

PLANNING JUSTIFICATION REPORT

**PART OF LOTS 10 AND 11,
CONCESSION 1, PARTS 1 TO 7 OF
PLAN 45R-11474, EXCEPT FOR PARTS 1
AND 2 OF PLAN 45R-16356
804 IRON WOODS DRIVE, WARSAW
TOWNSHIP OF DOURO-DUMMER
HAMLET OF WARSAW, DUMMER WARD**

**Prepared for: Jason Riel
Project No.: 85025**

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January 2020



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SECTION 1.0

INTRODUCTION



1.0 Introduction

1.1 Purpose of Report

Landmark Associates Limited, now D.M. Wills Associates Limited (Wills), has been retained by Mr. Jason Riel to provide planning services with respect to obtaining approvals for residential land uses, for lands located at 804 Iron Woods Drive in Warsaw. This report will provide a planning analysis in the context of provincial and local planning policy, in support of applications to amend each of the County of Peterborough Official Plan and the Township of Douro-Dummer Comprehensive Zoning By-law 10-1996, as amended.

As submitted, the proposal has had the benefit of pre-consultation which was conducted with the County of Peterborough and the Township of Douro-Dummer, together with Otonabee Region Conservation Authority (ORCA) on April 8, 2019. In accordance with the comments provided during pre-consultation, the following technical studies have been submitted together with this report in support of the subject applications:

- Planning Justification Report, D.M. Wills Associates Limited (Landmark Associates), January 2020
- Stage 1 to 3 Archaeological Assessment, Northeastern Archaeological Associates, July 30, 2004
- Phase I Environmental Site Assessment, Oakridge Environmental Ltd., September 6, 2019
- Scoped Environmental Impact Study, Oakridge Environmental Ltd., December 17, 2019

1.2 Subject Property and Surrounding Land Uses

The subject lands are located in the hamlet of Warsaw, Ontario approximately 18 kilometers northeast of Peterborough, Ontario as the crow flies; and situated along the western shore of Indian River. Municipally the property is known as 804 Iron Woods Drive, Warsaw, Township of Douro-Dummer, Dummer Ward, County of Peterborough. (*Refer to Figure 1 – Location Map*). The legal description of the property is as follows:

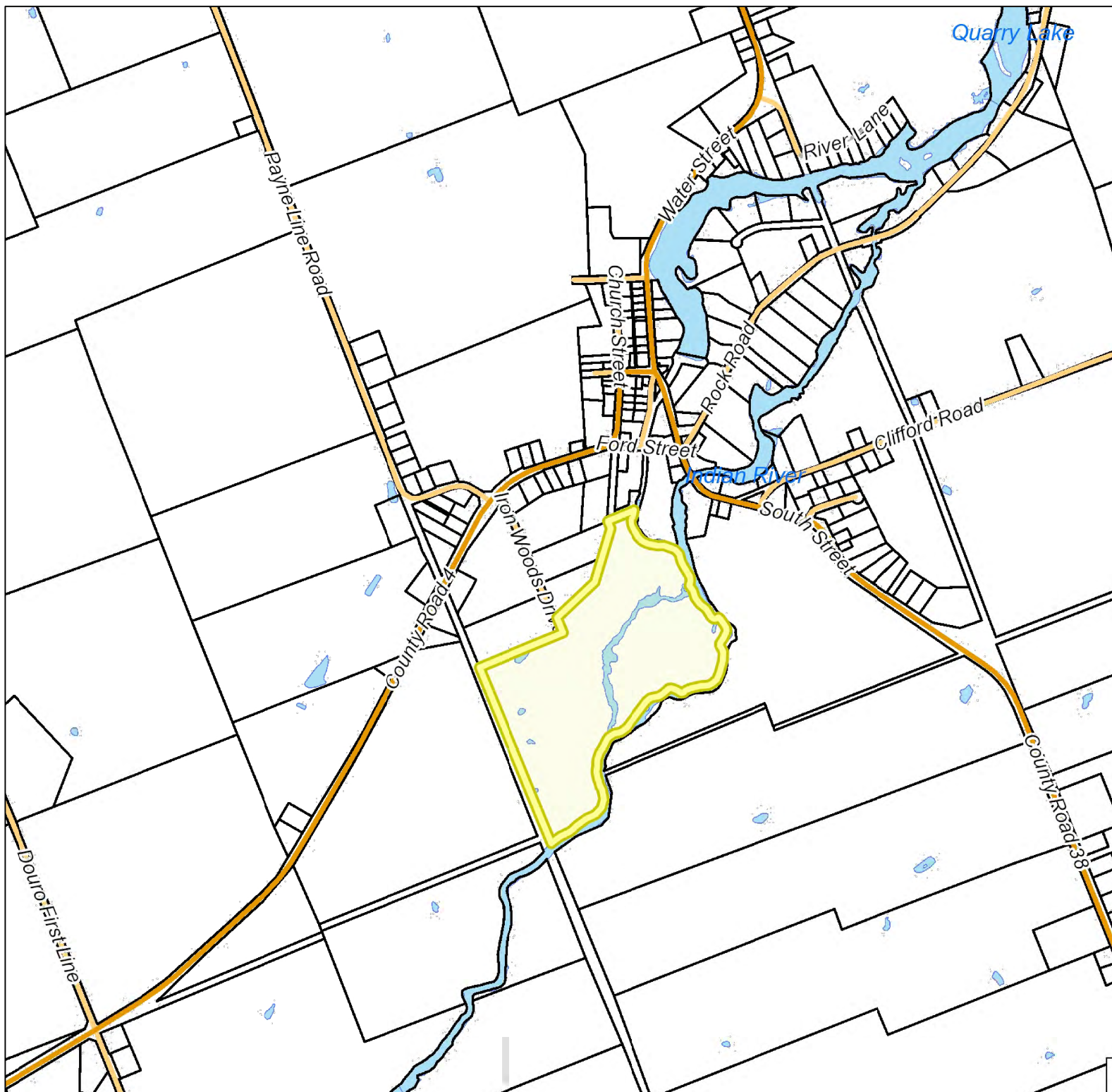
**RIEL PROPERTY
LOCATION MAP**

PART OF LOTS 10 & 11, CONCESSION 1
TOWNSHIP OF DOURO-DUMMER
(DUMMER)
COUNTY OF PETERBOROUGH

FIGURE 1

Legend

 Subject Property



Scale 1: 15000 metres



LANDMARK
ASSOCIATES
LIMITED

January, 2020
Source: © Landmark Graphics Group Ltd.

