriate low impact development.*

**Evaluation:** The proposed development will contribute to achieving a complete community by:

- Providing for a range of residential unit types such as single-detached and row houses to accommodate people at all stages of life, as well as providing for outdoor uses to allow individuals to access the outdoors.
- Proposing a high-quality built form which provides for a vibrant public and private realm, and improved streetscape ;
- The development proposes a compact, pedestrian-friendly environment and includes a series of paths and trails throughout the Subject Lands to promote active transportation thereby reducing travel demands and thus greenhouse gas emissions;

### **Section 2.2.2 Delineated Built-up Areas**

**Policy 2.2.2.2** states that *until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper-or-single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.*

**Evaluation:** The proposed development will allow for the efficient development of lands within a settlement area at an appropriate density per hectare (at full build out).

### **Section 2.2.6 Housing**

**Policy 2.2.6.1** states *upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*

- a) *Support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
  - i. *identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
  - ii. *establishing targets for affordable ownership housing and rental housing;*
- b) *identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*



- c) *align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;*

**Evaluation:** The proposed development has been designed to be supportive of the County/Town housing goal. The Subject Lands are identified as part of a designated greenfield area within a settlement boundary. The proposal would allow for the efficient development of the Subject Lands at an appropriate density per hectare (at full build-out).

**Policy 2.2.6.2** states *notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a. *planning to accommodate forecasted growth to the horizon of this Plan;*
- b. *planning to achieve the minimum intensification and density targets in this Plan;*
- c. *considering the range and mix of housing options and densities of the existing housing stock; and*
- d. *planning to diversify their overall housing stock across the municipality.*

**Evaluation:** The proposal conforms to this policy by proposing residential development which will increase the overall density on this underutilized site through appropriate intensification, thereby adding new residential units on this site. Further, the proposal includes 2 and 3-bedroom units which will provide for larger units to accommodate residents with diverse needs as well as families. In addition, the proposed single-family dwellings would be designed to accommodate second dwelling units, thereby providing additional housing options.

**Policy 2.2.6.3** states that *to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

**Evaluation:** The proposed development provides a mix of residential dwelling units, consisting of a mix of single-detached dwellings and townhouses to accommodate a diverse range of household sizes and incomes. Further, the proposal includes open spaces/public parks at full build-out that provide amenities in support of the development. Further, the Subject Lands are connected to surrounding active transportation modes such as trails and pathways. The proposed development adds approximately 164 new residential dwelling units (Phase 1), which will assist the Township by providing additional residential units to the housing supply.

**Policy 2.2.6.4** states that *municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.*

**Evaluation:** The proposal provides for intensification within a designated greenfield area which will allow future residents a variety of housing options within Norwood throughout their lifetime. In addition, the proposed single-family dwellings would be designed to accommodate second dwelling units, thereby providing additional housing options.

The proposed development will utilize both existing storm drainage, sewage services and water supply services in a manner that protects human health and the natural environment. Engage Engineering has prepared a Functional Servicing and Stormwater Management Report in support of the proposed development. The Report concludes that the proposed development will meet the servicing criteria in Norwood.

**In our opinion the proposed Draft Plan of Subdivision and Zoning By-law Amendments conforms with the Growth Plan.**

## **Appendix F: County of Peterborough OP Analysis 1994**



## APPENDIX F: County of Peterborough Official Plan 1994

Land use planning for the Township of Asphodel-Norwood is established through the 1994 (Consolidated 2020) County of Peterborough Official Plan (i.e. no Township Official Plan is in place). Relevant County Official Plan policies have been addressed as follows.

The following is a summary of the policies applicable to the proposed development.

### Policy 4.2 Settlement Areas

*The County of Peterborough describes their goal for settlement areas as:*

*"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."*

This application would permit development in a settlement area in an efficient manner which will assist in fulfilling this goal. As seen in the analysis below, the proposal on the subject lands fulfills the Counties goals. The following relevant objectives, as outlined in Policy 4.2.2 have been addressed as follows:

#### POLICY OBJECTIVE

#### RESPONSE

##### OBJECTIVE

- |  |  |
|--|--|
| <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></ul> | The Subject Lands are included in an identified settlement area. The proposed would permit development which would help to accommodate the expected future growth within a serviced settlement area (Norwood) thus meeting this objective.   |
| <ul style="list-style-type: none"><li>• <i>to encourage a full range of living and employment opportunities by the creation of complete communities;</i></li></ul>   | The proposed aims to develop the sites to provide a mix and range of housing types in Norwood which will contribute to this objective.   |
| <ul style="list-style-type: none"><li>• <i>to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible</i></li></ul>               | The proposal would be developed on full municipal services. Extensions of infrastructure are required but are appropriate to allow for the development of a designated greenfield area within a settlement area. Appropriate infrastructure upgrades and extensions to permit the development of the |

subject lands are proposed as outlined in the Functional Servicing Report.

