

Delegation Request

Please complete the following form. You may submit to the Township of Cavan Monaghan by either:

- * Printing and [faxing a copy to 705-932-3458](tel:705-932-3458)
- * Saving this file to your computer and [emailing it to cpage@cavanmonaghan.net](mailto:cpage@cavanmonaghan.net)

Once your delegation request is received, the Clerk's Department will contact you to confirm receipt.

Date	<input type="text" value="November 29, 2021"/>	Meeting date	<input type="text" value="December 6, 2021"/>
Subject	<input type="text" value="Kawartha Downs Raceway and Shoreline Slots Revitalization and Proposed Residential Development"/>		
Name	<input type="text" value="Richard Weldon, Managing Partner - Romspen Investment Corporation (RIC)"/>		
Address	<input type="text" value="Suite 300 - 162 Cumberland Street"/>		
Town / City	<input type="text" value="Toronto"/>		
Province	<input type="text" value="Ontario"/>	Postal Code	<input type="text" value="M5R 3N5"/>
Phone (daytime)	<input type="text" value="416-966-1100"/>	Phone (evening)	<input type="text" value="416 856 7468 (Cell)"/>
Fax number	<input type="text" value="416-966-1161"/>	Email address	<input type="text" value="richardweldon@romspen.com"/>

Do you require any Accessibility Accommodation? Yes No

Name of group or person(s) being represented, if applicable:

RIC (Moore Drive) Inc. and RIC (Highway 28) Inc. represented by:
Richard Weldon, Managing Partner - Romspen Investment Corporation (RIC)
Christian Chan, Planner - C2 Planning Land Use Planners

Brief statement of issue or purpose of deputation:

RIC (Moore Drive) Inc. and RIC (Highway 28) Inc. will present their request for Township Council to endorse a Minister's Zoning Order on the Subject Lands, as well as to provide a background description of the property and proposed revitalization of the Kawartha Downs and Shoreline Slots Casino Site, and the proposed supporting residential development on the lands municipally known as 1382 County Road 28, 1490 County Road 28, and 1683 Moore Drive.

Personal information on this form is collected under the legal authority of the Municipal Act, as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public, pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection should be directed to the Township Clerk, Township of Cavan Monaghan 988 County Road 10, Millbrook, ON L0A 1G0 www.cavanmonaghan.net 705-932-9326

Christian Chan, Planner

C2 PLANNING
138 – 157 Adelaide St. West
M5H 4E7
Toronto ON



November 29, 2021

Yvette Hurley
Chief Administrative Officer
Township of Cavan Monaghan
988 Peterborough County Road 10
Millbrook ON L0A 1G0

Karen Ellis
Director of Planning
Planning Department
988 Peterborough County Road 10
Millbrook ON L0A 1G0

John Connolly
Executive Director of Planning and Development
Planning Department
988 Peterborough County Road 10
Millbrook ON L0A 1G0

Iain Mudd
Manager of Planning
County of Peterborough
470 Water Street
Peterborough ON K9H 3M3

Don Allin
Acting Manager
Plan Review and Permitting Services
Otonabee Region Conservation Authority
250 Milroy Drive
Peterborough ON K9H 7M9

RE: Request by *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.* for Minister's Zoning Order ("MZO"), Township of Cavan Monaghan, 1382 County Road 28, 1490 County Road 28, and 1683 Moore Drive ("Subject Lands")

This is a formal request for a Minister's Zoning Order for the Subject Lands concerning *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.*'s request for Township Council to endorse a Minister's Zoning Order on the Subject Lands, as well as to provide a background description of the property and proposed development. *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.* are the owners of approximately 108.15 hectares of land located south of Highway 115 and Peterborough County Road 28 comprising three

separate parcels including Part of Lots 22 and 23, Concession 8, in the Township of Cavan Monaghan in the County of Peterborough, described municipally as 1382 County Road 28, 1490 County Road 28, and 1683 Moore Drive, respectively (the “Subject Lands”).

DESCRIPTION OF THE SUBJECT LANDS

The Subject Lands are bordered by Moore Drive to the north, Peterborough County Road 28 to the east, Syer Line to the south, and lands used for agricultural uses and natural areas to the west. 1382 County Road 28 is developed with the Kawartha Downs Raceway and the Shoreline Slots, and the 1490 County Road 28 and 1683 Moore Drive are currently used for agricultural uses.

A portion of the parcels north and northwest of Kawartha Downs Raceway contains locally significant wetlands. The site also includes some watercourses. All of the Subject Lands are designated in the Township of Cavan Monaghan’s Official Plan (2017 Consolidation) as “Commercial Entertainment,” with portions of the Subject Lands as “Natural Linkage Area” and “Natural Core Area.” The existing zoning for the Subject Lands is “C4 – Entertainment Commercial” and “A – Agricultural” under Township of Cavan Monaghan Zoning By-law No. 2018-58.

A map indicating the location of these lands is provided in Attachment “A.”

We note that most of the Subject Lands are designated as “Commercial-Entertainment” in the Township’s 2017 Official Plan. The areas designated “Commercial Entertainment” recognize the existing commercial entertainment complex known as Kawartha Downs Raceway and the Shoreline Slots north of the Hamlet of Fraserville. This designation allows an expansion of the commercial entertainment uses and encourages a clustering of commercial entertainment activities and land uses. The *Commercial Entertainment* designation permits: hotels and motels; meeting facilities; convention facilities; gaming facilities; theatres and entertainment auditoriums; and recreation facilities and supporting uses and services such as parking, restaurants, and associated accessory uses.

LANDS SUBJECT TO THE MZO REQUEST

The MZO includes approximately 59.56 hectares of land, surrounded by lands designated for *Commercial Entertainment, Rural Employment and Rural lands, Agricultural, Hamlets (Fraserville),* and existing *Natural Linkage and Natural Core Areas.*

The concept plans for the Subject Lands include a total of 108.15 hectares (267.24 acres) described as follows (and illustrated in Attachment “A”). The total area of the Subject Lands is approximately 108.05 hectares. The total estimated developable area of the Subject Lands is between 24.9 hectares and 33.1 hectares, factoring in the varying levels of potential constraints. The actual developable areas have been and will be confirmed through the ongoing environmental work. A breakdown of each parcel and the developable area is provided in the table below:

Parcel	Owner	Municipal Address	Area (ha)
1	RIC (Highway 28) Inc.	1 382 County Road 28 (Kawartha Downs)	48.59
2	RIC (Moore Drive) Inc.	1683 Moore Drive	41.49
3	RIC (Highway 28) Inc.	1490 County Road 28	18.07
		Total Area (ha)	108.15
		Total Developable Area (ha)	33.1

FORMAL MINISTER'S ZONING ORDER (MZO)

The Kawartha Downs lands and surrounding employment areas, including the Peterborough Airport, are important economically to the County, the Municipality of Cavan Monaghan and the Hamlet of Fraserville. While some residential growth is planned, there are few employment generators in Fraserville, other than the Kawartha Downs.

The lands subject to this MZO request and the adjacent airport lands provide a unique opportunity to expand and create more local employment and needed local commercial taxes. Along with the revitalization of the Kawartha Downs site, The MZO will also provide the regulatory context for the supportive residential development component of the northern portion of the Subject Lands. In addition, the proposed revitalization of the Kawartha Downs Raceway site will serve as an agriculturally-centred fairground.

The request will achieve the Township's Official Plan policy goals of continuous and orderly development of the community and employment within Cavan Monaghan. The proposal includes a residential component that will support the appropriate growth of the hamlet area and revitalization of the Kawartha Downs site. The request is consistent with the policies of the PPS and conforms to the Growth Plan, which recognizes settlement areas as the focus of growth and development. The proposal achieves all of the above by:

- Allowing the expansion of employment opportunities on the Kawartha Downs site;
- Complementing and assisting in the expansion of employment uses at and near the Peterborough Airport;
- Proposing no development on the lands that are designated as naturally-sensitive areas;
- Improving the municipality's financial position in taxation;
- Accelerating the provision of servicing to important employment areas without using municipal funding; and
- Contributing to the availability of housing options in the area.

STUDIES AND PLANS SUBMITTED WITH THE MZO REQUEST

The studies, plans and documents supporting the MZO request are completed as follows:

- Topographical Survey of Kawartha Downs by IBW Surveyors, dated February 16, 2018
- Boundary Survey of Part of Lot 23, Concession 9 Geographic Township of Cavan, Township of Cavan Monaghan, County of Peterborough by IBW Surveyors, dated November 17, 2017
- Boundary Survey of Part of Lots 22 & 23, Concession 8 Geographic Township of Cavan, Township of Cavan Monaghan, County of Peterborough by IBW Surveyors, dated April 12, 2021
- Site Master Plan by MacLennan Jaunkalns Miller Architects, dated October 21, 2021
- Site Aerial Renderings by MacLennan Jaunkalns Miller Architects, dated October 21, 2021
- Traffic Impact Study, by D.M. Wills Associates Limited, dated November 2021
- Geotechnical Investigation Report by Cambium Inc., dated September 2, 2021
- Phase I Environmental Site Assessments by Cambium Inc., dated August 4, 2021
- Phase II Environmental Site Assessment by Cambium Inc., dated September 21, 2021
- On-Site Water Supply Summary Report and Hydrogeological Assessment Report by Cambium Inc., dated October 14, 2021

- Wastewater Feasibility Study and Hydrogeological Assessment by Cambium Inc., dated October 14, 2021
- Well Records by Strata Soil Sampling, dated July 22, 2021
- Noise Control Feasibility Study by SS Wilson Associates, dated November 23, 2021
- Environmental Impact Study with Species at Risk Assessment by Cambium, dated October 7, 2021

In addition, the following reports are being finalized and will be submitted before year's end:

- Functional Servicing Report by Clearford ASI Incorporated
- Archaeological Assessment by Northeastern Archaeological Consultants
- Storm Water Management Report by Cambium Inc.
- Agricultural Impact Statement by Clark Consulting Services
- Fiscal Impact Study/Statement by Watson and Associates

INDIGENOUS CONSULTATION

Consultation and ongoing communication with the Curve Lake and Hiawatha First Nations will continue throughout the planning process. An Indigenous engagement consulting firm will be engaged to provide consultation with the First Nations. The MZO request shall not in any way prevent or hinder open and negotiated conversations with both Indigenous peoples.

