

Planning Justification Report

**3491 Wallace Point Road
Township of Otonabee-South
Monaghan**

**Draft Plan of Subdivision and Zoning
By-law Amendment Applications**

D.M. Wills Project Number: 85162



D.M. Wills Associates Limited

Partners in Engineering, Planning &
Environmental Services

Peterborough, Ontario

May 2023

Prepared for: Life at Wallace Point



Table of Contents

1.0	Introduction	1
1.1	Planning Objectives	1
1.2	Purpose of Planning Justification Report	1
2.0	Project Background.....	2
2.1	Property Location.....	2
2.2	Surrounding Land Uses.....	2
2.3	Proposed Development	2
2.3	Application Pre-consultation	1
3.0	Supporting Technical Studies	14
3.1	Environmental Impact Study.....	14
3.2	Archaeological Assessment Stage 1 & 2.....	14
3.3	Functional Servicing Report & Servicing Options Report	15
3.4	Hydrogeological Study Report	16
3.5	Storm Water Management Plan	16
3.6	Traffic Study.....	17
4.0	Policy Framework	19
4.1	Provincial.....	19
4.1.1	Provincial Policy Statement (2020)	19
4.1.2	A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)	22
4.2	Municipal.....	24
4.2.1	County of Peterborough Official Plan, 1994 (COP).....	24
4.2.2	Township of Otonabee-South Monaghan Official Plan, 2015 (TOP)	14
4.2.3	Township of Otonabee-South Monaghan Zoning By-law No. 2010-65	14
5.0	Planning Rationale	19
6.0	Proposed Zoning By-law Amendment.....	20
7.0	Closing	19

Figures

Figure 1 – Key Map

Figure 2 – Surrounding Land Uses

Figure 3 – Proposed Development

Figure 4 – County of Peterborough Official Plan Schedule 'A2' Land Use

Figure 5 – Otonabee-South Monaghan Official Plan Schedule 'A2' Land Use

Figure 6 – Otonabee-South Monaghan Schedule 'N2'
Figure 7 – Draft Zoning By-law Schedule

Appendices

Appendix A – Pre-Consultation Meeting Minutes
Appendix B – Photographic Log

1.0 Introduction

D.M. Wills Associates Limited (Wills) has been retained by Life at Wallace Point Inc. c/o Rubal Kundra (Owner) to prepare this Planning Justification Report (Report) in support of a Draft Plan of Subdivision (DPS) and Zoning By-law Amendment (ZBA) Applications. The applications will support a residential plan of subdivision with a commercial block to be developed on lands municipally known as 3491 Wallace Point Road (Subject Property) in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County).

1.1 Planning Objectives

The applications will facilitate a residential and commercial development within the Hamlet of Stewart Hall. Specifically, the applications will complete the following:

- The DPS serves to create fifty (50) single-detached residential lots and one (1) commercial block. The plan will also create a Stormwater Management block for a retention pond and associated access block for the pond.
- The ZBA will permit the development of the fifty (50) lot residential plan of subdivision by achieving the following:
 - Rezone a portion of the Subject Property from the Future Development (FD) Zone to a Hamlet Residential Exception (HR-XX) Zone. The HR-XX zone will permit low density residential development on the Subject Property subject to site-specific adjustments to the existing zoning regulations including lot frontage and lot area.
- The ZBA will permit the development of the one (1) commercial block within the plan of subdivision by achieving the following:
 - Rezone a portion of the Subject Property from the Future Development (FD) Zone to the Local Commercial (LC) Zone. The LC zone includes the proposed uses of a day nursery and eating establishment as permitted uses within the LC zone.

1.2 Purpose of Planning Justification Report

The purpose of this report is to outline the nature of the proposed DPS and ZBA and evaluate the application in the context of provincial and municipal policy including the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the County of Peterborough Official Plan, the Township of Otonabee-South Monaghan Official Plan and the Township of Otonabee-South Monaghan Zoning By-Law No. 0212/2006.

2.0 Project Background

2.1 Property Location

The property subject to the proposed development is legally described as Part of Lots 17 and 18, Concession 15, Otonabee, as in Reference Plan T680235, except Part 2 of Reference Plan 45R5252 of Wallace Point Road, and except the easement therein. The Subject Property is known municipally as 3491 Wallace Point Road, in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County). Refer to **Figure 1**.

The Subject Property comprises approximately 24.78 hectares (61.25 acres) together with approximately 630 metres (2067 feet) of frontage on Wallace Point Road, 565 metres (1,853.67 feet) of frontage on Base Line and 213.31 metres (699 feet) of frontage on Matchett Line.

The Subject Property is bounded by Wallace Point Road to the North, Base Line to the South and Matchett Line to the West. The current access to the property is from a farm driveway entrance off Wallace Point Road. The Subject Property is triangular and is characterized as active farmland with a small area of wetland in the northeast portion of the property.

2.2 Surrounding Land Uses

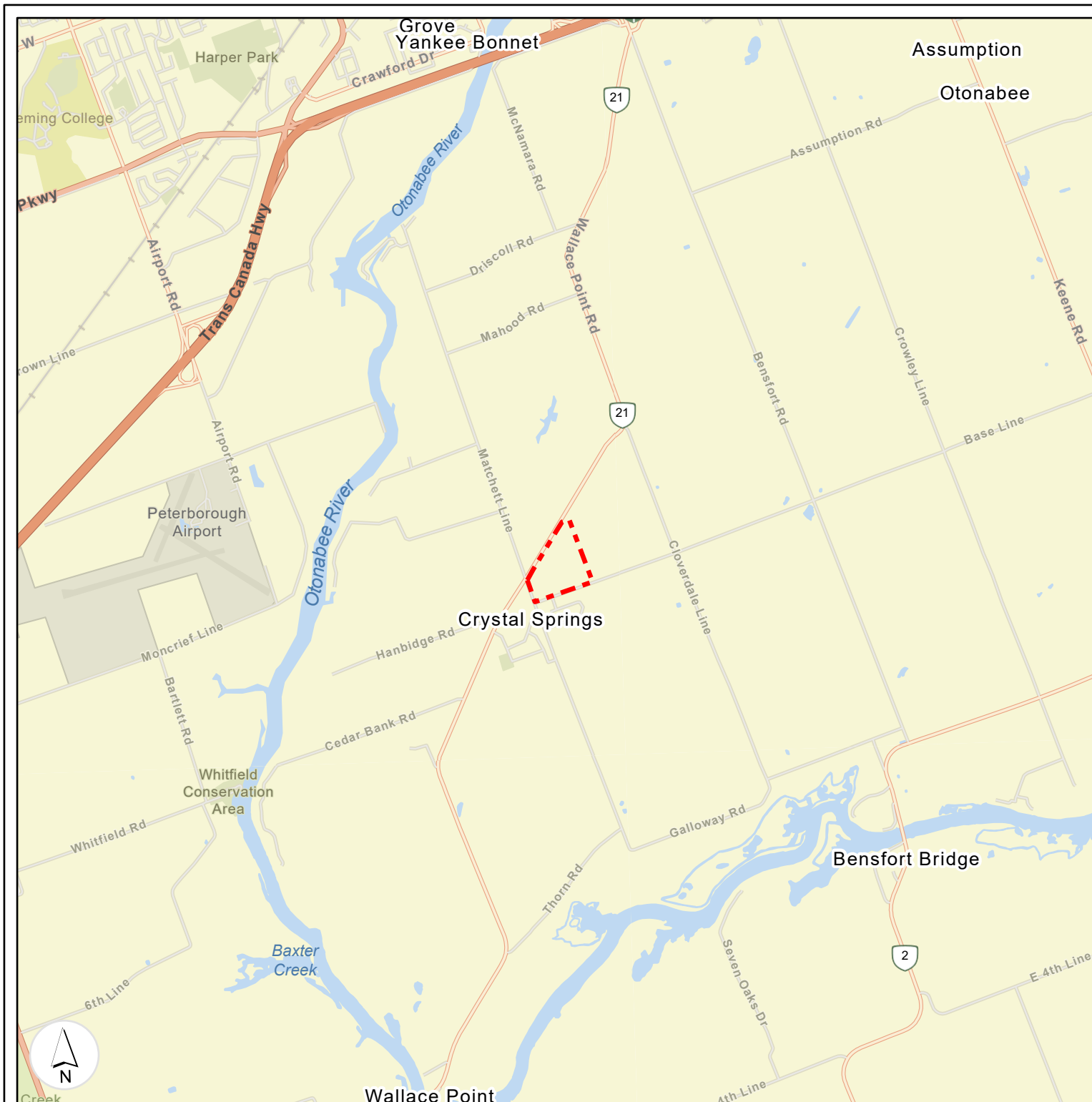
The Subject Property is located in the northern limits of the Hamlet of Stewart Hall. The surrounding land uses consist of a mix of rural and agricultural uses consisting of rural residential, active farmland, woodlands and wetlands. of the property to the north contains natural heritage features including unevaluated and locally significant wetlands. To the west of the Subject Property is the Stewart Hall Community Centre, rural lands and several rural residential properties. To the south and southeast of the Subject Property consists of residential lands developed with single-detached dwellings, with unevaluated and locally significant wetlands further to the south. The lands to the east of the Subject Property contain rural and agricultural lands. Refer to **Figure 2**.

2.3 Proposed Development

The Subject Property is currently an agricultural farming operation which consists of a single-detached dwelling, barn and farmland use primarily for cash crops. The existing dwelling and agricultural related buildings are proposed to be removed from the Subject Property in order to accommodate the proposed development. Refer to **Figure 3**.

Most of the proposed residential lots and the commercial block will be accessed by a new local public road. Some residential lot are proposed across from existing single-detached dwellings with frontage on Base Line.

The proposed development will be serviced by the existing public communal water system and private individual septic systems. The proposed commercial block is intended to be used as a day nursery, eating establishment or retail store and service the needs of the immediate surrounding community.



