



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	July 5, 2021
<b>From:</b>	John F. Connolly, Executive Director, Planning & Development
<b>Report Number:</b>	Planning 2021-35
<b>Subject:</b>	Towerhill North Developments Ltd. Official Plan Amendment (OPA-1-18), Zoning By-law Amendment (ZBA-07-18) & Plan of Subdivision (15T-18002)

### Recommendations:

1. That Council approve By-law No. 2021-44 to adopt Official Plan Amendment OPA-1-18 to the Township of Cavan Monaghan;
2. That Council authorize the submission of the adopted Official Plan Amendment to Peterborough County for review and approval;
3. That Council support the approval of Application 15T-18002 subject to the draft plan conditions provided in Attachment No. 4 to this Report; and
4. That the approval of the associated zoning by-law amendment be deferred until draft plan approval is received from Peterborough County.

### Overview:

Towerhill Developments Inc. submitted applications for a draft plan of subdivision to Peterborough County and official plan and zoning by-law amendments to the Township of Cavan Monaghan. The subject lands of these applications are located in Part of Lots 11 & 12, Concession 6 of the Cavan Ward and have the municipal addresses of 862 Fallis Line West and 1088 County Road 10. The lands are located near the northwest intersection of Fallis Line and County Road 10. A key map showing the location of the property is provided as Attachment No.1 to this Report.

The Official Pan Amendment and Zoning By-law Amendments are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above and identified on Attachment No. 2.

Peterborough County is the approval authority for the official plan amendment and the plan of subdivision applications. The Township of Cavan Monaghan is the approval authority for the zoning by-law amendment application.

The lands subject to the plan of subdivision application are approximately 52.1 hectares (128.74 acres) in size. The proposed plan of subdivision consists of 718 residential units/lots and includes a number of blocks intended for various uses including: stormwater management; parkland; open space; institutional; and environmental protection. There is a total of 13 internal streets. The residential units are in various housing forms including single detached dwellings, townhouses and residential apartments. An assisted living building and active senior's building are also part of the proposal. The development is proposed to be serviced by full municipal services and includes the identification of a proposed school site at the request of the Kawartha Pine Ridge District School Board as well as a trail network with connections in the proposed re-aligned stream channel.

The subject lands of the proposed subdivision are currently designated 'Agricultural', 'Residential', 'Natural Linkage Area' and 'Institutional' in the Township of Cavan Monaghan Official Plan. The official plan amendment application (OPA-1-18) seeks to re-align the existing land use designations of 'Residential', 'Agricultural' and 'Natural Core Area'. The official plan amendment also seeks a minor settlement area expansion to accommodate the realigned stream channel, school site and some residential development.

In addition, the official plan amendment is seeking to modify the maximum height permitted for the proposed high density residential (apartment/condo buildings) to allow for the current 3 storeys to allow for a maximum of four (4) storeys. The draft wording of the Official Plan Amendment is Attachment No. 7 to this report.

The subject lands of the proposed subdivision are currently zoned Future Development (FD) Zone, Agricultural (A) Zone, Natural Linkage (NL) Zone and Institutional Exception One (I-1) Zone in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended. The zoning by-law amendment will re-zone the subject lands to facilitate the development of the lands by plan of subdivision as described above. The draft wording of the zoning by-law amendment is Attachment No. 8 to this report.

A Neighbourhood Meeting was hosted by the Consultant for the Developer/Owner on January 27, 2021. This meeting provided community members an opportunity to review the proposed plan, supporting documentation and to ask questions of the technical experts in attendance. Approximately ten (10) members of the public attended the Neighbourhood meeting asking questions about: parking, possible impact to the water table, affordable housing, future plans for the proposed school, new home design (i.e., architectural design), parkland allocation for the proposed subdivision and the stream re-alignment.

A statutory public meeting under the *Planning Act* about the plan of subdivision, official plan amendment and zoning by-law amendment was held as part of a Special Council

Meeting on March 25, 2021. A copy of Planning Report 2021-08 is provided as Attachment No. 3 to this Report. This Report outlines the planning framework under which the Official Plan Amendment, Plan of Subdivision and Zoning By-law Amendment is being evaluated.

At the public meeting and subsequent to the meeting the Township received a number of verbal and written comments about these three applications. A summary of the comments received is provided below:

1. Concern of Height of Proposed Apartment Buildings

The Township received comments concerning the height of the three (3) proposed apartment buildings. The current Zoning By-law only permits buildings with a maximum height of 12.5 metres (or 3 storeys). The proposed Zoning By-law Amendment is seeking to amend the current Zoning By-law to permit a maximum height of 14 metres but no more than 4 storeys. Members of the public expressed support for a maximum of 4 storey apartments but no higher.

The Township of Cavan Monaghan Fire Chief has indicated that building over 3 storeys is a matter which should be addressed when developing and finalizing the subdivision agreement. This was identified in Report Planning 2021-08 which was approved by Council on March 25, 2021 which indicated that a number of conditions that will have to be satisfied.

These conditions will be based on the Master Fire Plan for the Township of Cavan Monaghan which was approved by Council on December 7, 2020. During that Council meeting, there was discussion surrounding an aerial apparatus recommendation should a three storey or greater residential building be approved within the Township. As a result, there are a number of factors and options that can be applied to different scenarios which Council will consider so that residents receive the appropriate level of service. This matter will be addressed by Township Staff through the Subdivision Agreement that will come back to Council for approval.

2. Climate Change

Concern was expressed about how the development application will address Climate Change and take into consideration the Climate Change Action Plan. The specific concern was how this development would consider reducing carbon.

The Township of Cavan Monaghan is a member community of the Greater Peterborough Area's Climate Change Action Plan. In brief, this Action Plan sets out how local municipalities will contribute to the reduction of greenhouse gas (GHG) emissions through lower energy consumption and therefore better prepare for a changing climate through corporate operations and community sources. Through a series of actions as part of the Community Action Plan, the Township

has set a target to achieve a reduction of 31% in its GHG emissions by the year 2031.

Some of the key strategies and actions outlined below can be considered as part of how this proposed development will contribute to the Climate Action Plan.

The proposed development includes a number of measures that look to reduce vehicle trips and foster greater active transportation (walking and cycling) mode share within the community. This is the purpose of the On the Move Strategy M1 which is to Build an active transportation network and support active transportation. In response to the proposed plan of subdivision and the draft conditions of approval have identified walking trails, trail connections and a sidewalk network within and connecting to external walking connections (i.e., trails, sidewalks).

This proposed development contains a range and mix of housing options that not only appeal to different family composition but also seek to develop a more complete community. This is consistent with Strategy L1 (Our Land) which is to strengthen land use policy and the development review process to better support climate change mitigation and adaptation. This proposed development will meet the intensification targets as outlined in the Provincial Growth Plan. The inclusion of three (3) apartment buildings will contribute towards a more compact built form with higher densities.

### 3. Seniors' Apartment Building & Accessibility

The public expressed support for the inclusion of apartments in the proposed development and more specifically for apartments that will be geared to seniors' needs. One question that was raised concerned development of these units with an "accessible" standard. Adopting a more "accessible" standard in design and construction would possibly include providing these types of options in the lower density units within the proposed plan of subdivision.

The Consultant for the Developer indicated that the apartments will include certain accessible design standards (e.g., elevators) as part of their design and that the option would also cover the accommodation of such features (e.g., wheelchair ramps) on the lower density dwellings.

### 4. Parkland Dedication, Open Space & Trails

The Township has received a number of comments asking about the provision of parkland, bicycle lanes, trail connections, landscaping (i.e., tree planting) as well as other detailed design matters such as the inclusion of Architectural Design Guidelines so that the new houses are more compatible with the historic style of many homes in Millbrook.

To address these concerns, Staff have incorporated many of the same conditions of approval that are in place for the Towerhill South (Phase 1) development within the set of draft conditions of approval attached to this report. This will not only ensure consistency between the two plans of subdivision but also carry forward any areas for improvement the Township and other agencies have observed through the development and ongoing completion of Towerhill South.

The draft conditions of approval demonstrate a commitment to providing access to open spaces, green spaces, sidewalks, trails and other existing trail connections to the broader community (i.e., Fallis Line, County Road 10, Towerhill South).

In addition, Architectural Design Guidelines will be required from the Developer/Owner consistent with those developed in Towerhill South (Phase 1) but more specific to some of the different design features of Towerhill North (Phase 2). These guidelines will be developed and included in a report back to Council as part of the approval of the Subdivision Agreement.

#### 5. Loss of Agricultural Land, Cost Associated with Growth

Staff have received written comments from the public that seek to either halt or limit the proposed development for a number of reasons including the fact that the pandemic has made broader public consultation on this development more challenging. This perceived inability to have a complete conversation of this development proposal means limited opportunity to discuss the loss of agricultural land, a fiscal impact analysis that does not measure the impact of changing from agricultural to residential land as well as climate change and challenges associated with development in small rural communities. This would include an analysis of the costs of growth that are not covered by Development Charges.

When the new Official Plan was adopted in 2015, the Millbrook Settlement Area was expanded to capitalize on new municipal servicing being put in place, focusing on a municipal centre, proximity to Highway 115 and more recently the connection of Highway 407 to Highway 115. As such, greenfield lands have been designated for residential growth development within the urban boundary expansion area. This proposed development includes a significant portion of those lands with only a minor expansion to settlement area boundary to include a school site, the realigned stream channel and some residential lots. While some of these lands are being re-designated and re-zoned from Agricultural to Residential, this is consistent with identification of these lands as part of the Settlement Area Boundary as identified in the approved Township Official Plan.

The plan of subdivision has been designed to conform to the approved policies of the Township of Cavan Monaghan including the submission of a Municipal Financial Impact Report. In accordance with provincial policy, the Township must plan for growth. The subject lands have been identified in the Official Plan for residential development and the proposed development densities make the most

efficient use of existing services already allocated for this plan of subdivision. This is accordance with the policies and density targets as outlined in the Provincial Growth Plan.

#### 6. Aquifer, Trout Population and Stream Re-alignment

Some members of the public identified concerns that the scale of the proposed development would threaten the aquifer and that municipal water and waste water cannot service the plan of subdivision. Other expressed concerns centre around the relocation of the stream and possible threats to the fish population of Baxter Creek.

The proposed development will be completely serviced by municipal water and wastewater. No aquifers or groundwater should be impacted by the development.

