



Regular Council Meeting

To:	Mayor and Council
Date:	February 22, 2022
From:	Karen Ellis, Director of Planning
Report Number:	Planning 2022-07
Subject:	Mount Pleasant Country Estates Subdivision (Barchard) – Zoning By-law Amendment Application ZBA-08-17

Recommendation:

That By-law No. 2022-07 be approved to amend By-law No. 2018-58, as amended, with regard to the lands subject to Draft Approved Plan of Subdivision 15T-17002 in part of Lot 13, Concession 13 of the Cavan Ward.

Overview:

Mount Pleasant Country Estates Inc. applied to Peterborough County for approval of a nineteen (19) lot rural residential subdivision in Mount Pleasant (Application 15T-17002) and to the Township of Cavan Monaghan for the associated zoning by-law amendment (ZBA-08-17). The lands associated with the applications are located in part of Lot 13, Concession 13 of the Cavan Ward. A key map showing the location of the subject lands is provided as Attachment No. 1 to this Report and the draft approved plan of subdivision is provided as Attachment No. 2.

The subject property is approximately 20.4 hectares (50.4 acres) in size with frontage of approximately 45 metres (147.6 feet) on Mount Pleasant Road. The proposed plan of subdivision consists of nineteen (19) new residential lots. There are also blocks for the existing dwelling and wetland area, a municipal park dedication, the stormwater management pond, a County Road widening, the municipal road allowance and a 0.3 metre (1 foot) reserve block between Street B and Meadow Lane.

The proposed internal road pattern consists of two cul-de-sacs that will be year round maintained municipal roads. Street A provides access to the subdivision from Mount Pleasant Road. All of the proposed lots will front on and have access to either Street A or Street B. The road pattern was designed so that Street B may be connected to Meadow Lane, an existing private road, at some point in the future.

The development will be serviced with private water supply and sewage disposal systems.

Council previously considered Reports Planning 2019-50 and 2020-01 for these applications. Report Planning 2019-50 was prepared in advance of the public meeting held on December 16, 2019. The Report presented background information for the applications, provided an overview of the existing policy framework and an opinion about the conformity of the applications to that framework. The Report also outlined the public and agency comments received prior to the public meeting.

Report Planning 2020-01 provided Council with a summary of all public and agency comments received as of the writing of the Report, provided recommendations about the applications, and provided draft plan conditions for the plan of subdivision. A complete copy of Report Planning 2020-01 is provided as Attachment No. 3 to this Report.

With the review of Report Planning 2020-01, Council supported the proposed plan of subdivision with a number of conditions. Motion R/03/02/20/10 reads as follows:

11.1 Report - Planning-2020-01 Mount Pleasant Country Estates - Plan of Subdivision Application 15T-17002

R/03/02/20/10

Moved by: Graham

Seconded by: Huntley

That Council support the approval of Application 15T-17002 in principle;

That the subdivision be subject to the draft plan conditions provided in Attached No. 3 to this Report; and

That the zoning by-law amendment application be considered by Council after draft plan approval.

Carried

Peterborough County approved the plan of subdivision on May 28, 2020 with a number of draft plan conditions. Condition No. 3 requires the lands within the draft plan of subdivision be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the Planning Act.

Zoning By-law Amendment

As drafted, By-law No. 2022-07 amends Map A-3 of Schedule "A" to By-law No. 2018-58, as amended, by changing the zone category on the subject lands from:

- the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
- the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;

- the Agricultural (A) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
- the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
- the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone;
- the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone;
- the Future Development (FD) Zone to the Natural Linkage (NL) Zone;
- the Future Development (FD) Zone to the Natural Core (NC) Zone; and
- the Natural Linkage (NL) to the Natural Core (NC) Zone.

In the Hamlet Residential Exception Sixteen (HR-16) Zone, the minimum lot area requirement will be 0.27 hectares (0.667 acres) and the minimum side yard requirement will be 4 metres (13.12 feet). The standard lot area and side yard requirements in the HR Zone are 0.3 hectares (0.74 acres) and 6 metres (19.7 feet) respectively.

The Rural Residential Exception Twenty-seven (RR-27) Zone will permit a minimum lot area of 11 hectares (27.18 acres) and a minimum lot frontage of 12 metres (39.4 feet). The standard requirements of the RR Zone are 0.4 hectares (1 acre) and 35 metres (114.8 feet) respectively. The special lot area and lot frontage requirements of the RR-27 Zone recognize the characteristics of the block on which the existing dwelling is located.

The permitted uses in the Open Space Exception Three (OS-3) Zone are limited to a stormwater management facility. No buildings and structures, with the exception of essential structural works required for flood and/or erosion or sediment control, are permitted.

The Open Space Exception Four (OS-4) Zone applies to the parkland dedication block. The permitted uses in the OS-4 Zone are limited to a public park. The minimum lot area requirement is 0.29 hectares (0.717 acres) and the minimum lot frontage requirement is 56.8 metres (186.35 feet). The draft plan conditions require that the parkland block be cleared, final graded and seeded prior to transfer to the Township.

The provincially significant wetland and associated 30 metre (98.4 feet) buffer will be zoned Natural Core (NC) and Natural Linkage (NL).

A complete copy of By-law No. 2022-07 is provided as Attachment No. 4.

Policy Framework

The applications are subject to the policies of the Provincial Policy Statement (2014), A Place to Grow – Growth Plan for the Greater Golden Horseshoe, the Peterborough County Official Plan and the Township of Cavan Monaghan Official Plan. Updated versions of the PPS and Growth Plan are in place now. However, the ZBA application is evaluated under the policy framework in place at the time of application (September 2017).

Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The northern portion of the subject property is located within the Hamlet of Mount Pleasant. As such, the property is subject to the policies of Sections 1.1.3 and 1.1.4.2 of the PPS. Urban and rural settlement areas are the focus for growth and development. Both Peterborough County and the Township of Cavan Monaghan identify Mount Pleasant as a rural settlement area.

Section 1.6.6 of the PPS addresses planning for sewage, water and stormwater facilities. The use of individual on-site sewage and water services may be considered where site conditions are suitable and where municipal or private communal services are not available (Section 1.6.6.4). Neither municipal nor private communal services are available in Mount Pleasant. As such, private services are proposed.

The Hydrogeological Assessment prepared by Cambium confirms that the site is able to support 19 lots with private water and wastewater services. The findings and conclusions of the Assessment were peer reviewed and accepted by Peterborough County during the Plan of Subdivision review process.

The stormwater management pond proposed for the development will address the policies contained in Section 1.6.6.7. The stormwater management facility is proposed to be zoned Open Space Exception Three (OS-3). Permitted uses in the OS-3 Zone are limited to a stormwater management facility. Buildings and structures, with the exception of essential structure works required for flood and/or erosion or sediment control, are not permitted.

The subject lands host a portion of the provincially significant Cavan Bog Wetland Complex. Section 2.1.4 of the PPS prohibits development in significant wetlands. Section 2.18 of the PPS does not permit development and site alteration on lands adjacent to natural heritage features and areas, such as significant wetlands, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions.

An Environmental Impact Study was prepared in support of the plan of subdivision and zoning by-law amendment applications. In accordance with the findings of the study, a 30 metre (100 foot) buffer for development is being applied to the wetland boundary to mitigate negative impacts on the wetland.

As drafted, the wetland will be zoned Natural Core (NC) and the wetland buffer will be zoned Natural Linkage (NL).

The zoning by-law amendment is consistent with the policies in the PPS.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow - Growth Plan for the Greater Golden Horseshoe contains policies to guide decision making about growth that promotes economic prosperity, sound environmental stewardship, and strong sustainable communities.

Section 2.2.1.2 b) (ii) of the Plan indicates that growth will be limited in settlement areas that are not serviced by existing or planned municipal water and wastewater systems. Further, Sections 2.2.1 d) and f) state that “development will be directed to settlement areas, except where the policies of this Plan permit otherwise” and “the establishment of new settlement areas is prohibited”.

The draft approved plan of subdivision provides for a limited amount of development in an area designated for residential development adjacent to existing residential development. The subdivision adds to the supply of residential lots in the Township, in a designated settlement area. The lots will be developed in accordance with accepted servicing standards for development on private water and wastewater services. As discussed in the PPS Section, a Hydrogeological Assessment has been completed for the plan of subdivision. The minimum lot area and lot frontage requirements established in By-law No. 2022-07 respect the findings and conclusions of the Hydrogeological Assessment.