- *to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses;* The proposed development meets the intent of the population density set by the County and thus helps to achieve this objective.

General policies for settlement areas are set out in **Section 4.2.3**. The proposal on the Subject Lands will meet the general policies as follows:

- *New land uses, including the creation of lots, shall comply with the Source Water Protection policies of Section 5.7 where applicable;* As confirmed with County and Otonabee Region Conservation Authority staff the proposed development is not located within a Source Water Protection area and thus Section 5.7 is not applicable.
- *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.* The subject lands are located within a settlement area.
- *Applications for plans of subdivision/condominiums within the Settlement Areas that are not serviced by public systems shall include a hydrogeological analysis as per MOE Guidelines that addresses the suitability of the land to provide adequate potable water and for proper siting of private sewage systems.* The application for the Plan of Subdivision on the Subject Lands will be serviced by public systems.
- *Development in Settlement Areas should be as compact as possible based on the type of servicing available. In addition, development should occur in depth rather than in an extended linear form along existing roads.* The proposed would permit development in a settlement area, in a compact manner on municipal services, allowing for the efficient development of the Subject Lands.
- *Where possible, but especially for development on full services, mixed-use* A mix of housing types is proposed in the application. The concept plan of the proposed

*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.*

- *A range of land uses and facilities shall be encouraged in settlement areas to promote linkages between the population and employment opportunities.*

development includes: incorporates walkways and linkages; incorporates parks; and includes a variety of lot sizes and unit types. The Zoning By-Law Amendment sets out appropriate development standards that achieve the intent of this policy.

A range of housing types and open spaces are proposed on the site that will promote and expand the linkage between the residents within Norwood and the employment areas within the Township. Further, given there will be a range of units consisting of single-detached and row houses, totalling 164 units (Phase 1), this meets the needs of a diverse range of households including households with children. The open space/ park block will allow for a range in land use and a complete community that will give recreational opportunities to the residents in the development.

## RECREATION AND OPEN SPACE

**Section 4.5** sets out policies to ensure that residents across the County have access to parkland, natural areas, and have a range of recreational activities. The proposal on the Subject Lands will provide a park block on the site that will allow residents to utilize the open space and stay active in natural areas within the County.

## PHYSICAL SERVICES AND UTILITIES

**Section 4.7** sets out a series of policies to consider for the planning of infrastructure and utilities. The application would facilitate development within a settlement area, in accordance with **Policy 4.7.3.1**.

The proposal will be developed on full municipal services. New infrastructure/extensions to existing infrastructure are appropriate and will help to achieve the density targets as set out in the Official Plan, in accordance with **Policy 4.7.3.2**.



# HOUSING

**Section 5.1** establishes general housing policies. The overall goal of the County of Peterborough is to provide opportunities for a range of housing types and densities to respond to the needs of the permanent population based on demographics, income, market and special needs considerations. The proposed development will assist the County in meeting this goal by permitting a mix and range of housing types, including single detached homes and townhomes. The table below illustrates how the relevant County objectives as set out in **Policy 5.1.2** are being met.

Policy Objective	Response
<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></ul>	The application would permit development with a variety of housing (single-detached and row houses) thus assisting the County in meeting this policy objective.
<ul style="list-style-type: none"><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></ul>	The application would permit a development containing a variety of housing options for future residents, including seniors, children and people with special needs, thus meeting the needs of a diverse range of households.
<ul style="list-style-type: none"><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></ul>	The proposed development increases the current housing supply in Norwood by 164 units. In addition, the development will provide a mix of housing types that will accommodate residents at all stages of life.
<ul style="list-style-type: none"><li><i>to maximize the efficient use of land, buildings and services, consistent with good planning principles</i></li></ul>	Adjacent to the Northwest of the subject lands is an existing residential area, and to the south is the local High school. The proposed Zoning By-law Amendment sets out appropriate development standards which allows for the efficient utilization of the land, infrastructure and community services in accordance with good planning and urban design principles.