A portion of the existing channel will be removed and a new channel created. The Developer/Owner has engaged consultants that have provided documentation through studies and monitoring that support that the channel proposed to be realigned is neither a coldwater fishery nor support fish populations. A monitoring program has been established and work is being coordinated between the Township, County, the Developer's consultants and the Otonabee Region Conservation Authority (ORCA). As noted above, the stream channel re-alignment is been supported through a number of supporting studies from various consultants engaged by the Developer/Owner who are working closely with the Township of Cavan Monaghan, Peterborough County and ORCA.

ORCA has indicated that it can support the channel re-alignment provided a number of conditions (including monitoring) are satisfied. Township Staff will continue to work closely with staff from the County and ORCA along with the Developer/Owner to ensure that any proposed works related to this part of the development will be satisfied prior to approval or issuance of any permits.

### **Analysis:**

#### **County of Peterborough Official Plan**

Millbrook is identified as one of the four (4) serviced settlement areas in the Peterborough County Official Plan (OP). Some of the objectives of the County Plan include:

- a) identify settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth area;
- b) to encourage a full range of living and employment opportunities by the creation of complete communities; and

- c) to promote the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements.

Lower tier municipalities must designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20-year time-frame. To efficiently utilize existing and potential services and facilities, achieve minimum population thresholds to support commercial activities, and to protect and conserve natural resources and features, future growth must be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future.

In addition, according to Section 4.2.3 of the County Official Plan:

- Where possible, but especially for development on full services, mixed-use developments, narrowing of streets, reducing parking requirements, incorporation of pedestrian walkways/linkages, open spaces, variations of lot sizes, unit types, and a mix of storefront retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents. Smaller driveways, wider sidewalks, curbside parking and narrower streets are also encouraged; and
- A range of land uses and facilities shall be encouraged in settlement areas to promote linkages between the population and employment opportunities.

Millbrook is the serviced Settlement Area for the Township of Cavan Monaghan. There is an established downtown main street area that serves as the commercial centre for the Township. These Applications provide an opportunity to provide a range of residential uses within the Township to a growing local population.

The Applications conform to Peterborough County Official Plan.

### **Township of Cavan Monaghan Official Plan**

The Official Plan provides detailed policies to govern development in the Township. The subject lands are mostly located within the Millbrook Settlement Area and are currently designated as a mixture of 'Institutional', 'Residential' and 'Natural Linkage Area'. The proposed Amendment will realign the existing land use designations, 'Residential', 'Agricultural' and 'Natural Core Area'. This includes a minor expansion of the Settlement Area Boundary to accommodate a proposed school site, realigned stream channel and some residential lots. In addition, the Amendment will modify the maximum height permitted for apartment/condo buildings and the percent of new multiple unit buildings.

The majority of the proposed development is residential. Section 4.1 of the Official Plan outlines the objectives and general policies of this designation. Currently, the Official Plan permits residential development with a variety of housing forms with a maximum density of 35 units gross net hectare and a maximum of 3 storeys above grade. The proposed amendment meets the density provisions but seeks to increase the maximum number of storeys from 3 to 4 above grade.

The proposed Amendment satisfies all the objectives of the designation as well as meeting the permitted uses and general development policies that apply to this proposed development. More specifically, this includes:

- higher density forms of development located in proximity to community facilities; and
- location, size and configuration of new school sites will be defined through plans of subdivision and zoning, in consultation with the School Boards.

Urban Design Guidelines are provided in Section 3.22 of the Official Plan. These guidelines apply to the Millbrook Urban Settlement Area. These guidelines will be used to set out landscaping, street lighting, sidewalks, trails, parks and bicycle facilities (among other details) as part of the draft conditions of approval and the subdivision agreement.

Staff is of the opinion that the Applications conform to the Township of Cavan Monaghan Official Plan.

### **Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS requires that land requirements and land use patterns be based on the provision of sufficient land for a full range of land uses in areas with existing or planned infrastructure to accommodate them.

Section 1.1 indicates that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of uses to meet long term needs. Section 1.1.3 speaks to settlement area policies and confirms that settlement areas are the focus of growth and development. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of communities.

The Applications are consistent with the PPS.

### **A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020 (GPGGH)**

The Growth Plan for the Greater Golden Horseshoe (GGH) was enacted by the Province of Ontario in 2006 and recently updated in 2020. The document builds on the PPS to establish a land use planning framework for the GGH that supports the



achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. The Plan informs decision-making regarding growth management and environmental protection in the GGH through policies that identify where and how to grow.

Both the PPS and the GGH promote complete communities, protecting agriculture, water resources and natural areas. Growth is directed to built-up areas where the capacity exists to best accommodate the expected population and employment growth. Municipalities must plan for community infrastructure to support growth. Sustainable water and wastewater services must be available to support the future growth.

Section 2.2.8 of the GGH outlines the policies that apply to Settlement Area Boundary Expansions. As noted earlier, the proposed development includes an official plan amendment that seeks a minor expansion of the settlement area boundary. Section 2.2.8.5 permits a settlement area boundary expansion in advance of a municipal comprehensive review provided: the lands achieve the minimum density target, is not a rural settlement area, has sufficient infrastructure capacity and will be included in the land needs assessment of the next municipal comprehensive review.

The Applications will permit development that contributes to the development of a complete community. Municipal water and sewer services are available and there is servicing allocation for non-residential development. The lands to be included will achieve the appropriate density targets are not part of a rural settlement area and will be included in the land needs assessment of the next municipal comprehensive review.

The Applications conform to the Growth Plan.

### **Financial Impact:**

Applicable application fees and deposits have been submitted with the draft plan of subdivision and zoning by-law amendment applications. 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. The financial requirements include the cost of peer reviews of technical information.

### **Attachments:**

- Attachment No. 1: Key Map – Subject Property
- Attachment No. 2: Draft Plan of Subdivision
- Attachment No. 3: Report – Planning 2021-08 Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment
- Attachment No. 4: Proposed Conditions for Draft Plan Approval
- Attachment No. 5: Official Plan Schedule A
- Attachment No. 6: Official Plan Schedule B
- Attachment No. 7: Draft OPA By-law 2021-44

Attachment No. 8: Zoning By-law Amendment – Schedule  
Attachment No. 9: Draft Zoning By-law