KEY MAP 3491 WALLACE POINT ROAD

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 1

Legend



Subject Property



PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:50,000

Data Sources

Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada

Created In:	ArcGIS Pro
Drawn By:	Ash More
Checked By:	Marnie Saunders
Map Date:	8/23/22
Project Number:	85162
Map File Number:	—



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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SURROUNDING LAND USES 3491 WALLACE POINT ROAD

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 2

Legend



Subject Property

0 135 270 540
Meters

PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:10,000

Data Sources

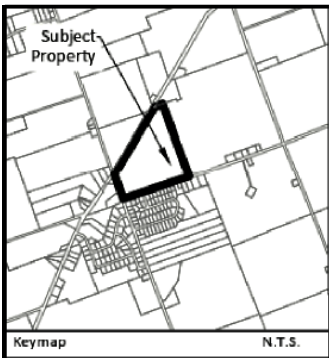
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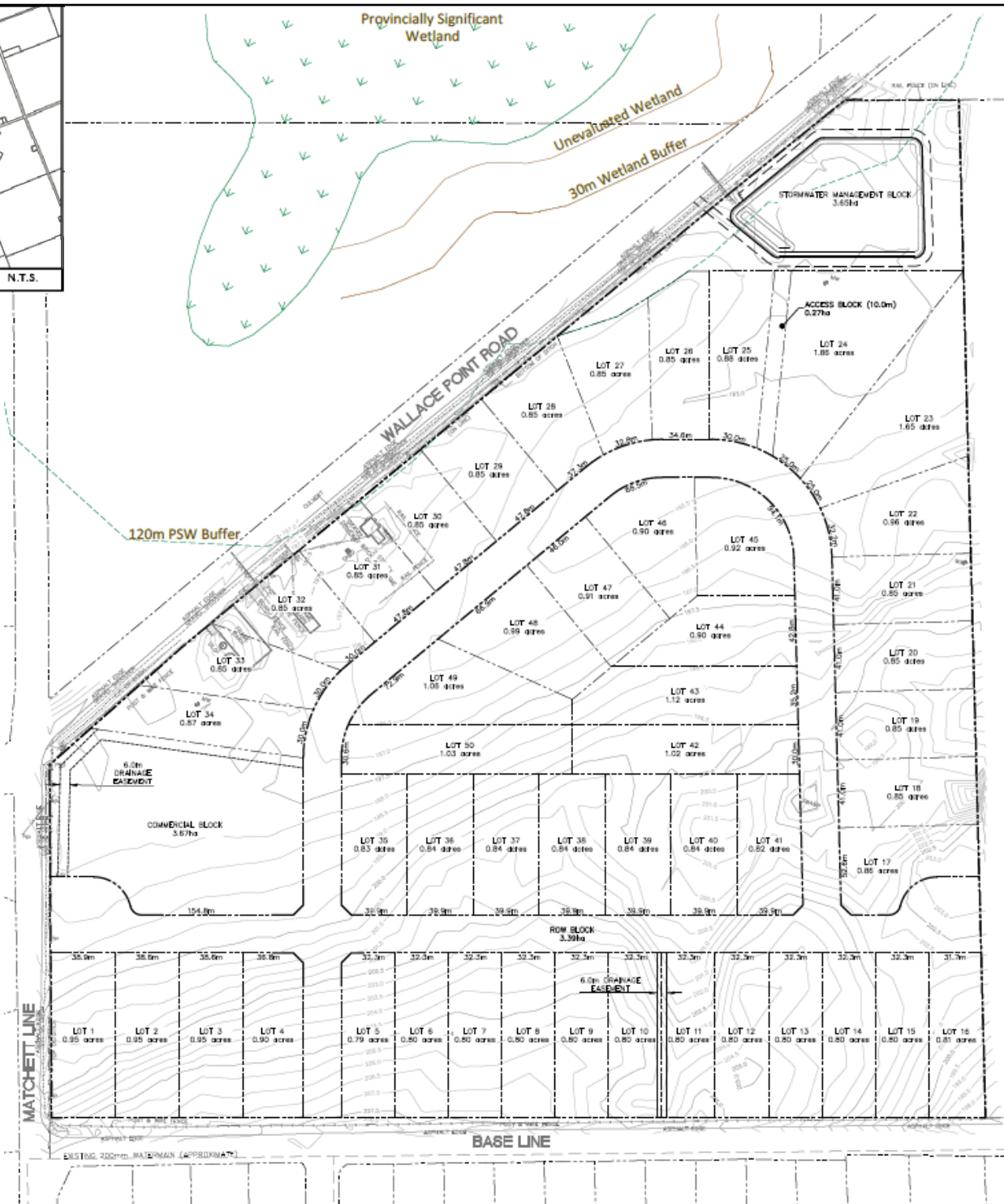


D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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N.T.S.



PROPOSED DEVELOPMENT 3491 WALLACE POINT ROAD

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 3

Legend

----- Subject Property (61.25 acres/24.79 hectares)



PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:4,000

Data Sources
County of Peterborough

Created In:	ArcGIS Pro
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Map File Number:	---



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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2.3 Application Pre-consultation

A pre-consultation meeting was held on May 11th, 2021, with the County, Township and the Township's planning consultants, Otonabee Region Conservation Authority (ORCA) and the owners. The following key items were identified for consideration and revision in response to the proposed development plan:

- Township staff do not foresee an issue with municipal assumption of the stormwater management pond;
- the County's Engineering & Design (E&D) team will require a Traffic Impact Study (TIS) to be submitted; and,
- E&D also advised that no entrances will be permitted onto Wallace Point Road (County Road 21) since there is access to the property via local township roads in accordance with the County of Peterborough's Entrance By-law #2012-26.

In addition, the pre-consultation meeting minutes list the required reports, plans and applications to be prepared and submitted in support of the proposed development. Refer to **Appendix B**.

3.0 Supporting Technical Studies

The following reports and studies were prepared in support of the proposed development.

3.1 Environmental Impact Study

D.M. Wills completed an Environmental Impact Study (EIS), dated May 2023 that identifies and confirms the presence of natural heritage features on or surrounding the Subject Property. The EIS also reviewed the potential for negative impacts to any identified features or associated wildlife including species at risk (SAR) as a result of the proposed plan of subdivision.

Field investigations were completed during the appropriate seasons to evaluate the presence of significant wildlife habitat (SWH) and SAR habitat along with amphibian call surveys and breeding bird surveys and the completion of Ecological Land Classification (ELC) and drainage feature assessment. Wetland delineation and evaluation using Ontario Wetland Evaluation System (OWES) methodology was also completed.

The EIS identified the following features:

- Unevaluated wetland
- Two drainage features
- Habitat for Threatened species (Eastern Meadowlark and Bobolink)
- Habitat for Special Concern species (Barn Swallow and bats) within barn structures on site

The wetland identified on-site is not considered provincially significant in accordance with OWES, however, any encroachment into this wetland feature as a result of the development will require compensation. As requested by the ORCA, compensation plans have been prepared for consideration at a rate of 2:1 to offset for the loss of wetland habitat in support of the proposed development.

The EIS concluded that no negative impacts on the identified natural heritage features on the Subject Property are anticipated as a result of the proposed development subject to the recommended mitigation measures outlined in the EIS. It is anticipated that the recommended mitigation measures and compensation plan will be included in the applicable development agreement to ensure compliance.

3.2 Archaeological Assessment Stage 1 & 2

Northeastern Archaeological Associates Ltd. completed Stage 1 and 2 Archaeological Assessments on January 27, 2023, to assess the potential for the presence of significant archaeological resources on the Subject Property.

The Stage 1 assessment consisted of background research on the Subject Property to determine existing conditions regarding on-site disturbances and the need to complete

a Stage 2 assessment. The report provided that while there are some areas of soil disturbance due to decades of farming, the site remains relatively undisturbed and has high archaeological potential as a result of the historical surrounding land uses, the transportation network in the vicinity of the Subject Property, surrounding natural heritage features and history of settlement. A Stage 2 Archaeological Assessment was recommended.

The Stage 2 fieldwork was carried out as recommended, under excellent summer weather and lighting conditions, on June 6, June 29, July 8, July 19, and August 2 of 2022. Despite the use of high-potential transect intervals during both the pedestrian survey and the test-pit survey, no artifacts or cultural heritage resources were recovered from the subject property. The investigations concluded that the Subject Property does not contain archaeological material, structural remains, or cultural heritage resources of any kind. The Subject Property is considered to have no further cultural heritage value or interest and no further archaeological assessment of the property was required.

3.3 Functional Servicing Report & Servicing Options Report

D.M. Wills completed a Functional Servicing Report (FSR) in April 2023 to review and confirm on-site servicing in support of the proposed 50 lot residential plan of subdivision. There is a communal well with available capacity to service the Subject Property with water. The servicing option for sewage includes private individual septic systems. The FSR confirmed that water via a communal system and sanitary servicing via private individual septic systems on each proposed lot is appropriate and preferred to service the proposed development. The FSR was supported by additional information provided through a Sewage System Assessment completed by Gunnell Engineering and a Hydrogeological Assessment also completed by Wills. These reports are described in further detail in Section 3.4.

The FSR as prepared by Wills concludes the following:

1. Stormwater runoff will be accommodated by a system of swales and sheet drainage that divert water to the proposed roadside infiltration ditches and ultimately the stormwater management pond.
2. Sanitary servicing will be accommodated by individual septic systems (treatment, tanks and tile fields).
3. Domestic water servicing will be provided by connecting to the existing municipal watermain infrastructure along Base Line.
4. Utilities to service the development are readily available overhead within the Wallace Point Road and Matchett Line right-of-way, along with the Crystal Springs subdivision to the South.

3.4 Hydrogeological Study Report

D.M. Wills completed a Hydrogeological Study Report (Hydro-g) dated May 2023 in support of a residential plan of subdivision on the Subject Property. The Hydro-g hydrogeological conditions of the Subject Property in support of 50 residential lots consisting of one to two storey dwellings and one commercial block with 2 units serviced via private septic. The report documents site conditions to confirm the sewage servicing capacity and to provide subsurface design requirements for proposed Low Impact Development (LID) features on the Subject Property. This Study was conducted in conjunction with the Functional Servicing Report (FSR) and Geotechnical Report, submitted under separate cover.

The local geology was investigated by drilling 12 boreholes on the Subject Property from which uncovered interbedded silty sand, silt, and coarser grained materials at depth. The encountered strata include varying proportions of sand, silt, and clay within the individual soil layers, and was observed to vary both horizontally and vertically across the Subject Property. The variable/interbedded nature of the subsurface soils provides poor predictive capability at any specific location on the Subject Property. Groundwater seepage was encountered in all test pits at an approximate depth between 1.0 mbg and 2.2 mbg, with the exception of TP22-03, TP22-07, TP22-08, TP22-09, and TP22-10, which were observed to be dry prior to backfilling. Groundwater seepage was generally observed along thin discontinuous sand lenses/stringers, that may seasonally retain infiltrating groundwater.

A Groundwater Impact Assessment was conducted by Wills to determine the suitability of the Subject Property to accommodate private on-site sewage disposal systems. The Groundwater Impact Assessments considered 50 residential lots with anticipated flows to the sewage disposal systems of 1,000 L/day, and one commercial lot with anticipated flows to the sewage disposal systems of 4,495 L/day. Nitrate loading of 40 mg/lot/day was used on the basis of Guideline D-5-4. The Groundwater Impact Assessment concludes that a groundwater nitrate concentration of 9.89 mg/L (residential lots) and 9.91 mg/L (commercial lot) can be achieved at the downgradient property boundary with the incorporation of aboveground and subsurface infiltration features (detailed in Wills' FSR). Both downgradient nitrate concentrations for the residential and commercial lots satisfy the requirements of Guideline D-5-4.

3.5 Storm Water Management Plan

D.M. Wills completed a Stormwater Management (SWM) Report dated April 2023 to evaluate the drainage characteristics of the proposed development and develop a preliminary plan for SWM that will permit the development to proceed with no adverse impacts to the receiving drainage or groundwater system. In summary, the design strategy utilized for the development will provide:

- Stormwater quantity control by maintaining post-development flows at or below pre-development levels
- Water quality control to Enhanced (Level 1) protection;

- Low Impact Development (LID) features, based on the site constraints, to preserve the natural hydrologic cycle;
- Erosion and sediment controls to prevent undesirable changes to downstream watercourses; and,
- Appropriate layout to preserve natural heritage and hydrological features of the site.