Part of Lots 1 to 5 East of Second Division Road Plan No. 2, All of Lots 3 to 5 West of Second Division Road Plan No. 2, Part of Lots 10 and 11, Concession 1 and Part of First Division Road and Part of Second Division Road Plan No. 2, Part of the Road Allowance Between Lots 10 and 11, Concession 1, being Parts 1 to 7 of Plan 45R-11474, Except for Parts 1 and 2 of Plan 45R-16356.

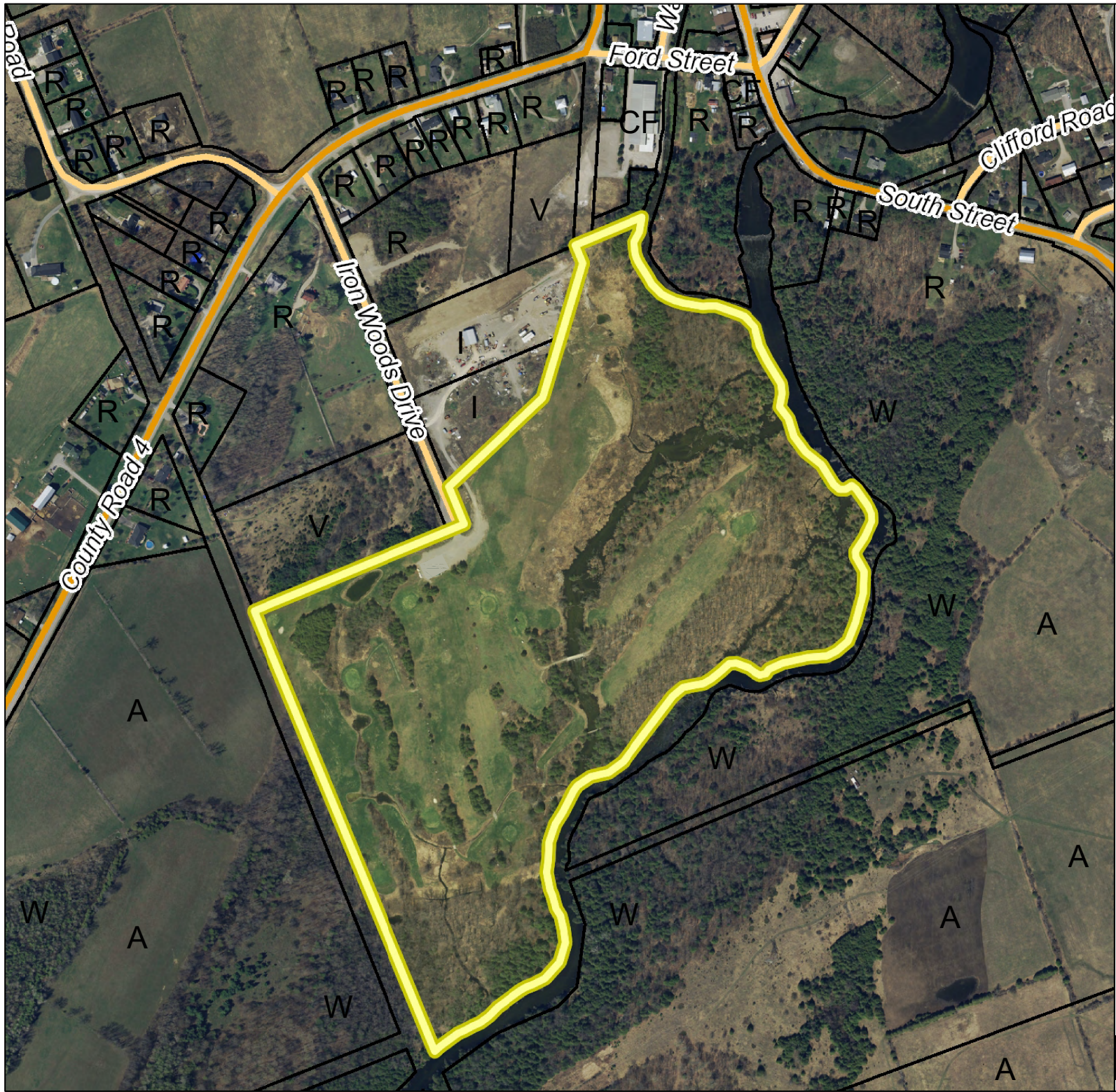
The subject property comprises a lot area of approximately 70.6 acres and provides for approximately 45.5 metres of lot frontage on Iron Woods Drive, which provides access to the property. The property also affords extensive frontage along Indian River, which splits on the eastern edge of the property to create an island within the subject lands, to which access is provided internally from two (2) existing bridges.