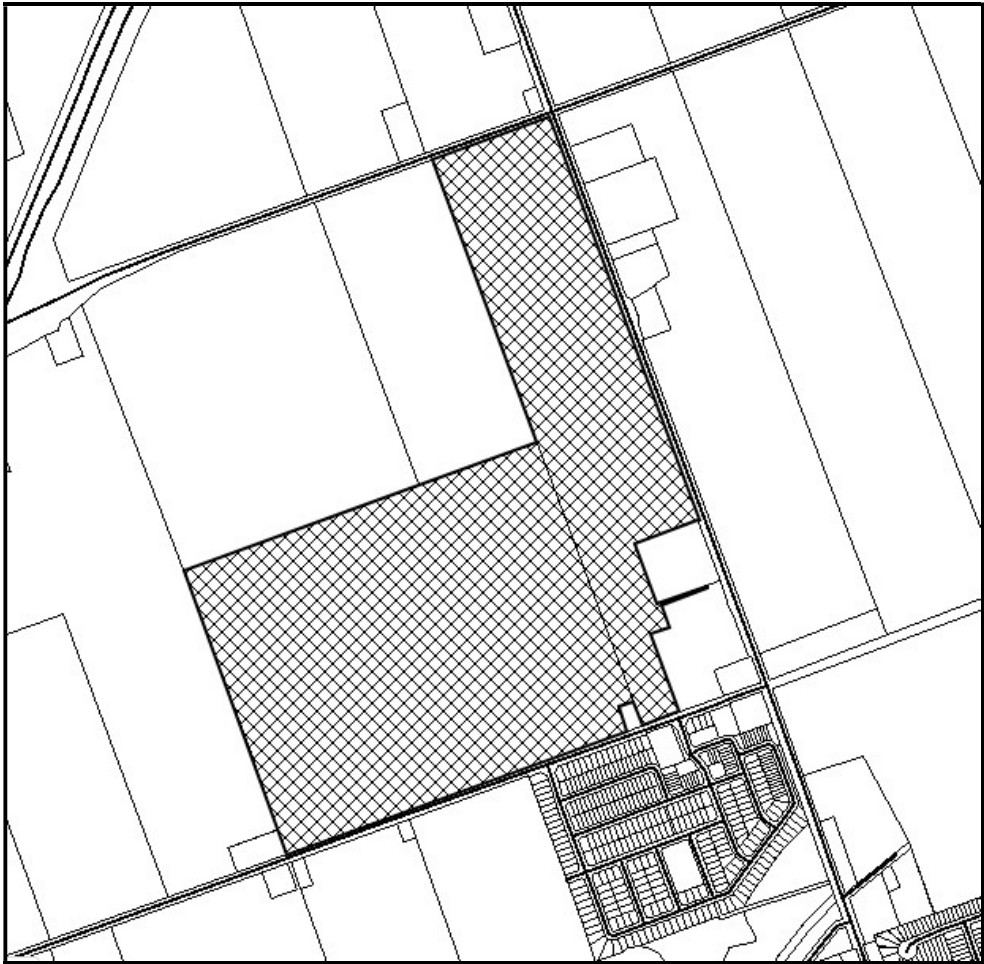
Respectfully Submitted by,

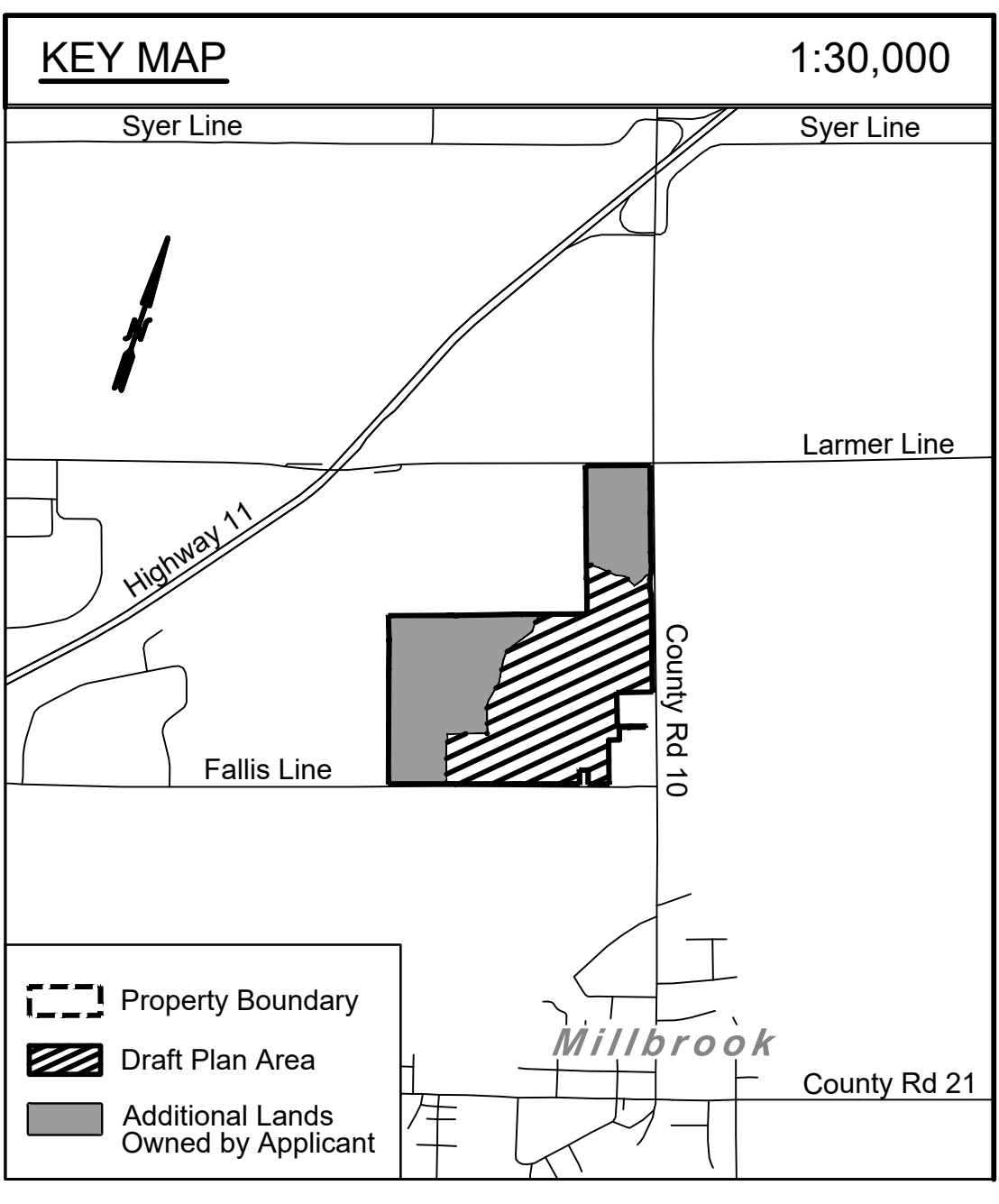
Reviewed by,

John F. Connolly  
Executive Director, Planning & Development

Yvette Hurley  
Chief Administrative Officer

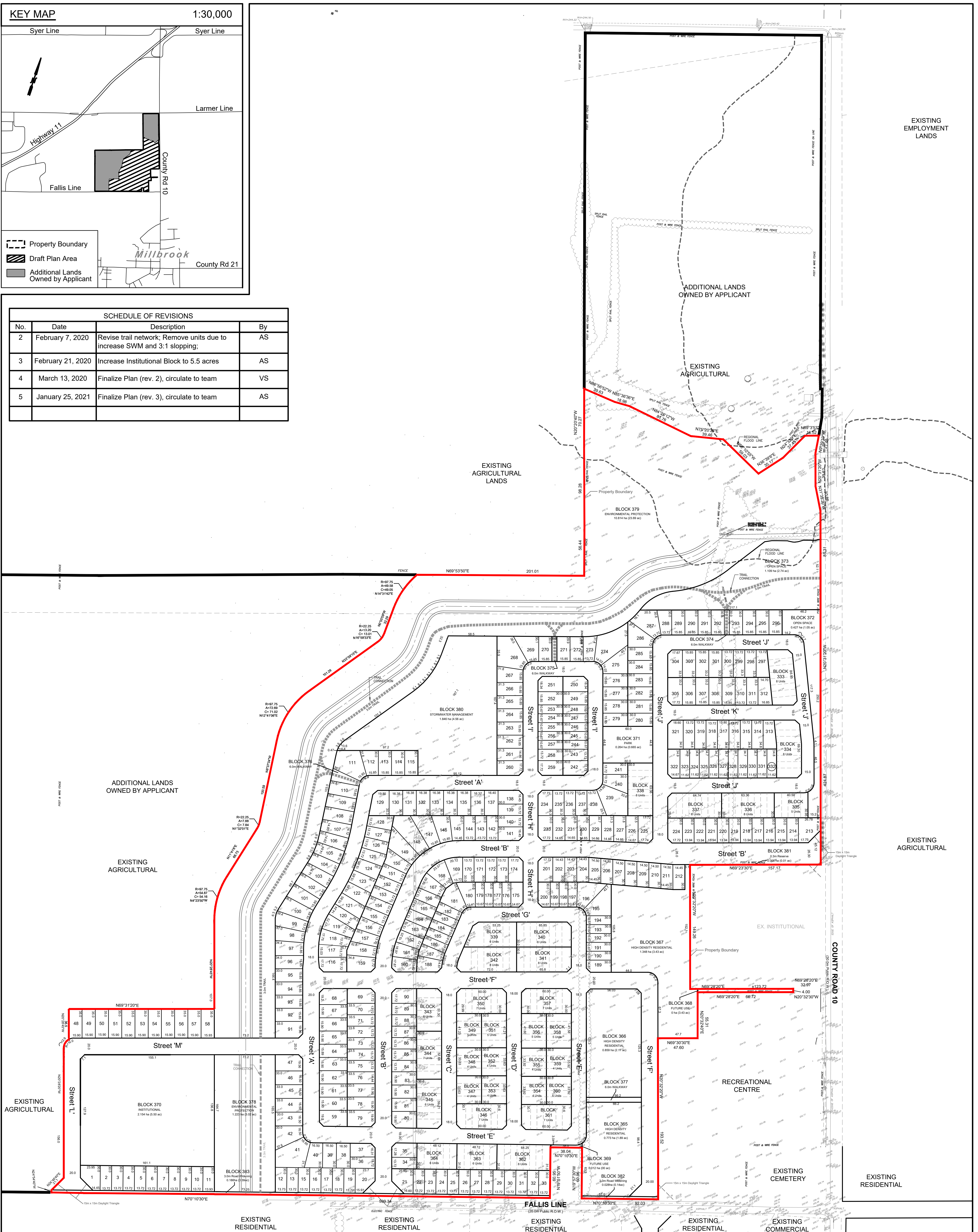
**Attachment No. 1 – Key Map – Subject Property**





### SCHEDULE OF REVISIONS

No.	Date	Description	By
2	February 7, 2020	Revise trail network; Remove units due to increase SWM and 3:1 slopping;	AS
3	February 21, 2020	Increase Institutional Block to 5.5 acres	AS
4	March 13, 2020	Finalize Plan (rev. 2), circulate to team	VS
5	January 25, 2021	Finalize Plan (rev. 3), circulate to team	AS



### OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_ MARIO CORTELUCCI - PRESIDENT  
TOWERHILL DEVELOPMENTS INC.

### LAND USE STATISTICS

Land Use	Lot / Block No.	Units	Area (ha.)	%
RESIDENTIAL SINGLE LOT (10.67m / 35')	37, 175-200, 244-248, 253-257, 297, 322-332	48	0.00	
RESIDENTIAL SINGLE LOT (13.72m / 45')	1-36, 69-76, 84-90, 98-99, 116-120, 125-128, 138-145, 150-184, 201-243, 258-261, 273-275, 286-288, 297-300, 304-305, 310-321	166	0.00	
RESIDENTIAL SINGLE LOT (15.85m / 52')	38-48, 77-83, 91-97, 100-115, 121-124, 129-127, 146-149, 240, 332, 362-372, 276-285, 289-296, 301-303, 306-309	118	0.00	
RESIDENTIAL TOWNHOUSES (7.62m / 25')	333-364	194	0.00	
RESIDENTIAL - HIGH DENSITY	365-367	192	0.00	
FUTURE USE	368, 369	0.00	0.00	
INSTITUTIONAL - SCHOOL	370	0.00	0.00	
PARKLAND	371	0.00	0.00	
OPEN SPACE	372, 373	0.00	0.00	
6.0m WALKWAYS	374-377	0.00	0.00	
ENVIRONMENTAL PROTECTION	378, 379	0.00	0.00	
STORMWATER MANAGEMENT	380	0.00	0.00	
0.3m RESERVE	381	0.00	0.00	
ROAD WIDENINGS	382, 383	0.00	0.00	
ROADS	STREETS A - M	0.00	0.00	
<b>TOTAL</b>		<b>718</b>	<b>0.00</b>	

### DRAFT PLAN OF SUBDIVISION

(NORTH RESIDENTIAL DETAIL)

PART OF LOTS 11 & 12, CONCESSION 6  
AND PART OF LOT 12, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF CAVAN  
TOWNSHIP OF CAVAN-MILLBROOK-NORTH MONAGHAN  
COUNTY OF PETERBOROUGH

0 25 50 75 100 125 150m

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FILE: 18-783 SCALE: 1 : 2,000  
DATE: February 27, 2019 DRAWN BY: AS / VS / BH

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

a) SHOWN ON PLAN	g) SHOWN ON LANE USE SCHEDULE	i) NONE	j) OTOMABEE LOAD	l) NONE
b) SHOWN ON PLAN	h) SHOWN ON PLAN	k) SHOWN ON PLAN	m) SHOWN ON PLAN	
c) SHOWN ON PLAN	f) SHOWN ON PLAN	n) MUNICIPAL WATER	o) ALL MUNICIPAL SERVICES	



## Regular Council Meeting

<b>To:</b>	Mayor and Council
<b>Date:</b>	March 25, 2021
<b>From:</b>	John F Connolly, Executive Director, Planning & Development
<b>Report Number:</b>	Planning 2021-08
<b>Subject:</b>	Plan of Subdivision (15T-18002), Official Plan Amendment (OPA-1-18) and Zoning By-law Amendment (ZBA-07-18)

### Recommendations:

1. That Council review and consider all public and agency verbal and written comments received regarding these applications; and
2. That proposed draft plan conditions for the plan of subdivision and official plan and zoning by-law amendments be presented to Council at a future date for consideration.