**Policy 5.1.3.1** sets out general policies the County of Peterborough relative to housing. The proposed development meet the relevant housing policies as follows:

- The proposed would permit development which is orderly and will make efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities.

- The proposed will contribute to the Township's range and mix of housing allowing the Township to meet projected growth.
- The proposed would permit the development of the Subject Lands at an appropriate density per hectare (at full build-out), thereby contributing to the growth targets in the County/Township.

**Policy 5.1.3.2** set out policies for residential intensification on sites within the County relative to housing. In this portion, the *county shall encourage local municipalities to permit residential intensification developments where servicing, the physical potential of the building stock, and the physical potential of the sites are deemed appropriate and suitable for intensification*. The proposal responds to this policy as the development on the Subject Lands is appropriate and does not represent an overdevelopment where existing and planned servicing would not be able to handle this intensification.

## ARCHAEOLOGICAL

Policy 5.2.3.3 requires the assessment of archaeological resources when development is proposed.

Archaeological Assessments of 67 Mill Street were undertaken in accordance with Policy 5.2.3.3. The Stage 3 assessment concludes that under section 3.4.2, Standard 1a of the Standards and Guidelines for Consultant Archaeologists, the artifacts recovered from the site do not constitute more than 80% or more of the time span of occupation of the site before 1870. As such, the subject lands is considered to have no cultural heritage value or interest, and no additional assessments are required or recommended.

## TRANSPORTATION

The policies of **Section 5.3** require appropriate transportation infrastructure, including roads and pedestrian/cycling infrastructure, to be available when development is proposed.

A Traffic Impact Study has been prepared in accordance with these policies and has identified required infrastructure improvements to the road network. The projected site traffic is expected to have some impact on the area street network at full build-out, however, the intersection capacity analysis indicates that all study area intersections have available capacity to accommodate the projected site traffic and the projected levels of service will not approach any critical levels resulting from the site traffic. The exact timing of when the improvements on the local street network will require additional analysis based on the phasing of the development and its impact on the area road network. It is expected that appropriate analysis will be provided to the approving agencies with the detailed design of subsequent development phases.

## LOCAL PLAN POLICIES

**Policy Section 6.3.2** sets out specific policies for the urban growth areas of the County, of which Norwood is one. The intent of the urban growth areas is to accommodate a "complete range of land uses including low and medium density housing, commercial, industrial, institutional and parks/open space uses" on full municipal services. Further in **Policy 6.3.2c**), it states that

opportunities for residential growth in the Township of Asphodel-Norwood are to be directed to Norwood. Approval of this application would permit development on full municipal services of low and medium density housing, along with parks and open space, within an urban growth area. The proposed development therefore supports these objectives.

**Policy 6.3.2.3** sets out the residential policies for urban areas. The proposed development implements these policies by permitting a mix and range of low density housing opportunities on the Subject Lands in accordance with **Policy 6.3.2.3 b)**. Further, the proposed development would exceed the residential density target for Norwood of 35 persons per hectare at full build out, as set out in **Policy 6.3.2.3 c) ii) & iii)**.

The proposed row houses residence meets the development criteria set out in **Policy 6.3.2.3 c) iii)** through their placement on the Subject Lands near Mill Street. The deployment of density and lots is mixed with the larger 15.2m lots along the south property line, while the rest of the lots are appropriately sited to ensure orderly and logical development on the subject lands.

## LOCAL PLAN POLICIES – GENERAL DEVELOPMENT

**Section 7.0** of the Official Plan sets out general development policies. Relevant policies have been addressed as follows.

Policy #	Paraphrase of Policy	Response
7.2.1	The provision of services and roads to all new developments shall be the responsibility of the land developer through agreements with the host Township.	The provision of services, roads and other infrastructure upgrades not funded by Development Charges will be the responsibility of the developer.
7.2.2	Parkland dedication shall be provided.	Parkland will be provided as required by the Township at full build-out.
7.2.4	Encourage growth within designated growth areas to discourage strip development	Proposed amendments support this policy.
7.4.1 and 7.4.2	Development to be on full municipal services. Confirmation of allocation is required through study.	The proposed development will be developed on full municipal services. The Functional Servicing Report has confirmed that upgrades to existing municipal infrastructure will be required to service the entire development.