Existing conditions were analyzed on the Subject Property and was classified into one catchment area based on the natural topography. The Subject Property has one external area draining onto the Subject Property from the south. The entire Subject Property drains overland northward to a culvert that outlets into the PSW on the northwest side of Wallace Point Road. For the post-development condition, the site has been divided into eight drainage areas based on the proposed grading of the Subject Property. The external drainage area will be maintained as part of the proposed development. To ensure that the development does not increase downstream flooding potential SWM facilities are required to maintain post-development flows to existing conditions.

Stormwater quantity control will be achieved by storing flows within a detention basin located in the northern-most catchment of the Subject Property. This control measure will reduce the post-development peak flow rates to less than pre-development levels for the 2- to 100-year storm events. Stormwater quality control will be further achieved through a treatment train approach, with lot level LID controls, roadside ditch conveyance controls and an OGS within the road right-of-way of the proposed subdivision, near the stormwater block. Placement of the OGS in this location will allow for straightforward access and maintenance as required. Lot level controls will be implemented in each residential lot under the post development condition of the Subject Property. Underground chamber and above ground infiltration facilities (within the frost layer) are proposed to mitigate the runoff generated by the dwellings and other impervious features on each lot. Therefore, ...

3.6 Traffic Study

D.M. Wills completed a Traffic Impact Study (TIS) dated May 2023 in support of the proposed residential plan of subdivision. The TIS investigates the impact of the traffic generated from the proposed development on the intersection of County Road 21 and Matchett Line. The TIS reviewed the existing traffic conditions including an investigation of existing traffic volumes. The traffic operation analysis considered the background traffic conditions and the conditions as a result of the proposed development covering both AM and PM peak hours as well as the current and horizon years (2026-2031) scenarios. Assuming a full build-out, the development is anticipated to generate about 42 entering and 56 exiting trips during the AM peak, and 55 and 44 entering and exiting trips during the PM peak, respectively.

The report concludes that there is no impact from the proposed development on the traffic operation of County Road 21 at its intersection with Matchett Line. The Level of Service (LOS) within the study area is maintained, both before and after considering the

impact of the development for all the scenarios except the LOS on the southbound direction which will drop to LOS "B..". These LOS levels reflect that the intersection of County Road 21 and Matchett Line will operate at acceptable traffic operation levels. An Auxiliary Lanes Warrant Analysis was also completed and the results of the current and the horizon years show that there will be no need for any additional auxiliary lanes on County Road 21 at its intersection with Matchett Line.

4.0 Policy Framework

The following provincial and municipal land use policy documents contain policies that relate to the proposed development of the Subject Property. The proposed ZBA will be reviewed in the context of these policies. The Subject Property is governed by the following policy and regulatory documents: Provincial Policy Statement, 2020 (PPS); A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan); County of Peterborough Official Plan, 1994 (COP); the Township of Otonabee-South Monaghan Official Plan, 2015 (TOP) and the Township of Otonabee-South Monaghan Zoning Bylaw No. 2010-65 (OSNZB).

As the Subject Property is rural in nature and surrounded by rural, residential, agricultural uses and natural heritage features, the following policies from the aforementioned policy documents apply.

4.1 Provincial

4.1.1 Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. In general, the PPS seeks to promote the development of communities that are socially, economically, and environmentally resilient. The following policies apply to Subject Property in support of the proposed development.

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

1.1.1. Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- h) promoting development and land use patterns that conserve biodiversity;*

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 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; and*
- g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 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.

1.1.4 Rural Areas in Municipalities

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;*
- c) accommodating an appropriate range and mix of housing in rural settlement areas;*
- e) using rural infrastructure and public service facilities efficiently;*

h) conserving biodiversity and considering the ecological benefits provided by nature;

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

1.4 Housing

1.4.1 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 a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 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;*

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the longterm ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing

linkages between and among natural heritage features and areas, surface water features and ground water features.

- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*

2.6 Cultural Heritage and Archaeology

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

4.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan provides additional policy for lands within one of the fastest growing regions in North America. Its policies are intended to support growth and development while ensuring that it occurs in an orderly and well-planned fashion, so as to protect the social, economic, and environmental interests of Ontario and its residents.

1.2.3 Relationship with the Provincial Policy Statement (PPS)

The PPS provides overall policy directions on matters of provincial interest related to land use and development in Ontario, and applies to the GGH, except where this Plan or another provincial plan provides otherwise.

Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the PPS, applying the more specific policies of this Plan satisfies the requirements of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in this Plan, those PPS policies must be independently satisfied.

As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.

2.1 Context

To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.

2.2.1 Managing Growth

1. *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.*
2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
 - a. *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities;*
 - b. *growth will be limited in settlement areas that:*
 - i. *are rural settlements;*
 - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. *are in the Greenbelt Area;*
 - 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 be generally directed away from hazardous lands; and*
 - f. *the establishment of new settlement areas is prohibited.*

2.2.6 Housing

2. *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.*

3.2.7 Stormwater Management

2. *Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*
 - c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces;*

3.2.6 Water and Wastewater Systems

1. *Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.*
2. *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*
 - a. opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
 - b. the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*

4.2 Municipal

4.2.1 County of Peterborough Official Plan, 1994 (COP)

The COP sets the land use and planning framework for local Official Plans and decision making. The COP outlines a long term vision for Peterborough's physical form and community character. The COP describes the Subject Property as "Settlement Area" in the COP. Settlement Area policies are provided in Section 4.2.3 of the COP and

included below where relevant to the project together with additional guiding policies of the COP.

4.2 Settlement Areas

4.2.1 - Goal

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.

4.2.2 - Objectives

- *to identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas;*
- *to encourage a full range of living and employment opportunities by the creation of complete communities;*
- *to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements;*
- *to promote efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible;*
- *to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses;*
- *to require local municipalities within the same watershed/subwatershed to participate, coordinate and carry out similar land use and environmental management practices.*

4.2.3 - Policies

- *Lower tier municipalities shall designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20 year time-frame.*
- *The County Official Plan identifies growth areas as identified in the local official plans, and further that changes to those areas will require amendments to the local official plan and County Official Plan. These growth areas consist of the Settlement Areas listed below.*

Otonabee-South Monaghan: Keene, Lang, Stewart Hall,
Woodview, Indian River, Cold Springs, Assumption, Baillieboro,
Fraserville, South Monaghan, Bensfort Bridge

4.7 Physical Services and Utilities

Physical services and utilities include the supply and distribution of water, the collection and disposal of sewage, the disposal of solid waste and electric power and transmission lines.

4.7.1 - Goal

- *To ensure the adequate provision of services and utilities consistent with the environmental, cultural and economic goals of the County.*

4.7.3.2 - Sanitary Sewage and Water

- *The County encourages development on public sanitary waste disposal systems, where possible, to minimize impacts and protect the natural environment;*
- *The local municipalities shall establish water and sewer service schedules in local Official Plans and monitor collection and treatment capacities;*
- *In planning for sanitary sewage and water systems, the County shall support a hierarchical approach to the provision of such services. This approach will recognize that:*
 - *Full municipal sewage and water services are the preferred form of servicing for the settlement areas. In areas which are currently fully serviced, lot creation will only be permitted if sufficient reserve water and sewage plant capacity is available to accommodate the development;*
 - *Communal services are the preferred means of servicing multiple lots/units where municipal sanitary sewage and water services are not available, and where site conditions are suitable for this method of servicing over the long-term;*
 - *Individual services may be used for more than 5 lots in areas outside of settlement areas provided the site conditions are suitable for the long-term provision of such services;*
 - *Development on partial services (piped water supply and private individual sewage disposal) will be discouraged except in those situations where it is required to remedy existing services which have failed and within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:*
 1. *the development is within the reserve sewage system capacity and reserve water system capacity; and*
 2. *site conditions are suitable for the long-term provision of such services.*

- o *For settlement areas, the construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:*
 - 1. *Strategies for water conservation and other water demand management initiatives are being considered for implementation in the existing service area through source protection plans, or,*
 - 2. *In settlement areas having full municipal services, plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets.*
- o *Developments based on communal systems or developments of six lots or more based on individual servicing systems shall be required to prepare an assessment of the viability of all reasonable options in the servicing hierarchy and an assessment of the impact of the proposed method of servicing on groundwater and surface water;*

5.1 Housing

5.1.1 - Goal

To provide opportunities for a range of housing by type and density to be built throughout the County to respond to the varying needs of the permanent population based on demographic, income, market and special needs considerations.

5.1.3 - Policies

5.1.3.1 - General

- *The County promotes the orderly development of new housing which makes efficient use of existing transportation, education, recreation, commercial and servicing systems and facilities in accordance with the Settlement Areas policies of Section 4.2 of this Plan;*
- *In order to create complete communities, make efficient use of infrastructure, promote sustainable alternative modes of transportation, plan walkable communities having a range of housing types, the careful development of greenfield areas is necessary. Greenfield Targets in the County of Peterborough will be realized through developments that include a range of housing including singles, semis and multiple dwellings and condominiums. The Greenfield Target for Peterborough County will be implemented on a phased-in approach with a density target of 35 residents/jobs per hectare being implemented immediately and that this number moves to 40 residents/jobs per hectare with the next 5-year*

review required by the Planning Act or by 2015, whichever is sooner. The achievement of a Greenfield Target is calculated at the upper tier on an average basis.

5.1.3.2 - Residential Intensification

- 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 site(s), are deemed appropriate and suitable for intensification;*

5.4 Community Services

The County recognizes the importance of community services as a contributor to the quality of community life and as an attractor for economic investment.

5.4.1 - Goal

- To provide community services and facilities to meet the civic, cultural, educational, health care, religious, social and emergency service needs of the residents of Peterborough County in cooperation with the appropriate public and private agencies and other levels of government.*