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### Overview:

Towerhill Developments Inc. submitted applications for a draft plan of subdivision to Peterborough County and official plan and zoning by-law amendments to the Township of Cavan Monaghan. The subject lands of these applications are located in Part of Lots 11 & 12, Concession 6 of the Cavan Ward and have the municipal addresses of 862 Fallis Line t and 1088 County Road 10. The lands are located near the northwest intersection of Fallis Line and County Road 10. A key map showing the location of the property is provided as Attachment No.1 to this Report.

Peterborough County is the approval authority for the plan of subdivision and official plan amendment applications. The Township of Cavan Monaghan is the approval authority for the zoning by-law amendment application.

### Plan of Subdivision

The subject lands for the plan of subdivision application are approximately 52.1 hectares (128.74 acres) in size. The proposed plan of subdivision consists of 718 residential units/lots and includes a number of blocks intended for various uses including: stormwater management; open space; institutional; and environmental protection. There is a total of 13 internal streets. The residential units are in various forms ranging including single detached dwellings, townhouses and residential apartments. An assisted living building and active senior's building are also part of the proposal. The development is proposed to be serviced by full municipal services. It is important to note that this is a revised application from a previous plan for 796 units previously deemed complete by the County of Peterborough on November 18, 2018 and the current revised plan subsequently on November 24, 2020.

While there are a number of changes to the proposal such as a reduction in the number of proposed residential from 796 units to 718 units, other notable changes include the addition and identification of a proposed school site at the request of the School Board and a change in some of the street patterns, walkways and lot configurations.

The Official Plan Amendment and Zoning By-law Amendments are intended to re-designate and re-zone the subject lands in order to facilitate the development of the lands by plan of subdivision as described above and identified on Attachment No. 2.

#### Official Plan Amendment

The subject lands of the proposed subdivision are currently designated 'Agricultural', 'Residential', 'Natural Linkage Area' and 'Institutional' in the Township of Cavan Monaghan Official Plan. The official plan amendment application also seeks a minor settlement area boundary expansion as well as a realignment of the existing land use designations of 'Residential', 'Agricultural' and 'Natural Core Area'.

In addition, the official plan amendment is seeking to modify the maximum height permitted for the high density residential (apartment/condo buildings) to allow for more than 3 storeys as the proposal identifies high density residential buildings to be four (4) storeys. The draft Official Plan Amendment is Attachment No. 3 to this report.

#### Zoning By-law Amendment

An amendment to the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended, is required to facilitate the development of the residential plan of subdivision. The draft Zoning By-law Amendment is Attachment No. 4 to this report.

The subject lands of the proposed subdivision are currently zoned Future Development (FD) Zone, Agricultural (A) Zone, Natural Linkage (NL) Zone and Institutional Exception One (I-1) Zone in the Township of Cavan Monaghan Zoning By-law No. 2018-58, as amended. The zoning by-law amendment will re-zone the subject lands to facilitate the development of the lands by plan of subdivision as described above.

In support of these applications, the following documents/studies were submitted:

- Draft Plan of Subdivision prepared by Innovative Planning Solutions (Rev. 6. – February 22, 2021)
- Planning Justification Report prepared by Innovative Planning Solutions (June 2020)
- Traffic Impact Study prepared by JD Engineering (May 25, 2020)
- Stage 1, 2 & 3 Archaeological Assessment prepared by Irvin Heritage Inc. (October 29, 2020)
- Functional Servicing Report prepared by Valdor Engineering Inc. (May 2020)
- Hydrogeological Assessment Report Addendum #1 prepared by Geologic Inc. (August 26, 2020)
- Hydrogeological Assessment Report Addendum #1 (Revised) prepared by Geologic Inc. (September 14, 2020)
- Environmental Impact Study prepared by Dillon Consulting (September 2020)
- Fiscal Impact Assessment prepared by Watson & Associates Ltd. (October 25, 2018)
- Geotechnical Investigation Report Addendum #2 prepared by Geologic Inc. (August 26, 2020)

The proposed zoning for the development is detailed and the specific wording is outlined in Attachment No. 4 of this report. Of particular note are the proposed lot coverages, frontages and proposed building heights of 14m for the high density urban residential noted earlier in this report.

## **Planning Framework**

### Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The PPS works together with provincial plans and other legislation. Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning. The PPS is issued under the authority of Section 3 of the *Planning Act*.

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The County and Township Official Plans must be consistent with the direction of the PPS.

The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Settlement areas are defined as urban areas and rural settlement areas within municipalities and include cities, towns, villages and hamlets. Settlement areas are the focus of growth and development.

Section 1.1.2 of the PPS requires that sufficient land be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. It also states that, within settlement areas, sufficient land must be made available through intensification and redevelopment and, if necessary, designated growth areas.

Section 1.1.2 of the PPS requires the Township make sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for a period of up to 25 years.

Section 1.4.1 of the PPS requires planning authorities to provide an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents. Planning authorities must maintain at all times:

- a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands designated and available for residential development; and
- b) where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through land suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

In accordance with Section 1.6.6 of the PPS, planning for sewage and water services must direct and accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. In addition, these systems must be provided in a manner that can be

sustained by the water resources upon which such services rely, prepare for climate change impacts, be feasible & financially viable as well as comply protect human health and the natural environment.

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Within settlement areas with existing services, intensification and redevelopment will be promoted to optimize these services, where feasible.

The PPS also includes policy direction on the wise use and management of resources such as natural heritage, water, agricultural, mineral, cultural and archaeological as a key provincial interest.

#### Growth Plan for the Greater Golden Horseshoe

The Growth Plan is the provincial initiative to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life. The Growth Plan provides a framework for implementing the provincial government's vision for building stronger, prosperous communities by better managing growth. Growth is directed to settlement areas and prioritizing intensification as the means of making better use of land and infrastructure. Municipalities must plan for community infrastructure to support growth. Sustainable water and wastewater services must be available to support the future growth.

The Growth Plan's policies specify the required criteria and circumstances to permit expansions of settlement area boundaries. While typically the Growth Plan dictates that a settlement area boundary can expand through a municipal comprehensive review, an expansion may also occur outside of a municipal comprehensive review subject to certain criteria and as long as the proposed expansion is less than 40 ha (100 ac) in size. The proposed development seeks a minor expansion to accommodate the realigned stream corridor, some residential development but mostly the proposed school site.

#### Peterborough County Official Plan

Millbrook is identified as a settlement area in the Peterborough County Official Plan. The objectives of the County Plan include:

- the identification of settlement areas across the County that can accommodate future growth and to promote serviced settlement areas as the preferred growth areas;
- the encouragement of a full range of living and employment opportunities by the creation of complete communities;
- the promotion the role of settlement areas as the primary employment centres and location for commercial and industrial uses and to plan for related land and infrastructure requirements;
- the promotion of the efficient utilization of existing services and facilities and reduce the need for new infrastructure development, where possible; and
- the encouragement of the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses.



Lower tier municipalities must designate a sufficient supply of land for residential, industrial, commercial, recreational/open space and institutional uses in their municipalities to accommodate their projected growth over a minimum 20-year timeframe.

To efficiently utilize existing and potential services and facilities, achieve minimum population thresholds to support commercial activities, and to protect and conserve natural resources and features, future growth must be directed to those settlement areas that currently have servicing systems or can reasonably expect to obtain them in the future.

#### Township of Cavan Monaghan Official Plan

An important purpose of the new Official Plan is to build a sense of community throughout the Township, with the Plan guiding the future of the Township as a single entity, with a common purpose and common objectives. The Official Plan establishes the pattern that development within the Township should follow during the planning period to 2031.

As currently worded, the Official Plan anticipates the population of the Township is forecast to reach 11,560 by the year 2031. This growth represents approximately 2,730 people between 2006 and 2031. Growth in the Millbrook Urban Settlement area will represent 70% of all the growth in the Township.

Millbrook has been identified as the primary settlement area for Cavan Monaghan Township because of its existing built form, historic character and existing municipal water and sewage services. Additional growth in Millbrook will include a wider range of goods, services and facilities.

To date, the Millbrook Urban Settlement Area has been expanded to the north to capitalize on the ease of municipal servicing, to focus on a municipal centre and to capitalize on the connection to Highway 115. Expanding Millbrook to the north also makes sense when considering the servicing constraints to the east and the Oak Ridges Moraine to the south and west of Millbrook.

As noted earlier, the subject lands subject are currently designated Agricultural, Residential, Natural Linkage Area and Institutional in the Township of Cavan Monaghan Official Plan. The proposed official plan amendment is to change these lands to realign and modify the existing land use designations of Residential, Agricultural and Natural Core Area. In addition, the official plan amendment proposes a minor expansion of the Settlement Area Boundary as well as to accommodate several buildings higher than 3 storeys (the OPA proposed 4 storeys for these buildings).

According to the proposed changes, approximately 57% of new housing within the Residential designation will be multiple unit buildings including semi-detached, townhouses or apartments. The predominant land use is residential through a variety of housing types to a maximum density of 35 units per hectare.

The Official Plan policies require the operator of the Millbrook water supply to monitor the impact of taking additional water from the Millbrook water supply in accordance with the requirements of the Ministry of Environment and the Township's Drinking Water

License. If the monitoring indicates that an unacceptable level of impact is occurring, Council is required to review the servicing strategy and growth targets outlined in the Plan.

### Township of Cavan Monaghan Zoning By-law

The existing zoning on the subject lands is Agricultural, Institutional (with special provision), Future Development and Natural Linkage in Zoning By-law No. 2018-58. In order to permit the proposed development, the lands will have to be amended. The subject lands will be rezoned as:

- Urban Residential 1 Exception X (UR1-X) for the 35' and 45' Single Detached Lots and walkways;
- Urban Residential 1 Exception X2 (UR1-X2) for the 52' Single Detached Lots;
- Urban Residential 3 Exception X1 (UR3-X1) for the 25' Townhouse Lots and Walkways;
- Urban Residential 4 Exception X (UR4-X) for the Apartment Dwellings;
- Urban Residential 4 Exception X1 (UR4-X1) for the Seniors' Apartment Dwellings;
- Institutional (I) for the School Block;
- Institutional Exception X (1-X) for the Assisted Seniors' Living;
- Open Space (OS) for the Stormwater Management Pond, Walkways and Open Space; and
- Natural Core (NC) for the Realigned Creek.