CONCEPT PLANS SUPPORTING THE MZO

Concept Plans by MJMA Architecture and Design (Attachment "B") have been prepared to illustrate the vision for revitalizing the Kawartha Downs Raceway and the Shoreline Slots lands. These plans include a revitalized commercial entertainment facility that proposes a new Southern Ontario Agricultural Fairground. The proposal includes a tractor pull, indoor and outdoor concert facilities, and a multi-purpose community-use building. A hotel component will complement the entertainment facility and fulfill the needs of the expanding airport to the east of the Subject Lands. The concept also proposes developing the vacant lands located at 1382 County Road 28, 1490 County Road 28 and 1683 Moore Drive with a residential plan of subdivision and the revitalization of portions of the existing Kawartha Downs Raceway and the Shoreline Slots.

DESCRIPTION OF THE PROPOSED PLANS AND PROPOSED USES

The Kawartha Downs Raceway and Shoreline Slots Casino will be revitalized by proposing the following:

- A new hotel;
- Expanded casino uses;
- Soccer fields;
- An outdoor concert and entertainment amphitheatre;
- A multi-purpose indoor concert facility and well as a needed sports facility;
- Overflow parking lot that will accommodate the proposed Southern Ontario Agricultural Fairgrounds;

- A tractor pull track; and
- Additional facilities to support a regional agricultural fair and tourism space on the site.

The Project's residential component will serve the housing needs of the employees of the jobs created by Kawartha Downs revitalization and others to the expanded Commercial Entertainment facility. The diverse housing stock in terms of type, tenure, density and affordability is required to meet the varied needs of residents and the community. The additional density can be accommodated by a simple reallocation of existing density from the Millbrook area to this new employment hub to provide substantial economic and community benefits to Cavan Monaghan.

The Concept Plans include the following low-rise residential development components:

- The development of 193 townhouses, centrally located in the residential subdivision;
- The development of 272 semi-detached homes; and
- The development of 123 detached homes;

The residential development component will provide 588 new dwelling units and will provide a mix of housing opportunities in the Township of Cavan Monaghan. They will be fully serviced, with street trees and sidewalks on both sides of the newly constructed streets. The proposed dwellings will meet the policy goals of the Township for new housing developments providing a range of housing sizes and designs, offering housing opportunities ad a range of prices in the marketplace.

The proposed uses would have linkages to the existing road network on County Road 28 and Moore Drive. The proposal has been designed to preserve natural features, including the *adjacent Natural Core Linkage and Natural Core Areas* within and surrounding the Subject Lands to the west. These lands would remain protected and could be transferred to an appropriate authority at no cost. Future development of the Subject Lands would consider further consultation with Municipal and Regional Staff, the Otonabee Region Conservation Authority and First Nations regarding the natural environment and archaeological resources. A large portion of the lands have already been archaeologically and environmentally evaluated, and as such, the appropriate studies have been undertaken to ensure that this MZO request would not violate the environmental and archaeological protection of the Subject Lands.

ALIGNMENT WITH TOWNSHIP OBJECTIVES

The requested MZO would facilitate growth to the Township of Cavan Monaghan, near Highway 115 and the Peterborough Airport, which recently expanded to accommodate larger aircraft such as the Airbus A320 and Boeing 737. The proposal will also support the revitalization of the Kawartha Downs Raceway and the Shoreline Slots lands as a year-round, multi-use *Commercial Entertainment* facility. RIC commits to provide additional private services to service the proposal, where required.

The proposal considers that existing infrastructure has already been planned in anticipation of the development of the Subject Lands for *Commercial Entertainment* land uses, as designated in the Township's Official Plan. The sanitary sewer on County Road 28 will provide for future servicing south from Highway 115, along with road improvements to service the Peterborough Airport. Site servicing for the project is anticipated to proceed by private and municipal water and sewer by extending existing infrastructure to the Subject Lands. The provision of private and public services, are being

planned to service the Project. Further discussions with the Township would be undertaken to confirm community uses to service the new population. The Subject Lands can be serviced from sanitary and water systems on County Road 28, which would also serve the airport.

With the Subject Lands being all under the ownership of *RIC*, any infrastructure can be planned comprehensively, such as stormwater and wastewater management and functional site servicing. Agreements would also be secured through the residential plan of subdivision for 1683 Moore Drive and 1490 County Road 28 in a comprehensive and consolidated fashion that would result in efficiencies for development.

The requested MZO would support the objectives of providing a mix of housing, protection of natural features, and stimulating economic development in the vicinity of the Peterborough Airport by consolidating the employment uses on the Subject Lands. There are no land use and built form compatibility issues with the Peterborough Airport, such as development within the Noise Exposure Forecast (NEF) contours or federal height restrictions associated with the airport. The MZO will provide the opportunity for the Township to secure additional housing options in varied forms of low-rise residential dwelling units. It will benefit from the revitalization of the Kawartha Downs Raceway through the development agreements and the ensuing Planning Act applications required to realize the revitalization and residential development concepts.

The following commitments have been made by *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.*:

- To the payment and provision of all up-front costs and fees typical of redevelopment and new development, and the proportionate share of *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.*'s infrastructure and servicing costs associated with the proposed development;
- To undertake the entire revitalization and development, including the hotel, concert hall, agricultural fairgrounds, and residential development;
- To undertake the expansion and improvement of the existing horse racing facilities, subject to the necessary planning and regulatory approvals, including site plan approval in accordance with the policies of the Official Plan.
- To ensure the continued and ongoing consultations with the First Nations of Curve Lake and Hiawatha Indigenous peoples.
- To commit to bringing services to the Peterborough Airport, recognizing the unique opportunity to service the airport and development lands associated with the airport that will benefit the entire county and beyond.
- To obtain all required Planning Act approvals to realize the proposed development;
- To review and fulfill the usual Township and County conditions of development approval applied to residential subdivisions and *Commercial Entertainment* development;
- To protect the areas identified by the Environmental Impact Study, ensuring that the environmentally sensitive areas will not be intruded upon;

- To review and fulfill the usual conditions of development approval from other agencies and stakeholders, including but not limited to the County of Peterborough, Otonabee Region Conservation Authority, OMAFRA, MTO, and First Nations; and
- To commit to any community benefits offered to the community through Agreements with the Township.

The residential development will not proceed until such time that the revitalization of the entertainment component is completed.

There will be no residential development until an agreed municipal servicing plan for the Subject Lands is signed.

THE PROPOSAL IS CONSISTENT WITH PROVINCIAL POLICY STATEMENT 2020 (“PPS”) AND DOES NOT CONFLICT AND CONFORMS TO A PLACE TO GROW: A GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (AUGUST 2020 CONSOLIDATION) (“GROWTH PLAN”)

Revitalization of the Kawartha Downs Raceway and the Shoreline Slots:

The proposed revitalization of the Kawartha Downs site conforms to the *Commercial Entertainment* policies in the Township’s Official Plan. It proposes the expansion of employment uses on the Kawartha Downs Raceway and Shoreline Slots site. As such, the proposed revitalization of the Kawartha Downs Raceway and the Shoreline Slots lands is already consistent with the relevant policies of the PPS, including the employment policies, and conforms to the applicable policies of the Growth Plan.

Policy 1.1.5.3 of the PPS provides that recreational, tourism and other economic opportunities should be promoted on rural lands in municipalities. By supporting the MZO, the proposed revitalization of the Kawartha Downs lands will achieve the policy objective of promoting recreational, tourism and other economic opportunities in Cavan Monaghan. Regarding PPS Employment Policies (1.3.1, 1.3.2.1), by supporting the revitalization of the Subject Lands, the Township Council will plan for, protect and preserve the existing Kawartha Downs as an employment area for current and future uses.

Regarding the Growth Plan, the proposed revitalization of the Subject Lands conforms to the relevant policies, including the Employment Policies contained in Section 2.2.5. The proposed revitalization of the Subject Lands makes more efficient use of existing and underutilized employment lands and will increase employment densities. It also proposes integrating and aligning the Township’s land use planning and economic development goals and strategies to retain and attract investment and employment.

Proposed Residential Development north of the Kawartha Downs Raceway and the Shoreline Slots lands:

A low-rise residential subdivision is proposed to support the revitalization of the Kawartha Downs Raceway and the Shoreline Slots site. The natural areas on the Subject Lands will provide a buffer between the residential development and the existing Raceway. The existence of residential uses to the south of the Kawartha Downs entertainment complex, over the last 50 years, has proven the land use compatibility between those land uses. The proposed rezoning of the portion of the Subject Lands proposed to be developed with a residential subdivision represents a settlement area boundary expansion. Under the policies of the PPS, a settlement area boundary expansion occurring outside of a

municipal comprehensive review is typically only permitted where it represents an adjustment to the boundary, and there is no net increase of land within the settlement area. The policies of the Growth Plan permit minor rounding out of settlement areas.

The MZO for the residential development is paramount to the success of the proposed revitalization of the Kawartha Downs Raceway and the Shoreline Slots lands. 1490 County Road 28 and 1683 Moore Drive are currently zoned as *Agricultural* lands in Cavan Monaghan's Zoning By-law No. 2018-058. In the Township's Official Plan, they are designated as *Commercial Entertainment*, continuing the *Commercial Entertainment* land use designation northwards from the Kawartha Downs Raceway and the Shoreline Slots site (1382 County Road 28).

The Subject Lands are located outside settlement areas and outside of any prime agricultural area, and as such, are defined as *rural lands* in both the PPS and Growth Plan. In the PPS, the Subject Lands are also defined as *rural areas*.

With respect to rural areas, the PPS provides the following direction in Section 1.1.4 Rural Areas in Municipalities:

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

c) accommodating an appropriate range and mix of housing in rural settlement areas;

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.

1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.

PPS Policy 1.1.5.2. permits residential development and lot creation on rural lands in municipalities that are locally appropriate. In our opinion, the proposed residential development is locally appropriate. It will support the achievement and operation of the revitalized Kawartha Downs Raceway and the Shoreline Slots lands by providing a residential development that will contribute to achieving the County's residential population targets provided in the Growth Plan through to 2051, by allowing the available growth to be shifted within the Township.