The environmental features on site will be protected with a suitable buffer area between the homes and the Cavan Bog Wetland Complex. The wetland and buffer area are being zoned the Natural Core (NC) and Natural Linkage (NL) Zones.

The zoning by-law amendment is consistent with the policies in A Place to Grow.

County of Peterborough Official Plan

The Peterborough County Official Plan identifies Mount Pleasant as a settlement area (Section 4.2.3). The new residential lots are within the settlement area boundary. Residential land uses on private servicing are permitted in settlement areas where public communal services are not feasible and where site conditions permit. The Hydrogeological Assessment completed by Cambium confirmed that the site is suitable for the development of 19 new residential lots and the existing residential lot on private servicing.

The proposed residential lots have a little less lot area than normally required in the Hamlet Residential (HR) Zone. The special lot area of the new lots is being recognized with the Hamlet Residential Exception Sixteen (HR-16) Zone. The block on which the existing dwelling is located will be zoned the Rural Residential Exception Twenty-seven (RR-27) Zone. The minimum lot area and lot frontage requirements of 11 hectares (27.18 acres) and 12 metres (39.37 feet) reflect the location and unique characteristics of the block.

Section 5.5 of the Plan speaks to land use compatibility requirements. The plan of subdivision is adjacent to existing residential development on the north, east and west sides. The size and configuration of the new lots is sympathetic to and compatible with the existing residential development in Mount Pleasant.

The zoning by-law amendment conforms to the applicable policies of the Peterborough County Official Plan.

Township of Cavan Monaghan Official Plan

The subject lands are predominately designated Hamlet and are part of Mount Pleasant, a designated settlement area in the Township of Cavan Monaghan. Residential land uses are permitted in the Hamlet designation (S. 4.9.2). The proposed zoning by-law amendment will implement the draft approved plan of subdivision by recognizing the proposed lot fabric in appropriate zone categories.

Growth in hamlets is contingent on the ability to provide adequate individual on-site sewage and water services on a sustainable basis (S. 1.4). The studies prepared in support of the subdivision application confirm that the proposed development can be accommodated on private services. The lots and blocks in the plan of subdivision are being zoned HR-16 and RR-27 to reflect the unique lot area, lot frontage and side yard characteristics of the lots/blocks in the subdivision.

Residential uses in the Hamlet will be improved with the conveyance of a block for parkland purposes (Section 4.9.3 k). The parkland block is being zoned Open Space Exception Four (OS-4) Zone. The permitted uses in the OS-4 Zone are limited to a public park and the minimum lot area and lot frontage requirements are 0.29 hectares (0.716 acres) and 56.8 metres (186.35 feet) frontage respectively. A public park is defined as “any area of land under the jurisdiction of a public authority that is designed and/or maintained for active or passive recreational purposes and may include municipal parks and playgrounds, open spaces, golf courses, swimming pools, tennis courts, bowling greens, arenas, boating facilities, and sports fields and ancillary retail uses”.

Natural heritage features are to be protected to provide long term and sustainable environmental, economic and social benefits (S. 2.2). Development and site alteration are prohibited in key natural heritage features and hydrologically sensitive features and their related minimum vegetation protection zone (S. 6.7.1). As discussed in the PPS section, an Environmental Impact Study was prepared in support of the plan of subdivision and zoning by-law amendment applications. The wetland area is being zoned NC and a 30 metres (100 feet) buffer from the wetland boundary is being zoned NL to mitigate negative impacts on the wetland.

The application conforms to the applicable policies of the Cavan Monaghan Township Official Plan.

Financial Impact:

None at this time.

Attachments:

- Attachment No. 1: Key Map
- Attachment No. 2: Draft Approved Plan of Subdivision
- Attachment No. 3: Report Planning 2020-01
- Attachment No. 4: By-law No. 2022-07

Respectfully Submitted by,

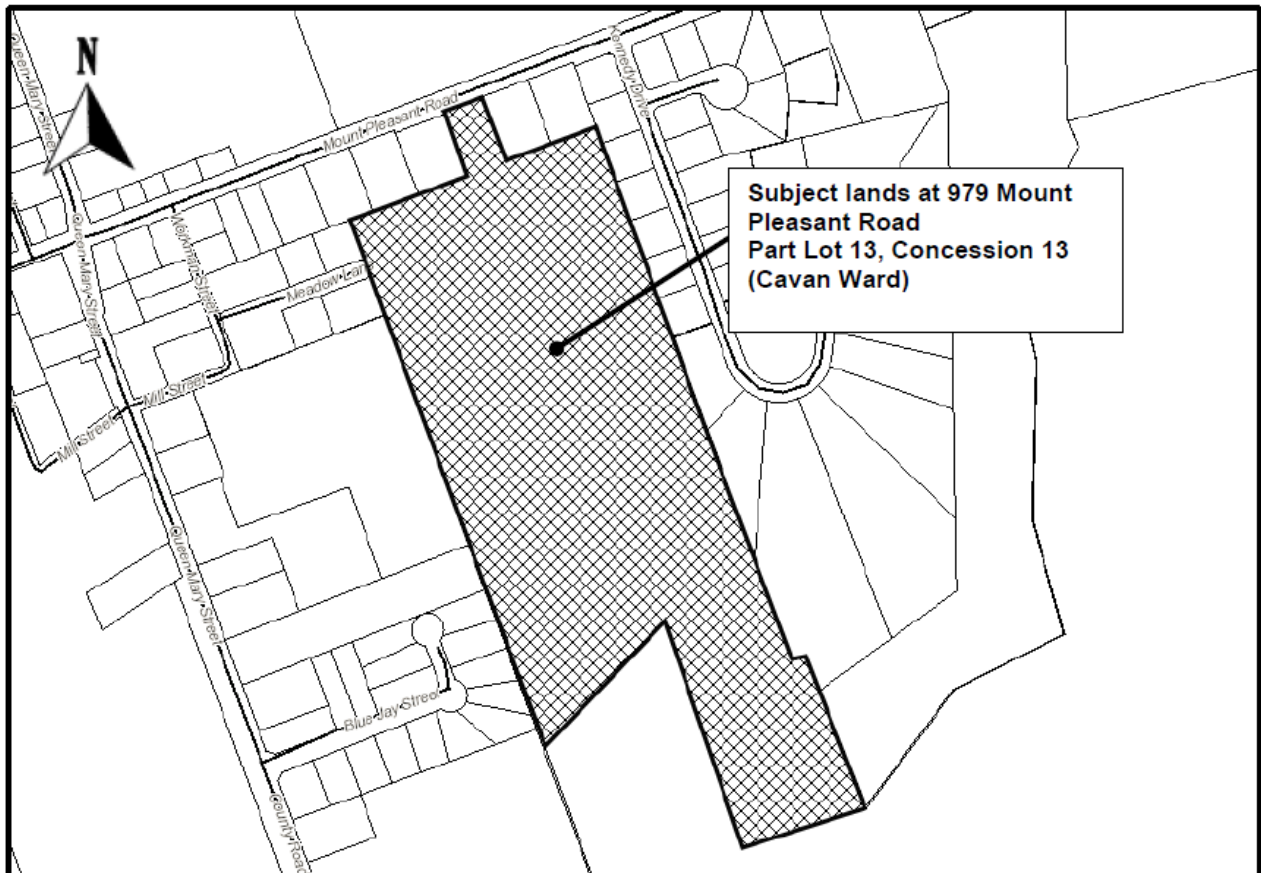
Reviewed by,

Karen Ellis,
Director of Planning

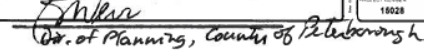
Yvette Hurley
Chief Administrative Officer

Attachment No. 1: Key Map

Key Map



15028 5P



Attachment No. 3: Report Planning 2020-01



Regular Council Meeting

To:	Mayor and Council
Date:	February 3, 2020
From:	Karen Ellis, Planning Department
Report Number:	Planning 2020-01
Subject:	Mount Pleasant Country Estates – Plan of Subdivision Application 15T-17002

Recommendations:

1. That Council support the approval of Application 15T-17002 in principle;
2. That the subdivision be subject to the draft plan conditions provided in Attachment No. 3 to this Report; and
3. That the zoning by-law amendment application be considered by Council after draft plan approval.