The rezoning will permit a variety of residential uses on lots of various sizes as identified above and in Attachment Nos. 2 and 3. The proposed zoning will provide the appropriate lot frontage, lot area coverage and setbacks as well as seek an increase in height above the current maximum of three (3) storeys to permit the proposed four (4) storeys.

### Response to Notice and Public Engagement

Notice of the Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications was circulated, by first class prepaid mail, to all assessed persons within 120 metres (400 feet) of the subject lands affected by the Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications, to all required ministries and agencies and to all Township Department Directors. The Notices of Public Meetings were also published in the Millbrook Times and posted on the Township website. The notice complies with the requirements of the *Planning Act*.

As noted earlier in this report, the Notice of a Complete Application was published in posted in 2018 as part of the original submission and more recently in November of 2020 as part of the revised submission. The Township and County received public comment from the first submission which led to a number of revisions to the most recent submission. In addition, a Neighbourhood meeting was hosted by the developer and held on the evening of January 27, 2021. As a result, while less than a dozen members of the public participated in this public meeting, there was some public comment received from this public engagement.

At the time of writing of this Report, no objection to the Applications have been provided by Township Departmental Directors. That said, the Township Fire Chief has identified a number of conditions that will have to be satisfied should the proposal of allowing buildings higher than three (3) storeys be permitted.

**Financial Impact:**

None at this time.

**Attachment(s):**

Attachment No. 1 – Key Map of Subject Lands

Attachment No. 2 – Draft Plan of Subdivision

Attachment No. 3 – Draft OPA - Text and Schedules

Attachment No. 3 – Draft ZBA - Text and Schedules

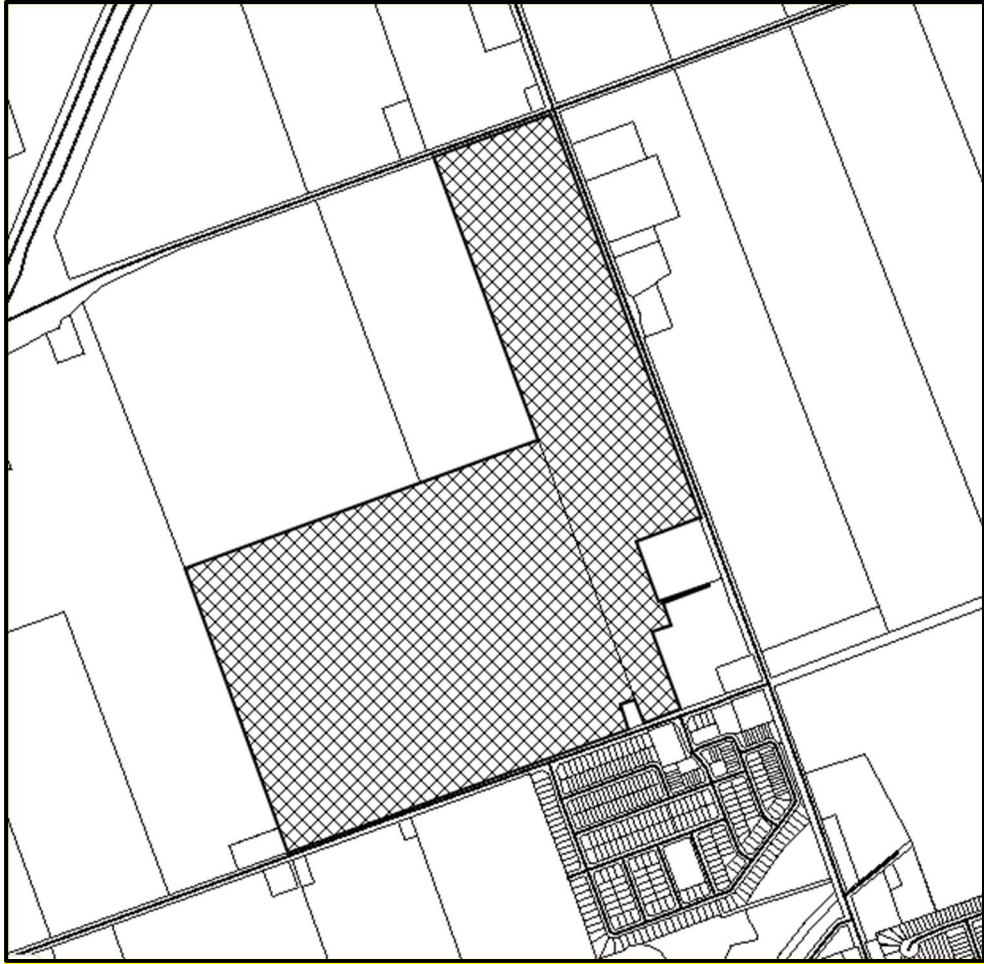
Respectfully Submitted by,

Reviewed by,

John F. Connolly  
Executive Director, Planning & Development

Yvette Hurley  
Chief Administrative Officer

**Attachment No. 1 – Key Map – Subject Property**



## **Attachment No. 4 – Draft Conditions of Approval**

### 1) Draft Plan

That this approval and conditions apply to the draft plan of subdivision (File Name 18-783, Plot Date: February 27, 2019), prepared by Innovative Planning Solutions and signed by the Owner and the Surveyor on April 9, 2021 and April 12, 2021 respectively, showing a total of:

- Five Hundred Twenty Five (525) lots including Blocks (Lots 1-363 inclusive)
- One Hundred Ninety Three (193) – Residential High Density (Blocks 364-366)
- One (1) Future Use Block (Block 367) – transfer to Township
- One (1) Institutional – School Block (Block 369)
- One (1) Parkland Block (Block 370)
- Two (2) Open Space Blocks (Blocks 371 and 372)
- Four (4) Six Metre (6m) Walkways (Blocks 373, 374, 375 and 376)
- Two (2) Environmental Protection Blocks (Blocks 377 and 379)
- One (1) Stormwater Management Pond (Block 379)
- One (1) 0.3 metre reserve (Block 380)
- Two (2) Road Widening Blocks (Blocks 381 and 382)
- Thirteen (13) Internal Roads Streets (A – M)

### 2) Water Allocation

- a) The Developer/Owner shall acknowledge in the Subdivision Agreement that draft plan approval does not in itself constitute a commitment by the Township of Cavan Monaghan to provide servicing access to the Township's water supply. Plans may proceed to registration provided that there is sufficient residual capacity and capability to service the development. The Owner/Developer shall acknowledge in the Subdivision Agreement that plant capacity may be allocated for new development on a priority basis at the time of payment of Development Charges in accordance with the Act.

- b) At all times, the granting of service allocation and the acceptance of a Development Charge payment is conditional on the continued availability of service capacity and the ability of the Township to provide same. Should service capacity no longer be available to commit to the development, in whole or in part, through whatever circumstances, the Township may remove or adjust the quantity of service allocation to this development, up to the time of registration of the Plan, by advising the Developer/Owner and refunding the applicable Development Charges.
  - c) Prior to final approval and registration of the Plan or any Phase thereof, the Township shall confirm to the Approval Authority, in writing, that there is sufficient water capacity available to service the entire plan of subdivision or phase based on existing commitments, allocations, and actual usage as determined by the Township's monitoring of water flows.
- 3) Water Servicing
- a) The Developer/Owner shall agree in the Subdivision Agreement to design the water supply and distribution system to accommodate lateral connections to the existing resident fronting Fallis Line to the satisfaction of the Township's Director of Public Works.
  - b) The Developer/Owner shall agree in the Subdivision Agreement to use best efforts to install water laterals to the existing resident at the landowner's expense and direction to the satisfaction of the Township's Director of Public Works in accordance with the Town's Standards. The associated road repairs/resurfacing works shall be completed at the Developer's/Owner's expense.
- 4) Sanitary Sewage Services
- a) Prior to final approval and registration of the Plan, the Developer/Owner agrees to provide for an appropriate sanitary conveyance system, including the provision of servicing facilities external to the plan where required, to the satisfaction of the Township's Director of Public Works.
  - b) The Developer/Owner agrees to grant an easement to the Township of Cavan Monaghan for access to the sanitary conveyance system, in terms satisfactory to the Township of Cavan Monaghan, and that the easement shall be removed from title when it is no longer required by the Township of Cavan Monaghan.
- 5) Phasing
- a) The Developer/Owner agrees to provide a Phasing Plan acceptable to the Township. The Township requires the channel re-alignment, the Stormwater Management facility and development of at least one of the higher density development blocks to be included in Phase 1.

- b) The Township requires that Street “B” be constructed as part of the first phase of the subdivision through to County Rd. 10 including all underground services and roadworks. Construction traffic will be directed to use this route through to the subdivision housing construction, this will remove the construction traffic from Fallis Line and should help direct traffic to the development along County Rd.10 from Hwy. 115.

6) Zoning

- a) 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 rezoned with appropriate restrictions for the lands within the plan of subdivision.
- b) The Developer/Owner shall agree in the Subdivision Agreement that minor modifications to the Plan of Subdivision may be necessary to ensure compliance with the implementing Zoning By-law and the service standards of the Township of Cavan Monaghan, which may result in a redline revision or the reduction in the number of lots or their reconfiguration.

7) Parkland & Environmental Lands

- a) For all park blocks, confirmation of required works on site is required and date of the completion of these works is to be noted in the subdivision agreement. In addition, a concept plan will be approved as part of the approval process.
- b) The Developer/Owner shall dedicate Block 368 (i.e., the strip of land between the CMCC and the Municipal Office at 988 County Road 10) to the Township.
- c) The Developer/Owner shall dedicate Block 370 to the Township as a Park to the Township.
- d) The Developer/Owner shall construct on lands dedicated to the Township and provided for in the Subdivision Agreement a trail walkway system along the realigned channel as shown on the Draft Plan of Subdivision. This trail walkway system would be constructed within the 30 metre buffer lands along the channel and interconnected to the proposed subdivision sidewalks.
- e) The Developer/Owner shall dedicate Blocks 373, 374 and 375 to the Township (as walkways with access to the trail system network as noted above).
- f) A public walkway on Block 376 between the High Density Residential Blocks 364 and 365 connecting Street ‘D’ and Street ‘E’ should be established and possibly dedicated to the Township.

- g) The Developer/Owner shall dedicate Blocks 371 and 372 (Open Space) to the Township.
- h) The Developer/Owner shall dedicate Blocks 377 and 378 (Environmental Protection Blocks) to the Township.
- i) The Developer/Owner shall dedicate Block 379 (Stormwater Management) to the Township.