According to available information, a golf course previously operated on the property, which was constructed circa 2004. Operations however ceased approximately seven (7) years ago. The only building erected in relation to the golf course was a clubhouse at the entrance to the property; however, it has since been demolished and the property is now vacant. Prior to the golf course being established, no other buildings or structures existed on the property. The only other use of the land historically has been for agriculture; the land was otherwise a vacant naturalized area.

Topographically the property is relatively flat. The central area is largely maintained as a lawn, formerly comprising the majority of the fairway for the former golf course. The western portion of the property has been identified as having an unevaluated wetland and also maintains small stands of vegetation and trees which appear to have been maintained in the landscape as part of the golf course design. Along the southern boundary of the property, a higher degree of vegetation and mixed brush is maintained, which correlates to the presence of unevaluated wetlands, as well as the Indian River (Warsaw South) Provincially Significant Wetland (PSW). The eastern extent of the property is also comprised of a mix of unevaluated wetland and woodland, save and except for portions previously maintained for the golf course. The eastern property boundary is delineated by the Indian River, which as described above splits within the property to create an island. As identified by ORCA, the property is within a floodplain, primarily around the areas identified as wetlands and adjacent to the river.

As the property is within the Hamlet Area, local development is largely characterized as residential. However, these uses transition to a more rural nature at the boundary

of the Hamlet. The subject property itself is situated within the southwestern edge of the hamlet, and surrounding properties to the west, south and east are generally characterized as large rural lots, developed for residential and agricultural uses. On the contrary, those properties north of the subject property which are within the hamlet generally consist smaller residential lots. Additionally, properties north of the subject lands include a contractor's yard, together with vacant lands which were formerly a pit operation (*Refer to Figure 2 – Surrounding Land Uses*). Although the lands maintain a 'Hamlet Residential (HR) Zone' category, known previous uses on the lands abutting the subject property to the north are limited to accessory uses to the former pit and the current use of the property as an apparent contractor's yard.



RIEL PROPERTY
SURROUNDING LAND USE MAP
 PART OF LOTS 10 & 11, CONCESSION 1
 TOWNSHIP OF DOURO-DUMMER
 (DUMMER)
 COUNTY OF PETERBOROUGH
 FIGURE 2

Subject Lands

- Subject Lands
- A Agricultural
- CF Community Facility
- I Industrial
- R Residential
- W Woodland
- V Vacant



Scale 1: 20 000 metres

SECTION 2.0

PROPOSAL OVERVIEW

2.0 Proposal Details

The purpose of the Official Plan and Zoning By-law Amendments is to permit residential lands uses on the property, which would allow for development in the form of a single detached dwelling and detached garage.

Although building elevations are not yet available, the proposed single detached dwelling would have a ground floor area of approximately 407.38 m²; together with having an attached covered front porch and an attached covered rear deck being approximately 17.65 m² and 35.3 m², respectively. As illustrated on the Preliminary Concept Plan (Figure 3), the dwelling is proposed to be setback significantly from all property lines. No special provisions will be required with respect to the dwelling as part of the proposed Official Plan and Zoning By-law Amendments.

As proposed, the detached garage would be constructed nearer to the entrance of the property, however would still meet the required setback provisions of the Zoning By-law. The garage as proposed would have a ground floor area of approximately 287.63 m². The property owner is requesting that as part of the site-specific Zoning By-law Amendment, the construction of the garage be permitted to proceed prior to the construction of the dwelling. Further, a slight relief in height from a maximum of 4.5 metres to 4.8 metres is also requested to form part of the Zoning By-law Amendment.

Both the dwelling and garage would be located outside of the floodplain as mapped by ORCA, as well as beyond the recommended setbacks to all natural hydrologic features (e.g. wetlands). A portion of the garage is within the ORCA Development Control Area, and as such the property owner recognizes that additional permits may be required from ORCA prior to developing the property.