<b>Policy #</b>	<b>Paraphrase of Policy</b>	<b>Response</b>
7.5.1, 7.5.2 and 7.5.3	Provision of appropriate and adequate stormwater management facilities for the development to proceed. Provision of necessary studies to determine requirements thereto.	Stormwater management facilities have been incorporated into the design as per the recommendations of the Functional Servicing Report.

**Policy 7.13** sets out criteria for the evaluation of subdivisions and condominiums. As such the relevant criteria have been addressed as follows:

<b>Policy #</b>	<b>Paraphrase of Policy</b>	<b>Response</b>
7.13.1	The proposed development is compatible with the scale of existing development.	The development is compatible with the scale of adjacent existing development.
7.13.2	The proposed development is compatible with ORCA requirements.	The proposed development is not within an ORCA-regulated area. Stormwater management and landscaping, however, will be completed in accordance with County/Township requirements.
7.13.3	The lands can be adequately serviced relative to transportation infrastructure.	Development can be accommodated on the Subject Lands through appropriate and reasonable upgrades to the transportation network.
7.13.6	Lots shall have frontage on an interior road.	All proposed lots have frontage on an interior public road within the Township, except for one special lot which has been appropriately noted in the DPOS and draft zoning by-law.
7.13.7	As many trees should be preserved as much as possible	Trees on the property will be preserved where possible.
7.13.9	Allow for integration of adjacent development lands, where applicable.	The proposed development concept allows for a public road connection to future phases of development. The design does not affect the ability of the lands adjacent to the other parcels to develop.

<b>Policy #</b>	<b>Paraphrase of Policy</b>	<b>Response</b>
7.13.10	The proposal can be adequately serviced with community services and facilities (i.e. fire protection, police protection, garbage collection and school facilities).	The proposed development can be adequately serviced by existing community services and facilities, with the necessary upgrades.
7.13.11	Residential development shall occur in designated growth centres on full municipal services, with a mix of uses and in a compact form.	The Subject Lands are located in a settlement area and the proposed development meets this policy by introducing a range of housing options, parks and open spaces supported by the necessary infrastructure resulting in a compact form of development
7.13.12	A development agreement shall be entered into as a condition of approval.	This will occur as a condition of the Draft Plan of Subdivision approval.

**Policy 7.26.1.2** sets out criteria for Transportation and Road Policies. As such the relevant criteria have been addressed as follows:

<b>Policy #</b>	<b>Paraphrase of Policy</b>	<b>Response</b>
7.26.1.2iv)	The Township shall require, the appropriate conveyance of land to the Municipality, as a condition of the approval of any new development, for a right of way in accordance with the Roads Plan Schedule.	The site fronts onto Mill Street for a Right-of-Way width of approximately 20 m and the appropriate widenings have been incorporated in the DPOS.
7.26.1.2viii)	As traffic conditions warrant, improvements in the form of jog eliminations, regulation of turning movements, proper signing, installation of traffic signals, marking of traffic lanes and channelization shall be undertaken.	A Traffic Impact Study has been prepared in accordance with these policies and has identified required infrastructure improvements to the road network. The exact timing of when the improvements on the local street network will require additional analysis based on the phasing of the development and its impact on the area road network.

**In our opinion the proposed Draft Plan of Subdivision and Zoning By-law Amendment and the development they will permit conforms to the Official Plan.**

# **Appendix G: County of Peterborough OP Analysis 2022- 47**

**G**



## APPENDIX G: County of Peterborough Draft Official Plan 2022-47

Land use planning for the Township of Asphodel-Norwood is established through the draft 2022 County of Peterborough Official Plan 2022-47 and adopted by Council on June 29, 2022 (i.e. no Township Official Plan is in place). The new Official Plan requires final approval still from the Minister of Municipal Affairs and Housing. Relevant County Official Plan policies have been addressed as follows.

The subject lands are located within the settlement area of Norwood. Within the new County Official Plan, the Subject Lands are designated as "Residential". Due to the residential designation, the proposal on the Subject Lands meets the intent of these policies.

The following is a summary of the policies applicable to the proposed development.