8) External Road Improvements

The Developer/Owner shall agree in the Subdivision Agreement to complete the following external road improvements at the Developer's/owner's expense and to the satisfaction of the Township's Director of Public Works. External works are subject to Development Charge Credits:

- a) dedication of a 3.0 metre road widening along the north side of Fallis Line to the Township of Cavan Monaghan;
- b) provision of a minimum paved width of 10 metres on Fallis Line;
- c) provision of a right turn and left turn lane at the intersection of Fallis Line and County Road 10 in accordance with the accepted engineering plans; and
- d) urbanization of Fallis Line, including the construction of a concrete sidewalk, as per the Township of Cavan Monaghan Servicing Standards, to the Township of Cavan Monaghan's satisfaction;

9) 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) Plans showing any proposed phasing will be submitted to the Township of Cavan Monaghan for review and approval;
- d) any easements required to provide municipal services to the development shall be granted to the Township of Cavan Monaghan and these easements shall be in locations and of such widths as determined by the Township;



- e) a 0.3 m reserve be included along the boundary of Lot 212 and County Road 10 road allowance and dedicated to Peterborough County;
- f) the daylighting triangles be 9 m by 9 m for minor collector roads and 7.5 m by 7.5 m for local roads;
- g) any areas to be set aside for daylighting triangles shall be shown and dedicated as public roads on the face of the M Plan;
- h) road allowance widths for a portion of Street 'A' will be 20 m, and Street 'I' and 'J' to be 18 metres wide. The Township requests sidewalks on both sides of these streets;
- i) the road allowance width for Street 'B' will be 20 metres wide;
- j) All other internal road allowance widths (unless noted above) will be 20 metres wide; and
- k) The developer will provide one (1) 0.3 metre reserve on west side of Street 'L' from Fallis Line to Street 'L' along the existing agriculture.

10) Lot Layout

- a) Frontages on the north side of Fallis Line need to be consistent with the lot frontages on the south side of Fallis Line.

11) Parking Spaces

- a) The Developer/Owner shall provide two (2) parking spaces outside of the garage space and that the minimum setback for a Private Garage is 6.0 metres from the Front Lot Line and in such a way that it does not encroach on the public access (i.e., sidewalks).

12) Sidewalks

The Developer/Owner shall agree in the Subdivision Agreement to install concrete sidewalks on every street. The sidewalk network must be continuous and connect to the existing sidewalk network.

- a) The sidewalk along County Road 10 is to be located on the west side of County Road 10 from the Cavan Monaghan Community Centre (CMCC) to join the trail/walkway to the north. This sidewalk will be extended to join the walkway along the newly re-aligned channel.

13) Street Lighting

- a) The Developer/Owner shall agree in the Subdivision Agreement to provide dark sky compliant LED street lighting.

- b) The Township requires streetlights to be on the same side of the street as the sidewalks (i.e., Township of Cavan Monaghan Municipal Standard).
- c) The Developer/Owner will provide street lighting on Fallis Line and County Road 10, adjoining the Plan of Subdivision.
- d) A sidewalk and street lighting is required along County Road 10 to go from CMCC to join the trail/walkway to the north. The sidewalk will be extended to join the walkway along the realigned channel and the street lighting will also be extended through to this point on County Rd. 10.

14) Fencing

- a) The Developer/Owner shall agree in the Subdivision Agreement to provide fencing in accordance with the Township of Cavan Monaghan standards.
- b) The Developer/Owner shall agree to provide noise barrier fencing as per the Noise Study.

11) Sediment and Erosion Control

- a) 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 Final Grading Plan indicating elevations and lot drainage patterns;
- b) The Developer/Owner shall agree 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 and Peterborough County Public Works.
- c) The Developer/Owner shall 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 agrees 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 agrees to provide lot grading plans for each lot at the time of building permit issuance 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.

12) Stormwater Management

- a) 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; and
  - ii. A complete drainage design plan including lot grading and drainage plans.
- b) The Developer/Owner agrees to transfer Block 379 to the Township at no cost at the time of registration.

13) Architectural Control

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, and selected by the Township of Cavan Monaghan. 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 promote Millbrook's community values and expectations for housing design. Such designs are to be consistent with the policies of the Township of Cavan Monaghan Official Plan and have regard to existing residential development in the surrounding area.

14) Health and Safety

- a) 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 agrees to satisfy the Township Fire Chief as to the requirements for fire breaks during building construction.

15) Adjacent Agricultural Lands

The Developer/Owner agrees to place notice on all offers of purchase and sale advising property owners that the subject lands are located nearby agricultural lands and that from time to time normal agricultural practices may result in noises, odours and dust that may adversely affect the enjoyment of the properties within the Plan of Subdivision.

16) Groundwater Monitoring

The Developer/Owner shall agree to undertake a groundwater monitoring program to the satisfaction of the Township of Cavan Monaghan to ensure that the development does not impact the water supply of the adjacent dwellings.

In the event that there is a disruption in the water supply on adjacent lands during construction and development of the subdivision, upon being advised by the Township that there has been interference with an adjacent water supply, the Developer/Owner shall provide, to the Township's satisfaction, an alternate source of potable water to the dwelling within 24 hours until such time as it is determined that the development has not caused the interference.

17) Landscape Plans

- a) The Developer/Owner agrees to engage the services of a Landscape Architect to prepare comprehensive drawings including but not limited to streetscape, landscape, entrance features, fencing, restoration, naturalization, details and specifications, all to the satisfaction of the Township of Cavan Monaghan.
- b) The Developer/Owner shall provide a landscape plan for the entire plan of subdivision that will include all landscape strips along County Road 10 and Fallis Line. Specific landscaping will be required along the rear privacy fence of the existing single family residence fronting on Fallis Line (Block 368).
- c) The Developer/Owner shall convey Block 370 to the Township of Cavan Monaghan for park or other recreational purposes in accordance with the provisions of the Planning Act. The parkland (Block 370) shall be graded, fenced and landscaped, to the Township's satisfaction, prior to being dedicated to the Township.
- d) The Developer/Owner agrees to complete the parkland grading, fencing and landscaping mentioned in part c) of Block 370 prior an agreed upon date as required to satisfy the requirements of the Planning Act, R.S.O. 1990 c.P.13, as amended.
- e) The Developer/Owner agrees to provide indigenous trees on both sides of new streets with a minimum spacing of 10 metres.

18) Signage

The Developer/Owner agrees to be responsible for posting signage on the property addressing Emergency Services Assistance, and posting all other required municipal signage to the satisfaction of the Township of Cavan Monaghan.

19) 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.

20) 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 policies and By-law.

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.

21) 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.

22) Model Home Agreement

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

23) Financial

a) The Developer/Owner shall agree in writing 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

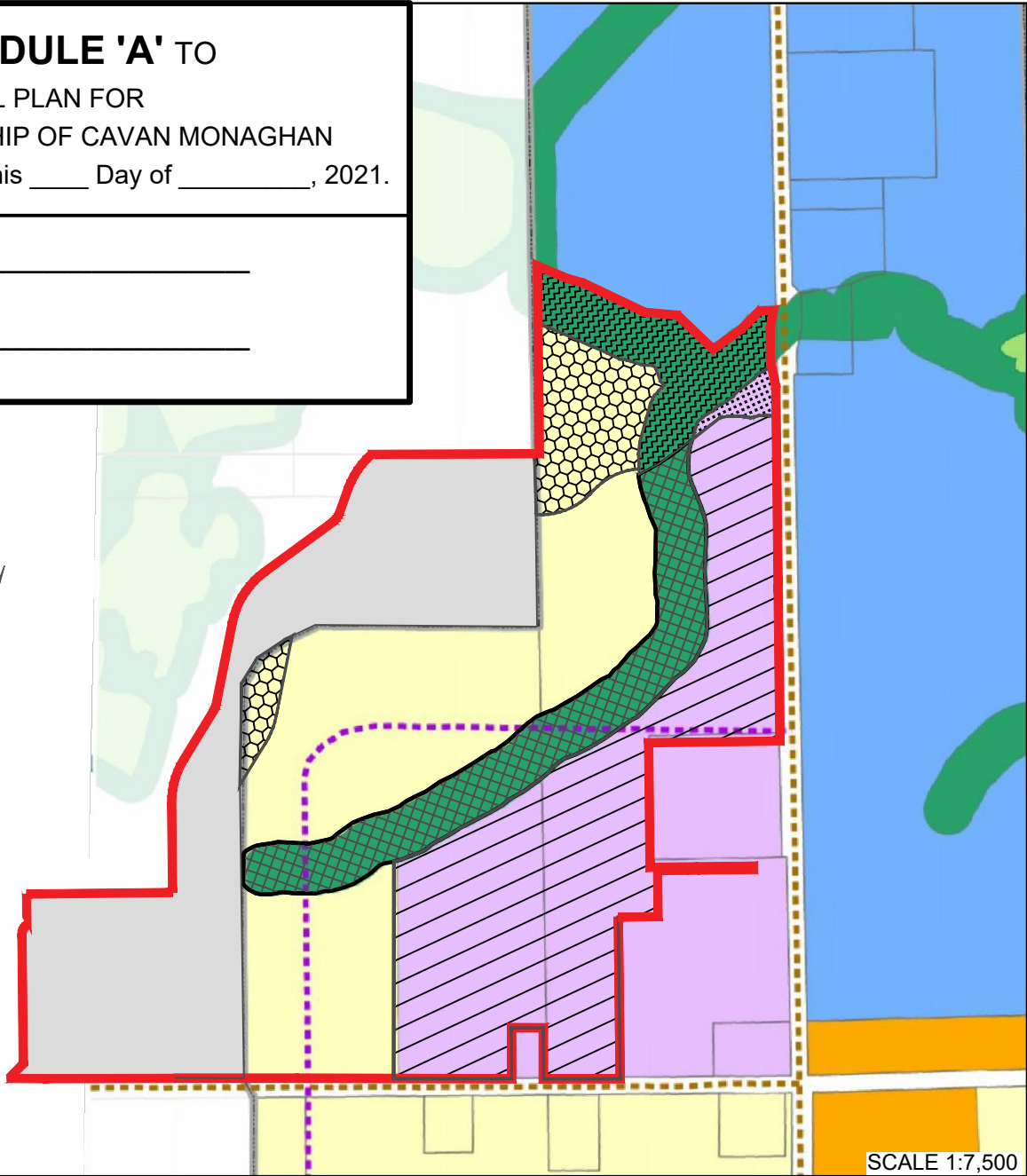
to secure the performance of the obligations imposed by these conditions and the Subdivision Agreement.