Overview:

Mount Pleasant Country Estates Inc. applied to Peterborough County for approval of a nineteen (19) lot rural residential subdivision in Mount Pleasant (Application 15T-17002). They also applied to the Township of Cavan Monaghan for the associated zoning by-law amendment (ZBA-08-17). The draft plan of subdivision is provided as Attachment No. 1 to this Report.

Report Planning 2019-50 was prepared for the December 16, 2019 public meeting. A copy of that Report is provided as Attachment No. 2 to this Report.

Report Planning 2019-50 presented background information for the applications, provided an overview of the existing policy framework and an opinion about the conformity of the Applications to that framework. The Report also outlined the public and agency comments received as of the date of the public meeting.

Report Planning 2020-01 provides Council with a summary of all public and agency comments received to date, a recommendation about the Applications and proposed draft plan conditions should the Plan of Subdivision be approved. For convenience, a brief summary of the application details is also provided.

Application Details

The lands subject to the plan of subdivision and zoning by-law amendment applications are located at 979 Mount Pleasant Road and are described as Part Lot 13, Concession 13, Cavan Ward. The property is primarily located within the Hamlet of Mount Pleasant. Adjacent land uses include residential development and a natural heritage feature. The natural heritage feature is the Cavan Bog Wetland Complex, a provincially significant wetland.

The property is approximately 20.4 hectares (50.4 acres) in size with frontage of approximately 45 metres (147.6 feet) on Mount Pleasant Road. The proposed plan of subdivision consists of nineteen (19) new residential lots. An existing residence is located on one of the Blocks.

As shown on the Plan, there are also blocks for the existing dwelling and wetland area, a municipal park dedication, the stormwater management pond, a County Road widening, and the municipal road allowance. There is also a 0.3 metre (1 foot) reserve block between Street B and Meadow Lane.

The proposed internal road pattern consists of two cul-de-sacs that will be year round maintained municipal roads. The road pattern has been designed so that Street B may be connected to Meadow Lane, an existing private road, at some point in the future. All of the proposed lots will front on and gain access from either Street A or Street B.

The following documents/studies were submitted in support of the Applications:

- Draft Plan of Subdivision prepared by Engage Engineering Ltd. (October 15, 2019);
- Planning Justification Report prepared by EcoVue Consulting Services Inc. (July 2017);
- Traffic Impact Study prepared by TranPlan Associates (June 2017);
- Stage 1-2 Archaeological Assessment prepared by York North Archaeological Services (February 2016);
- Functional Stormwater Management Report prepared by Engage Engineering Ltd. (April 2019);
- Environmental Impact Assessment prepared by Niblett Environmental Associates (June 2017); and
- Hydrogeological Assessment prepared by Cambium Inc. (June 2017).

All of this information is available for review in the County Planning Department Office, the Township Planning Department Office and on the County and Township websites.

Public and Agency Comments

The public notice requirements for both the plan of subdivision and zoning by-law amendment applications satisfy the requirements of the Planning Act.

As indicated in the Overview section of this Report, the previous planning report for these applications (Planning 2019-50) outlined the public engagement completed to the date of the public meeting.

At the December 16, 2019 public meeting, Council heard from a number of local citizens. Phyllis McCurdy of County Road 10 is concerned about additional potential flooding issues because of the new development. At the meeting, Township Staff confirmed that the proposed development will not affect the flooding issue on Ms. McCurdy's property. A stormwater management plan was prepared in support of the Applications. A stormwater management facility is proposed to control post development storm flows to pre-development levels.

After the meeting, Ms. McCurdy provided Township Staff with a video showing the flooding that previously occurred on her property. Although the flooding issues are not directly related to the proposed plan of subdivision, Township Staff forwarded the information to Peterborough County Public Works Staff for review and comment. Peterborough County Public Works Staff responded directly to Ms. McCurdy via email. They indicated that the County is not able to assist in addressing the problem with basement flooding at the property. The County Road 10 (CR 10) cross culverts are functioning as intended.

The purpose of the cross culverts is to allow the continued drainage of the surface water from the west side to the east side of CR 10. This large area of land drains directly into the provincially significant wetland that is located immediately adjacent to the McCurdy property. It appears that the property is under the influence of ground water from the wetland adjacent to the property.

Ron Gauslin of 993 Mount Pleasant Road asked about the effect of the subdivision on his water supply. Every September, the existing well on his property goes dry. Mr. and Mrs. Andrews of 1017 Rose Crescent indicated that they have had a problem with water quality in the last 2 years. They indicated they can't water the garden with well water – everything dies. Quantity seems to be ok.

A Hydrogeological Assessment was completed by Cambium Inc. and peer reviewed by Stantec Consulting Ltd. The hydrogeological assessment was completed in accordance with Ministry of the Environment Conservation and Parks Procedure D-5-5 Private Wells: Water Supply Assessment. The authors of the Assessment concluded that any impact to neighbouring wells, as a result of the proposed subdivision, would be insignificant. Stantec agrees with this conclusion.

Council asked if the peer review consultant was aware of the issues with the well at 993 Mount Pleasant Road. The peer review comments prepared by Stantec do not contain any comments with regards to the property. Stantec was probably not aware of the issues because they only came to light at the recent public meeting. County Planning Staff followed up with Stantec following the public meeting and raised the issue with

them. Stantec replied that they agree with Cambium's assessment that impacts from the proposed subdivision will be inconsequential to the existing development. Nonetheless, Township Staff will follow up with Mr. Gauslin and Mr. and Mrs. Andrews to provide some guidance on how they may address their issues.

With regards to the water issues at 1017 Rose Crescent, the Reports do not address the issue at all. Groundwater sampling from each of the test wells indicated that the water quality is relatively good; however, future groundwater users at the site will likely have to treat the water for elevated concentrations of hardness, sodium, total coliforms and total dissolved solids. Mount Pleasant Country Estates Inc. will have to notify prospective buyers that sodium is present in the groundwater in the area at concentrations greater than 20 mg/L which may affect individuals on sodium reduced diets. Disinfection systems to eliminate bacteria are also recommended for each property to address the exceedances of total coliforms in the test wells.

Council also requested confirmation that the required setbacks from the existing septic systems for lots on Kennedy Drive to the new wells are sufficient. The Ontario Building Code requires a minimum 15 m (49.2 feet) setback between a drilled well and a septic system. The information provided on the draft plan of subdivision indicates that the proposed wells are located at least 15 metres from the rear lots lines for all lots excepting Lot 10. The licensed well driller will have to confirm that the new well on Lot 10 won't be affected by existing septic systems on Kennedy Drive.

Grace Glass asked that a tree planting policy be adopted. Peter Maloney of Kennedy Drive supported the keeping of the tree line at the rear of the properties. Staff is currently working on a Tree Planting/Replacement Policy for the Township. In addition, the proposed draft plan conditions include a condition that the Owner/Developer agree to preserve as much of the existing tree line along the eastern property line as possible. Landscaping and tree preservation plans are noted requirements (Condition 12 a) and b).

At the public meeting, Staff mentioned comments received from Lori LaPerle of 975 Mount Pleasant Road. Ms. Laperle asked about the plans for the area between her property and the road allowance for the new road (Block 25). She is concerned with the maintenance of the area. If the Plan is approved, the area will be dedicated to the Township and will be maintained by the Township. Ms. Laperle asked about the potential to purchase Block 25. To date, Staff have not contemplated this option.

Ms. Laperle also observed that she has experienced a much higher volume of wildlife traffic and inhabitants on her property since construction began at the end of Kennedy Drive. She is concerned that the problem will increase with the development of the subject lands. There is a significant portion of the property that will remain undeveloped and part of the wetland. This area can provide wildlife habitat for the wildlife. Again, Staff will follow up with Ms. Laperle to provide some information regarding her wildlife concerns.

As previously reported, Enbridge, the Kawartha Pine Ridge District School Board, Peterborough Public Health, Peterborough County Public Works, Otonabee Conservation, the Ministry of Natural Resources and Forestry, Canada Post and the Ministry of Tourism, Culture and Sport do not object to the Applications.