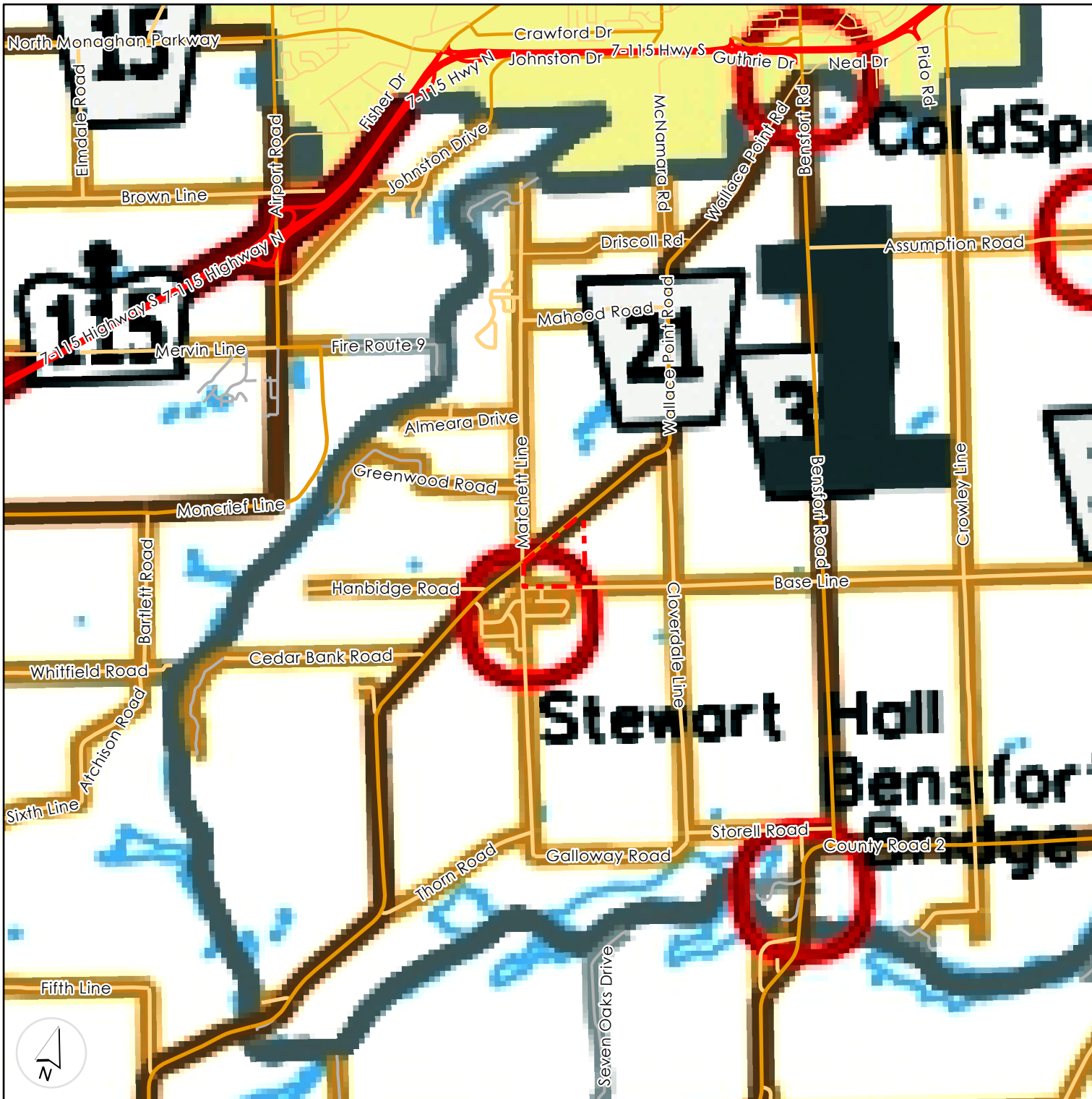
5.4.2 - Objectives

- To assist local municipalities, other levels of government and public and private agencies to provide sufficient locations for community services and facilities;*
- to improve and enhance the development of education, health and social services;*
- to provide maximum accessibility to emergency services in all parts of the County;*

5.4.3 - Policies

5.4.3.1 - General

- Community services which provide a County as well as a local service should be reviewed jointly by the County, local municipalities and other affected levels of government and located:*
 - in proximity to major transportation routes*
 - centrally within settlement areas*
 - adjacent or in proximity to other community services*
 - to accommodate hard and soft servicing requirements, such as sewage, water and parking*






**COUNTY OF PETERBOROUGH
OFFICIAL PLAN MAP A
3491 WALLACE POINT ROAD**

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 4

Legend

-  Subject Property
-  Settlement Area
-  Watershed Boundary

0 500 1,000 2,000
Meters

PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:50,000

Data Sources
County of Peterborough

Created In:	ArcGIS Pro
Drawn By:	Ash More
Checked By:	Marnie Saunders
Map Date:	8/23/22
Project Number:	85162
Map File Number:	—



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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4.2.2 Township of Otonabee-South Monaghan Official Plan, 2015 (TOP)

The Subject Property is designated Hamlet as illustrated on Township of Otonabee-South Monaghan (OSM) Official Plan Schedule 'A' - Land Use Plan: Map 3. The Township of OSM Official Plan Schedule 'B' Natural Features identifies unevaluated and evaluated wetlands within 120m of the Subject Property. Therefore the Environmental Protection policies are applicable.

"Section 5.2 Hamlet

The purpose of the Hamlet designation is to recognize the essential mixed-use character of these settlements within the Township of Otonabee-South Monaghan. Hamlet areas are intended to provide a sufficient supply of land for residential, commercial, small-scale industrial, recreation/open space and institutional uses to accommodate projected growth over the 20-year time frame of this Plan.

5.2.1 Pattern of Development The future development of Hamlets will take place primarily in the form of registered plans of subdivision adjacent to and as a natural extension of existing development. Future development will be encouraged in depth rather than in strips along the main roads. New lot creation by consent shall be permitted in accordance with the policies of Section 4.0 (Land Division Policies).

5.2.2 Permitted Uses Permitted uses shall include residential, commercial, small-scale industrial, recreation/open space, institutional and community facilities.

5.2.3 Residential Uses and Development

a. Residential Uses Permitted residential uses in the Hamlet areas shall include low and medium density residential uses including single detached dwellings, duplex and semi-detached dwellings, converted dwellings, and multiple-unit dwellings such as triplexes, fourplexes, row or townhouses, and low-rise apartment dwellings. Dwelling units in or above commercial or institutional buildings shall also be permitted. Home occupations and bed and breakfast establishments shall be permitted in Hamlet areas, subject to the policies of this Plan and the regulations of the Implementing Zoning By-law.

b. Residential Development Policies Single-detached dwellings shall be the predominant form of residential development in the Hamlet areas. New residential development shall comply with the relevant policies of Sections 3.0 and 4.0 of this Plan. In addition to the requirements of Section 4.3, all proposals for residential development by registered plan of subdivision or condominium shall be accompanied by:

- i. an engineering report which demonstrates that there is an available and adequate supply of potable water, and that soil*

conditions will permit the installation and efficient operation of private sewage disposal systems; and

- ii. a preliminary engineering feasibility report, which demonstrates that services such as stormwater drainage, including on-site water quality/quantity facilities, and roads can be satisfactorily accommodated.*

Until such engineering studies are received and approved, the Township Council will not recommend to the approval authority that draft plan approval be granted to the subdivision or condominium proposal.

New residential development on individual private services should, where possible, take place on lots having sufficient area and frontage to provide for future development intensification through splitting of lots should municipal piped services become available. The design and siting of proposed buildings on such lots shall be evaluated by the Municipality in the context of future use of the lots for more intense development. The siting of proposed buildings may be regulated through zoning in the form of extended side yards in order to accommodate future development intensification.

5.2.4 Non-Residential Uses and Development

(a) Non-Residential Uses

Permitted non-residential uses in Hamlets may include public and institutional uses such as parks, schools, places of worship, municipal and other public buildings; commercial uses such as automobile service stations and gas bars, local retail stores, small-scale offices, places of entertainment, personal service shops, restaurants, electronics sales and service establishments, and similar establishments; and small-scale industrial uses.

(b) Non-Residential Development Policies

New commercial and industrial uses should not be permitted in areas that are predominantly residential or in the logical path of future residential expansion. Instead, they will be encouraged to locate within or adjacent to existing non-residential uses or in areas where potential adverse effects on adjacent residential uses will be minimized.

(i) Commercial Uses

Commercial uses generally supplying local commercial needs will be permitted in Hamlet areas. Wherever possible, commercial uses should be grouped with established existing commercial establishments to form a commercial core.

Automobile-oriented commercial uses such as service stations and gas bars should front onto major roads.

Provision shall be made for adequate off-street parking. Where commercial uses abut residential uses or other sensitive land uses, adequate buffer planting or screening shall be provided.

5.2.16 Special Policies for Stewart Hall

- a. Definition of Policy Area The following special land use policies apply to a portion of the lands in the Hamlet of Stewart Hall west of Wallace Point Road and south of Hanbidge Road as identified on Schedule A of this Plan. These areas of the Hamlet include lands that may be susceptible to flooding. There is no detailed floodplain mapping that would accurately define the extent of flood prone lands in the Hamlet of Stewart Hall. The Municipality, in consultation with the Conservation Authority, may require the preparation of floodplain mapping by property owners/applicants on a site-by-site basis for planning applications.*
- b. Development Policies Development within the Hamlet designation may be permitted without an amendment to this Plan, subject to the following policies and only after written approval has been obtained from the Conservation Authority.*

Development will generally be directed to areas outside of hazardous lands that are impacted by flooding. "Hazardous lands" means lands that could be unsafe for development due to naturally occurring processes, including lands to the furthest landward limit of the flooding and/or erosion hazard limits associated with the Otonabee River.

Prior to the approval of an application for development under the Planning Act, for example, a land severance, a plan of subdivision, a zoning by-law amendment or a minor variance, the applicant shall undertake a site-specific engineering study to determine the suitability of the site for development. The study shall be completed at the applicant's expense, and shall be subject to the approval of the Conservation Authority.

The engineering study should address the following matters, and any additional matters identified by the Conservation Authority and the Municipality:

- i. Confirmation that the hazards can be safely addressed, and the development and site alteration will be carried out in accordance with established standards and procedures;*
- ii. New hazards will not be created and existing hazards will not be aggravated;*
- iii. No adverse environmental impacts will result; and*
- iv. Vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.*

It is recognized that there may be certain areas within the Hamlet designation in Stewart Hall where applications for development may not be approved due to the nature and extent of flood hazards.

c) *Conservation Authority Regulations*

Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

d) *Zoning*

Lands may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.

3.2.3 General Servicing Policies

It is a primary objective of this Plan to promote environmental protection and to provide an adequate supply of potable water through ensuring that appropriate servicing is available for new development or redevelopment within the Township. Planning for water and wastewater (sewage) systems will recognize that:

- a) Full municipal sewage and water services are the preferred form of servicing for urban and rural settlement areas;*
- b) Communal services are the preferred means of servicing multiple lots/units in areas where full municipal sewage and water services are not or cannot be provided, where site conditions are suitable over the long term; and*
- c) Lot creation may be serviced by individual on-site systems where the use of communal systems is not feasible and where site conditions are suitable over the long term.*

Where full municipal services are not available an investigation of servicing options shall accompany all development and redevelopment proposals involving multi-lot/unit residential development to determine the most appropriate form of servicing to promote environmental protection. The investigation of servicing options shall address the assimilative capacity of the ground water or surface water to absorb effluent without adversely impacting the natural environment.

Partial servicing will generally be discouraged, except where necessary to address failed services or because of physical constraints, and except in the Hamlet of Keene and Hamlet of Stewart Hall where communal water systems are currently available.

3.7.3 Protection of Environment/Natural Heritage Features

The Municipality recognizes the need to develop policies that will protect and where possible enhance the natural environment and significant natural heritage features within the Township of Otonabee-South Monaghan. As such this Plan recognizes the following environmental/natural heritage features and their functions:

- *Significant Wetlands and Other Wetlands*
- *Fish Habitat*
- *Significant Wildlife Habitat*
- *Significant Woodlands*
- *Significant Valleylands*
- *Significant Habitat of Endangered Species and Threatened Species*
- *Significant Areas of Natural and Scientific Interest (ANSIs)*

Not all lands having environmentally sensitive features are designated as "Environmental Protection" on the Land Use Plan – Schedule "A" – due to the size and/or sensitivity of the feature, the degree of hazard it creates, or a lack of information. During the review of development proposals lands with sensitive features may be identified. Depending on their significance and/or hazardous nature, such features shall be protected. An application to develop on or adjacent to such a feature shall be subject to the applicable policies of Section 3.7.3.3 of this Plan.