Regarding PPS Policy 1.1.5.5, the proposed residential development is appropriate for the planned and available infrastructure. As stated above, the sanitary sewer on County Road 28 will provide for future servicing south from Highway 115 and road improvements to service the Peterborough Airport. Site servicing for the project is anticipated to proceed by municipal water and sewer by extending existing infrastructure to the Subject Lands. *RIC (Moore Drive) Inc.* and *RIC (Highway 28) Inc.* also commit to the payment of any costs and fees typical of redevelopment and new development, and the proportionate share of *RIC (Moore Drive) Inc.* and *RIC (Highway 28) Inc.*'s infrastructure and servicing costs associated with the proposed development.

PPS Policy 1.1.5.8 requires that new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation (MSD) formulae. The proposed residential uses will comply with the MSD formulae to reduce incompatibility concerns about odour from livestock facilities. In this case, the MDS 1 Formulae (Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853, Ministry of Agriculture, Food and Rural Affairs) is required to be applied as the proposal is to rezone and eventually redesignate land to permit development in rural lands presently zoned or designated for agricultural use. The zoning of the lands proposed for the residential development, and the properties surrounding the lands, are zoned for Agricultural uses. There are no abutting livestock facilities that are impacted by the expansion area. The lands further west abutting the proposed development do not contain any livestock operations. A review of lands abutting the Subject Lands do not reveal any livestock operations or agricultural buildings that have the potential to house livestock.

The proposed residential uses are proposing the conversion of the lands currently designated for employment uses to non-employment (residential) land uses. As such, PPS Policy 1.3.2.5 and Growth Plan Policy 2.2.5.10 a) applies: the lands within existing *employment areas* may be converted to a designation that permits non-employment uses, provided that the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:

(PPS Policy 1.3.2.5)

- a) *there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) *the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) *existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

(Growth Plan Policy 2.2.5.10 a)

Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

- a) *satisfy the requirements of policy 2.2.5.9 a), d) and e);*

(Policy 2.2.5.9 a) there is a need for the conversion; d) the proposed uses would not adversely affect the overall viability of the employment are or the achievement of the minimum intensification and density targets of this Plan, as well as the other policies of this Plan; and e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.)

- b) *maintain a significant number of jobs on those lands through the establishment of development criteria and;*
- c) *not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with the policies in subsection 2.2.4.*

1490 County Road 28 and 1683 Moore Drive are not identified as provincially significant, for example, as a *Provincially Significant Employment Zone* (“PSEZ”) by the Minister of Municipal Affairs and Housing (“MMAH”). The lands are not designated as PSEZ’s, so Growth Plan Employment Policy 2.2.5.10 c) does not apply. In this case, proposals for conversions of the employment lands for non-employment uses are permissible, subject to consistency with the PPS and conformity with the Growth Plan’s employment areas conversion policies. The lands are also not identified as being regionally significant by Peterborough & the Kawartha Economic Development. The proposal concentrates employment uses on a portion of the lands while proposing residential development to financially support it.

Regarding PPS Policy 1.3.2.5 a) and Growth Plan Policy 2.2.5.9 a), in our opinion, there is an identified need for the conversion in that new residential development will be provided to achieve the Growth Plan’s population target through an additional 82,000 residents in the County through to 2051, and supporting the additional 26,000 jobs to be added to Peterborough County through the revitalization of the Kawartha Downs Raceway and the Shoreline Slots as part of the development proposal.

Regarding PPS Policy 1.3.2.5 b) and Growth Plan Policy 2.2.5.9 d), in our opinion, the proposed residential development would not adversely affect the overall viability of the adjacent northerly rural employment areas. The land uses permitted in the Township’s Official Plan north of the proposed residential development include agriculturally related industrial uses, processing and storage of agricultural commodities, light manufacturing, processing of semi-manufactured goods, assembly of manufactured goods, warehousing, wholesale distribution centres, transportation terminals, accessory professional or business offices and research facilities, small scale restaurants, auto repair and rental operations and business service and supply operations. Additionally, essential residences for the owner, caretaker or security officials may be permitted on *Rural Employment* lands. These *Rural Employment* uses are considered commercial service and light industrial uses. In some cases, the permitted industrial uses are at most *Class 1 Industrial Uses* under the Ministry of Environment and Climate Change’s *D-6-1 Series Guidelines Industrial Categorization Criteria*. The *D-Series Guidelines* provide that the minimum separation distances to *Class 1 Industrial Uses* are 20 metres, with a potential influence area of 70 metres. The proposed residential subdivision will be located more than 20 metres from any adjacent northerly *Rural Employment* lands lot line. As such, the proposal will not adversely affect the overall viability of the northerly Rural Employment Lands. The existing Commercial Entertainment land use designation for 1490 County Road 28 and 1683 Moore Drive permits hotels and motels, which provide overnight accommodation. This, in our opinion, is considered a sensitive commercial service land use, similar in context as residential uses which are sensitive land uses.

Regarding PPS Policy 1.3.2.5 c) and Growth Plan Policy 2.5.9 e), there are existing infrastructure and public service facilities to accommodate the proposed uses. Where there is any stated need for additional infrastructure and public service facilities to accommodate the proposed residential development, *RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.* commits to working with the Municipalities, the Otonabee Region Conservation Authority, First Nations and the Province to provide additional or required infrastructure and public service facilities that would be identified through the review of the appurtenant Planning Act applications should the requested MZO be approved by the Minister.

Regarding Growth Plan Policy 2.2.5.10 b), the proposed residential development will support the revitalization of the Kawartha Downs Raceway and the Shoreline Slots site, in that a significant number of jobs will be maintained, and more employment provided as part of the expanded Commercial

Entertainment complex to the south of the residentially-developed portion of the Subject Lands. The revitalization of the Kawartha Downs Raceway and the Shoreline Slots proposes a maximization of the employment potential of the lands as part of the intensified Commercial Entertainment use. At the same time, the residential subdivision proposal will provide a significant number of construction jobs and ancillary maintenance work and continued servicing jobs when the entire development is realized.

The Subject Lands are considered as *rural lands* in the Growth Plan. The requested MZO for the residential component of the development proposes an adjustment to the *rural settlement* boundaries for the Fraserville Hamlet to include the Subject Lands and such Policies for the expansion of the settlement arear boundaries apply. To this regard, Policy 2.2.8.5 provides that a boundary expansion may occur in advance of a municipal comprehensive review to consider a number of factors.

Regarding Policy 2.2.8.5 a), the revitalization of the Kawartha Downs site will provide hundreds of new jobs. The residential component, proposing 588 new dwelling units considers an average household size of 2.7 persons per household for Cavan Monaghan (2016 Census). The residential component represents a minimum density of 47 residents per hectare and therefore achieves at least the minimum density target of 40 residents and jobs combined per hectare.

Regarding Policy 2.2.8.5 b), the supporting documents to the MZO request will demonstrate that the applicable criteria of 2.2.8.3 will be satisfied for the proposed expansion of the settlement area boundary, especially in that key hydrologic areas and the Natural Heritage System will remain undeveloped.

Regarding Policy 2.2.8.5 c) the affected settlement area, the Hamlet of Fraserville, is in a rural settlement area, however, the proposal is to extend the growth targeted for the Millbrook Urban Settlement Area to Fraserville, as part of the residential development component. The Millbrook Settlement Area growth plan population and employment targets are allocated by the County of Peterborough through to 2041, whereas the Growth Plan (2020 Consolidation) now provides distribution of population and employment targets through to 2051. The additional growth target allocations are effectively provided in the Township as part of the proposed revitalization of the Kawartha Downs and Raceway site and in the proposed residential development.

Regarding Policy 2.2.8.5 d) the existing settlement area of Fraserville is not serviced by municipal water and wastewater service, however the existing Kawartha Downs site already has wastewater servicing, as well as that the engineering reports conclude that there is available well water to supply the residential development. Any improvements to the municipal servicing to the Subject Lands will be provided with servicing upgrades that are proposed as part of RIC's commitments as outlined above.

Regarding 2.2.8.5. e) the additional lands will be fully accounted for in the land needs assessment in the next municipal comprehensive review, which will align with the Growth Plan target allocations through to 2051.

As the residential component of the development proposes a new *rural settlement*, Growth Plan Policy 2.2.9.7 provides that minor adjustments may be made to the boundaries of *rural settlements* outside of a municipal comprehensive review, subject to the following:

a) *the affected settlement area is not in the Greenbelt Area;*

b) the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;

c) confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and

d) Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.

It is our opinion that a minor expansion to the rural *settlement areas*, as proposed through the subject MZO, is intended to be permitted via the direction of the Growth Plan. As per Section 2.2.9.7 of the Growth Plan, such an expansion may be permitted provided that the lands are not within the Greenbelt; the rounding out is in keeping with the rural character as it will include the horse race track grounds and proposes new agricultural fairgrounds. Appropriate existing municipal and additional private servicing will be provided, and the policies of Sections 2 and 3 of the PPS are applied. The policies of the Township's Official Plan, which, while generally requiring a comprehensive review for settlement area expansions, also promote growth in hamlets through minor rounding out of the rural settlement area boundaries. Although not currently within a delineated settlement area, the proposal is on lands that have been designated in the Township's Official Plan for development: to permit the expansion of *Commercial-Entertainment* land uses on the entirety of the Subject Lands.

Regarding Growth Plan Policy 2.2.9.7 a) the affected *settlement area* is not in the Greenbelt Area; b) the change would round out the existing Fraserville Hamlet, adding the Commercial Entertainment-designated lands adjacent and to the north of it, which will include the Kawartha Downs Raceway and the Shoreline Slots as well as the proposed residential development; c) the servicing studies submitted in support of the MZO request show that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and d) Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.