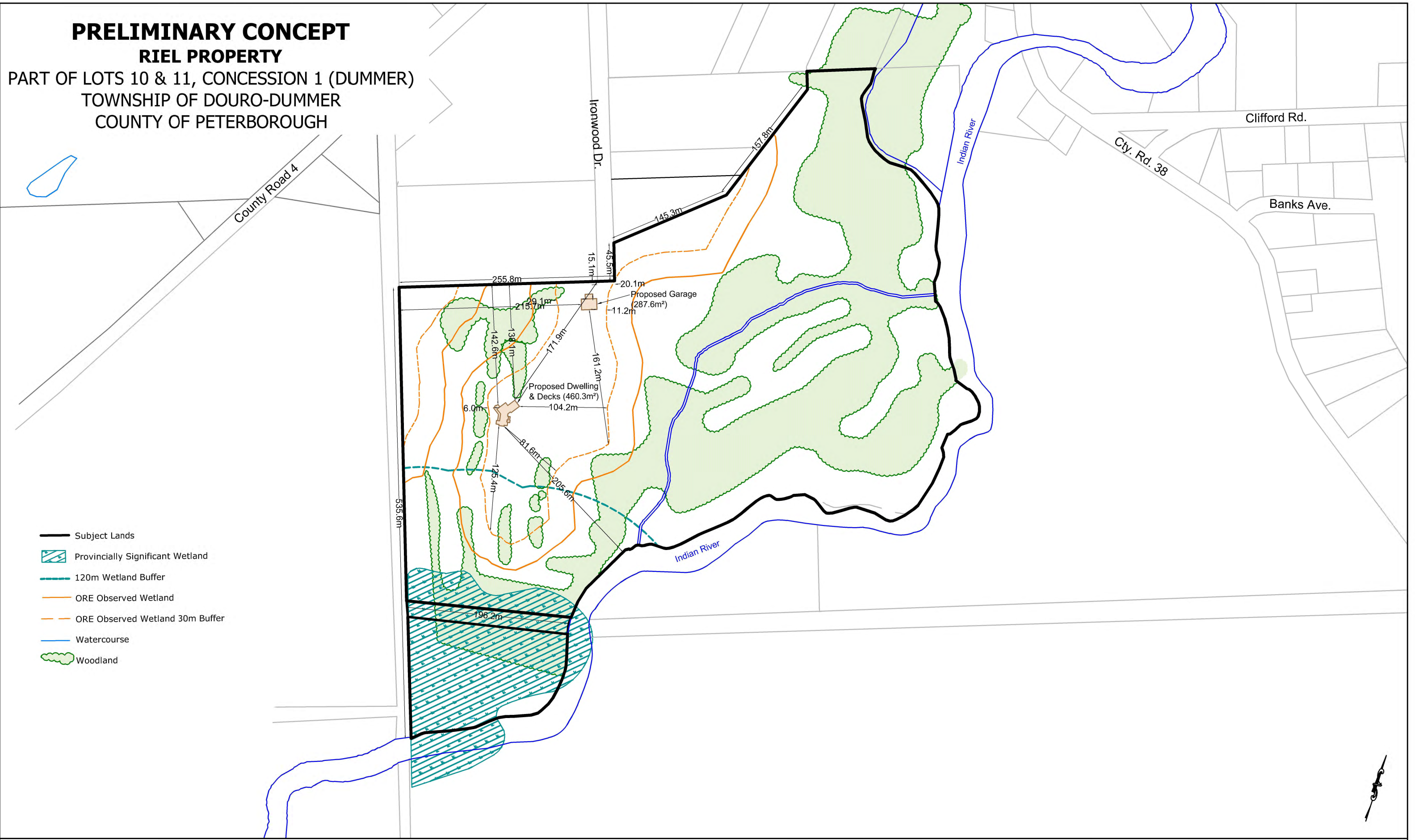
Total lot coverage for the proposed development would be 0.26%. The portion of the property to be zoned for residential land uses comprises approximately 8.4 acres. On that basis, lot coverage for the portion of the property that would permit residential uses would be 2.20%, being 1.35% and 0.85% for the dwelling and detached garage, respectively.

Access to the property would continue to be provided via the existing entrance on Iron Woods Drive. Services for water and sewage are to be provided via a private individual well and private individual septic system. Any components of the septic

system will be located within the area zoned for residential land uses; and will therefore also be outside of wetland and floodplain areas. As the proposed development is for a single residential dwelling, no negative impact to municipal services is anticipated.

PRELIMINARY CONCEPT
RIEL PROPERTY

PART OF LOTS 10 & 11, CONCESSION 1 (DUMMER)
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH



SECTION 3.0
SUPPORTING TECHNICAL STUDIES

3.0 Supporting Technical Studies

At the pre-consultation meeting of April 8, 2019 technical reports were requested in support of the Official Plan and Zoning By-law Amendments. The following serves to provide a brief overview of the findings and/or conclusions of each report:

Scoped Environmental Impact Study

A scoped Environmental Impact Study (sEIS) was completed by Oakridge Environmental Ltd (December 17, 2019) in accordance with the terms of reference outlined by ORCA.

Field investigations found no Species At Risk (SAR) on the property, however the area along the western bank was found to possess potential habitat for the Eastern Wood-Pewee and Wood Thrush. Although no SAR species were observed in the river, the report identifies the waterbody as an important resource. Based on the sEIS, most of the eastern portion of the property is representative of a wetland community, save and except those areas on the island which are otherwise a maple bush and additional greenlands resulting from the golf course. An unevaluated wetland is also located along the western side; together with the PSW at the south end of the property. As no development is proposed in identified sensitive areas, no negative impacts are anticipated as a result of the proposed development. However, mitigation measures particularly during the construction phase have been recommended by ORE. Among additional recommendations is that a protective zoning should be applied to those identified sensitive features and their vegetative protection buffers.

The report found that a substantial area of the property is not subject to sensitive features and otherwise concludes as follows:

"It is our opinion that these features can be protected by implementing the setbacks imposed by the policies and also retaining the features in a natural state. Recommendations with respect to mitigation measures intended to limit the proposed development from imposing on these local environmental features have been included in this report. It is expected that the development can proceed, provided the recommendations in this report are implemented at the site."

Phase I Environmental Site Assessment

As requested at pre-consultation a Phase I Environmental Site Assessment (ESA) was completed in support of the subject applications, prepared by Oakridge Environmental Ltd (September 2019). The assessment included both the Phase I property (Subject Lands), together with the Phase I Study Area (Subject Lands plus a 250 metre radius surrounding the Subject Lands).

The ESA concluded that based on available information the property appears to have been historically vacant until 2002, at which time preparations for the golf course commenced. No potentially contaminating activities (PCAs) were identified on the Subject Lands. One PCA was identified within the Phase I Study Area based on the presence of a fuel tank on a property to the north of the subject lands. However, no evidence was found which would indicate that fuel has ever been handled or released on the neighbouring property; and further given local soil conditions, the use has not been identified as an environmental concern to the Subject Lands. The ESA concludes that a Phase II ESA is not required with respect to the subject property.

Stage 1 to 3 Archaeological Assessment

The Archaeological Assessment was previously completed by Northeastern Archaeological Associates Ltd (July 30, 2004) in support of the former golf course. During the Stage 2 assessment there were three (3) positive shovel tests of remnant archaeological materials. As such, a Stage 3 assessment was also undertaken on the property. Additional remnant archaeological materials were found during the Stage 3 assessment, however these were determined to be insignificant and the area was considered highly disturbed. Northeastern Archaeological Associates concluded that there was no cultural heritage value due to the range of dispersal and low quantity of materials found. The Ministry of Tourism, Culture and Sport (MTCS) were in agreement with the findings of the assessment and issued a clearance letter; a copy of which is included with the Archaeological Assessment.