3.7.3.2 Determination of Adjacent Lands

For the purposes of Section 3.7.3, lands "adjacent" to a natural heritage feature shall be determined as follows:

- a. Within 120 metres of a Significant Wetland;*
- b. Within 120 metres of an ANSI (Life Science);*
- c. Within 50 metres of an ANSI (Earth Science);*
- d. Within 120 metres of significant woodlands;*
- e. Within 120 metres of significant valleylands;*
- f. Within 120 metres of significant wildlife habitat;*
- g. Within 120 metres of the significant portions of the habitat of endangered and threatened species; and*
- h. Within 120 metres of fish habitat.*

3.7.3.3 General Policies

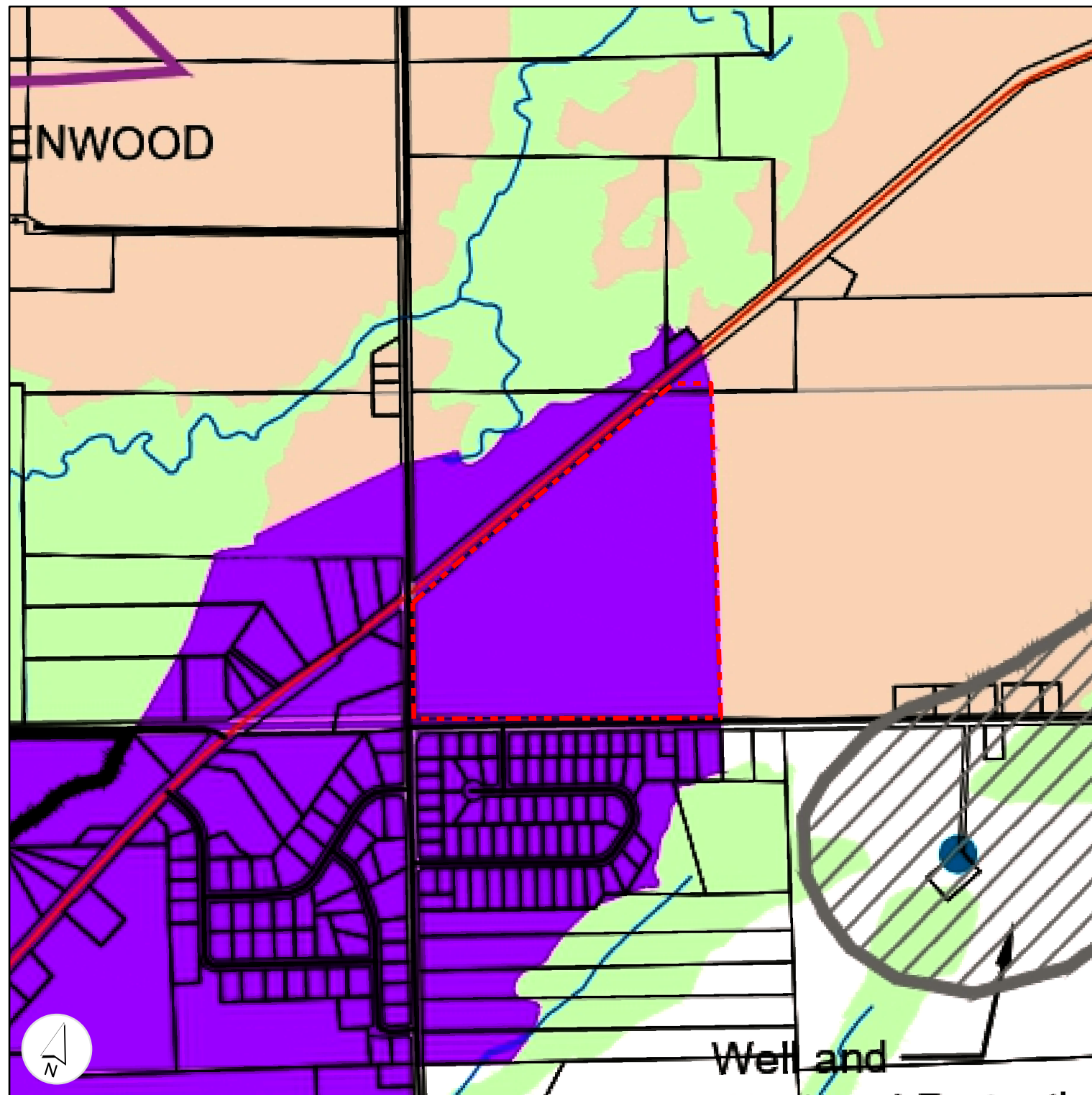
- a) Decisions made by the Township Council affecting planning matters shall be consistent with the provisions of Section 2.1 of the Provincial Policy Statement, the Natural Heritage policies.*
- b) Where determined by the Municipality or County, in consultation with the local Conservation Authority and/or the Ministry of Natural Resources, the Municipality shall require the developer to prepare an Environmental Impact Study (EIS) as part of any proposal for development or site alteration, where potential exists for a negative impact on the natural environmental features, functions and/or adjacent lands.*
- c) The scope of an EIS report, required by subsection above, shall be determined by the Municipality in consultation with the local Conservation Authority and/or the Ministry of Natural Resources. The EIS report will be completed by a qualified professional.*

Section 4 Land Division Policies

4.1 Determination of Land Division Method

4.1.1 Requirements for Plans of Subdivision Generally all land division in the Township of Otonabee-South Monaghan should take place by registered plan of subdivision. A plan of subdivision shall normally be required in the following instances:

- a) where more than three lots (three severed and one retained) are to be created in a designation other than the Hamlet designation, or where more than five lots (five severed and one retained) are to be created in the Hamlet designation (including previous severances); or*
- b) where a new public road or an extension to an existing public road is required; or*
- c) where the provision or extension of municipal servicing (water and/or sanitary sewers, including communal servicing, and/or stormwater management facilities) is required.*








**OTONABEE-SOUTH MONAGHAN
OP SCHEDULE A LAND USE MAP 3
3491 WALLACE POINT ROAD**

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 5

Legend

-  Subject Property
-  Hamlet
-  Environmental Protection
-  Rural
-  Agricultural

0 135 270 540
Meters

PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:10,000

Data Sources
Township of Otonabee-South Monaghan

Created In:	ArcGIS Pro
Drawn By:	Ash More
Checked By:	Marnie Saunders
Map Date:	8/23/22
Project Number:	85162
Map File Number:	—



D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9
P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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4.2.3 Township of Otonabee-South Monaghan Zoning By-law No. 2010-65

The Subject Property is zoned Future Development (FD) Zone as illustrated on Schedule "A" Map No. 13 of the CZBL. The FD Zone permits the following permitted uses:.

20.1 Permitted Uses

- 20.1.1 a single detached dwelling*
- 20.1.2 an existing farm or agriculture use*
- 20.1.3 a farm produce outlet*
- 20.1.4 a bed and breakfast establishment*
- 20.1.5 a home occupation*
- 20.1.6 a conservation area*
- 20.1.7 a public park*

The proposed development is not permitted under the current FD zone and therefore a zoning bylaw amendment is required to rezone the lands Hamlet Residential (HR) Zone and Local Commercial (LC) Zone.

Section 8 – Hamlet Residential (HR) Zone

8.1 Permitted Uses

- 8.1.1 a single detached dwelling*
- 8.1.2 a converted dwelling with a maximum of two dwelling units*
- 8.1.3 a duplex dwelling*
- 8.1.4 a semi-detached dwelling*
- 8.1.5 a bed and breakfast establishment*
- 8.1.6 a group home*
- 8.1.7 a home occupation*
- 8.1.8 a public park"*

8.2 Regulation for Uses Permitted in Section 8.1

8.2.1 Minimum Lot Area Requirements

	<i>Public Water Supply and Private Sewage Disposal</i>
<i>Single Detached Dwelling</i>	<i>1,800 sq. m</i>
<i>Duplex or Converted Dwelling</i>	<i>2,400 sq. m</i>
<i>Semi-Detached Dwelling on One Lot</i>	<i>2,400 sq. m</i>

8.2.2 Minimum Lot Frontage

	<i>Public Water Supply and Private Sewage Disposal</i>
<i>Single Detached Dwelling</i>	<i>30.0 m</i>
<i>Duplex or Converted Dwelling</i>	<i>38.0 m</i>
<i>Semi-Detached Dwelling on One Lot</i>	<i>38.0 m</i>

- 8.2.3 Minimum Front Yard Depth: 7.5 m (24.60 ft.)*
- 8.2.4 Minimum Exterior Side Yard Width: 7.5 m (24.60 ft.)*
- 8.2.5 Minimum Interior Side Yard Width: 3.0 m (9.84 ft.)*
- 8.2.6 Minimum Rear Yard Depth: 7.5 m (24.60 ft.)*
- 8.2.7 Minimum Dwelling Floor Area: 93.0 m² (1,001.08 ft.²)*
- 8.2.8 Maximum Building Height: 11.0 m (36.09 ft.)*
- 8.2.9 Maximum Lot Coverage of All Buildings: 40%*
- 8.2.10 Minimum Landscaped Open Space: 30%*
- 8.2.11 Maximum Number of Dwellings Per Lot: 1*
- 8.2.12 Maximum Number of Dwelling Units per Lot: 2*

Section 13 - Local Commercial (LC) Zone

No person shall within any Local Commercial (LC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

13.1 Permitted Uses

- 13.1.1 an accessory dwelling unit or units*
- 13.1.2 a bank or financial institution*
- 13.1.3 a business, professional or administrative office*
- 13.1.4 a commercial or private club*
- 13.1.5 a day nursery*
- 13.1.6 a dry cleaning or laundry outlet*
- 13.1.7 an eating establishment*
- 13.1.8 a funeral home*

13.1.9 a garden nursery sales and supply establishment

13.1.10 a laundromat

13.1.11 a medical or dental clinic

13.1.12 a motor vehicle fuel establishment

13.1.13 a motor vehicle rental establishment

13.1.14 a motor vehicle repair garage

13.1.15 outside display or sales

13.1.16 a place of entertainment

13.1.17 a post office

13.1.18 a postal outlet

13.1.19 a recreational establishment

13.1.20 a retail commercial establishment, including a convenience store

13.1.21 a service shop, including a personal service shop

13.1.22 a parking lot

13.1.23 a public park

13.1.24 a veterinary clinic

13.2 Regulations For Uses Permitted in Section 13.1

13.2.1 Minimum Lot Area: 0.23 ha (0.56 ac.)

13.2.2 Minimum Lot Frontage: 30.0 m (9.42 ft.)

13.2.3 Minimum Front Yard: 9.0 m (29.52 ft.)

13.2.4 Minimum Exterior Side Yard Width: 6.0 m (19.69 ft.)

13.2.5 Minimum Interior Side Yard Width: 6.0 m (19.69 ft.)

13.2.6 Minimum Rear Yard Depth: 7.5m (24.60 ft.)

13.2.7 Maximum Building Height 11.0 m (36.09 ft.)

13.2.8 Maximum Lot Coverage of All Buildings 30%

**OTONABEE-SOUTH MONAGHAN
BY-LAW SCHEDULE A MAP 13
3491 WALLACE POINT ROAD**

CONCESSION 15 PART LOT 17
OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 6