Township Staff have no objection to the Applications but have requested that certain items be considered as part of the draft plan conditions and subdivision agreement. These items include the use of civic addresses, the requirement for fire breaks, the requirement for details regarding municipal services like roads, street lighting, stormwater management facility, and landscaping and tree planting. These items are proposed to be addressed through the draft plan conditions. A complete copy of the proposed draft plan conditions is provided as Attachment No. 3 to this Report.

Outstanding Issue

The draft plan has been designed to permit the consideration of the connection of Street 'B' to Meadow Lane (private property that provides access to a number of existing residential lots). Township Staff believe that the connection of Street 'B' to Meadow Lane is in the best long term interests of the Township. An appraisal of the property is currently being completed by a qualified professional. The proposed draft plan conditions include an option for a through road to Meadow Lane.

Planning Framework

The applications are subject to the policies of the Provincial Policy Statement (2014), A Place to Grow – Growth Plan for the Greater Golden Horseshoe, the Peterborough County Official Plan and the Township of Cavan Monaghan Official Plan. As per the detailed discussion in Report Planning 2019-50, the Plan of Subdivision Application conforms to the current planning policy framework.

Financial Impact:

The Applications are being processed in accordance with the required development application fees. The proposed draft plan conditions contain a requirement that the Developer/Owner agree to satisfy all development requirements of the Township, financial and otherwise, concerning the provision of roads, installation of services, drainage and landscaping.

Attachments:

- Attachment No. 1: Draft Plan of Subdivision
- Attachment No. 2: Report Planning 2019-50
- Attachment No. 3: Proposed Draft Plan Conditions – Application No. 15T-17002

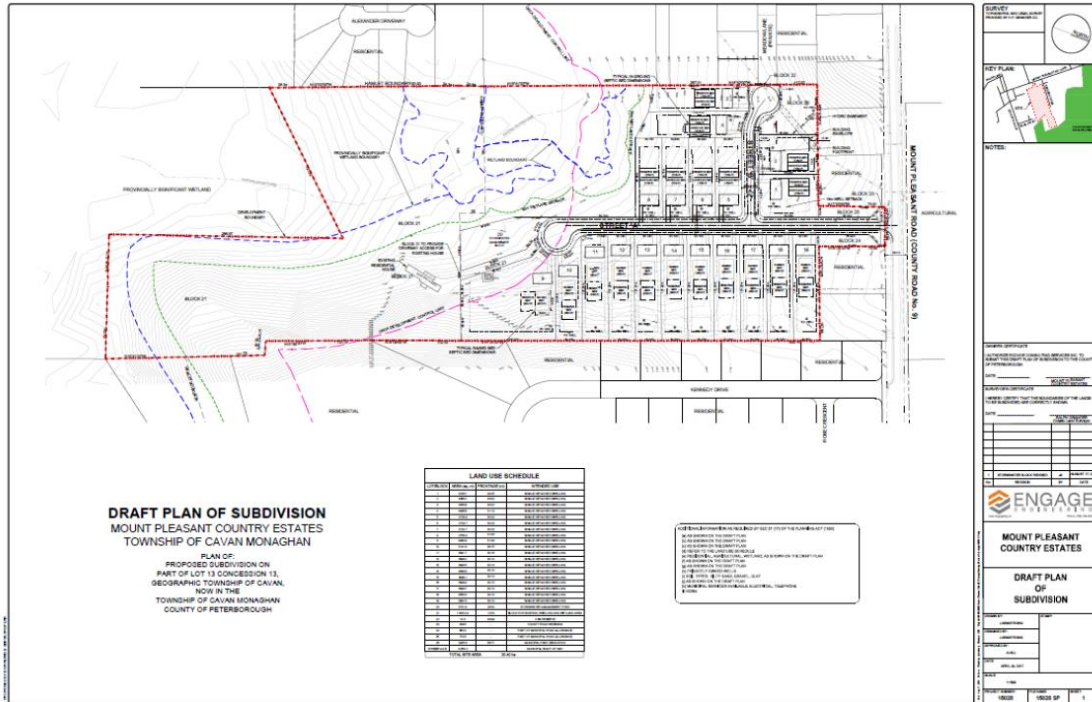
Respectfully Submitted by,

Karen Ellis
Director of Planning

Reviewed by,

Yvette Hurley
Chief Administrative Officer

Attachment No. 1:



Attachment No. 2: Report Planning 2019-50



Regular Council Meeting

To:	Mayor and Council
Date:	December 16, 2019
From:	Karen Ellis, Director of Planning
Report Number:	Planning 2019-50
Subject:	Mount Pleasant Country Estates Subdivision Application 15T-17002 and Zoning By-law Amendment Application ZBA-08-17

Recommendations:

1. That Report Planning 2019-50 be received for information; and
2. That a planning report regarding the Applications be presented to Council for consideration at a future date.

Overview:

Mount Pleasant Country Estates Inc. applied to Peterborough County for approval of a nineteen (19) lot rural residential subdivision in Mount Pleasant (Application 15T-17002). They also applied to the Township of Cavan Monaghan for the associated zoning by-law amendment (ZBA-08-17). This Report presents background information for the applications, provides an overview of the existing policy framework, and outlines public and agency comments received to date.

Application Details

The lands subject to the plan of subdivision and zoning by-law amendment applications are located at 979 Mount Pleasant Road and are described as Part Lot 13, Concession 13, Cavan Ward. The property is primarily located within the Hamlet of Mount Pleasant. Adjacent land uses include residential development and a natural heritage feature. The natural heritage feature is the Cavan Bog Wetland Complex, a provincially significant wetland.

The property is approximately 20.4 hectares (50.4 acres) in size with frontage of approximately 45 metres (147.6 feet) on Mount Pleasant Road. A key map showing the location of the lands subject to the Applications is provided as Attachment No. 1 to this Report.

The proposed plan of subdivision consists of nineteen (19) new residential lots. An existing residence is located on one of the Blocks. A copy of the draft plan is provided as Attachment No. 2 to this Report.

As shown on the Plan, there are also blocks for the existing dwelling and wetland area, a municipal park dedication, the stormwater management pond, a County Road widening, and the municipal road allowance. There is also a 0.3 metre (1 foot) reserve block between Street B and Meadow Lane.

The proposed internal road pattern consists of two cul-de-sacs that will be year round maintained municipal roads. The road pattern has been designed so that Street B may be connected to Meadow Lane, an existing private road, at some point in the future. All of the proposed lots will front on and gain access from either Street A or Street B.

The following documents/studies were submitted in support of the Applications:

- Draft Plan of Subdivision prepared by Engage Engineering Ltd. (October 15, 2019);
- Planning Justification Report prepared by EcoVue Consulting Services Inc. (July 2017);
- Traffic Impact Study prepared by TranPlan Associates (June 2017);
- Stage 1-2 Archaeological Assessment prepared by York North Archaeological Services (February 2016);
- Functional Stormwater Management Report prepared by Engage Engineering Ltd. (April 2019);
- Environmental Impact Assessment prepared by Niblett Environmental Associates (June 2017); and
- Hydrogeological Assessment prepared by Cambium Inc. (June 2017).

All of this information is available for review in the County Planning Department Office, the Township Planning Department Office and on the County and Township websites.

Discussion

The applications are subject to the policies of the Provincial Policy Statement (2014), A Place to Grow – Growth Plan for the Greater Golden Horseshoe, the Peterborough County Official Plan and the Township of Cavan Monaghan Official Plan. A discussion of the merits of the applications within this policy framework is provided below.

Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS was issued by the Province under Section 3 of the Planning Act. All decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The northern portion of the subject property is located within the Hamlet of Mount Pleasant. As such, the property is subject to the policies of Sections 1.1.3 and 1.1.4.2 of the PPS. In accordance with Sections 1.1.3 and 1.1.4.2, growth and development are to be focused within urban and rural settlement areas.

Section 1.6.6 of the PPS addresses planning for sewage, water and stormwater facilities. The use of individual on-site sewage and water services may be considered where site conditions are suitable and where municipal or private communal services are not available (Section 1.6.6.4). Neither municipal nor private communal services are available in Mount Pleasant. As such, private services are proposed. The Hydrogeological study prepared by Cambium confirms that the site is able to support 19 lots with private water and wastewater services.