### Policy 3.4 Plans of Subdivision

*The policies within this section are to be used in the evaluation of application for plan of subdivision.*

POLICY OBJECTIVE	RESPONSE
<b>OBJECTIVE</b>	
<ul style="list-style-type: none"> <li><i>A Plan of Subdivision under the Planning Act is necessary when more than two severed lots from a land holding are being created, unless this Plan contains additional policies allowing for a greater number of lots to be created by consent;</i></li> <li><i>In assessing development by plan of subdivisions or condominiums, planning reports shall justify how the proposed development meets the following criteria:</i> <ul style="list-style-type: none"> <li><i>The applicant must demonstrate the compatibility of the proposed development with surrounding land uses. This includes, but is not limited to, the character of the neighbourhood, scale of existing development, nearby wetlands, flood plains or other natural heritage features as well as areas containing potential aggregate resources and existing aggregate operations;</i></li> <li><i>Existing roads used to access the proposed development must have the</i></li> </ul> </li> </ul>	<p>The Phase 1 draft Plan of Subdivision contains 164 residential lots.</p> <p>The Subject Lands is compatible with the surrounding land uses as the proposal is in proximity to residential and recreational/commercial areas within Norwood. Further, the proposal does not impact natural heritage features or impact the character of Norwood in any negative way.</p> <p>A Traffic Impact Study has been prepared in accordance with these policies and has</p>

*capability to support additional traffic loads anticipated from the proposal and will be constructed to standards determined by the local Municipality or applicable road authority. Where a Traffic Impact Study is required, such study should consider traffic volumes of the proposed development, as well as the projected traffic volumes of any developments nearby which have not yet reached full build-out. This will provide the road authority sufficient information to determine the total cumulative impact on the road network*

identified required infrastructure improvements to the road network. The exact timing of when the improvements on the local street network will be coordinated with the phasing of the development and its impact on the area road network

- *All new lots must have a sufficient means of water supply and sewage disposal. If a Servicing Options Report finds that neither municipal nor communal servicing is feasible, lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewage system, and so that a serious draw down of groundwater levels beyond the boundaries of the lot itself can be avoided.*

The proposed development will be developed on full municipal services. The Functional Servicing Report has confirmed that upgrades to existing municipal infrastructure will be required to service the proposed development.

- *As many healthy, mature trees as possible are encouraged to be retained and/or additional trees planted in order to provide shade for heat dissipation, urban forest cover/habitat, and improve aesthetics of the new development.*

The proposal will keep as many mature trees as possible and will be planting vegetation on the site that will provide shade and improve aesthetics of the development, lowering impacts on climate change.

- *The development shall be adequately served by existing levels of municipal services such as fire protection, police protection, waste collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability of the County and/or local Municipality should generally not be permitted.*

The proposed development will be developed on full municipal services. The Functional Servicing Report has confirmed that upgrades to existing municipal infrastructure will be required to service the proposed development.

- *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 development in the area.* The proposed Plan of Subdivision is not a land-locked development having access to Mill Street. Further, the adjacent developments as 112 Mill Street (North Parcel) and 1552 County Road 42 (Menzie's) are integrated into Norwood's future development.
- *Where the proposed development is on full services, mixed-use developments, incorporation of pedestrian walkways/linkages and bike lanes, open spaces, variations of lot sizes, unit types, and a mix of neighbourhood retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents.* The proposal is on full services incorporating a variety of lot sizes, connected by internal roads and open space areas thereby contributing to the establishment of a complete community.
- *New internal roads shall be designed to make connections to the existing road network and avoid or limit new roads terminating at a cul-de-sac or dead end. Within identified settlement areas, sidewalks and linkages to any existing or planned trail system must be provided to the satisfaction of the Municipality.* There will be new internal roads as part of the proposal that will provide connections to the adjacent residential, commercial, and open space areas. There will be linkages that will allow the residents to travel throughout the site with ease.
- *Where increased or medium densities are proposed, a meaningful, accessible, multi-use amenity space will be provided that is proportionate to the number of residents who will be utilizing it. Amenity spaces will be implemented through the local Municipal Zoning By-Law and site plan approval, and will consider the needs and lifestyle of residents. Amenity spaces may include but are not limited to community gardening plots, furnished patios, walking paths, play structures, recreation areas and outdoor art installations; and* There will be an ample amount of amenity space provided that will allow residents to utilize recreational opportunities such as walking paths, recreation areas, and outdoor furnished areas to an appropriate extent.
- *All new lots must meet the requirements of the Minimum Distance Separation formulae as established by the Province and outlined in Section 3.8* The new lots meet the requirements set out in Section 3.8.