Legend



Subject Property

HR

Hamlet Residential Zone

FD

Future Development Zone

OS

Open Space Zone



PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:4,000

Data Sources

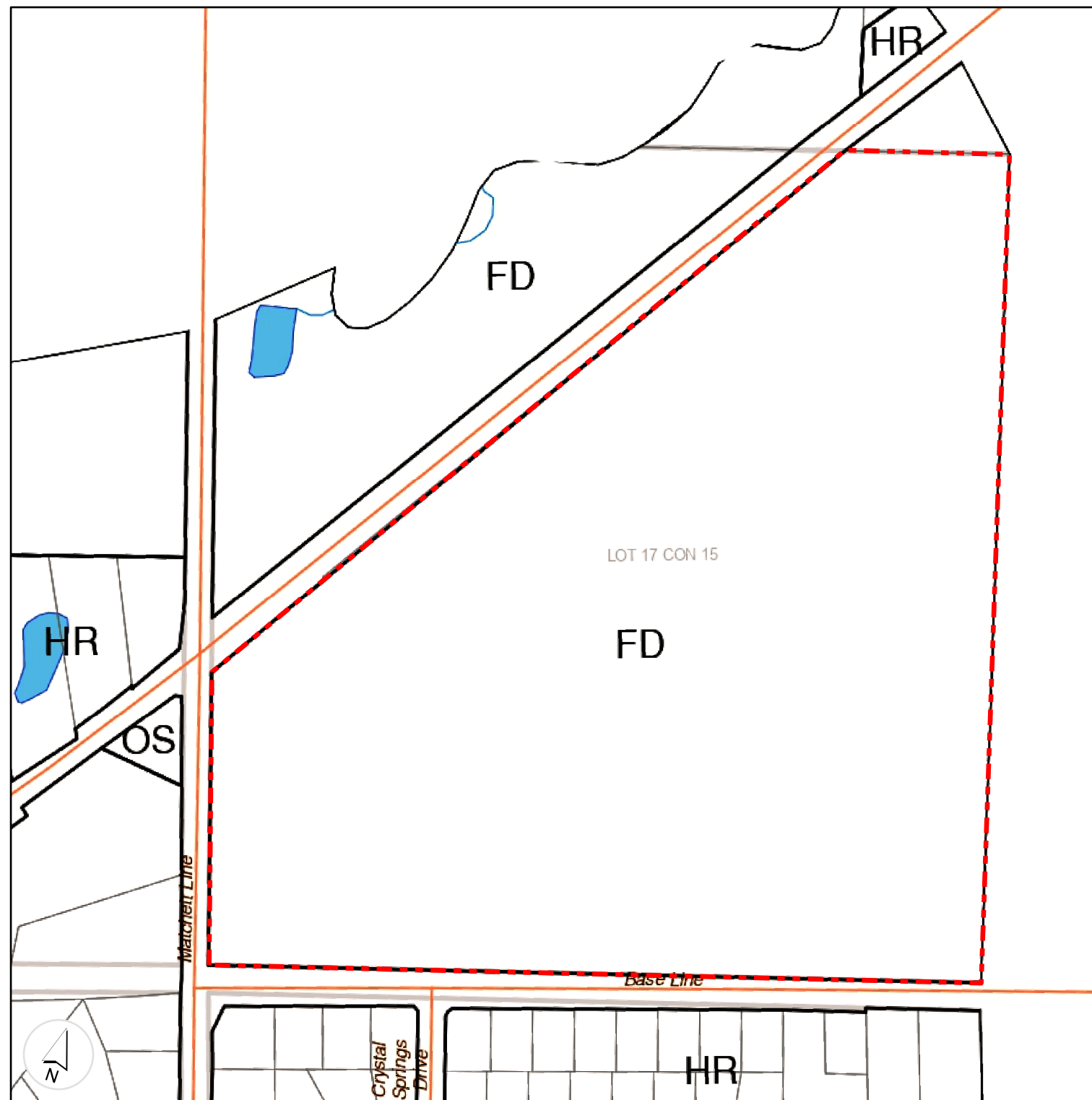
Township of Otonabee-South Monaghan

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Drawn By:	Ash More
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D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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5.0 Planning Rationale

The proposed DPS and ZBA conform to the applicable provincial and municipal policies as outlined above. The Subject Property is designated 'Hamlet' and is located within a Rural Settlement Area, being the Hamlet of Stewart Hall. The PPS provides that within rural areas, Rural Settlement Areas shall be the focus of growth and development and such development should consider the rural characteristics, scale of development and the appropriate level of services available. The Growth Plan also permits limited development in Rural Settlement Areas. Under COP policies, the 'Hamlet' designation is to supply land for mixed-use and future development will take place primarily in the form of registered plans of subdivision. Additionally, the TOP provides that the predominate form of residential development in the hamlet areas is low to medium density.

Currently, the Hamlet of Stewart Hall is developed predominately with single-detached residential dwellings and considered low density. Agricultural land and open space are located adjacent to the Subject Property on the lands located outside of the designated hamlet area. As directed by provincial and municipal policy, the proposed development is compatible with and similar in scale to the existing residential properties within Stewart Hall, will make efficient use of under-utilized lands in the hamlet area, and will contribute to the establishment of the settlement area as a complete community.

While the servicing policies of the PPS, Growth Plan and local Official Plans identify municipal servicing as the preferred serving form, where municipal services are not available, private individual services will be permitted. The proposed development will benefit from an established municipal communal well system, however there is no established municipal sewage system in Stewart Hall. The proposed DPS will be supported by the municipal communal well and private individual septic systems, which is consistent with the existing development in Stewart Hall. As provided in the FSR, private individual on-site septic systems and municipal communal well can appropriately service the proposed development and are the preferred servicing option in this circumstance.

As noted herein, the Subject Property also contains natural heritage features including a small 0.18 hectare unevaluated wetland. The EIS confirmed that the wetland is not provincially significant and can be removed as part of the project if compensation is provided at a rate of 2:1. A Wetland Compensation Plan (Compensation Plan) will be developed to offset the loss of the wetland and will occur on the adjacent property (also owned by Life at Wallace Point Inc.). Appropriate implementation of the mitigation measures outlined in the EIS through the development agreement will ensure that the proposed development does not conflict with the provincial or municipal natural heritage policies or other relevant environmental legislation.

The DPS also illustrates the proposed internal road layout for the proposed development, extending north off Base Line, in the southwest portion of the property. The proposed road intersects with a second proposed road running east and west, which terminates in cul-de-sacs at the east and west limits of the property. The extension off Base Line, travelling north, continues north curving around the north portion of the property and will intersect with the east/west road at the west end of the property.

As prescribed by the County of Peterborough through the pre-consultation process, access from Wallace Point Road is not permitted. Therefore, access to the entire development will be provided by the proposed road extending off Base Line. As demonstrated through the TIS, additional turning lanes are not warranted, and the new trips generated by the development will have minimal to no impact on the intersection of Matchett Line and Base Line.

With respect to the archaeological resource potential on the Subject Property, the Stage 1 and 2 Archaeological Assessment completed by Northeastern Archaeological Associates Ltd. concluded that the Subject Property does not contain resources of archaeological value or interest and that development on the Subject Property does not warrant further archaeological investigation. As such, the proposed development does not conflict with the cultural heritage and archaeology direction of provincial and municipal policy.

The proposed development will have minimal impact on municipal services and infrastructure. The development will require standard municipal services such as school busing, garbage and recycling pick-up and Emergency Medical Services as provided by the Township and funded through municipal taxes and development charges. Since the development will be serviced by private infrastructure including sanitary, stormwater and road access, the responsibility of infrastructure installation and maintenance will be borne by the property owners either independently (septic) or through the subdivision agreement (roadway).

Overall, the proposed development supports the provision of locating development within a settlement area at a density that can be sustained by rural service levels and will complete the development potential of Stewart Hall.

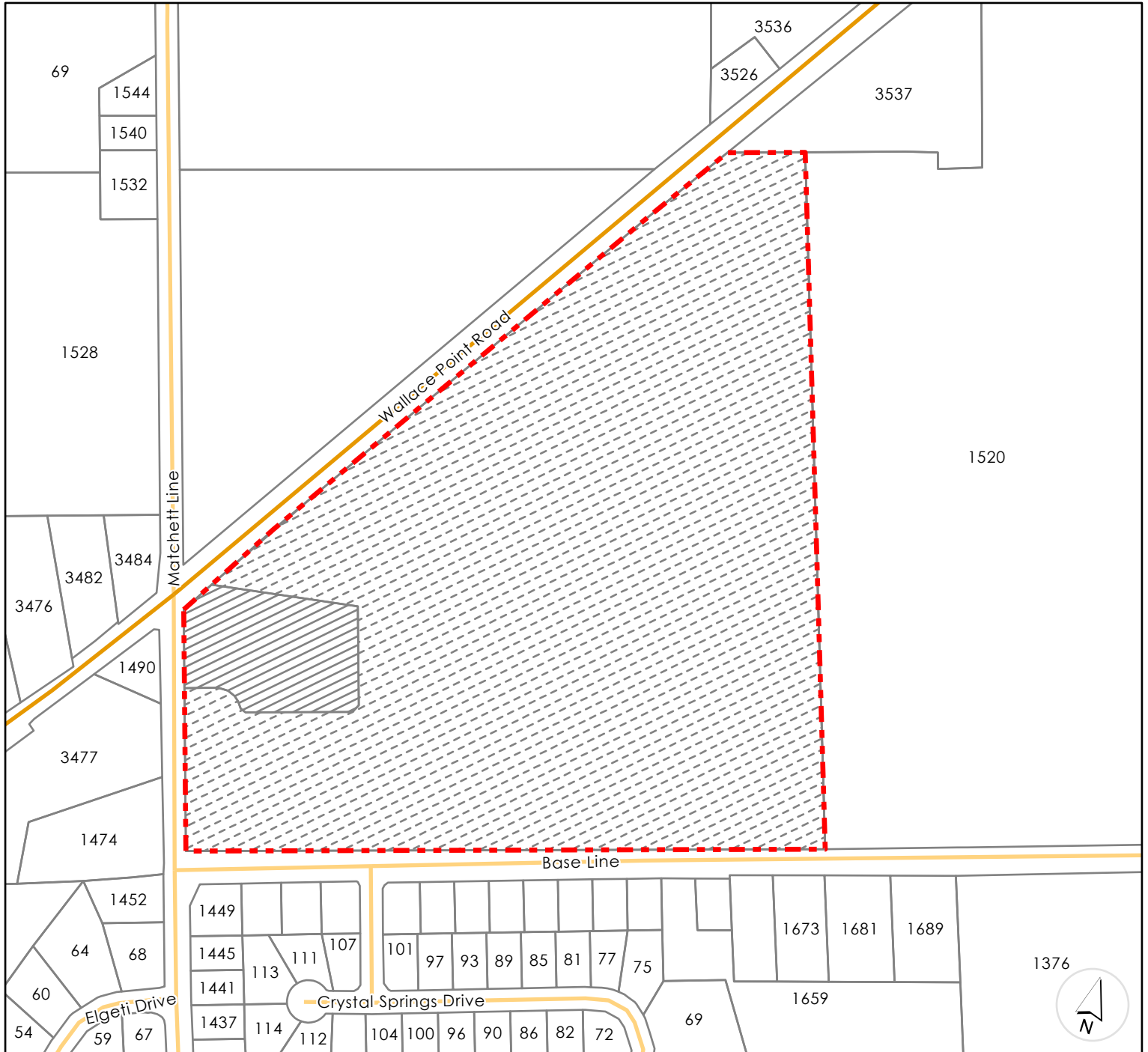
6.0 Proposed Zoning By-law Amendment

In support of the proposed development, a site-specific HR-XX zone and LC zone is proposed through the ZBA. The proposed ZBA will allow for low density residential development, local commercial development and implement site-specific zoning regulations with respect to minimum lot frontage on the Subject Property. See Table 1 and Figure 7.