The stormwater management pond proposed for the development will address the policies contained in Section 1.6.6.7.

As previously noted, the subject lands host a portion of the provincially significant Cavan Bog Wetland Complex. Section 2.1.8 of the PPS specifies that development and site alteration are not permitted on lands adjacent to natural heritage features and areas, such as significant wetlands, unless it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions. A 30 metre (100 foot) buffer for development is being applied to the wetland boundary to mitigate negative impacts on the Wetland.

The authors of the Environmental Impact Study (Niblett) identified three Species at Risk (SAR) on site. The species include bald eagles, barn swallows and eastern meadowlarks. Compensation for the lost habitat for the eastern meadowlarks is required. Niblett Staff will consult with the Ministry of Natural Resources and Forestry (MNR) to obtain the required permission to go through the compensation and registration process. An alternative habitat location with a local land trust group will be pursued by Niblett Staff to address the compensation issue.

Section 2.6.2 of the PPS speaks to the issue of archaeological resources. Development and site alteration are not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved. A Stage 1 & 2 archaeological assessment was completed by York North Archaeological Services Inc. The authors of the assessment concluded that there are no significant archaeological features on the subject property and that further assessment of the property is not required.

Natural and human-made hazards are the subject of Section 3.1 of the PPS. The subject property does not have any natural hazards such as floodplains, steep slopes, unstable soils, or erosion nor is the property associated with any man made hazards.

The proposed plan of subdivision application and associated zoning by-law amendment are consistent with the policies in the PPS.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe

A Place to Grow - Growth Plan for the Greater Golden Horseshoe contains policies to guide decision making about growth that promotes economic prosperity, sound environmental stewardship, and strong sustainable communities.

Section 2.2.1.2 b) (ii) of the Plan indicates that growth will be limited in settlement areas that are not serviced by existing or planned municipal water and wastewater systems. Further, Sections 2.2.1 d) and f) state that "development will be directed to settlement areas, except where the policies of this Plan permit otherwise" and "the establishment of new settlement areas is prohibited".

The proposed development provides for a limited amount of development in an area designated for residential development adjacent to existing residential development. The proposal will add to the supply of residential lots in the Township, in a designated settlement area. The lots will be developed in accordance with accepted servicing standards for development on private water and waste water services.

The environmental features on site will be protected with a suitable buffer area between the homes and the Cavan Bog Wetland Complex. The environmental integrity of the Cavan Bog Wetland Complex and the adjacent lands will be protected with the implementation of a zoning by-law amendment that will restrict the land uses on these lands.

The proposed plan of subdivision application and associated zoning by-law amendment are consistent with the policies in A Place to Grow.

County of Peterborough Official Plan

The Peterborough County Official Plan identifies Mount Pleasant as a settlement area (Section 4.2.3). The new residential lots are within the settlement area boundary. In settlement areas, residential land uses on private servicing are permitted where public communal services are not feasible and where site conditions permit.

The Hydrogeological Assessment completed by Cambium confirmed that the site is suitable for the development of 19 new residential lots and the existing residential lot on private servicing. With the development of an internal road system (Streets A and B), the development will occur in depth rather than in an extended linear form along existing roads.

Section 5.3.3.3 of the Plan indicates that development adjacent to or impacting on County Roads is subject to the County Road Policies and entrance standards. The Traffic Study completed by Tranplan concluded that the existing road network has the capacity to accept future site traffic from the subdivision. County of Peterborough Public Works Staff has not indicated any objection to the proposed development.

Section 5.5 of the Plan speaks to land use compatibility requirements. The plan of subdivision is adjacent to existing residential development on the north, east and west sides. The Cavan Bog Wetland Complex to the south will be protected from residential development by a 30 metre (100 foot) buffer.

The Applications conform to the applicable policies of the Peterborough County Official Plan.

Township of Cavan Monaghan Official Plan

The Official Plan provides detailed policies to govern development in the Township. Township policies relating to the natural heritage system, servicing and archaeology are not specifically addressed in this section because of the commentary provided in the PPS, A Place to Grow and the County of Peterborough Official Plan sections.

As previously indicated in this Report, the subject lands are predominately designated Hamlet and are part of Mount Pleasant, a designated settlement area in the Township of Cavan Monaghan. Residential land uses are permitted in the Hamlet designation (S. 4.9.2).

Growth in hamlets is contingent on the ability to provide adequate individual on-site sewage and water services on a sustainable basis and new development must reflect the existing built form and historic character of the community (S. 1.4). The studies prepared in support of the subdivision application confirm that the proposed development can be accommodated on private services. The development will not lead to a significant extension of municipal services and will not adversely affect the natural features on site (S. 2.2, 3.7 and 3.8).

With regards to Section 4.9.3 k), recreational facilities in the Hamlet will be improved through the conveyance of a block for parkland purposes and some cash-in-lieu of parkland.

The southern portion of the property (Block 21) is located outside of the Hamlet boundary and is designated Agricultural. This block consists of the existing residence and the provincially significant wetland. No additional development is proposed for this area of the property.

In accordance with Section 7.2 b) of the Plan, a Traffic Impact Study has been completed by Tranplan. The traffic generated from the subject property can be accommodated in the existing road network without any additional lanes added to the County Road. Streets A and B within the subdivision will be constructed to current Township standards. Sidewalks are proposed for one side of the local roads and will be integrated into the road surface and delineated by a painted line.

The Applications conform to the applicable policies of the Cavan Monaghan Township Official Plan.

Zoning By-law No. 2018-58, as amended

The subject lands are currently zoned Future Development (FD), Agricultural (A), Natural Core (NC) and Natural Linkage (NL) in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended. The zoning by-law amendment proposes to change the zoning on a portion of the subject lands to permit the development of the nineteen (19) lots for residential use. These lots are proposed to be rezoned to Hamlet Residential (HR) Exception Zones to recognize the lot areas, the lot frontages, and special setbacks.

The block on which the existing development is located will be zoned a Rural Residential Exception Zone to recognize the lot area and lot frontage of the block. The block is being rezoned to an RR Exception Zone because the block is located outside of the Hamlet boundary.

The parkland block and the stormwater management block will be zoned Open Space (OS) Exception Zones. The exception zones will limit the permitted uses on those Blocks.

The Cavan Bog Wetland Complex and the associated buffer will be zoned the Natural Core (NC) and Natural Linkage (NL) Zones.

A copy of the draft By-law is provided as Attachment No. 3 to this Report.

Public Engagement

In September 2017, Peterborough County and the Township of Cavan Monaghan circulated a Notice of Complete Application concerning Plan of Subdivision and Zoning By-law Amendment applications by first class prepaid mail to all assessed persons within 120 metres (400 feet) of the subject lands. Notices were also published in the Millbrook Times and the Peterborough Examiner.

The Applicant hosted an informal public open house on Monday, December 9, 2019. Notice of this open house was circulated by the Applicant by first class prepaid mail to all assessed persons within 120 metres (400 feet) of the subject lands. A copy of the Open House Notice is provided as Attachment No. 4 to this Report.

For the public meeting, notice of the Applications was circulated, by first class prepaid mail, to all assessed persons within 120 metres (400 feet) of the lands subject to the Applications, to all required ministries and agencies, and to all Township Department Directors. The Notice of Public Meeting was posted on the Township website, the bulletin boards in the Township Office and a sign was posted on the property. The Notice complies with the requirements of the Planning Act.

As of the writing of this Report, the Township had received one public comment regarding the storage of construction materials on the property. They suggest that consideration of the plan of subdivision application is premature until the issue is addressed. Please note that this comment is not a complaint about a contaminated site but is about the storage of construction waste. The hydrogeological study did not note any groundwater contamination. The peer review of the hydrogeological study also did not note any concern other than some elevated sodium levels.

Enbridge, Kawartha Pine Ridge District School Board, Peterborough Public Health, Peterborough County Public Works, Otonabee Conservation do not object to the Applications.

The Ministry of Natural Resources and Forestry approved a site specific wetland boundary update for the Cavan Bog Wetland Complex. The draft plan was revised to reflect the new boundary and 30 metre (100 foot) buffer.

Canada Post provided comments regarding the service type and location, the municipal requirements, and the Developer timeline and installation. The mailboxes are proposed to be located on Block 24.