### Policy 3.9 Compatibility

*The goal of this section is ensure that new land uses and new developments are compatible with existing uses and built form, although there may be other policies throughout this Plan that also address land use compatibility.*

- Land uses such as residences, schools, elder care facilities, medical facilities and day nurseries are considered sensitive to noise, vibration, odour or other emissions. These types of existing sensitive land uses are to be protected from impacts of new employment, commercial or transportation uses, and reciprocally, existing employment, commercial, and farming facilities are to be protected from encroachment by new sensitive land uses;*  
The Subject Lands are located in a settlement area of Norwood where residential uses are anticipated. As noted in the supporting reports the proposal will be supported by adequate servicing, and amenities and its proximity to other community services and facilities contributes to the livability and complete community.
- 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;*  
As noted, the proposal is appropriate as it is located in an area where residential development is anticipated. No adverse impacts of a planning nature should arise.
- Where a proposed development is located adjacent to a potentially incompatible land use, a Compatibility Assessment, a Noise Impact Study and/or a Vibration Study shall be required in accordance with Provincial guidelines, including the D-Series Guidelines issued by the Province. These studies shall be prepared to the satisfaction of the County, local Municipality and/or the appropriate agencies and shall include recommendations on how the impacts can be minimized and mitigated. The approval of development proposals shall be based upon the achievement of adequate separation distances, buffering, the implementation of recommendations contained in the studies and the registration of any notices on title;*  
The Subject Lands are located in a settlement area of Norwood where residential growth is anticipated. Surrounding land uses are primarily residential, commercial, and institutional uses as such the proposed development appropriate fits in the exiting and planned context. Further, supporting technical reports provided do not anticipate any issues of incompatibility.

## Policy 4.2.2 Residential

*The County of Peterborough describes their goal and permitted uses for residential areas as:*

*"the residential land use designation is intended to recognize residential neighbourhoods. Permitted uses within the residential designation shall include single-detached, semi-detached, duplex, three-plex, four-plex, street, block and stacked townhouses, apartments, retirement homes, group homes and special needs housing. Home occupations, home industries, private home daycare facilities, bed and breakfast establishments, schools and local commercial uses that serve the immediate neighbourhood are also permitted."*

This application would permit development in a residential area in an efficient manner which will be in conformity with the required building types. As seen in the analysis below, the proposal on the subject lands fulfills the County's goals. The following relevant objectives, as outlined in Policy 4.2.2.2 have been addressed as follows:

### POLICY OBJECTIVE

### RESPONSE

#### OBJECTIVE

- The average residential density shall be 40 persons and jobs combined/hectare in serviced settlement areas. The following densities shall generally apply to the following different types of residential development, approximately 15 dwellings per gross hectare for single detached dwellings, and 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;*

At full buildout, it is anticipated that the proposed development together with those on adjacent lands will meet the persons/hectare. A total of 164 residential dwellings are proposed for Phase 1 with additional housing to be provided in the future phases of development. It is therefore anticipated the at full build-out, the development would meet the County's targets.
- In considering applications for new residential development of 30 dwelling units and over, it must be satisfied that the proposal: is located on and has direct access to a collector or arterial road, or on a local road that connects directly to an arterial or collector road;*

The proposed fronts on Mill Street, which is identified as a Township Road in the new Official Plan provide connections to Highway 7 an arterial road in proximity. Internally a series of public streets would service the Phase 1 development.
- In considering applications for new residential development of 30 dwelling units and over, it must be satisfied that the proposal: can be integrated with surrounding land uses;*

The proposal is compatible and appropriately fits with the surrounding land uses in the area comprising of residential, commercial, and institutional uses. The proposed open spaces would also be integrated with surrounding

open spaces and trail connections in the community.