Table 1 – Proposed Zoning Provisions

Regulation under Section 8.2	Required	Proposed
8.2.2 Minimum Lot Frontage Single Detached Dwelling on Private Water Supply and Private Sewage Disposal	30 m / 98 ft.	The following lots require reduced minimum lot frontages: Lot 23 – 25.0 m Lots 24 – 25.0 m

DRAFT ZONING BY-LAW SCHEDULE 3491 WALLACE POINT ROAD



Legend

-  Lands to be rezoned from the Future Development (FD) Zone to the Local Commercial (LC) Zone
-  Lands to be rezoned from the Future Development (FD) Zone to the Hamlet Residential (HR) Zone
-  Subject Property

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D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com
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CONCESSION 15 PART LOT 17
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

Figure 7

0	50	100	200
Meters			
PCS: NAD83 CSRS98 UTM zone 17N Scale: 1:5,000			
Data Sources			
County of Peterborough			

7.0 Closing

This report has been prepared in support of a Draft Plan of Subdivision application and Zoning By-law Amendment application to permit the development of a 50-lot residential plan of subdivision with a private internal road network and one commercial block, within the Hamlet of Stewart Hall. This report provides an analysis of the applicable provincial and local policy documents in the context of the applications.

It is our opinion that the development does not adversely impact the surrounding lands, is compatible with the existing low-density residential development, completes the development potential of vacant lands within the hamlet of Stewart Hall and is consistent with the direction of provincial and local policy which promotes development in rural settlement areas that can be sustained by rural service levels.

Based on the background information, technical studies completed, the features on site and the forgoing review of the relevant policies, it is our opinion that the proposed DPS and ZBA applications are consistent with and conforms to provincial and municipal policies and constitutes good planning.

Respectfully Submitted,

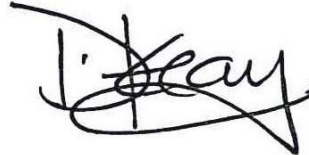
Reviewed by:

D.M. Wills Associates Limited



Marnie Saunders, B.E.S., CPT.
Land Use Planner

MS/DK/hd



Diana Keay, MCIP, RPP
Manager of Land Use Planning

Appendix A

Pre-Consultation Meeting Minutes

Record of Pre-Consultation

Prepared by the Peterborough County
Planning Department



Name: Nirvana Homes C/o of Rubal
Kundra

Lot: 17

Concession: 15

Agent: D.M. Wills C/o Marnie Saunders

Municipality: Otonabee Ward
Township of Otonabee-South Monaghan

Municipal Address: 3491 Wallace Point Road Roll No.(s) 1506-010-007-12000.

Phone:
705.775.2100(Rubal)

Email:
rubal@nirvanahomes.ca
msaunders@dmwills.com

Office Phone:
705.742.2297 x 319
(Marnie)

Communication Sent To:

Owner: ☒

Agent: ☒

Meeting Date: 2021-05-11 (yyyy-mm-dd)

Meeting Location: Online via Zoom

Attendees:

Ken Scullion, Township of Otonabee-South Monaghan
Kent Randall, Planning consultant for Township Otonabee-South Monaghan
Dan Ilkiewicz, County of Peterborough
Iain Mudd, County of Peterborough
Per Lundberg, County of Peterborough
Matt Wilkinson, Otonabee Region Conservation Authority
Marnie Saunders, D.M. Wills
Diana Keay, D.M. Wills
Joe Fleming, D.M. Wills
Rubal Kundra, Nirvana Homes

Absent/Regrets:

Julie Kapyrka, Curve Lake First Nation
Tom Cowie, Hiawatha First Nation

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

Existing Parcel Description	
County O.P. Description	Settlement Area
Municipal O.P. Designation	Hamlet
Municipal Zoning	(FD)
Area/Lot Dimensions	±61.26 ac (±24.79ha) with ±701 ft (±214 m) of frontage on Matchett Line
Existing Use/Buildings	Agricultural/Single detached dwelling, barns and accessory structures

Pre-consultation completed for:

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

Proposal Summary/Description: The proposal is for a 62 lot residential plan of subdivision to be developed with single detached dwellings. Three blocks are also proposed to include a block for a community centre, a block for a commercial centre including a drive-thru restaurant and a block for stormwater management. Ideally, the site will be serviced by the Stewart Hall municipal water system with individual on-site septic systems for waste water servicing. The internal road is proposed as a public road to be assumed by the Township.

Discussion:

D.M. Wills provided an overview of the proposal as described above.

Township of Otonabee-South Monaghan

The servicing capacity of the municipal well head to provide water for the proposed development is uncertain. This will need to be addressed in a functional servicing report to the Township's satisfaction.

It's likely preferable to have individual on-site septic systems to service this development but the Township would be agreeable to a communal system waste water system to be managed as a common element condominium. It would be up to the proponent to select a servicing option and provide the technical feasibility studies to support the selected option.

The Township will require a hydrogeological, functional servicing and geo-technical report to be submitted in addition to any other reports required by ORCA or the County.

The Township will require a draft zoning by-law amendment and schedule to be submitted with the zoning by-law amendment application.

The proposed public community centre that is part of this development will be discussed further by staff with the CAO regarding Township support. Township staff will advise D.M. Wills on the Township's position on the proposed community centre after the discussion with the Township's CAO.

Township staff do not foresee an issue with municipal assumption of the stormwater management pond.

County of Peterborough

The County's Engineering & Design (E&D) team will require a Traffic Impact Study (TIS) to be submitted. Specific details regarding the commercial component of the development will need to be included in the TIS. Please contact Dan Ilkiewicz directly regarding the requirements for the TIS report at DIlkiewicz@ptbocounty.ca. E&D will also be reviewing the stormwater management report with regard to County roads requirements.

E&D also advised that no entrances will be permitted onto Wallace Point Road (a County Road) since there is access to the property via local Township roads in accordance with the County of Peterborough's Entrance By-law #2012-26.

An archaeological assessment will be required given proximity of the site to nearby wetlands in accordance with the Province's Criteria for Evaluating Archaeological Potential.

As representatives from Curve Lake First Nation and Hiawatha First Nation were not available for the pre-consultation meeting, the County advised that First Nation consultation will need to be completed separately. Contact information for Julie Kapyrka at Curve Lake First Nation and Tom Cowie at Hiawatha First Nation was provided to D.M. Wills following the meeting.

Complete application submission requirements are outlined on the cover of the County's subdivision application form including required copies of the draft plan of subdivision and supporting reports.

County staff would advise that the proponent confirms that the Township will not have any issues with municipal assumption of the stormwater management pond.

Otonabee Region Conservation Authority (ORCA)

ORCA will require a stormwater management report and an Environmental Impact Study to be submitted for review. Please contact Matt Wilkinson at ORCA for further information and to confirm ORCA submission requirements.

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

Other applicable fees should be confirmed through staff at the local Township, Conservation Authority and/or Peterborough Public Health.

Record Completed By: Per Lundberg

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

Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments

Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.

3491 Wallace Point Road May 2021

- ☒ Servicing Options Report (for developments > 5 units; letter or paragraph describing how developer arrived at servicing choice (i.e. private, communal, municipal) and why)) To be included in Planning Report
- ☒ Hydrogeological Studies to determine water quality and quantity and sewage servicing capabilities (in accordance with MOE guidelines and regulations) (if private individual systems are accepted, proponent should prepare a detailed hydro-g prior to planning approval. 95% of hydro-g's rec'd by MOEE are unacceptable)
- ☒ Functional Servicing Report (RE: Municipal water supply)
- ☒ Geotechnical Study
- ☒ Storm Water Management Plan
- ☐ Source Water Protection - (if in Vulnerable Area, requires RMO review and a Clean Water Act notice issued by RMO – Terri Cox or Mark Majchrowski as per S. 5.7.3.1 of the County Official Plan)
- ☐ Market Analysis/Justification Study
- ☒ Environmental Impact Analysis (when on a lake or river to determine impact on water quality, any shoreland development ≥25 lots or units or 50 or more tourist accommodation beds, wetlands, fish habitat (any development within 30 metres of the high water mark of all watercourses), wildlife, Species At Risk, ANSI's etc.)
- ☒ Archaeological Study (known site; 3 or more new lots; on a water course, zbla/opa for golf course)
- ☒ Planning Study/Analysis
- ☐ Natural Resource Analysis (aggregates, mineral non-aggregates, forests, etc.)
- ☐ Noise Impact Study
- ☒ Traffic Study
- ☐ Agricultural Land Usage Justification
- ☒ Review of Impact on Municipal/Other Services – fire, waste disposal, school busing, road conditions, etc. (if the Township requests) (Include in Planning Study/Analysis)
- ☐ Phase 1 Environmental Site Assessment (generally for lands previously used for commercial and industrial uses)
- ☐ Record of Site Condition (converting from a commercial/industrial use to a sensitive (agricultural, residential, parkland or institutional) use)
- ☐ Minimum Distance Separation Calculation (where barns exist within 1 km) Include in Planning Study/Analysis)

Study Requirements for Official Plan Amendments & Subdivision/Condominium Developments

Please note that any technical study submitted to the County (e.g. EIS, traffic impact study, hydrogeological study etc.) will be peer reviewed at the County's request. Both the cost of the study and the peer review(s) will be at the applicant's expense.