The Ministry of Tourism, Culture and Sport confirmed that they are satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the Ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licenses.

Township Staff have no objection to the Applications but have requested certain items to be considered as part of the draft plan conditions and subdivision agreement. These items include the use of civic addresses, the requirement for fire breaks, the requirement for details regarding municipal services like roads, street lighting, stormwater management facility, and landscaping and tree planting. These items can be addressed through draft plan conditions.

One issue that remains unresolved is the connection of Street B to Meadow Lane. Township Staff are currently discussing the issue with the owner of Meadow Lane and will report back to Council in a future report.

Financial Impact:

The Applications are being processed in accordance with the required development application fees.

Attachments:

Attachment No. 1: Key Map
Attachment No. 2: Draft Plan
Attachment No. 3: Draft Zoning By-law Amendment
Attachment No. 4: Community Open House Notice

Respectfully Submitted by,

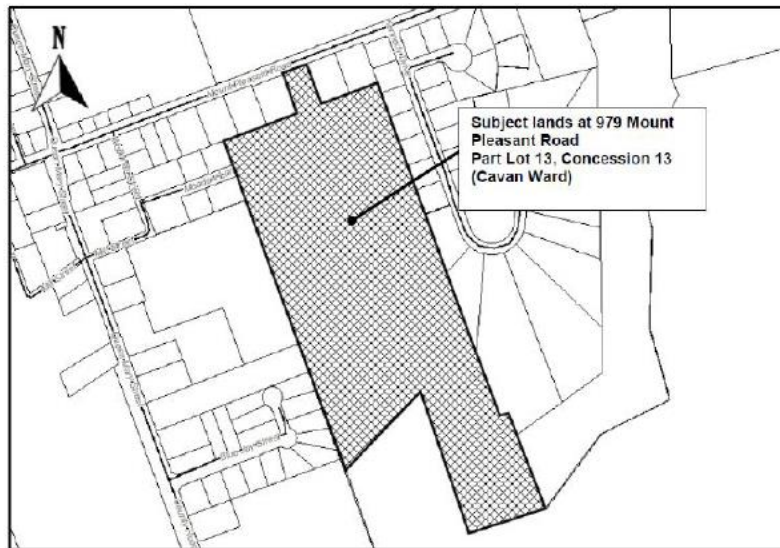
Reviewed by,

Karen Ellis, B.A.A.
Director of Planning

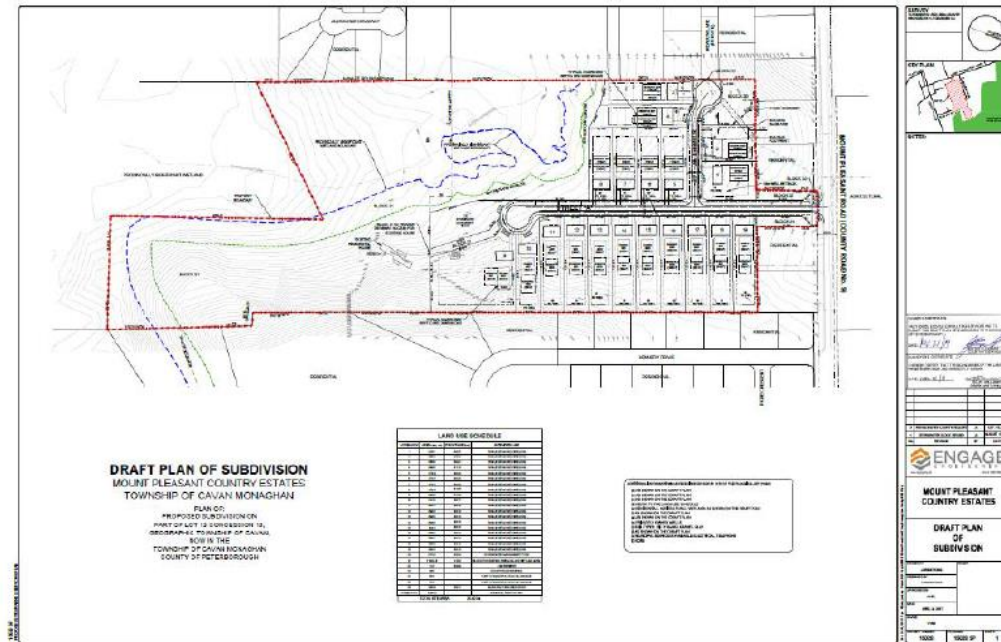
Yvette Hurley
Chief Administrative Officer

Attachment No. 1: Key Map

Key Map



Attachment No 2: Draft Plan



Attachment No. 3: Draft Zoning By-law Amendment

The Township of Cavan Monaghan

By-law No. 2020-XX

**Being a by-law to amend By-law No. 2018-58, as amended,
otherwise known as "The Township of Cavan Monaghan
Zoning By-law".**

Whereas the Township of Cavan Monaghan received an application to amend Zoning By-law No. 2018-58, as amended.

And Whereas the Township required the rezoning of the subject property as a condition of Draft Plan of Subdivision 15T-17002.

And Whereas the Council of the Township of Cavan Monaghan reviewed the proposed rezoning and now deems it advisable to further amend By-law No. 2018-58, as amended.

Now Therefore the Council of the Township of Cavan Monaghan hereby enacts as follows:

1. Map A-3 of Schedule "A" to By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 979 Mount Pleasant Road and described as part of Lot 13, Concession 13 of the Cavan Ward from:
 - the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
 - the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
 - the Agricultural (A) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
 - the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
 - the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone;
 - the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone;
 - the Future Development (FD) Zone to the Natural Linkage (NL) Zone;
 - the Future Development (FD) Zone to the Natural Core (NC) Zone; and
 - the Natural Linkage (NL) to the Natural Core (NC) Zone as shown on Schedule "1" attached hereto and forming part of this By-law.

- If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing.
- If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.
- Read a first, second and third time and passed this XX day of XXXX, 2020.

Elana Arthurs
Clerk

Schedule "1" to By-Law No. 2020-XX



Area Affected By This By-Law
 979 Mount Pleasant Road
 Part Lot 13, Con. 13, Cavan Ward
 Township of Cavan Monaghan

Certificate of Authentication
 This is Schedule "1" to By-Law
 No. 2020-XX passed this
 XX day of XXXX, 2020.

	Rezone from the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone		Rezone from the Agricultural (A) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone
	Rezone from the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone		Rezone from the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone
	Rezone from the the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone		Rezone from the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone
	Rezone from the Future Development (FD) Zone to the Natural Linkage (NL) Zone		Rezone from the Natural Linkage (NL) Zone to the Natural Core (NC) Zone
	Rezone from the Future Development (FD) Zone to the Natural Core (NC) Zone		

 Mayor

 Clerk

Attachment No. 4: Community Open House Notice



311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

Dear Neighbour,

**Re: Lands Located at 979 Mount Pleasant Road, Part of Lot 13, Concession 13,
Township of Cavan Monaghan, County of Peterborough**

You are invited to a Public Information Session:

Date: Monday December 9, 2019
Time: 6:30 pm to 8:30 pm
Location: Crestwood Secondary School Cafetorium
1885 Sherbrooke Street W
Cavan Monaghan, K9J 0E5

Information will be provided at this meeting by the Proponent in regard to a development proposed on the above-noted lands. The subject property is located between Workman Street and Kennedy Drive. A Key Map is included.

The applicant is proposing to develop a 19-lot residential plan of subdivision on the subject property, each lot accommodating a single detached dwelling unit serviced by private individual well and septic. The total area of the property is approximately 20.4 hectares (50.4 acres) with 45 metres (147.6 feet) of frontage on Mount Pleasant Road.

The developer's consulting team will be on hand to answer questions.

The Public Meeting pursuant to the *Planning Act (Ontario)* will be conducted on December 16, 2019 by the County of Peterborough.