PPS Section 2.0 contains policies for the protection of natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources, cultural heritage, and their protection for the long term. The revitalization of the Kawartha Downs Raceway and the Shoreline Slots site and the residential subdivision proposes no development on any natural heritage features, provincially significant wetlands and woodlands, or on any lands designated as Oak Ridges Moraine Areas, Aquifers, Wellheads, Significant Aggregate Resources, *Natural Linkage*, *Natural Core Areas*, and *Prime Agriculture* in the Township's Official Plan. The lands have been subject to an archaeological phase 1 analysis to address any cultural heritage and archaeological considerations. An agricultural impact assessment will be provided for review by Municipal and Regional Staff, given the Subject Lands' proximity to rural agricultural areas. The Otonabee Region Conservation Authority will be consulted as part of the future Planning Act applications that would arise should the Minister approve the requested MZO. To this end, the proposal is consistent with the Policies contained in Section 2.0 of the PPS.

PPS Section 3.0 contains policies regarding natural and human-made hazards. The lands are not considered hazard lands nor lands that are identified by the Township's Official Plan as having flooding and/or erosion hazards, nor have the lands been identified as mine hazards; oil, gas and salt hazards; former mineral mining operations, mineral aggregate operations or petroleum resource operations. The PPS Section 3.0, in this case, does not apply.

With all of the above and in our opinion, the proposed revitalization of the Kawartha Downs Raceway and the Shoreline Slots and the proposed residential development conform to Growth Plan Policy 2.2.9.7. The location for the proposed residential subdivision is appropriate and compatible, being in proximity and north of the existing hamlet of Fraserville boundaries, with public road access. In our opinion, the expansion of the Fraserville Hamlet boundary to include the Subject Lands is justified. Intensification, environmental preservation, increasing housing supply, and efficient use of infrastructure are the main priorities of the Province.

COUNCIL RESOLUTION

We respectfully request that Cavan Monaghan's Township Council adopt resolutions to advance and support RIC (Moore Drive) Inc. and RIC (Highway 28) Inc. MZO request, in that:

(1) The Township of Cavan Monaghan Council supports the request from RIC (Moore Drive) Inc. and RIC (Highway 28) Inc. for a Minister's Zoning Order (MZO) on 108.15 hectares of lands outlined in Appendix "A,"

(2) The Township of Cavan Monaghan Staff are requested to work with RIC (Moore Drive) Inc. and RIC (Highway 28) Inc.'s proposal and to prepare a draft redevelopment agreement acceptable to both parties, and that the draft agreement be forwarded to Council in early 2022.

CONCLUSION

We trust that the foregoing provides the Township of Cavan Monaghan with the information necessary to evaluate and advance this MZO request. If I can be of further assistance, please call me at 416-858-2254 or contact me by email at Christian@c2planning.com.

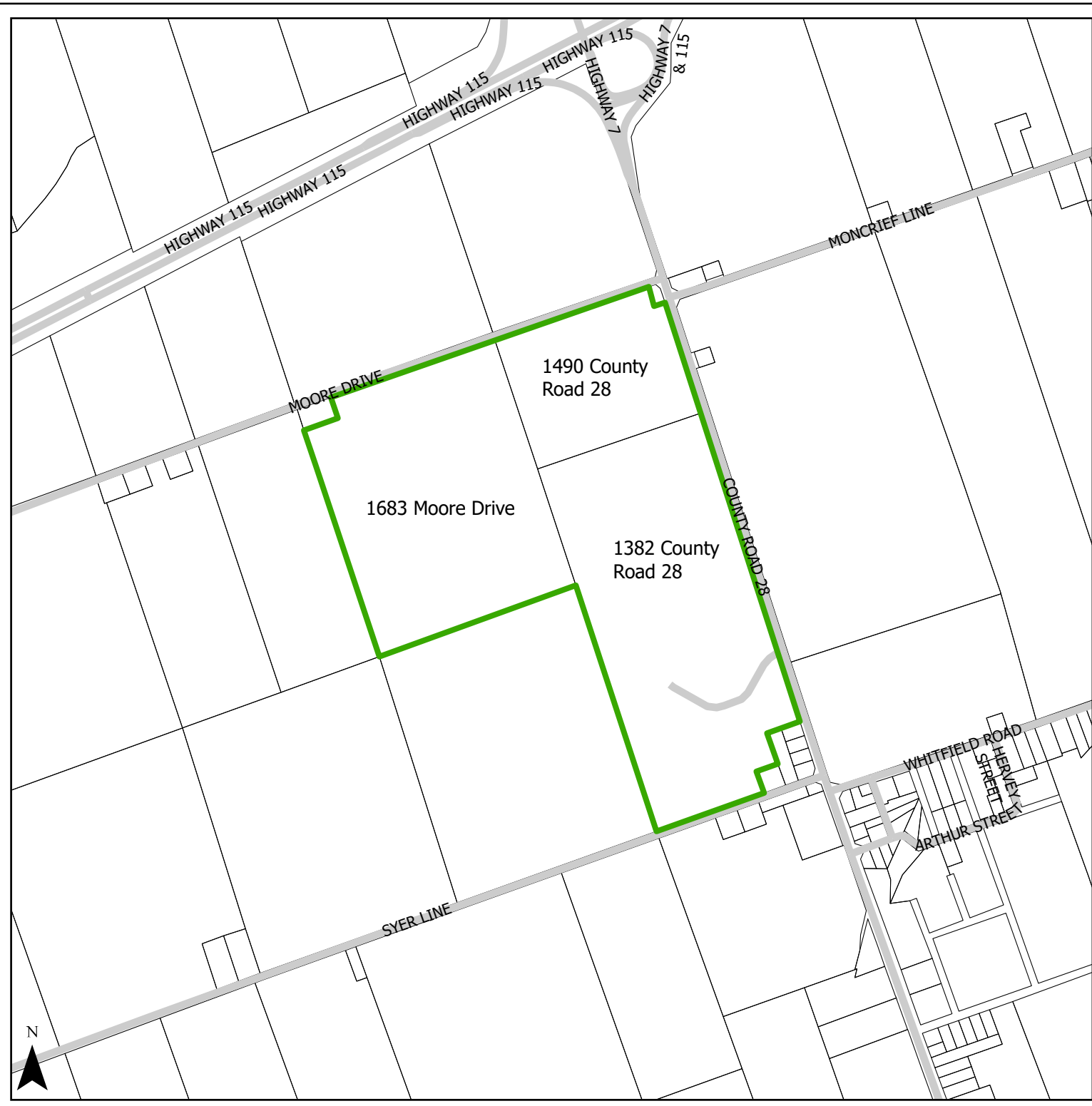
Regards,



Christian Chan, Planner

416-858-2254 christian@c2planning.com

C2 PLANNING – Land Use Planners



ATTACHMENT "A" PROJECT LOCATION

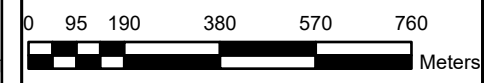
PART OF LOTS 22 & 23, CONCESSION 8
TOWNSHIP OF CAVAN-MONAGHAN
COUNTY OF PETERBOROUGH

Figure 1

Legend

 Subject Lands

Scale: 1:15,000



NAD 1983 UTM Zone 17N

Data Sources

City of Peterborough Open Data
County of Peterborough Online GIS

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	June 2021
Project Number:	85152
Map Number:	1

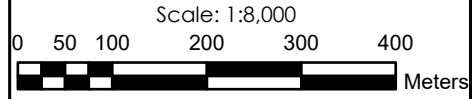




ATTACHMENT "B"
LOCATION OF
PROPOSED DEVELOPMENT
 PART OF LOTS 22 & 23, CONCESSION 8
 TOWNSHIP OF CAVAN-MONAGHAN
 COUNTY OF PETERBOROUGH
 Figure 2

Legend

-  Subject Lands
-  Proposed Residential Development Area
-  Proposed Employment Development Area



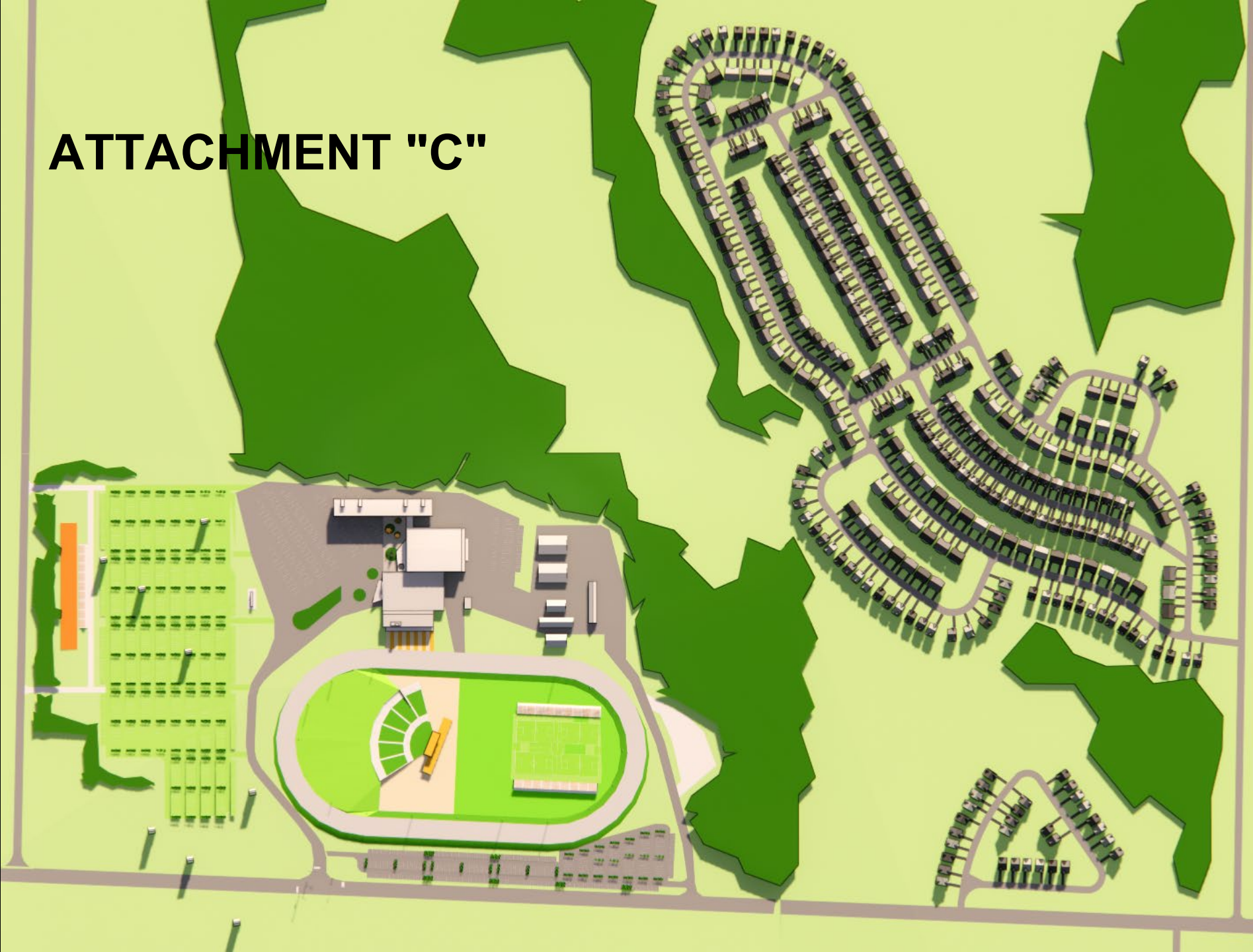
Data Sources
 County of Peterborough Online GIS
 City of Peterborough, Peterborough, Maxar
 Developable Area Least Constraints Figure 3 of Preliminary Constraints
 Analysis by Cambium, dated April 2021.