- b) The Developer/Owner shall agree to register the subdivision agreement on title at the Developer's/Owner's expense.
- 24) Fire Protection/ Fire Hall
- a) As noted in condition 5 b), the Township requires Street "B" to be completed in Phase 1 development with water, sanitary and stormwater management connections for the proposed fire hall on the 988 County Road 10 Lands.

**SCHEDULE 'A' TO**  
**OFFICIAL PLAN FOR**  
**TOWNSHIP OF CAVAN MONAGHAN**  
 Passed this \_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk



SCALE 1:7,500



Subject Lands



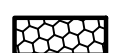
Lands to be included in Millbrook Urban Settlement Area



Lands to be re-designated from Institutional to Residential



Lands to be re-designated from Institutional to Natural Core Area



Lands to be designated from Residential to Natural Core Area



Lands to be re-designated from Natural Linkage Area to Residential



Lands to be re-designated from Natural Linkage Area to Natural Core Area



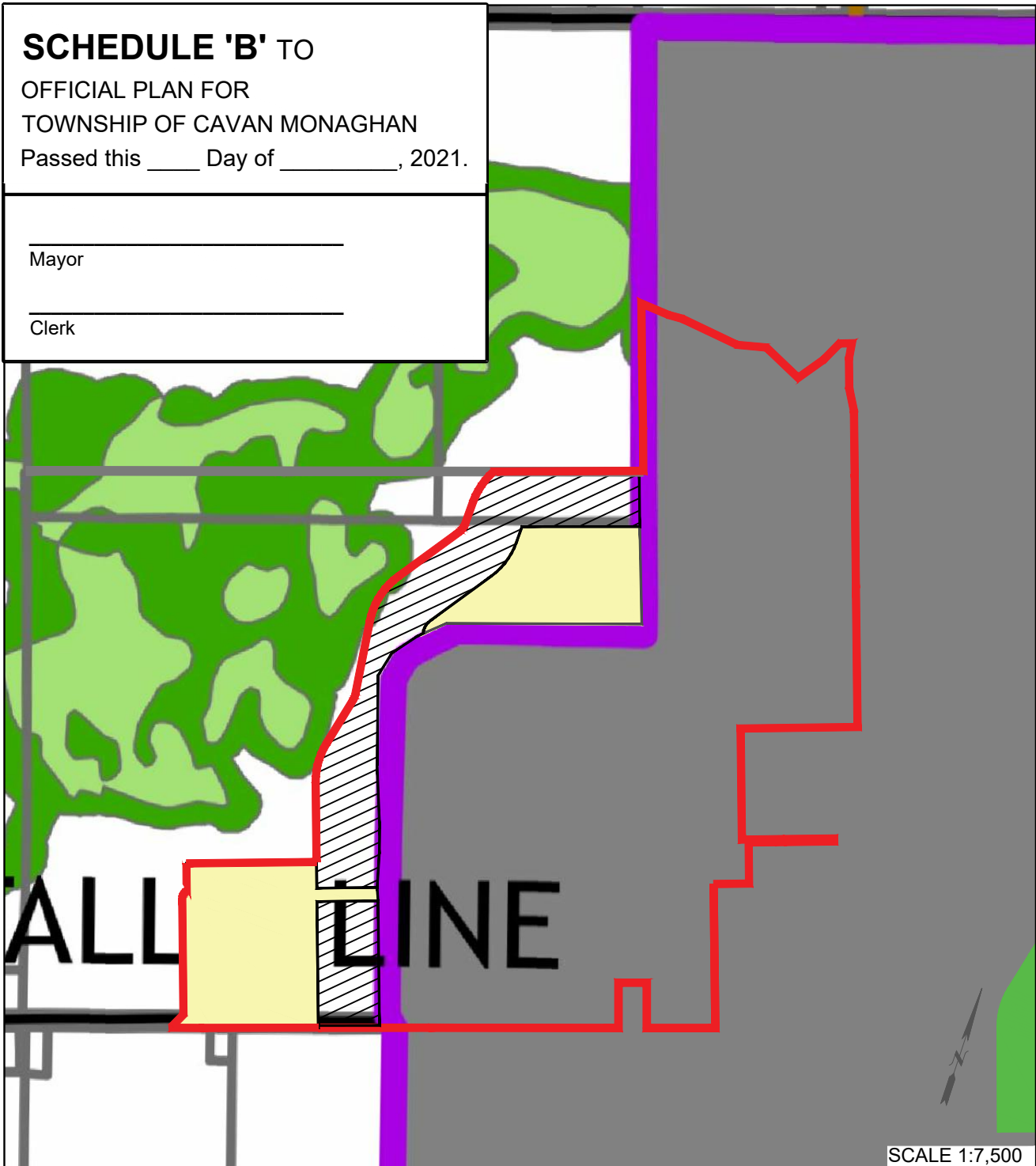
# SCHEDULE 'B' TO

OFFICIAL PLAN FOR  
TOWNSHIP OF CAVAN MONAGHAN

Passed this \_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Subject Lands



Lands to be re-designated from Agricultural to Residential



Lands to be re-designated from Agricultural to Natural Core Area





**Attachment No. 7: Draft By-law No. 2021-44**

**Adoption By-law for Official Plan Amendment No. 1-18**

**The Township of Cavan Monaghan**

**By-law No. 2021-44**

The Council of the Township of Cavan Monaghan, in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amendment, hereby enacts as follows:

1. Amendment No. 1-18 to the Township of Cavan Monaghan Official Plan consisting of the attached explanatory text is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Peterborough County Planning Department for approval of the aforementioned Amendment No. 1-18 to the Township of Cavan Monaghan Official Plan.
3. This By-law shall come into force and take effect on the day of the final passing thereof, subject to the approval of the Peterborough County Council.

Enacted and passed this 5<sup>th</sup> Day of July, 2021.

Signed

\_\_\_\_\_  
Scott McFadden, Mayor

Signed

\_\_\_\_\_  
Cindy Page, Clerk

**Certificate**

**Official Plan Amendment No.1-18**

**Township of Cavan Monaghan Official Plan**

The attached map and explanatory text, constituting Amendment No. 1-18 to the Township of Cavan Monaghan Official Plan was prepared by the Council of the Township of Cavan Monaghan and was adopted by the Township of Cavan Monaghan by By-law No. 2021-44 in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, as amended, on the 5<sup>th</sup> day of July 2021.

Signed

\_\_\_\_\_  
Scott McFadden, Mayor

Corporate Seal  
of Municipality

Signed

\_\_\_\_\_  
Cindy Page, Clerk

This amendment to the Township of Cavan Monaghan Official Plan which has been prepared and adopted by the Council of the Township of Cavan Monaghan is hereby approved in accordance with the provisions of Section 17 of the Planning Act, R.S.O. 1990, as amended, as Amendment No 1-18 to the Township of Cavan Monaghan Official Plan.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bryan Weir, Director of Planning and  
Public Works, County of Peterborough

## **Attachment No. 4: Draft By-law No. 2021-XX**

### **The Township of Cavan Monaghan**

#### **By-law No. 2021-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”.**

“A By-law of the Corporation of the Township of Cavan Monaghan to amend Zoning By-Law No. 2018-58 by rezoning lands described as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan Monaghan, County of Peterborough from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC).”

**WHEREAS** the Council of The Corporation of the Township of Cavan Monaghan has received an application to rezone Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan Monaghan, County of Peterborough; and,

**WHEREAS** the Council of the Corporation of the Township of Cavan Monaghan have reviewed a recommendation to amend Zoning By-law No. 2018-58 and has approved the recommendation; and,

**WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

**NOW THEREFORE** be it enacted as a By-law of the Corporation of the Township of Cavan Monaghan the following:

1. Map E2 of Schedule “A” to Zoning By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on the lands Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough, from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception

X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC) as shown in Schedule "A" attached hereto, and forming part of this By-law.

2. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX UR1-B-X</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum lot area	318 m <sup>2</sup>
b)	Minimum frontage regular	10.6 m
c)	Minimum frontage corner	12.4 m
d)	Minimum interior side yard adjacent to an attached garage	0.6 m
e)	Minimum exterior side yard	2.5 m
f)	Minimum Rear Yard (bungalow exception only)	5.0m
g)	Maximum lot coverage (%) (bungalow exception only)	54%
h)	Minimum landscaped open space	20%
i)	Additional permitted use:	model home"

3. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX UR1-A-X1</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum frontage corner	15 m
b)	Minimum interior side yard adjacent to an attached garage	0.6 m
c)	Minimum exterior side yard	2.5 m
d)	Minimum Rear Yard (bungalow exception only)	4.75m
e)	Maximum lot coverage (%) (bungalow exception only)	54%
f)	Minimum landscaped open space	20%
g)	Additional permitted use:	model home"

4. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>"3.4.XX7 UR1-A-X2</b>		<b>Map E-2 on Schedule A</b>
a)	Minimum interior side yard adjacent to an attached garage	0.6 m
b)	Minimum exterior side yard	2.5 m
c)	Minimum landscaped open space	20%

d) Additional permitted use: model home

5. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR3-X</b>	<b>Map E-2 on Schedule A</b>
a) Minimum block area	600 m <sup>2</sup>
b) Minimum lot area	225 m <sup>2</sup>
c) Minimum front yard	4.5 m
d) Minimum interior side yard	0.0 m or 1.2 m
e) Minimum rear yard	5.0m
f) Maximum lot coverage (5)	55%
g) Additional permitted use:	model home

6. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR4-X</b>	<b>Map E-2 on Schedule A</b>
a) Minimum Lot Frontage	6.1m
b) Maximum building height	14m
c) Minimum parking:	1.25 spaces per dwelling unit and 0.25 per unit for visitors
d) Minimum Loading Space:	1 space

7. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

<b>“3.4.XX UR4-X1</b>	<b>Map E-2 on Schedule A</b>
a) Minimum exterior side yard	3.0 m
b) Maximum building height	14m
c) Minimum parking:	1.0 spaces per dwelling unit and 0.25 per unit for visitors
d) Minimum Loading Space:	1 space

8. Section 6.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 6.4.XX that shall read as follows:

<b>“6.4.XX I-X</b>	<b>Map E-2 on Schedule A</b>
a) Maximum building height	14m
b) Minimum Loading Space:	1 space