For more information please contact:

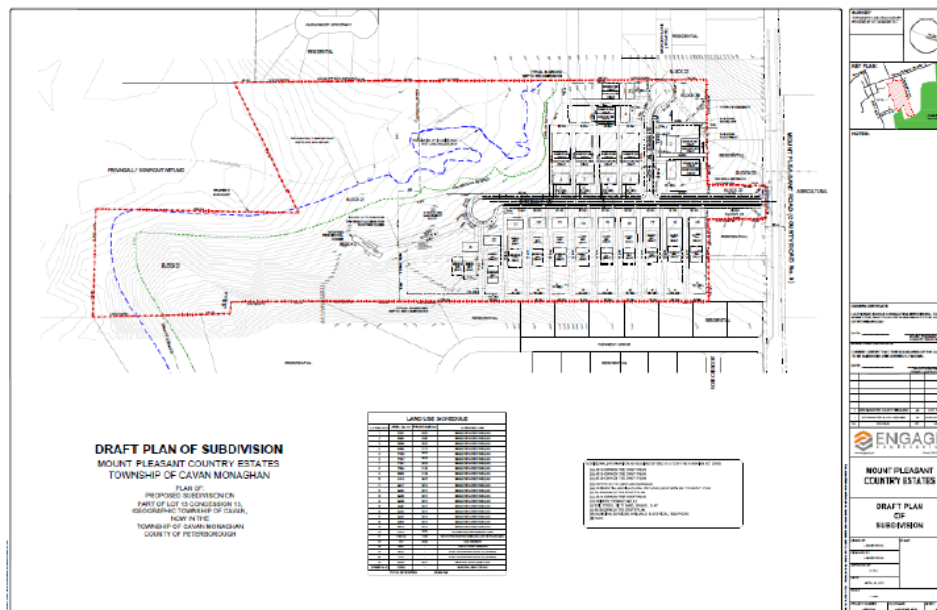
Beverly Saunders
EcoVue Consulting Services Inc.
311 George Street North, Suite 200
Peterborough, ON K9J 3H3
705-876-8340
bsaunders@ecovueconsulting.com



311 George St. N. Suite 200
Peterborough, ON K9J 3H3
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

Key Map





Attachment No. 3: Proposed Draft Plan of Subdivision 15T-17002

Proposed Draft Plan Conditions Mount Pleasant Country Estates (Barchard) Subdivision Application No. 15T-17002

1) Draft Plan

That this approval and conditions apply to the draft plan of subdivision (File Name 15028SP, Plot Date: October 15, 2019), prepared by Engage Engineering showing a total of:

- Nineteen (19) single detached residential lots (Lots 1-19 inclusive);
- One (1) Stormwater Management Pond (Block 20);
- One (1) Block for Existing Dwelling and Wetland Area (Block 21);
- One (1) 0.3 Metre Reserve (Block 22);
- One County Road Widening (Block 23);
- Two (2) Parts for Municipal Road Allowance (Blocks 24 and 25); and
- One (1) Municipal Park Dedication (Block 26).

2) Water and Sanitary Sewage Services

Prior to final approval and registration of the Plan, the Developer/Owner agrees in the Subdivision Agreement to implement the recommendations of the "Hydrogeological Assessment, 979 Mount Pleasant Road, Mount Pleasant Ontario" prepared by Cambium Inc., dated 2017-06-22 and as amended or supplemented by any Technical Peer Review comments.

3) Zoning

Prior to final approval and registration of the Plan, the lands within this Draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law that has come into effect in accordance with the provisions of the Planning Act. The Approval Authority is to be advised, in writing, by the Township of Cavan Monaghan that the property has been appropriately rezoned.

4) Internal Roads

The Developer/Owner shall agree in the Subdivision Agreement to complete the following at the Developer's/Owner's expense and to the satisfaction of the Township's Director of Public Works or designate:

- a) the road allowances included in this draft plan be shown and dedicated as public highways on the final plan;
- b) the road allowances included in this draft plan be named to the satisfaction of the Township of Cavan Monaghan;
- c) any dead ends and open side of road allowance created by this draft plan be terminated in 0.3 metre reserves to be conveyed to the Township of Cavan Monaghan at no cost;
- d) the M-Plan be prepared to recognize that the cul-de-sac on Street B may eventually connect to Meadow Lane; and
- e) the internal road, entrances and public infrastructure will be constructed in accordance with the Township Servicing Standards and/or the latest Ontario Provincial Standard.

5) Sidewalks and Walkways

The Developer/Owner shall agree in the Subdivision Agreement to include a 1.5 metres (5 feet) wide paved shoulder on the new Township road allowances and that the paved shoulder must be continuous and connect to the existing sidewalk on Mount Pleasant Road. The 1.5 metres (5 feet) paved shoulder on Street 'B' must connect to Meadow Lane should Street 'B' connect to Meadow Lane.

6) Street Lighting

The Developer/Owner shall agree in the Subdivision Agreement to provide dark sky compliant LED street lighting. The height of street lights should reflect a pedestrian scale and should be spaced between 18 and 20 metres apart.

7) Fencing

- a) The Developer/Owner shall agree in the Subdivision Agreement to provide temporary construction fencing between the subdivision lands and adjacent residential uses to minimize the effects of noise, dust and lights on the adjacent residential uses.
- b) The Developer/Owner shall agree in the Subdivision Agreement to provide screen fencing (i.e. 1.8 metre high solid board fencing) along the western side lot line of Lot 3 and Block 26, and the northern lot line of Block 26, Lots 1 and 2. The Developer/Owner shall agree in the Subdivision Agreement to provide a 1.5

metre high black vinyl chain link fence at the southern lot lines of Lots 3, 4 and 8 and the lot line of between Lot 2 and Block 26.

8) Sediment and Erosion Control

a) The Developer/Owner shall agree in the Subdivision Agreement that prior to any site alteration, construction or final approval of the Plan, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan Monaghan, the Otonabee Region Conservation Authority and the County of Peterborough, the following:

i. A sediment and erosion control plan that details the measures that will be implemented before, during and after construction to minimize soil erosion and sedimentation, to reduce potential post construction slope failures and/or erosion effects. The Sediment and Erosion Control Plan should also include measures for re-vegetation of disturbed soils immediately following site disturbance;

ii. A Dust Control Plan indicating how dust will be controlled during construction for existing residents on Mount Pleasant Road and Meadow Lane; and

iii. A Final Grading Plan indicating elevations and lot drainage patterns;

b) The Developer/Owner shall agree in the Subdivision Agreement to construct and install all erosion and siltation control devices prior to the commencement of any building construction or the stripping of any soil on any lot. Erosion and siltation control devices shall be installed in accordance with Plans approved by the Township of Cavan Monaghan in consultation with the Otonabee Region Conservation Authority.

c) The Developer/Owner shall agree in the Subdivision Agreement to inspect and repair such control devices at the end of each day to ensure that such devices remain in good repair during the construction period to the satisfaction of the Township of Cavan Monaghan.

d) The Developer/Owner shall agree in the Subdivision Agreement to provide the final lot grading plan, to the Township Director of Public Works and Chief Building Official or designates, prior to the issuance of any building permits.

e) The Developer/Owner shall agree in the Subdivision Agreement to provide lot grading plans for each lot at the time of building permit application and certification that the individual lot grading plans conform to the overall grading plan to the Township Director of Public Works and Chief Building Official or designates.

9) Stormwater Management

a) The Developer/Owner shall agree in the Subdivision Agreement that prior to any site alteration, construction or final approval of the Plan whichever occurs first, the Developer/Owner shall prepare, to the satisfaction of the Township of Cavan

Monaghan, the Otonabee Region Conservation Authority and Peterborough County, the following detailed design items pertaining to stormwater management:

- i. A detailed design submission of the proposed stormwater management system;
 - ii. A complete drainage design plan including lot grading and drainage plans.
- b) The Developer/Owner agrees to transfer Block 20 to the Township at no cost at the time of registration.

10) Architectural Control

The Developer/Owner shall agree in the Subdivision Agreement that prior to final approval and registration of the development, the Developer/Owner agrees to submit Architectural Control Guidelines for the development, prepared by a qualified professional. The Developer/Owner shall agree in the subdivision agreement to the implementation of the approved Architectural Control Guidelines to ensure that municipal design objectives are achieved, including, but not limited to, the objective that a variety of dwellings are constructed within the Plan. The primary purpose of the Guidelines is to reflect the established character of the existing built form and building materials in Mount Pleasant.

11) Health and Safety.