SECTION 4.0
PLANNING POLICY

4.0 Planning Policy

The proposed Official Plan and Zoning By-law Amendments are subject to the following Provincial and local planning documents:

- ◆ Provincial Policy Statement (2014)
- ◆ A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)
- ◆ County of Peterborough Official Plan
- ◆ Township of Douro-Dummer Comprehensive Zoning By-law 10-1996

The following will outline those policies relevant to the proposed residential land use for each of the above-noted planning documents.

4.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under the Act.

Section 1 of the PPS outlines policies associated with future development and land use patterns. Section 1.1.4 of the PPS states:

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

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

Section 1.6 of the PPS provides policies relating to infrastructure and public service facilities:

“1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site

conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.”

Section 2.1 of the PPS establishes policies regarding the protection of Natural Heritage Features and provides the following policy direction, which is considered relevant to the proposed development:

- “2.1.1 Natural features and areas shall be protected for the long term.*
- 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.4 Development and site alteration shall not be permitted in: significant wetlands in Ecoregions 5E, 6E and 7E; and significant coastal wetlands.*
- 2.1.5 Development and site alteration shall not be permitted in...significant wildlife habitat...unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
- 2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”*

The following Sections from the PPS limit development in agricultural, aggregate, and culturally significant lands as follows:

- “2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.*

2.4.1 Minerals and petroleum resources shall be protected for long-term use.

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

Section 3.1 of the PPS outlines requirements and policy considerations with respect to natural hazards and states that:

“3.1.1 Development shall generally be directed to areas outside of: b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

3.1.2 Development and site alteration shall not be permitted within: c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.”

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides additional Provincial policy for lands within one of the fastest growing regions in North America, known regionally as the Greater Golden Horseshoe. The Growth Plan policies are intended to support and guide growth and development in an orderly and well-planned fashion, while protecting and preserving the social, economic, and environmental interests of Ontario and its residents.

Similar to the PPS, the Growth Plan encourages intensification wherever possible that makes efficient use of existing infrastructure.

The Growth Plan also provides for extensive policies to ensure the protection of valuable lands, features and resources considered “*essential for the long-term*

quality of life, economic prosperity, environmental health, and ecological integrity of the region". Such features and resources are inclusive of natural and cultural heritage, together with agricultural lands and mineral aggregate resources.

With respect to water resources and natural heritage, Section 4.2.2 of the Growth Plan states that:

"4.2.2.1...The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.

4.2.2.6. Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality: a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS."

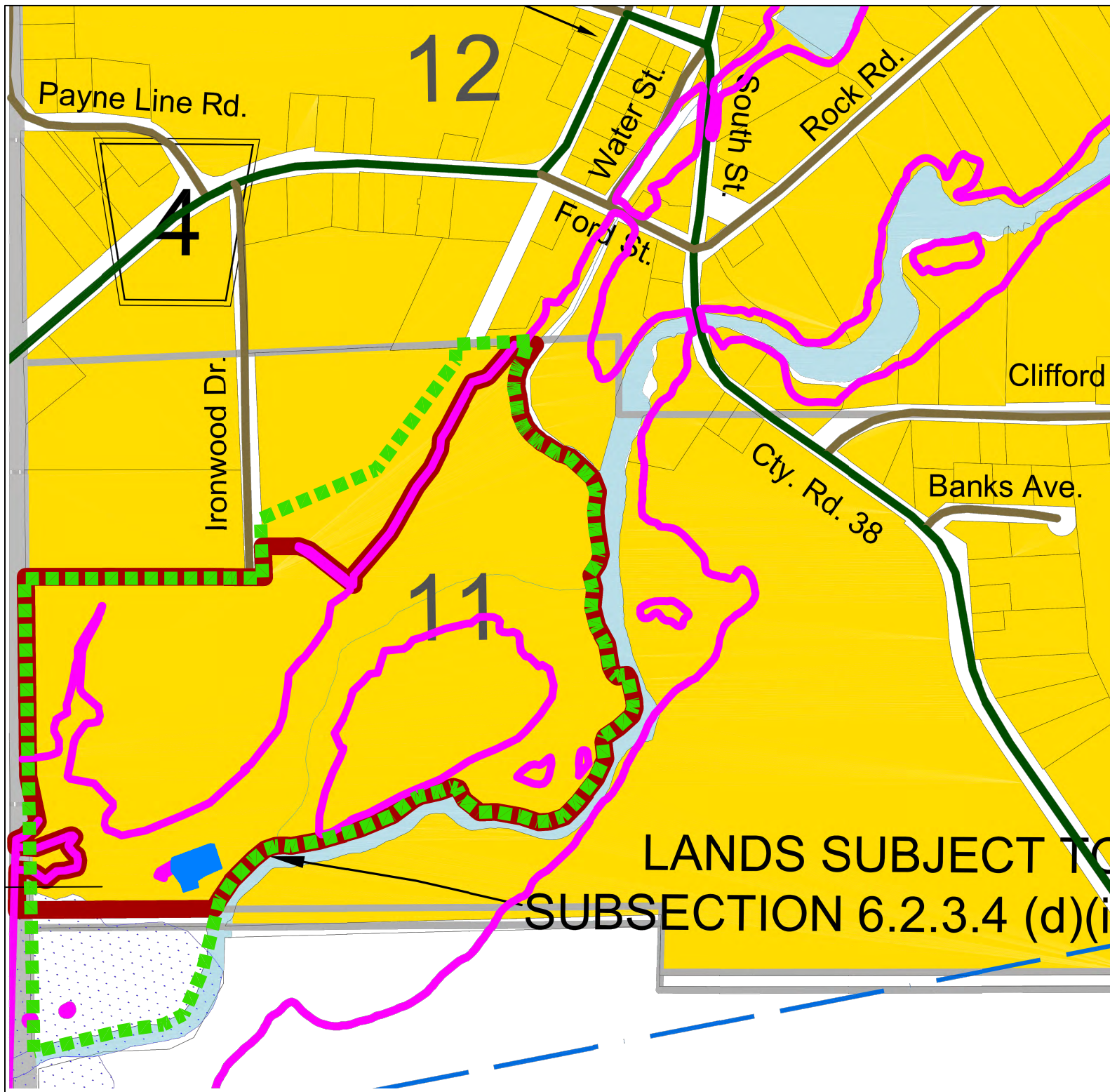
4.3 County of Peterborough Official Plan