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	June 2021
Project Number:	85152
Map Number:	2



entertainment

ATTACHMENT "C"



residential

ATTACHMENT "C"



hotel

exist parking

event centre

exist casino

overflow parking

outdoor amphitheatre

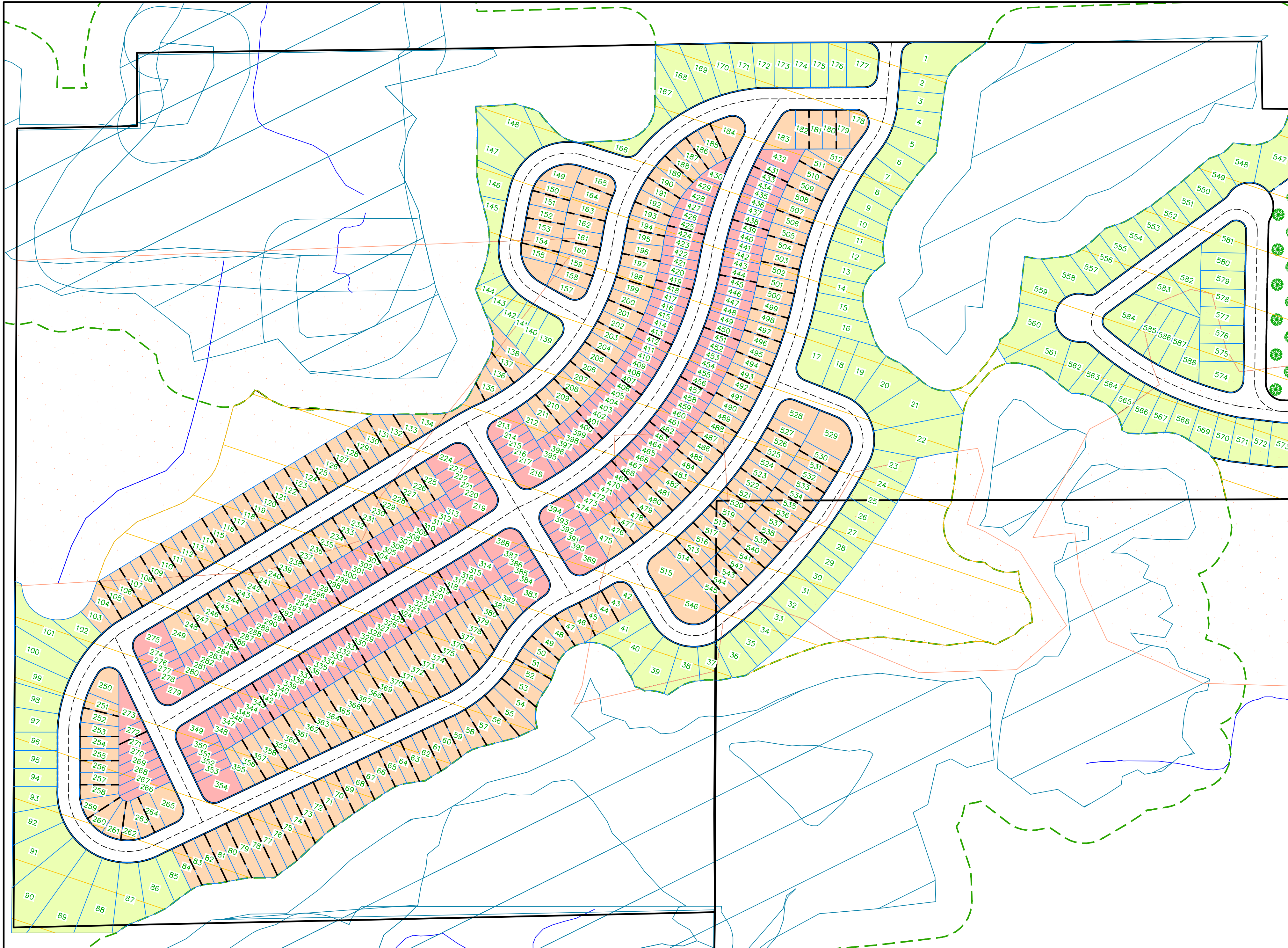
soccer fields

exist racetrack

parking

syer line

county rd 28



Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	1419.75m	99	828.28m	197	351.68m	295	248.74m	393	279.23m	491	325.00m
2	581.60m	100	1031.48m	198	351.85m	296	248.94m	394	286.34m	492	325.00m
3	585.73m	101	1332.19m	199	351.94m	297	249.13m	395	240.50m	493	325.00m
4	719.40m	102	555.00m	200	351.95m	298	249.33m	396	240.50m	494	325.00m
5	770.21m	103	325.00m	201	351.88m	299	249.53m	397	240.50m	495	325.00m
6	634.75m	104	394.79m	202	351.73m	300	249.73m	398	240.50m	496	325.00m
7	555.00m	105	370.34m	203	351.50m	301	249.93m	399	240.50m	497	325.00m
8	555.00m	106	370.81m	204	351.18m	302	250.12m	400	240.50m	498	325.00m
9	555.00m	107	371.29m	205	350.79m	303	250.32m	401	240.50m	499	325.00m
10	557.72m	108	370.91m	206	350.32m	304	250.52m	402	240.50m	500	325.00m
11	601.86m	109	371.59m	207	349.78m	305	250.72m	403	240.50m	501	325.00m
12	632.34m	110	371.52m	208	349.15m	306	250.91m	404	240.50m	502	342.86m
13	555.00m	111	371.45m	209	348.46m	307	251.11m	405	240.50m	503	344.70m
14	555.00m	112	371.37m	210	347.69m	308	251.31m	406	240.50m	504	344.70m
15	671.82m	113	371.30m	211	346.85m	309	251.51m	407	240.50m	505	344.70m
16	849.74m	114	371.23m	212	359.44m	310	251.71m	408	240.50m	506	344.70m
17	1113.78m	115	371.16m	213	414.62m	311	251.90m	409	240.50m	507	344.70m
18	682.91m	116	371.09m	214	357.28m	312	252.09m	410	240.50m	508	344.70m
19	970.94m	117	371.01m	215	357.28m	313	252.09m	411	240.50m	509	344.70m
20	1198.00m	118	370.94m	216	357.28m	314	391.03m	412	240.50m	510	344.70m
21	1819.03m	119	370.87m	217	357.28m	315	261.00m	413	240.50m	511	344.68m
22	1872.70m	120	370.80m	218	358.20m	316	246.24m	414	240.50m	512	325.00m
23	763.81m	121	370.73m	219	370.01m	317	247.06m	415	240.50m	513	339.46m
24	577.66m	122	370.65m	220	389.43m	318	247.88m	416	240.50m	514	339.46m
25	577.66m	123	370.58m	221	290.85m	319	248.70m	417	240.50m	515	339.46m
26	577.66m	124	370.51m	222	292.27m	320	249.52m	418	240.50m	516	339.46m
27	577.66m	125	370.44m	223	293.68m	321	250.33m	419	240.50m	517	339.46m
28	577.66m	126	370.37m	224	315.11m	322	251.15m	420	240.50m	518	339.46m
29	577.66m	127	370.29m	225	337.04m	323	251.97m	421	240.50m	519	339.46m
30	577.66m	128	370.22m	226	325.00m	324	252.79m	422	249.80m	520	339.46m
31	577.66m	129	370.15m	227	325.00m	325	253.61m	423	251.24m	521	339.46m
32	577.66m	130	370.08m	228	325.00m	326	254.43m	424	251.47m	522	339.46m
33	577.66m	131	364.37m	229	325.00m	327	255.24m	425	247.10m	523	339.46m
34	577.66m	132	325.00m	230	325.00m	328	256.06m	426	240.54m	524	339.46m
35	577.66m	133	325.00m	231	325.00m	329	256.88m	427	240.54m	525	339.46m
36	686.60m	134	604.73m	232	325.00m	330	257.70m	428	240.54m	526	339.46m
37	629.17m	135	325.00m	233	325.00m	331	258.52m	429	240.54m	527	339.46m
38	727.77m	136	325.00m	234	325.00m	332	259.33m	430	284.42m	528	684.19m
39	1065.91m	137	352.38m	235	325.00m	333	260.15m	431	241.77m	529	1020.12m
40	876.79m	138	465.22m	236	325.00m	334	260.97m	432	508.27m	530	354.25m
41	709.93m	139	687.47m	237	325.00m	335	261.79m	433	241.77m	531	354.25m
42	323.32m	140	394.44m	238	325.00m	336	262.61m	434	241.77m	532	354.25m
43	325.00m	141	380.35m	239	325.00m	337	263.42m	435	241.77m	533	354.25m
44	325.00m	142	431.38m	240	325.00m	338	264.24m	436	241.77m	534	354.25m
45	325.00m	143	399.49m	241	325.00m	339	265.06m	437	241.77m	535	354.25m
46	325.00m	144	349.62m	242	325.00m	340	265.88m	438	241.77m	536	354.25m
47	325.00m	145	894.09m	243	325.00m	341	266.70m	439	241.77m	537	354.25m
48	325.00m	146	680.96m	244	325.00m	342	267.51m	440	241.77m	538	354.25m
49	325.00m	147	1103.00m	245	325.00m	343	268.33m	441	241.77m	539	354.25m
50	325.00m	148	1271.27m	246	325.00m	344	269.15m	442	241.77m	540	354.25m
51	332.53m	149	466.35m	247	325.00m	345	269.97m	443	241.77m	541	354.25m
52	399.90m	150	326.47m	248	325.00m	346	270.79m	444	255.56m	542	354.25m
53	411.34m	151	354.89m	249	471.53m	347	271.60m	445	255.96m	543	354.25m
54	508.23m	152	351.51m	250	544.16m	348	338.08m	446	256.34m	544	354.25m
55	557.73m	153	368.77m	251	325.00m	349	591.64m	447	256.72m	545	354.25m
56	494.40m	154	357.61m	252	325.00m	350	243.75m	448	257.07m	546	1107.96m
57	426.86m	155	336.28m	253	325.00m	351	243.75m	449	257.41m	547	1595.16m
58	378.84m	156	360.78m	254	325.00m	352	243.75m	450	257.74m	548	856.25m
59	335.60m	157	364.30m	255	325.00m	353	243.75m	451	258.04m	549	555.00m
60	347.40m	158	358.61m	256	325.00m	354	716.57m	452	258.34m	550	555.00m
61	365.96m	159	358.61m	257	325.00m	355	338.21m	453	258.61m	551	555.00m
62	377.60m	160	358.61m	258	325.00m	356	379.85m	454	258.87m	552	555.00m
63	384.17m	161	358.61m	259	325.00m	357	391.09m	455	259.11m	553	555.00m
64	359.22m	162	392.44m	260	325.00m	358	402.34m	456	259.34m	554	555.00m
65	332.92m	163	392.44m	261	325.00m	359	413.58m	457	259.54m	555	570.53m
66	331.86m	164	392.44m	262	325.00m	360	424.83m	458	259.73m	556	559.18m
67	344.79m	165	440.20m	263	325.00m	361	436.07m	459	259.91m	557	558.41m
68	358.32m	166	1320.23m	264	325.00m	362	447.32m	460	260.06m	558	853.56m
69	372.57m	167	663.80m	265	636.07m	363	458.57m	461	260.20m	559	1123.78m
70	388.88m	168	1009.44m	266	317.95m	364	469.81m	462	260.32m	560	1188.92m
71	405.33m	169	847.88m	267	318.99m	365	481.06m	463	260.42m	561	1121.81m