- a) In the Subdivision Agreement, the Developer/Owner agrees to ensure that access routes for the proposed buildings comply with articles 3.2.5.5 and 3.2.5.6 of the Ontario Building Code.
- b) The Developer/Owner shall agree in the Subdivision Agreement to satisfy the Township Fire Chief as to the requirements for fire breaks during building construction.

12) Landscape Plans

- a) The Developer/Owner shall agree in the Subdivision Agreement to engage the services of a Landscape Architect to prepare comprehensive drawings/plans including but not limited to streetscape, landscape, tree preservation, parkland, entrance features, fencing, restoration, naturalization, details and specifications, all to the satisfaction of the Township of Cavan Monaghan.
- b) The Developer/Owner shall agree in the Subdivision Agreement to preserve as much of the existing tree line as possible along the eastern property lines of Block 21 and Lots 9 to 19.
- c) The Developer/Owner shall agree in the Subdivision Agreement to convey Block 26 to the Township of Cavan Monaghan for recreational purposes in accordance with the provisions of the Planning Act.

d) The Developer/Owner shall agree in the Subdivision Agreement that Block 26 will be cleared, final graded and seeded prior to transfer to the Township.

e) The Developer/Owner agrees to plant indigenous trees on both sides of new streets with a minimum spacing of 10 metres.

13) Signage

The Developer/Owner shall agree in the Subdivision Agreement to be responsible for posting 911 civic addressing signage on the lots and all other required municipal signage to the satisfaction of the Township of Cavan Monaghan.

14) Utility Distribution Plan

The Developer/Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all affected authorities and the Township of Cavan Monaghan.

15) Development Charges

a) The Developer/Owner agrees that the Subdivision Agreement will contain provisions that development charges, processing and administration fees be paid in accordance with the current Township of Cavan Monaghan and County of Peterborough Development Charges By-laws.

b) The Subdivision Agreement between the Developer/Owner and the Township of Cavan Monaghan shall include provisions whereby all Offers of Purchase and Sale will include information that satisfies Subsection 59(4) of the Development Charges Act.

16) Final Plans

a) The Developer/Owner agrees to provide to the Township of Cavan Monaghan, the registered Plan of Subdivision, and all other associated plans, referring to horizontal control surveys UTM (Zone 17) NAD83. These plans are to be provided in both hard copy (3 copies) and digital format.

b) The Developer/Owner shall submit complete and detailed engineering drawings, design and accompanying reports for review by the Township of Cavan Monaghan.

17) Model Home Agreement

The Developer/Owner shall agree in the Subdivision Agreement to enter into a Model Home Agreement with the Township of Cavan Monaghan, if required.

18) Financial

a) The Developer/Owner shall agree in the Subdivision Agreement to satisfy all development requirements of the Township, financial and otherwise, concerning the provision of roads, installation of services, drainage and landscaping. Without limiting the generality of the foregoing, the Developer/Owner shall provide such securities, in a form acceptable to the Township, as the Township may require to secure the performance of the obligations imposed by these conditions and the Subdivision Agreement.

b) The Developer/Owner shall agree to register the subdivision agreement on title at the Developer's/Owner's expense.

Attachment No. 4: By-law No. 2022-07

The Township of Cavan Monaghan

By-law No. 2022-07

**Being a by-law to amend By-law No. 2018-58, as amended,
otherwise known as "The Township of Cavan Monaghan
Zoning By-law".**

Whereas the Township of Cavan Monaghan received an application to amend Zoning By-law No. 2018-58, as amended.

And Whereas the Township required the rezoning of the subject property as a condition of Draft Plan of Subdivision 15T-17002.

And Whereas the Council of the Township of Cavan Monaghan reviewed the proposed rezoning and now deems it advisable to further amend By-law No. 2018-58, as amended.

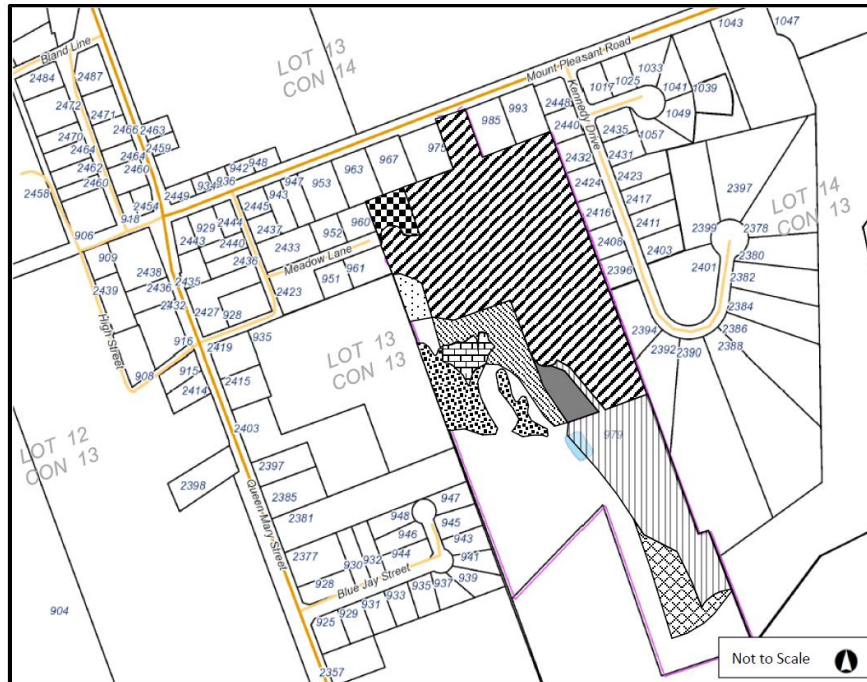
Now Therefore the Council of the Township of Cavan Monaghan hereby enacts as follows:

1. Map A-3 of Schedule "A" to By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on a portion of lands known municipally as 979 Mount Pleasant Road and described as part of Lot 13, Concession 13 of the Cavan Ward from:
 - the Future Development (FD) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
 - the Natural Linkage (NL) Zone to the Hamlet Residential Exception Sixteen (HR-16) Zone;
 - the Agricultural (A) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
 - the Natural Linkage (NL) Zone to the Rural Residential Exception Twenty-seven (RR-27) Zone;
 - the Future Development (FD) Zone to the Open Space Exception Three (OS-3) Zone;
 - the Future Development (FD) Zone to the Open Space Exception Four (OS-4) Zone;
 - the Future Development (FD) Zone to the Natural Linkage (NL) Zone;
 - the Future Development (FD) Zone to the Natural Core (NC) Zone; and
 - the Natural Linkage (NL) to the Natural Core (NC) Zone as shown on Schedule "1" attached hereto and forming part of this By-law.

- If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing.
- If a notice of objection is filed with the Clerk, this By-law shall become effective on the date of passing hereof subject to the disposition of any appeals.
- Read a first, second and third time and passed this 22nd day of February, 2022.

Cindy Page
Clerk

Schedule "1" to By-Law No. 2022-07



Area Affected By This By-Law
 979 Mount Pleasant Road
 Part Lot 13, Con. 13, Cavan Ward
 Township of Cavan Monaghan

Certificate of Authentication
 This is Schedule "1" to By-Law
 No. 2022-07 passed this
 22nd day of February, 2022.



Rezone from the Future
 Development (FD) Zone to the
 Hamlet Residential Exception
 Sixteen (HR-16) Zone



Rezone from the Agricultural (A)
 Zone to the Rural Residential
 Exception Twenty-seven (RR-27)
 Zone



Rezone from the Natural Linkage
 (NL) Zone to the Hamlet Residential
 Exception Sixteen (HR-16) Zone



Rezone from the Natural Linkage
 (NL) Zone to the Rural Residential
 Exception Twenty-seven (RR-27)
 Zone



Rezone from the the Future
 Development (FD) Zone to the
 Open Space Exception Three
 (OS-3) Zone



Rezone from the Future
 Development (FD) Zone to the
 Open Space Exception Four
 (OS-4) Zone



Rezone from the Future
 Development (FD) Zone to the
 Natural Linkage (NL) Zone



Rezone from the Natural Linkage
 (NL) Zone to the Natural Core
 (NC) Zone



Rezone from the Future
 Development (FD) Zone to the
 Natural Core (NC) Zone

Mayor

Clerk