According to Schedule 'A' of the County of Peterborough Official Plan, the property is within a designated 'Settlement Area'. Objectives of 'Settlement Areas' are *"to encourage a full range of living and employment opportunities by the creation of complete communities"* and *"to encourage the achievement of minimum population thresholds in selected settlement areas to attract and sustain a variety of commercial uses."*

Local policies for the Township of Douro-Dummer are also found within the County Official Plan, incorporated through the passing of Official Plan Amendment #22.

As previously noted, the lands which are the subject of this amendment are designated 'Hamlet – Special Policy Area 6.2.3.4 (d)(i)' which permits a golf course; together with areas designated 'Environmental Constraint' related to floodplain mapping and the designated 'Provincially Significant Wetland' (*Refer to Figure 4 – Excerpt from Official Plan Schedule*).

The Official Plan Amendment would serve to remove the Special Policy Area and otherwise designate the lands currently subject to the special provisions as 'Hamlet'. No changes to either the 'Environmental Constraint' or 'Provincially Significant Wetland' designations are proposed as part of these applications.



RIEL PROPERTY
EXCERPT FROM SCHEDULE A4-4 (LAND
USE- YOUNG'S POINT, DONWOOD AND
WARSAW) OF THE TOWNSHIP OF
DOURO-DUMMER OFFICIAL PLAN
 PART OF LOTS 10 & 11, CONCESSION 1
 (DUMMER)
 TOWNSHIP OF DOURO-DUMMER
 COUNTY OF PETERBOROUGH

FIGURE 4

Subject Lands

 Subject Property

 Hamlet

 Provincially Significant Wetland

 Environmental Constraint



Scale 1: 20 000 metres

Section 7.9 of the Official Plan outlines a list of criteria that should be considered when assessing an amendment to the local component of the County Official Plan. These are as follows:

“7.9.1 The need for the proposed use.

7.9.2 The extent to which the existing designated areas in the proposed categories are developed, and the nature and adequacy of such existing development.

7.9.3 The physical suitability of the land for such proposed use, and in the case of lands exhibiting a potential hazard (i.e. Environmental Areas), consideration shall be given to:

a) the existing environmental and/or physical hazards and opportunities; b) the potential impacts of these hazards; c) the proposed methods by which impacts deemed to be significant may be overcome in a manner consistent with accepted engineering techniques and resource management practices in consultation with the Conservation Authority, where appropriate; d) the anticipated impacts of the proposed use on the natural environment.

7.9.4 The location of the area under consideration with respect to:

a) the adequacy of the existing and proposed highway system and municipally owned and maintained roads in relation to the development of such proposed areas; b) the convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; c) the adequacy of the potable water supply, sewage disposal facilities, and other municipal services in view of the policies contained in Section 7.3 of this Plan and in accordance with technical reports or recommendations which the Township shall request from any appropriate authority such as the Ministry of the Environment and the Peterborough Health Unit deemed advisable; and d) opportunities for the protection and enhancement of the natural environment.

-
- 7.9.5 *The compatibility of the proposed use with uses in adjoining areas.*
- 7.9.6 *The effect of the proposed use on the surrounding area regarding possible depreciation of adjacent properties.*
- 7.9.7 *The potential effect of the proposed use on the financial position of the Township.*
- 7.9.8 *Consideration of the soil capability for agriculture and the potential impacts on surrounding agricultural uses and operations.*
- 7.9.9 *Where the proposal involves taking prime agricultural land out of production the planning justification requirements of the Provincial Policy Statement shall be addressed.*

Limited non-residential uses may be permitted subject to demonstrating: 1) the land does not comprise a specialty crop area; 2) there is a demonstrated need within the planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement for additional land to be designated to accommodate the proposed use; 3) there are no reasonable alternative locations which avoid prime agricultural areas; and 4) there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Where the proposal involves a settlement area expansion into prime agricultural areas, a municipal comprehensive review shall also be required.

- 7.9.10 *The Minimum Distance Separation requirements of the Provincial Policy Statement shall be met for new uses being proposed in proximity to existing livestock facilities.*
- 7.9.11 *Demonstration of how the proposal conforms to the Provincial Growth Plan.*

7.9.12 In the case of lands within identified vulnerable areas, demonstration of how the proposal conforms to the policies of Section 5.7 where applicable.”

4.4 Township of Douro-Dummer Comprehensive Zoning By-law No. 90-1996

According to Schedule ‘B14’ of the Township’s Comprehensive Zoning By-law, as amended, the subject property is zoned “Restricted Commercial Tourism Exception Two (CTR-2) Zone”, “Restricted Open Space Exception Two (OSR-2) Zone”, “Environmental Conservation (EC) Zone” and “Environmental Conservation – Provincially Significant Wetland (EC-(P)) Zone” (*Refer to Figure 5 – Excerpt from Township’s Zoning By-law*).