- *In considering applications for new residential development of 30 dwelling units and over, it must be satisfied that the proposal: is located in close proximity to community facilities, such as parks, schools and open spaces;*  
The proposal is in proximity to the Norwood Fairground and Curling Club / Asphodel-Norwood Community Centre and Arena, as well as the Norwood District High School and Norwood District Public School. The site is also in proximity to the Peterborough Child and Family Centres Facility.
- *In considering applications for new residential development of 30 dwelling units and over, it must be satisfied that the proposal: is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with the adjacent lands; and*  
The proposed development for Phase 1 and subsequent phases includes a mix of residential dwellings on a variety of lot sizes which are appropriately organized and balanced and serviced by open spaces/stormwater management facilities. Further, the proposed single-detached and row houses, have a sufficient onsite landscape, parking areas and setbacks.
- *In considering applications for new residential development of 30 dwelling units and over, it must be satisfied that the proposal; has adequate allocation of Municipal Water and Wastewater capacity, or can demonstrate such capacities through studies.*  
The Functional Servicing and Stormwater Management Report provided in support of the proposed development concludes that the proposal can be adequately serviced.
- *New development shall adhere to any design guidelines approved by the local municipality.*  
The proposal will adhere to any guidelines set out by the Township which will apply to the site.

Growth projections for the County and Asphodel-Norwood is expected to assume 16% of the growth projections by 2051, set out in **Section 5.2.1**. The County is expected to grow to 82,000 people by 2051 and have a housing allocation of 3,380 representing an increase of 1,560 from the targets set out in 2021. In **Section 5.3.1**, the Official plan set out an intensification target for the delineated built-up area where an increase of 555 is anticipated within this area of Norwood. The proposal on the Subject Lands will meet the general policies as follows:

- *Compatibility with the existing scale and character of the surrounding neighbourhood;*  
It is anticipated that at full build-out proposal will meet the goals set out by the County thereby contributing to the County's growth targets. Further, the proposal is compatible with existing residential areas to the west as



well as proposed future developments on adjacent lands to the north and south.

- *Availability of infrastructure and transportation facilities including active transportation and public transit.* The proposed development provides opportunities for active transportation with connections to adjacent trails and open spaces areas.
- *Potential impacts from natural hazards.* The proposal is situated away from areas that would cause any negative impacts from natural hazards.
- *Proximity to built cultural resources.* The Subject Lands is in proximity to the Asphodel-Norwood Community Centre / Norwood Fair as well as the main settlement area of Norwood which has a variety of resources.

## HEALTHY COMMUNITIES AND GREEN SPACE

**Section 5.8** sets out policies to encourage greater accessibility to public green spaces and to ensure communities are resilient to climate change. Further in **Policy 5.9.2**, for plans of Subdivision, they are encouraged to retain as many healthy, mature trees as possible and plant additional trees in order to provide shade for heat dissipation. Also, **Policy 5.9.5** calls for green spaces and parklands to be located in a variety of neighbourhoods and locations to ensure equal access to these spaces.

As noted at full build-out, the development would include residential dwellings on a variety of lot sizes balanced with parks and open spaces that provide connections to the surrounding community. The proposal contemplates street trees and landscape areas to support resiliency to climate change. The planting of additional trees and additional landscaped areas on private properties would be encouraged.

## TRANSPORTATION

The policies of **Section 10.2** require appropriate transportation infrastructure, including roads and pedestrian/cycling infrastructure, to be available when development is proposed.

A Traffic Impact Study has been prepared in accordance with these policies and has identified required infrastructure improvements to the road network. The exact timing of when the improvements on the local street network will require additional analysis based on the phasing of the development and its impact on the area road network. It is expected that appropriate analysis will be provided to the approving agencies with the detailed design of future phases of development.

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## LOCAL PLAN POLICIES

**Policy Section 11.1** sets out specific policies for areas of the County, of which Norwood is included. The intent of these policies should be in conjunction with the rest of the policies in the new Official Plan.

<b>Policy #</b>	<b>Paraphrase of Policy</b>	<b>Response</b>
11.1.2	The Province requires that a buffer or setback be maintained between a sewage treatment facility and any proposed residential development. The required separation distance is generally 150 metres. New residential development and other sensitive uses shall not be permitted within 150 metres of the sewage treatment facility.	The Subject Lands are not located in proximity to a sewage treatment facility.

**In our opinion the proposed Draft Plan of Subdivision and Zoning By-law Amendment and the development they will permit conforms with the Official Plan.**



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