72	423.22m	170	732.40m	268	292.38m	366	492.30m	464	260.50m	562	740.11m
73	451.81m	171	664.06m	269	265.71m	367	503.55m	465	260.57m	563	604.33m
74	483.74m	172	627.87m	270	240.00m	368	514.79m	466	260.61m	564	555.00m
75	515.67m	173	561.56m	271	240.00m	369	526.04m	467	260.64m	565	561.75m
76	543.13m	174	561.31m	272	240.00m	370	537.28m	468	260.65m	566	677.59m
77	563.25m	175	561.05m	273	473.74m	371	548.53m	469	260.64m	567	555.00m
78	567.41m	176	560.80m	274	243.75m	372	559.14m	470	260.62m	568	555.00m
79	524.49m	177	938.81m	275	537.74m	373	572.82m	471	260.57m	569	555.00m
80	482.50m	178	367.39m	276	243.75m	374	578.60m	472	260.51m	570	589.48m
81	454.48m	179	367.39m	277	243.75m	375	568.96m	473	260.43m	571	608.43m
82	427.44m	180	367.39m	278	243.75m	376	544.36m	474	270.27m	572	555.00m
83	392.58m	181	367.39m	279	527.19m	377	505.96m	475	450.26m	573	813.90m
84	373.76m	182	367.39m	280	245.72m	378	455.58m	476	325.00m	574	841.05m
85	613.44m	183	605.42m	281	245.97m	379	403.75m	477	325.00m	575	555.00m
86	903.38m	184	647.29m	282	246.17m	380	374.44m	478	325.00m	576	555.00m
87	1129.58m	185	325.00m	283	246.36m	381	352.95m	479	325.00m	577	556.83m
88	1428.74m	186	325.00m	284	246.56m	382	327.73m	480	325.00m	578	555.00m
89	1846.97m	187	325.00m	285	246.76m	383	473.37m	481	325.00m	579	555.00m
90	2068.21m	188	325.00m	286	246.96m	384	262.43m	482	325.00m	580	555.00m
91	1228.87m	189	325.00m	287	247.16m	385	263.14m	483	325.00m	581	727.01m
92	859.28m	190	325.00m	288	247.35m	386	383.84m	484	325.00m	582	853.93m
93	682.13m	191	325.00m	289	247.55m	387	264.55m	485	325.00m	583	853.93m
94	555.00m	192	325.00m	290	247.75m	388	527.09m	486	325.00m	584	1064.34m
95	555.00m	193	325.00m	291	247.95m	389	566.91m	487	325.00m	585	620.42m
96	555.00m	194	325.00m	292	248.14m	390	279.23m	488	325.00m	586	651.89m
97	864.77m	195	325.00m	293	248.34m	391	279.23m	489	325.00m	587	673.45m
98	706.00m	196	368.37m	294	248.54m	392	279.23m</				

ATTACHMENT "E"

ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER – TOWNSHIP OF CAVAN MONAGHAN, COUNTY OF PETERBOROUGH

Definition

1. In this Order,

“Zoning By-law” means Zoning By-Law No. 2018-058 of the Township of Cavan Monahan, County of Peterborough, as may be amended.

Application

2. This Order applies to lands in the Township of Cavan Monahan, County of Peterborough, in the Province of Ontario, being the lands outlined in red on a map numbered XX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Urban Residential One Zone

3. (1) This section applies to the lands located in the area shown as Urban Residential One Zone on the map described in Section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

- a) Single Detached Dwelling

(3) Only the following zoning requirements apply to the use permitted under clause 3(2)(a):

1. Minimum Lot Area: 555m².
2. Minimum Lot Frontage: 15.0 metres, and 18.0 metres for a corner lot
3. Maximum Building Height: 11.0 metres
4. Maximum lot coverage for all buildings: 50%
5. Minimum Landscaped Open Space: 30%
6. Minimum Yard Setbacks are:
 - i. Front – 6.0 metres)
 - ii. Exterior Side - 6.0 metres
 - iii. Interior Side – 2.0 metres
 - iv. Rear - 6.0 metres
7. The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line.
8. In a side yard where there is an attached private garage or attached carport, the minimum interior side yard width shall be 1.25 metres plus 0.5 metres for every storey or portion thereof above the first storey.

Urban Residential Two Zone

4. (1) This section applies to the lands located in the area shown as Urban Residential Two Zone on the map described in Section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

a) Semi-Detached Dwelling and Semi-Detached Linked Dwelling

(3) Only the following zoning requirements apply to the use permitted under clause 4(2)(a):

1. Minimum Lot Area: 325m².
2. Minimum Lot Frontage: 10.0 metres, and 15.0 metres for a corner lot
3. Maximum Building Height: 11.0 metres
4. Maximum lot coverage for all buildings: 50%
5. Minimum Landscaped Open Space: 30%
6. Minimum Yard Setbacks are:
 - i. Front – 6.0 metres
 - ii. Exterior Side - 6.0 metres
 - iii. Interior Side - 1.2 metres
 - iv. Rear - 6.0 metres
7. The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line.
8. Where a dwelling unit is attached to an adjoining dwelling unit, the minimum requirement is nil.

Urban Residential Three Zone

5. (1) This section applies to the lands located in the area shown as Urban Residential Three Zone on the map described in Section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

a) Townhouse Dwelling

(3) Only the following zoning requirements apply to the use permitted under clause 5(2)(a):

1. Minimum Lot Area: 800m² and 240m² per Townhouse Dwelling Unit
2. Minimum Lot Frontage: 20.0 metres, and 7.5 metres for per Townhouse Dwelling Unit
3. Maximum Building Height: 11.0 metres
4. Maximum lot coverage for all buildings: 50%
5. Minimum Landscaped Open Space: 20%
6. Minimum Yard Setbacks are:
 - i. Front – 6.0 metres
 - ii. Exterior Side – 2.5 metres
 - iii. Interior Side - 1.2 metres
 - iv. Rear - 6.0 metres
7. Notwithstanding the above interior side yard setback, this requirement shall not apply to the common wall between townhouse units.
8. The wall of the principal building or porch must be located no more than 1.0 metres farther from the front lot line than the wall of the attached private garage facing the front lot line.
9. Where a dwelling unit is attached to an adjoining dwelling unit, the minimum requirement is nil.