Based on our review of the development standards of the Township’s Comprehensive Zoning By-law 10-1996, the most appropriate zone category for the subject property is “Residential (R) Zone”, given that such properties within the settlement area are required to have a larger lot area than those properties zoned “Hamlet Residential (HR) Zone”.

In addition to those standards of Section 4 (Residential Zone), additional regulations are considered to have relevance to the proposed development as follows:

“3.12.1 No person shall erect any building or structure on a lot unless such lot abuts a public road as defined herein.

3.23 (b) Notwithstanding any other provisions of this By-Law to the contrary, where an application made under the Planning Act is received, or where a building permit is required to permit development on an existing lot of record, MDS 1 shall not apply to livestock facilities located within an approved settlement area.

3.27 Where a lot which existed at the date of passing of this By-law is divided into more than one zone the provisions of each of the applicable zones, save and except lot area and lot frontage, shall apply to each portion of such lot. In such instances, the zone boundary shall be considered a lot line for the purpose of interpreting and applying the provisions and regulations of this By-law.”

RIEL PROPERTY
EXCERPT FROM SCHEDULE B14 OF
THE TOWNSHIP OF DOURO-DUMMER
ZONING BY-LAW PART OF LOTS 10 & 11,
CONCESSION 1 (DUMMER)
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

FIGURE 5

Subject Lands

 Subject Lands

Local Commercial Zone	C1
Highway Commercial Zone	C2
Commercial Tourist Zone	CT
Commercial Tourist-Trailer Park Zone	CT-1
Development Zone	D
Environmental Conservation Zone	EC
Hamlet Residential Zone	HR
Institutional Zone	I
Island Residential Zone	IR
Limited Service Residential Zone	LSR
Restricted Industrial Zone	M1
Extractive Industrial Zone	M2
Disposal Industrial Zone	M3
Open Space Zone	OS
Residential Zone	R
Rural Zone	RU
Special District Zones	SD
Shoreline Residential Zone	SR
Environmental Conservation	EC
Environmental Conservation	EC
-Provincial Significant Wetland	EC-(P)
Native Reserve	NR
Source Water Protection	



Scale 1: 20 000 metres

SECTION 5.0
PLANNING RATIONALE

5.0 Planning Rationale

In accordance with the PPS and Growth Plan, the proposed development is within a settlement area, being the hamlet of Warsaw. Other properties which form the limit of the hamlet boundary, generally provide for large lot sizes and are typically developed in the form of single detached dwellings. These properties provide for a transition between the rural and agricultural lots surrounding the hamlet and the smaller residential lots within the settlement boundary. Servicing will be provided via private individual well and septic as permitted by the PPS. Although private services within settlement areas are generally to be for minor rounding out and infilling, within Warsaw, being a rural settlement area, no alternatives for servicing exist. As well, the property is an existing lot of record, on which private servicing would have already been permitted for the purposes of the golf course.

Policies of the Growth Plan with respect to the Natural Heritage System and/or key hydrologic features do not strictly apply to the subject property as the lands are located within the settlement area. However, those features are otherwise to be protected in accordance with the PPS. As cited within the sEIS, the property affords several hydrologic features inclusive of the river, PSW, unevaluated wetlands and a watercourse. Additionally, the lands are subject to a floodplain, being a natural hazard as defined by the PPS. As proposed, the development will be limited to the area on the property which has been maintained overtime as manicured grass and vegetation, and does not otherwise provide for natural heritage or hydrologic features. Accordingly, no development or site alteration is proposed within or adjacent (within the 30 metre buffer) to the identified environmental features; and further, mitigation measures have been recommended in order to ensure no negative impact occurs as a result of the proposed development.

The development of the property for residential uses provides an appropriate use of the lands, and further in respect of the noted environmental features, is a more gentle land use versus the previously established golf course. Despite the golf course having been closed several years, the fairways have been continuously maintained (e.g. mowed) as greenlands or manicured lawn. As development on the property will be limited, it is anticipated that overtime portions of the property will be permitted to naturally re-vegetate, improving environmental conditions and natural connectivity.

No prime agricultural lands will be removed from production as a result of the applications should they be approved. Further, it is not anticipated that there would

be any negative impacts to local agricultural operations given that the proposed development is only for a single residential dwelling within the settlement area. Further to the property being within the settlement area, MDS setback calculations are not required for the subject applications.

Although properties to the north of the subject lands were formerly a pit operation, we are not aware of any aggregate resource remaining on those lands. In addition, given the proximity to existing residential development, establishing a new pit operation in the future would require extensive compatibility studies; as such any potential extraction would already be compromised.

As confirmed by the Archaeological Assessment and MTSC clearance, no portion of the property holds a significant cultural heritage or archaeological value.

The County Official Plan identifies the property as being a 'Settlement Area', and more specifically designated as 'Hamlet' subject to a Special Policy Area. Within settlement areas, a range of land uses are permitted, inclusive of residential development. With respect to each of the policy considerations of Section 7.9 of the County of Peterborough Official Plan, we provide the following:

Rural settlement areas are designated for growth. Although minimal, the proposed amendment will serve to add to the housing supply in the Warsaw area (7.9.1). Being within the hamlet area, most properties designated 'Hamlet' are currently developed; primarily in the form of residential land uses (7.9.2).

As identified by ORCA, a floodplain area traverses the property. As well, on the basis of the sEIS, the property provides for natural heritage and hydrologic features which should be protected for the long-term. The proposed development represents a gentle use of the land, which will further promote some areas previously maintained for the golf course to re-naturalize over time. As proposed, those lands which have been deemed potentially sensitive will have a protective zoning (Environmental Conservation) applied, in order to limit the area of development and ensure all buildings/structures will be outside those features. The area proposed for development is otherwise generally flat terrain and provides for an area of approximately 8.4 acres (7.9.3).