**3491 Wallace Point Road
May 2021**

☒ Peer Review and Planning Reimbursement Agreement

Recommended key agencies to contact:

- | | | |
|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> Township | <input type="checkbox"/> Trent Severn Waterway | <input type="checkbox"/> MTO |
| <input checked="" type="checkbox"/> Conservation Authority | <input checked="" type="checkbox"/> Peterborough Public Health | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Peterborough County Public Works Dept. | <input checked="" type="checkbox"/> First Nation | |

County of Peterborough

Planning Fees

By-Law 2016-26

Consents

Description	Fee
1. Processing of an application for consent	\$1150.00
2. Fee for stamping the Deed	\$450.00
3. Processing of an amended application for consent, or an addition	\$250.00
4. Processing of an adjourned application for consent caused by either the applicant or their agent	\$250.00
5. Processing requests to change conditions of consent applications	\$175.00
6. Refunds	None

Subdivisions & Condominiums

Description	Fee
Processing of an application for subdivision or condominium	
a) Up to 20 developable lots/blocks/units	\$4500.00
b) to 50 developable lots/blocks/units	\$6500.00
c) More than 50 developable lots/blocks/units	\$8500.00
Exemption for plan of condominium (regardless of number of units/blocks)	\$1500.00
Plan Revision - major (re-circulation required)	\$1250.00
Plan Revision - minor (re-circulation <u>not</u> required)	\$500.00
Extension of Draft Approval	\$850.00
Final Plan Approval	
a) Applications received on or after April 1, 2016	\$300.00
b) Applications received prior to April 1, 2016	\$0
Refunds - if application is incomplete or withdrawn prior to circulation	75% of the initial application fee

Amendments to the County Official Plan

Description	Fee
Processing of an application to amend the County O.P.	\$1975.00
Processing of an application to amend Local Component of County O.P. (site specific amendments in AN, DD, SEL or NK)	\$2975.00
Processing of an application to amend the County O.P. initiated by AN, DD, SEL or NK	\$0
Refunds	None

Amendments to a Local Official Plan

Description	Fee
Processing of a privately initiated application to amend a Local Official Plan	\$1100.00
Processing of a municipally initiated Official Plan or Official Plan Amendment	None

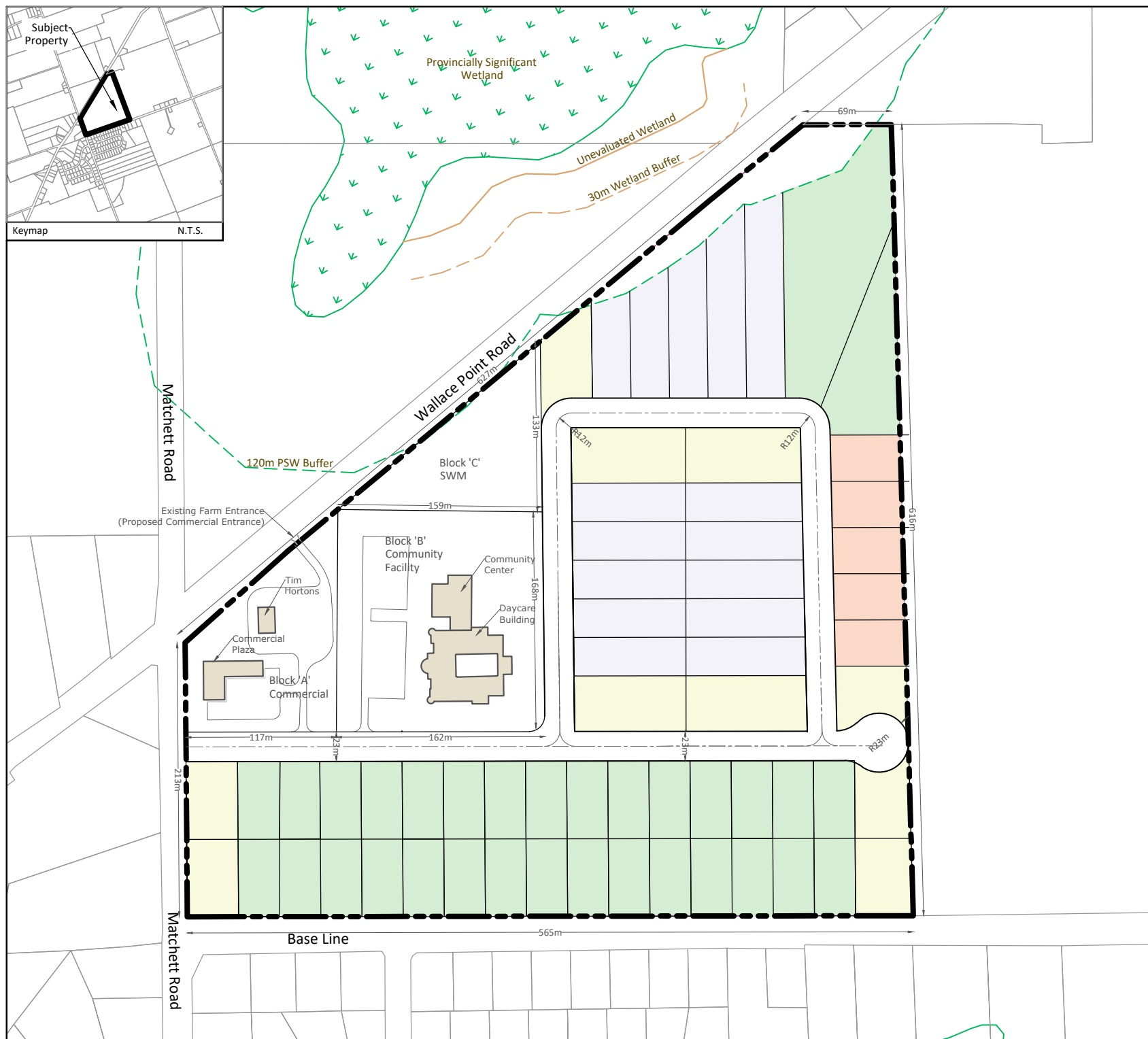
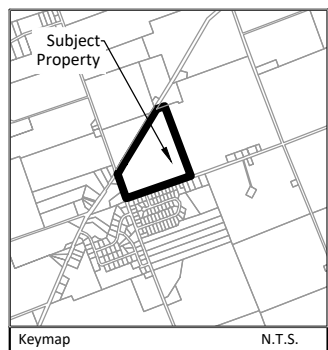
Peer Review and Planning Reimbursement Agreement

Description	Fee
Administration fee at time of signature of agreement —————→	\$565.00 (HST included)
Initial Security Deposit for:	
a) Consent	\$3,500.00
b) Official Plan Amendment	\$7,500.00
c) Plan of Subdivision or Condominium (with or without an OPA)	—————→ \$10,000.00
Other circumstances not involving a Planning Act application	As determined by Director or Manager of Planning
If balance of Deposit falls below \$2000.00 (for plans of subdivision/condominium, OPA's)	top up to at least \$5000.00
Refund	any monies remaining after formal decision on application is made

County Official Plan

Description	Fee
Printed document including maps	\$16.95 (tax included)

For Development Charges see By-Law # 2011-67



PROPOSED RESIDENTIAL DEVELOPMENT PRELIMINARY CONCEPT 3491 WALLACE POINT ROAD PART LOT 17, CONCESSION 15 TOWNSHIP OF OTONABEE-SOUTH-MONAGHAN COUNTY OF PETERBOROUGH

Legend

- Subject Property (61.25ac/24.79ha)
- Proposed Building

Proposed Development

- 1 Commercial Block
- 1 Community Facility Block
- 1 Storm Water Management Facility Block
- 62 Residential Lots

Residential lot configuration in compliance with "Hamlet Residential" Zoning By-law Provision.

Residential Lot Information		
Color Identification	Frontage (m)	Area (m ²)
	30	1800+
	32	1800+
	36	1800+
	>40	1800+

Scale 1:4000m
 NAD 1983 UTM Zone 17N

Data Sources:
 Land Information Ontario 2020
 County of Peterborough GIS, 2020
<https://beta.countyofpeterborough.ca/ontario/landinformation/PeterboroughPublic>

Created In:	AUCAD 2019
Drawn By:	JW
Checked By:	MS
Map Date:	04/21/2021
Project Number:	85158
Map File Number	

WILLS

D.M. Wills Associates Limited
 130 Jameson Drive
 Peterborough, Ontario
 Canada K7J 0B9
 P: 705.742.2297
 F: 705.741.3568
 E: wills@dmwills.com

Appendix B

Photographic Log

Client Name: Life at Wallace Point Inc.

Site Location: 3491 Wallace Point Road,
Township of Otonabee-South Monaghan

Photo Number: 1

Date:
May 10, 2022

Direction Photo Taken:
West

Description:
Larger barn structure to
the south that will be
removed.



Photo Number: 2

Date:
May 10, 2022

Direction Photo Taken:
Northwest

Description:
Smaller barn structure to
the north.



Client Name: Life at Wallace Point Inc.

Site Location: 3491 Wallace Point Road,
Township of Otonabee-South Monaghan

Photo Number: 3

Date:
May 10, 2022

Direction Photo Taken:
Southeast

Description:
North end of HDF 1.



Photo Number: 4

Date:
May 10, 2022

Direction Photo Taken:
Southeast

Description:
West end of HDF1,
looking east.



Client Name: Life at Wallace Point Inc.

Site Location: 3491 Wallace Point Road,
Township of Otonabee-South Monaghan

Photo Number: 5

Date:
May 10, 2022

Direction Photo Taken:
Northeast

Description:
HDF2



Photo Number: 6

Date:
May 18, 2022

Direction Photo Taken:
Southwest

Description:
View of pasture lands
within Cultural
Meadow ecosite.



Client Name: Life at Wallace Point Inc.

Site Location: 3491 Wallace Point Road,
Township of Otonabee-South Monaghan

Photo Number: 7

Date:
May 18, 2022

Direction Photo Taken:
Northwest

Description:
Early successional
meadow habitat within
Cultural Meadow
ecosite.

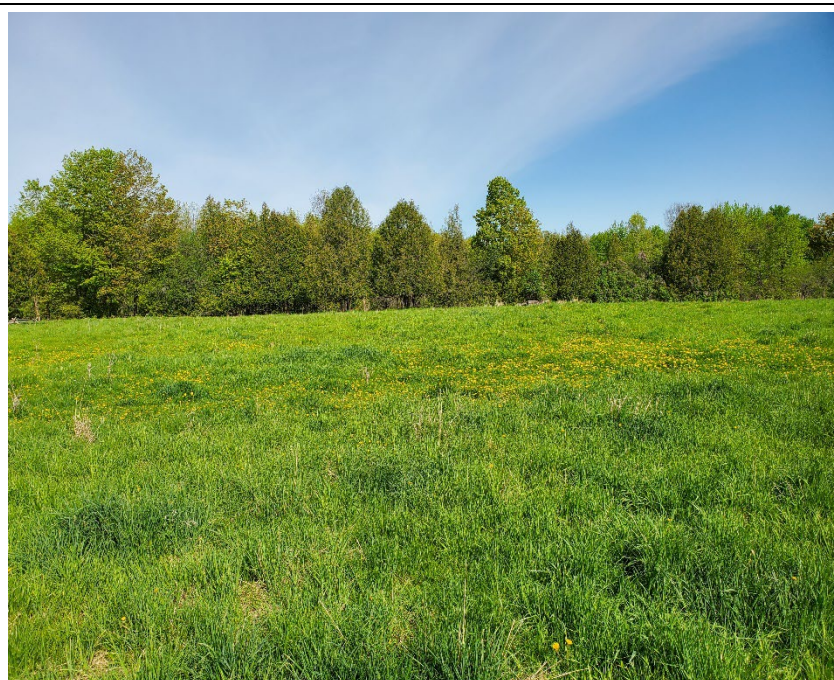


Photo Number: 8

Date:
May 18, 2022

Direction Photo Taken:
Southeast

Description:
Active agricultural lands
in the background and
strip of grass between
fields in the foreground.



Client Name: Life at Wallace Point Inc.

Site Location: 3491 Wallace Point Road,
Township of Otonabee-South Monaghan

Photo Number: 9

Date:
May 18, 2022

Direction Photo Taken:
Northeast

Description:
Wetland feature on the
east side of the
property.



Photo Number: 10

Date:
May 18, 2022

Direction Photo Taken:
Northeast

Description:
Standing water within
the wetland feature.