Natural Core and Natural Linkage Zone

5. (1) This section applies to the lands located in the area shown as Natural Core and Natural Linkage Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for,

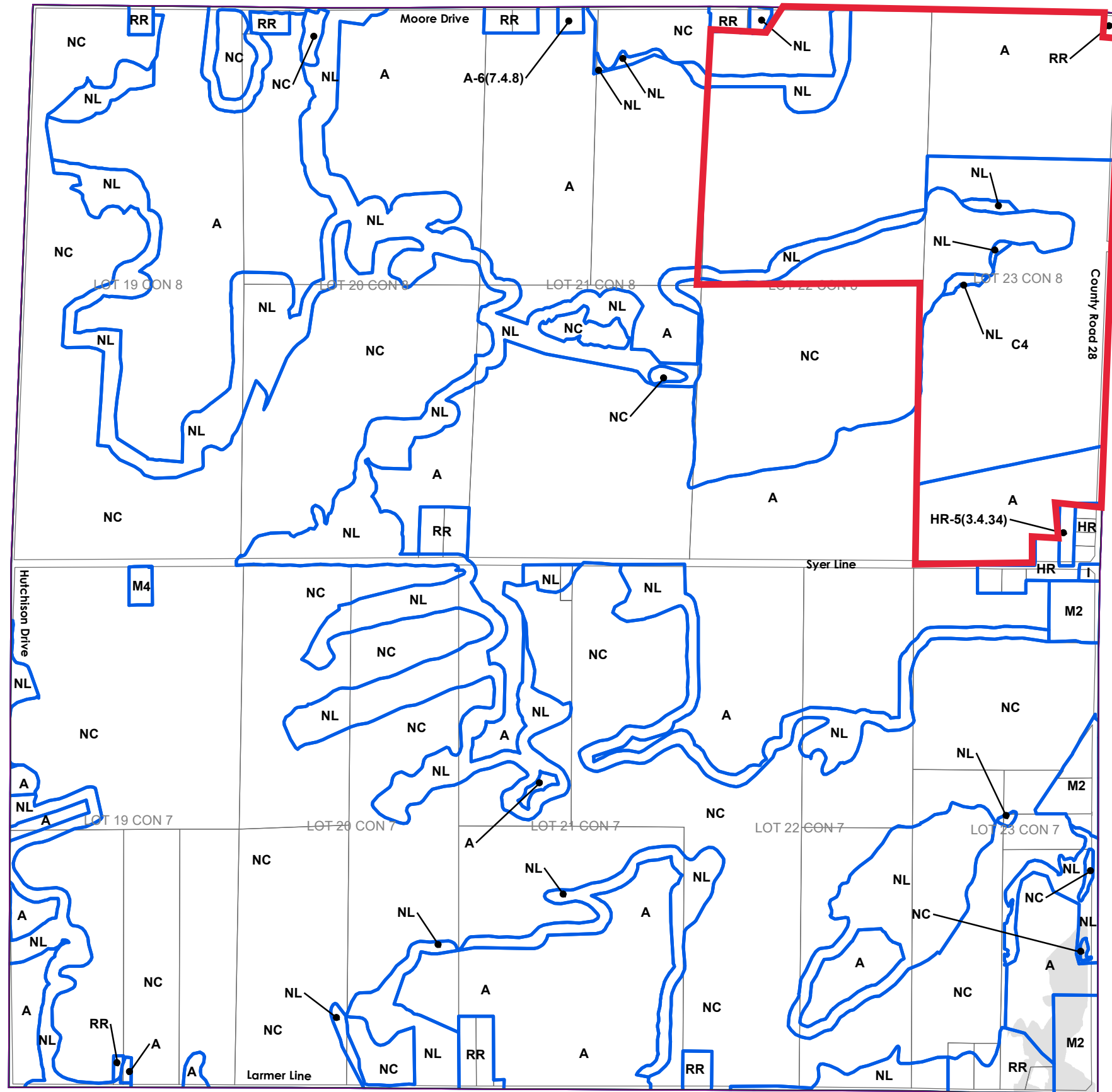
a) The lands shall only be used for existing uses at the time of passing of this Zoning Order

Entertainment Commercial Zone

6. (1) This section applies to the lands located in the area shown as Entertainment Commercial Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for:

- a) The lands shall be used for the existing uses and permitted uses for the Entertainment Commercial Zone ("C4") pursuant to Township of Cavan Monaghan Zoning By-law No. 2018-058 at the time of passing of this Zoning Order;
- b) Assembly Hall;
- c) Art Gallery;
- d) Artisan Studio;
- e) Banquet Hall;
- f) Low intensity recreational uses;
- g) Medical Office;
- h) Personal Service Establishment;
- i) Retail Store;
- j) Farmer's Market;
- k) Riding school or boarding stable;
- l) Commercial school or studio;
- m) Community Centre;
- n) Craft Brewery;
- o) Equestrian Uses;
- p) Outdoor Commercial Patio;

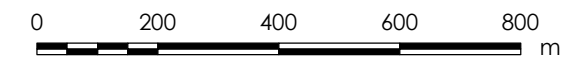


Legend

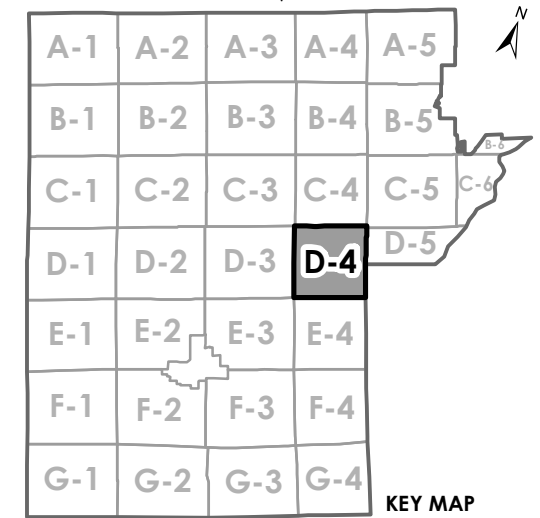
- Land Parcels
- Zoning
- Floodplain Overlay

Zone Description

- A - Agricultural
- C4 - Entertainment Commercial
- HR - Hamlet Residential
- I - Institutional
- M2 - Rural Employment
- M4 - Disposal Industrial
- NC - Natural Core
- NL - Natural Linkage
- RR - Rural Residential



1:12,500



Schedule A Zoning By-law

Township of Cavan Monaghan
Zoning By-law No. 2018-58

Map D-4

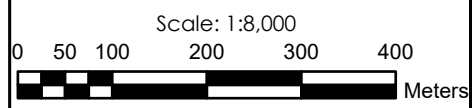


MZO MAP
 PART OF LOTS 22 & 23, CONCESSION 8
 TOWNSHIP OF CAVAN-MONAGHAN
 COUNTY OF PETERBOROUGH

Figure 2

Legend

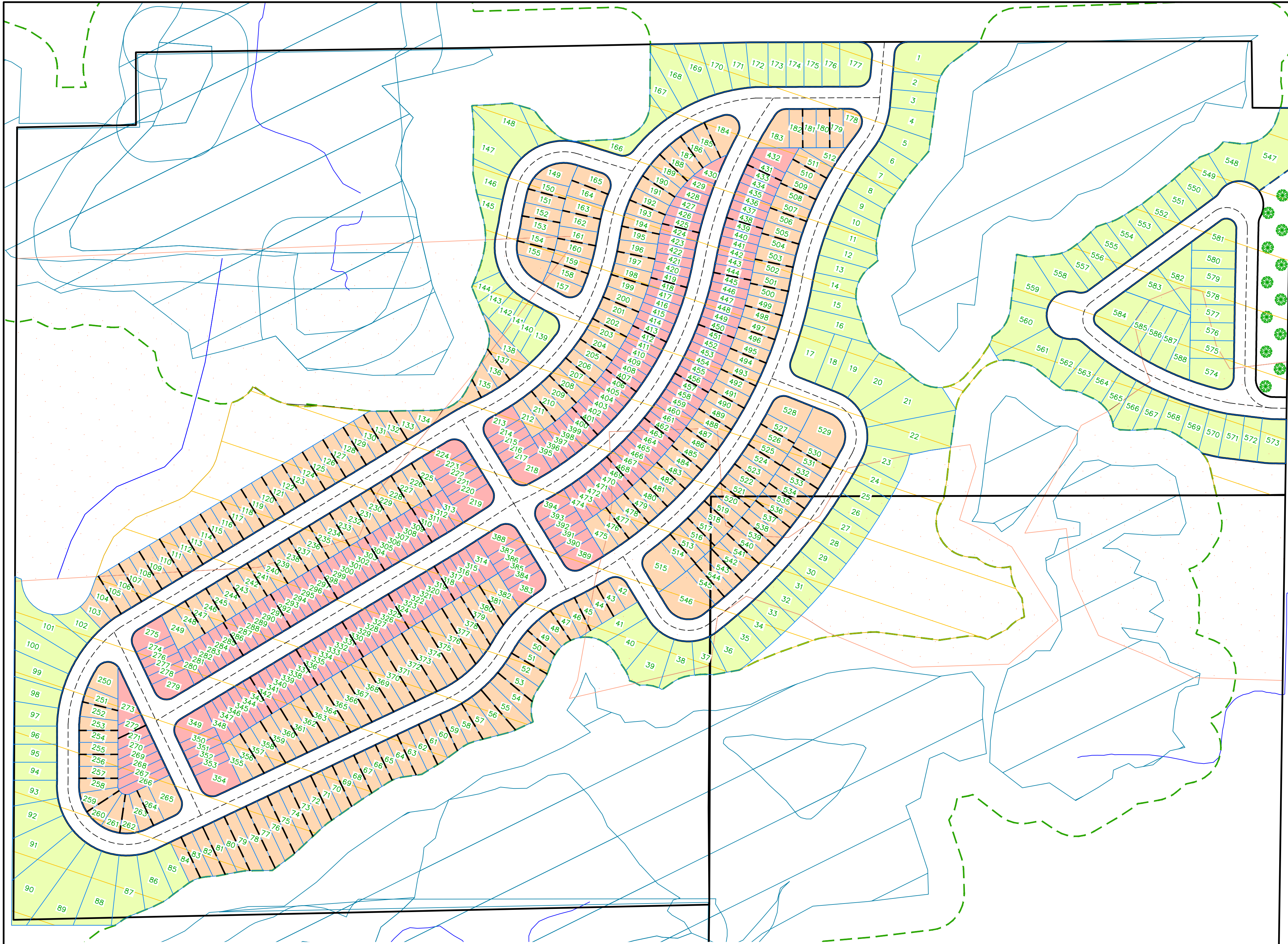
-  Subject Lands
-  Proposed Residential Development Area
-  Proposed Employment Commercial Development Area



Data Sources
 County of Peterborough Online GIS
 City of Peterborough, Peterborough, Maxar
 Developable Area Least Constraints Figure 3 of Preliminary Constraints
 Analysis by Cambium, dated April 2021.