The property has an existing entrance from Iron Woods Drive, which is a year-round municipally maintained road. Negative impacts to pedestrian and vehicular traffic are

not anticipated for the single residential use. Servicing is to be provided via private individual well and septic system. Although not already available, adequate services are anticipated for both well and septic, given the current permitted use of the property for a golf course. As discussed above the application for a Zoning By-law Amendment would serve to rezone sensitive features to “Environmental Conservation (EC) Zone” for protection and enhancement of the natural environment (7.9.4).

Surrounding land uses are generally residential in nature, and the proposed residential use is therefore not considered to present a compatibility issue (7.9.5). As a result, no adverse impact on adjacent property values is anticipated (7.9.6). Further, the addition of a single new residential use is not anticipated to negatively impact the Township’s financial position (7.9.7).

As herein noted, the property is located within a settlement area, and not otherwise considered Prime Agricultural land. However, the intended use would represent no direct or indirect impacts on surrounding agricultural operations (7.9.8); and the applications do not propose to remove any prime agricultural land from production (7.9.9). As previously described, Minimum Distance Separation Formula I (MDS I) has not been calculated for the subject lands as the property is within the settlement area (7.9.10).

Discussion with respect to Section 7.9.11 has been provided above. Section 7.9.12 is not considered to have relevance to the subject applications.

In regard to the Township’s Comprehensive Zoning By-law, the subject property is presently zoned “Restricted Commercial Tourism Exception Two (CTR-2) Zone”, “Restricted Open Space Exception Two (OSR-2) Zone”, “Environmental Conservation (EC) Zone” and “Environmental Conservation – Provincially Significant Wetland (EC-(P)) Zone”. To reiterate, it is proposed that the Zoning By-law Amendment will expand the “Environmental Conservation (EC) Zone” while maintaining the “Environmental Conservation – Provincially Significant Wetland (EC-(P)) Zone” on the property. The area subject to the development is proposed to be zoned “Special District # (S.D.) Zone”, subject to the uses and regulations of the “Residential (R) Zone”. Within the “Residential (R) Zone”, permitted uses are inclusive of a permanent single detached dwelling.

As illustrated on the Preliminary Concept Plan (Figure 3), the proposed dwelling will meet or exceed the required yard setbacks of the “Residential (R) Zone”. We would note that in accordance with Section 3.27 of the Zoning By-law, proposed setbacks were measured from the dwelling to the zone boundary, which would divide the “Special District # (S.D. #) Zone” from the “Environmental Conservation (EC) Zone”, rather than from the property lines. However, given the location of the proposed dwelling, setbacks from the property lines will exceed minimum requirements. The proposed dwelling would also meet all other relevant regulations of the “Residential (R) Zone”, as outlined the Table below:

Standard	Residential Zone	Proposed
Minimum Lot Area	4,000 m ²	33,993.33 m ²
Minimum Lot Frontage	45 m	45.5 m
Minimum Front Yard	15 m	171.8 m
Minimum Interior Side Yard	6 m	Easterly – 104.2 m Westerly – 6 m
Minimum Rear Yard	15 m	81.6 m
Minimum Water Yard	30 m	205.6 m
Minimum Floor Area	100 m ²	407.38 m ²
Minimum First Storey Floor Area	60 m ²	407.38 m ²
Maximum Lot Coverage	15%	1.35%
Maximum Height	9 m	7 m (to peak)
Maximum Number of Dwellings per Lot	1	1

The site-specific exception is required to permit the detached garage to be constructed prior to the principle dwelling. As provided in the draft proposed Zoning By-law Amendment, which accompanies the application, construction on the dwelling would commence no later than 60 days following the completion of the detached garage.

The detached garage will exceed all minimum setback requirements as provided in Section 3.1 (Accessory Buildings, Structures and Uses) of the Township’s Zoning By-law; and will account for 0.85% of the lot coverage, within the proposed “Special

District # (S.D. #) Zone” area only; being below the maximum permitted 5% lot coverage.

As proposed, the garage will have a height of 4.85 metres as measured from the front elevation, which does slightly exceed the maximum allowable height of 4.5 metres. The Zoning By-law Amendment and site-specific exception would therefore also serve to recognize a slight increase in height with respect to the detached garage.

As described above, those lands identified in the sEIS as being a natural heritage or hydrologic feature, or otherwise forming the vegetative protection buffer are proposed to be rezoned to “Environmental Conservation (EC) Zone”. The protective zoning will be consistent with policies of the PPS and Growth Plan, together with local policy and ensure the long-term protection of these features.

Based on our extensive review, the proposed Official Plan and Zoning By-law Amendments are consistent with the PPS and Growth Plan and conform to relevant policies of the County Official Plan.

SECTION 6.0

DISCUSSION AND CONCLUSIONS

6.0 Discussion and Conclusions

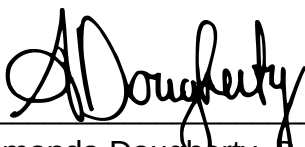
This report advances a planning analysis of the proposed Official Plan Amendment and Zoning By-law Amendments within the context of the Provincial and local planning policy. Based on the supporting technical studies, together with this report, the proposed residential land use demonstrates consistency with the relevant policies of the PPS and Growth Plan; and further maintains the spirit and intent of local planning documents.

Approval of these applications would serve to permit the gentle development of the land for residential uses, promoting naturalisation of proposed protected areas, thereby upholding the objectives of the PPS and Growth Plan with respect to growth and the protection of natural resources.

It is therefore our professional planning opinion that the proposed amendments and the approval thereof would represent good planning.

All of which is respectfully submitted,

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