9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

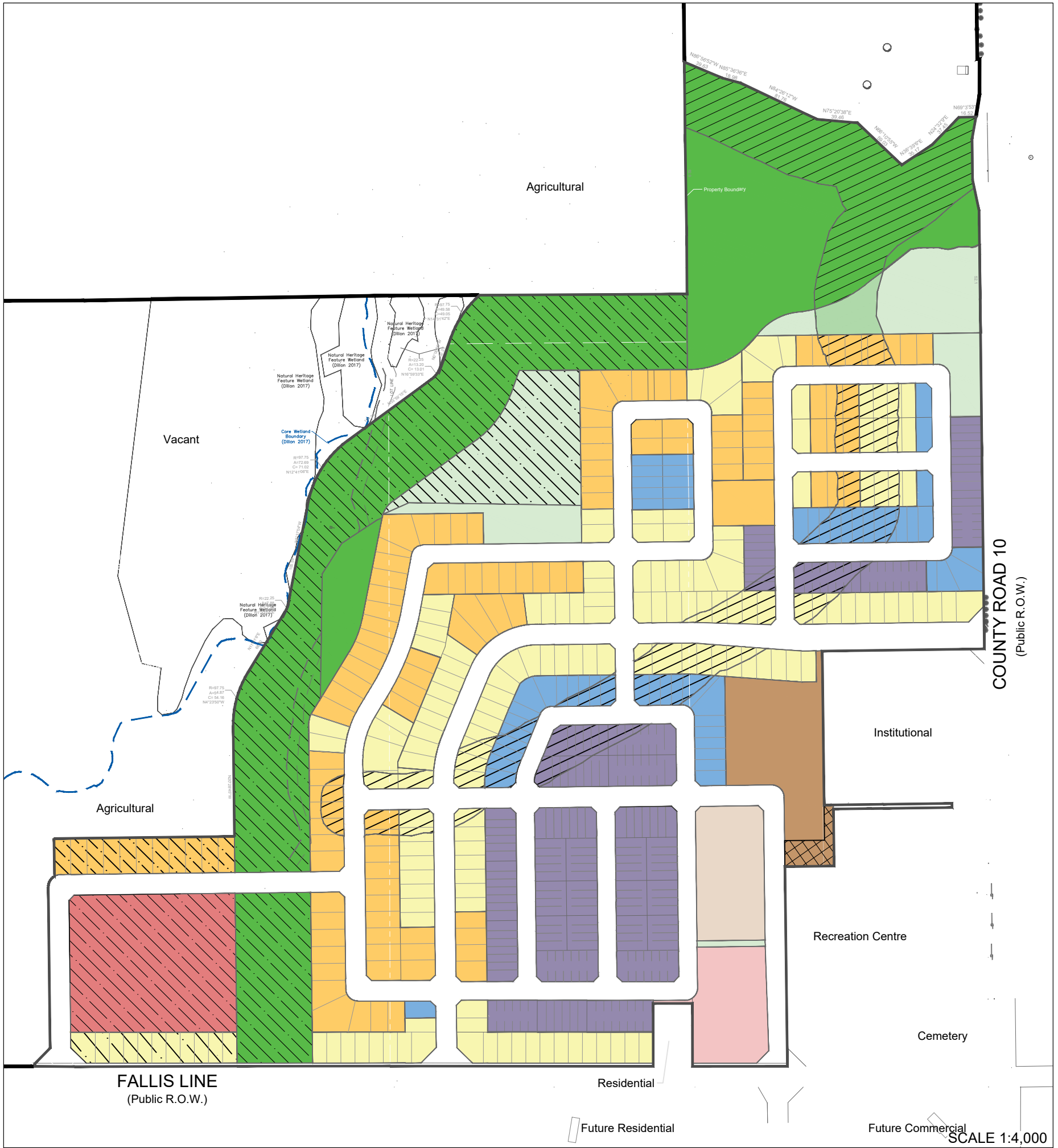
If no notice of objection is filed with the Deputy Clerk within the time provided, this By-law shall become effective on the date of passing.

If a notice of objection is filed with the Deputy 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 ..... day of ....., 2021.

\_\_\_\_\_  
Scott McFadden  
Mayor

\_\_\_\_\_  
Cindy Page  
Clerk



**LEGEND**

- TOTAL LANDS  
52.108 ha (118.86 ac)
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X (UR1-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-X1)' ZONE
- LANDS TO REZONE FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X1 (UR1-X1)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 1 EXCEPTION X2 (UR1-X2)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'URBAN RESIDENTIAL 3 EXCEPTION X (UR3-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'INSTITUTIONAL (I-I(10.4.3))' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X (UR4-X)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'URBAN RESIDENTIAL 4 EXCEPTION X1 (UR4-X1)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'INSTITUTIONAL EXCEPTION X (I-X)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'INSTITUTIONAL (I)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'NATURAL CORE (NC)' ZONE
- LANDS TO BE REZONED FROM 'AGRICULTURE (A)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'FUTURE DEVELOPMENT (FD)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'OPEN SPACE (OS)' ZONE
- LANDS TO BE REZONED FROM 'NATURAL LINKAGE (NL)' ZONE TO 'NATURAL CORE (NC)' ZONE

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**Township of  
Cavan Monaghan  
Cavan  
Schedule 'A'  
To By-law No. 2018-58**

This is Schedule A to By-Law No. 2018-58  
 Passed this \_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

**Attachment No. 9: Draft By-law No. 2021-XX**

**The Township of Cavan Monaghan**

**By-law No. 2021-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”.**

“A By-law of the Corporation of the Township of Cavan Monaghan to amend Zoning By-Law No. 2018-58 by rezoning lands described as Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC).”

**WHEREAS** the Council of The Corporation of the Township of Cavan Monaghan has received an application to rezone Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough; and,

**WHEREAS** the Council of the Corporation of the Township of Cavan Monaghan have reviewed a recommendation to amend Zoning By-law No. 2018-58 and has approved the recommendation; and,

**WHEREAS** authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990 to enact such amendments;

**NOW THEREFORE** be it enacted as a By-law of the Corporation of the Township of Cavan Monaghan the following:

1. Map E2 of Schedule “A” to Zoning By-law No. 2018-58, as amended, is hereby further amended by changing the zone category on the lands Part of Lots 11& 12, Concession 6 and Part of Lot 12, Concession 5 in the Township of Cavan-Millbrook-North-Monaghan, County of Peterborough, from ‘A’ Agricultural, ‘FD’ Future Development, ‘I-1’ Institutional with special provisions #1 and ‘NL’ Natural Linkage on the respective maps entitled ‘Schedule A’ Map E-2 to Urban Residential 1 Exception X (UR1-B-X), Urban Residential 1 Exception X1 (UR1-A-



X1), Urban Residential 1 Exception X2 (UR1-A-X2), Urban Residential 3 Exception X (UR3-X), Urban Residential 4 Exception X (UR4-X), Urban Residential 4 Exception X1 (UR4-X1), Institutional (I), Institutional Exception X (I-X), Open Space (OS), and Natural Core (NC) as shown in Schedule "A" attached hereto, and forming part of this By-law.

2. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

**"3.4.XX UR1-B-X**

**Map E-2 on Schedule A**

- |   |                    |
|---|--------------------|
| a) Minimum lot area   | 318 m <sup>2</sup> |
| b) Minimum frontage regular                                     | 10.6 m             |
| c) Minimum frontage corner                                      | 12.4 m             |
| d) Minimum interior side yard<br>adjacent to an attached garage | 0.6 m              |
| e) Minimum exterior side yard                                   | 2.5 m              |
| f) Minimum Rear Yard<br>(bungalow exception only)               | 5.0m               |
| g) Maximum lot coverage (%)<br>(bungalow exception only)        | 54%                |
| h) Minimum landscaped open space                                | 20%                |
| i) Additional permitted use:                                    | model home"        |

3. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

**"3.4.XX UR1-A-X1 Map E-2 on Schedule A**

- |   |             |
|---|-------------|
| a) Minimum frontage corner                                      | 15 m        |
| b) Minimum interior side yard<br>adjacent to an attached garage | 0.6 m       |
| c) Minimum exterior side yard                                   | 2.5 m       |
| d) Minimum Rear Yard<br>(bungalow exception only)               | 4.75m       |
| e) Maximum lot coverage (%)<br>(bungalow exception only)        | 54%         |
| f) Minimum landscaped open space                                | 20%         |
| g) Additional permitted use:                                    | model home" |

4. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

**"3.4.XX7 UR1-A-X2 Map E-2 on Schedule A**

- |   |       |
|---|-------|
| a) Minimum interior side yard<br>adjacent to an attached garage | 0.6 m |
| b) Minimum exterior side yard                                   | 2.5 m |

- c) Minimum landscaped open space 20%
- d) Additional permitted use: model home

5. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

- “3.4.XX UR3-X                      Map E-2 on Schedule A**
- a) Minimum block area 600 m<sup>2</sup>
  - b) Minimum lot area 225 m<sup>2</sup>
  - c) Minimum front yard 4.5 m
  - d) Minimum interior side yard 0.0 m or 1.2 m
  - e) Minimum rear yard 5.0m
  - f) Maximum lot coverage (5) 55%
  - g) Additional permitted use: model home

6. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

- “3.4.XX UR4-X                      Map E-2 on Schedule A**
- a) Minimum Lot Frontage 6.1m
  - b) Maximum building height 14m
  - c) Minimum parking: 1.25 spaces per dwelling unit and 0.25 per unit for visitors
  - d) Minimum Loading Space: 1 space

7. Section 3.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 3.4.XX that shall read as follows:

- “3.4.XX UR4-X1                      Map E-2 on Schedule A**
- a) Minimum exterior side yard 3.0 m
  - b) Maximum building height 14m
  - c) Minimum parking: 1.0 spaces per dwelling unit and 0.25 per unit for visitors
  - d) Minimum Loading Space: 1 space

8. Section 6.4 Exceptions of By-law No. 2018-58, is amended by the addition of subsection 6.4.XX that shall read as follows:

- “6.4.XX I-X                      Map E-2 on Schedule A**
- a) Maximum building height 14m
  - b) Minimum Loading Space: 1 space

9. This By-law shall take force and come into effect pursuant to the provisions and regulations made under the Planning Act, R.S.O. 1990, c.P.13.

If no notice of objection is filed with the Deputy 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 Deputy 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 ..... day of ....., 2021.