Created In:	ArcMap 10.7
Drawn By:	JW
Checked By:	DK
Map Date:	June 2021
Project Number:	85152
Map Number:	2





Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	1419.75m	99	828.28m	197	351.68m	295	248.74m	393	279.23m	491	325.00m
2	581.60m	100	1031.48m	198	351.85m	296	248.94m	394	386.34m	492	325.00m
3	585.73m	101	1332.19m	199	351.94m	297	249.13m	395	240.50m	493	325.00m
4	719.40m	102	555.00m	200	351.95m	298	249.33m	396	240.50m	494	325.00m
5	770.21m	103	325.00m	201	351.88m	299	249.53m	397	240.50m	495	325.00m
6	634.75m	104	394.79m	202	351.73m	300	249.73m	398	240.50m	496	325.00m
7	555.00m	105	370.34m	203	351.50m	301	249.93m	399	240.50m	497	325.00m
8	555.00m	106	370.81m	204	351.18m	302	250.12m	400	240.50m	498	325.00m
9	555.00m	107	371.29m	205	350.79m	303	250.32m	401	240.50m	499	325.00m
10	557.72m	108	370.91m	206	350.32m	304	250.52m	402	240.50m	500	325.00m
11	601.86m	109	371.59m	207	349.78m	305	250.72m	403	240.50m	501	325.00m
12	632.34m	110	371.52m	208	349.15m	306	250.91m	404	240.50m	502	342.86m
13	555.00m	111	371.45m	209	348.46m	307	251.11m	405	240.50m	503	344.70m
14	555.00m	112	371.37m	210	347.69m	308	251.31m	406	240.50m	504	344.70m
15	671.82m	113	371.30m	211	346.85m	309	251.51m	407	240.50m	505	344.70m
16	849.74m	114	371.23m	212	359.44m	310	251.71m	408	240.50m	506	344.70m
17	1113.78m	115	371.16m	213	414.62m	311	251.90m	409	240.50m	507	344.70m
18	682.91m	116	371.09m	214	357.28m	312	252.09m	410	240.50m	508	344.70m
19	970.94m	117	371.01m	215	357.28m	313	252.09m	411	240.50m	509	344.70m
20	1198.00m	118	370.94m	216	357.28m	314	391.03m	412	240.50m	510	344.70m
21	1819.03m	119	370.87m	217	357.28m	315	261.00m	413	240.50m	511	344.68m
22	1872.70m	120	370.80m	218	358.20m	316	246.24m	414	240.50m	512	325.00m
23	763.81m	121	370.73m	219	370.01m	317	247.06m	415	240.50m	513	339.46m
24	577.66m	122	370.65m	220	389.43m	318	247.88m	416	240.50m	514	339.46m
25	577.66m	123	370.58m	221	390.85m	319	248.70m	417	240.50m	515	339.46m
26	577.66m	124	370.51m	222	392.27m	320	249.52m	418	240.50m	516	339.46m
27	577.66m	125	370.44m	223	393.68m	321	250.33m	419	240.50m	517	339.46m
28	577.66m	126	370.37m	224	315.11m	322	251.15m	420	240.50m	518	339.46m
29	577.66m	127	370.29m	225	337.04m	323	251.97m	421	240.50m	519	339.46m
30	577.66m	128	370.22m	226	325.00m	324	252.79m	422	249.80m	520	339.46m
31	577.66m	129	370.15m	227	325.00m	325	253.61m	423	251.24m	521	339.46m
32	577.66m	130	370.08m	228	325.00m	326	254.43m	424	251.47m	522	339.46m
33	577.66m	131	364.37m	229	325.00m	327	255.24m	425	247.10m	523	339.46m
34	577.66m	132	325.00m	230	325.00m	328	256.06m	426	240.54m	524	339.46m
35	577.66m	133	325.00m	231	325.00m	329	256.88m	427	240.54m	525	339.46m
36	686.60m	134	604.73m	232	325.00m	330	257.70m	428	240.54m	526	339.46m
37	629.17m	135	325.00m	233	325.00m	331	258.52m	429	240.54m	527	339.46m
38	727.77m	136	325.00m	234	325.00m	332	259.33m	430	284.42m	528	684.19m
39	1065.91m	137	352.38m	235	325.00m	333	260.15m	431	241.77m	529	1020.12m
40	876.79m	138	465.22m	236	325.00m	334	260.97m	432	508.27m	530	354.25m
41	709.93m	139	687.47m	237	325.00m	335	261.79m	433	241.77m	531	354.25m
42	323.32m	140	394.44m	238	325.00m	336	262.61m	434	241.77m	532	354.25m
43	325.00m	141	380.35m	239	325.00m	337	263.42m	435	241.77m	533	354.25m
44	325.00m	142	431.38m	240	325.00m	338	264.24m	436	241.77m	534	354.25m
45	325.00m	143	399.49m	241	325.00m	339	265.06m	437	241.77m	535	354.25m
46	325.00m	144	349.62m	242	325.00m	340	265.88m	438	241.77m	536	354.25m
47	325.00m	145	894.09m	243	325.00m	341	266.70m	439	241.77m	537	354.25m
48	325.00m	146	680.96m	244	325.00m	342	267.51m	440	241.77m	538	354.25m
49	325.00m	147	1103.00m	245	325.00m	343	268.33m	441	241.77m	539	354.25m
50	325.00m	148	1271.27m	246	325.00m	344	269.15m	442	241.77m	540	354.25m
51	332.53m	149	466.35m	247	325.00m	345	269.97m	443	241.77m	541	354.25m
52	399.90m	150	326.47m	248	325.00m	346	270.79m	444	255.56m	542	354.25m
53	411.34m	151	354.89m	249	471.53m	347	271.60m	445	255.96m	543	354.25m
54	508.23m	152	351.51m	250	544.16m	348	338.08m	446	256.34m	544	354.25m
55	557.73m	153	368.77m	251	325.00m	349	591.64m	447	256.72m	545	354.25m
56	494.40m	154	357.61m	252	325.00m	350	243.75m	448	257.07m	546	1107.96m
57	426.86m	155	336.28m	253	325.00m	351	243.75m	449	257.41m	547	1595.16m
58	378.84m	156	360.78m	254	325.00m	352	243.75m	450	257.74m	548	856.25m
59	335.60m	157	364.30m	255	325.00m	353	243.75m	451	258.04m	549	555.00m
60	347.40m	158	358.61m	256	325.00m	354	716.57m	452	258.34m	550	555.00m
61	365.96m	159	358.61m	257	325.00m	355	338.21m	453	258.61m	551	555.00m
62	377.60m	160	358.61m	258	325.00m	356	379.85m	454	258.87m	552	555.00m
63	384.17m	161	358.61m	259	325.00m	357	391.09m	455	259.11m	553	555.00m
64	359.22m	162	392.44m	260	325.00m	358	402.34m	456	259.34m	554	555.00m
65	332.92m	163	392.44m	261	325.00m	359	413.58m	457	259.54m	555	570.53m
66	331.86m	164	392.44m	262	325.00m	360	424.83m	458	259.73m	556	559.18m
67	344.79m	165	440.20m	263	325.00m	361	436.07m	459	259.91m	557	558.41m
68	358.32m	166	1320.23m	264	325.00m	362	447.32m	460	260.06m	558	853.56m
69	372.57m	167	663.80m	265	636.07m	363	458.57m	461	260.20m	559	1123.78m
70	388.88m	168	1009.44m	266	317.95m	364	469.81m	462	260.32m	560	1188.92m
71	405.33m	169	847.88m	267	318.99m	365	481.06m	463	260.42m	561	1121.81m
72	423.22m	170	732.40m	268	292.38m	366	492.30m	464	260.50m	562	740.11m
73	451.81m	171	664.06m	269	265.71m	367	503.55m	465	260.57m	563	604.33m
74	483.74m	172	627.87m	270	240.00m	368	514.79m	466	260.61m	564	555.00m
75	515.67m	173	561.56m	271	240.00m	369	526.04m	467	260.64m	565	561.75m
76	543.13m	174	561.31m	272	240.00m	370	537.28m	468	260.65m	566	677.59m
77	563.25m	175	561.05m	273	473.74m	371	548.53m	469	260.64m	567	555.00m
78	567.41m	176	560.80m	274	243.75m	372	559.14m	470	260.62m	568	555.00m
79	524.49m	177	938.81m	275	537.74m	373	572.82m	471	260.57m	569	555.00m
80	482.50m	178	367.39m	276	243.75m	374	578.60m	472	260.51m	570	589.48m
81	454.48m	179	367.39m	277	243.75m	375	568.96m	473	260.43m	571	608.43m
82	427.44m	180	367.39m	278	243.75m	376	544.36m	474	270.27m	572	555.00m
83	392.58m	181	367.39m	279	527.19m	377	505.96m	475	450.26m	573	813.90m
84	373.76m	182	367.39m	280	245.72m	378	455.58m	476	325.00m	574	841.05m
85	613.44m	183	605.42m	281	245.97m	379	403.75m	477	325.00m	575	555.00m
86	903.38m	184	647.29m	282	246.17m	380	374.44m	478	325.00m	576	555.00m
87	1129.58m	185	325.00m	283	246.36m	381	352.95m	479	325.00m	577	556.83m
88	1428.74m	186	325.00m	284	246.56m	382	327.73m	480	325.00m	578	555.00m
89	1846.97m	187	325.00m	285	246.76m	383	473.37m	481	325.00m	579	555.00m
90	2068.21m	188	325.00m	286	246.96m	384	262.43m	482	325.00m	580	555.00m
91	1228.87m	189	325.00m	287	247.16m	385	263.14m	483	325.00m	581	727.01m
92	859.28m	190	325.00m	288	247.35m	386	383.84m	484	325.00m	582	853.93m
93	682.13m	191	325.00m	289	247.55m	387	264.55m	485	325.00m	583	853.93m
94	555.00m	192	325.00m	290	247.75m	388	527.09m	486	325.00m	584	1064.34m
95	555.00m	193	325.00m	291	247.95m	389	566.91m	487	325.00m	585	620.42m
96	555.00m	194	325.00m	292	248.14m	390	279.23m	488	325.00m	586	651.89m
97	864.77m	195	325.00m	293	248.34m	391	279.23m	489	325.00m	587	673.45m
98	706.00m	196	368.37m	294	248.54m	392	279.23m	49			