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Planning Justification Report – Official Plan and Zoning By-law Amendment Application 2410 Lansdowne Street West Township of Cavan-Monaghan, County of Peterborough

Introduction

The subject Planning Justification Report has been prepared in support of an Official Plan and Zoning By-law Amendment Applications filed with the Township of Cavan Monaghan to permit a Gymnastics Club/use facility (Champions Gymnastics) of the property known municipally as 2410 Lansdowne Street West. The property is currently used for rural residential purposes, having the property containing a detached single-unit dwelling and accessory structures. A single driveway, located on the easterly side of the property, is in place to provide vehicular access.

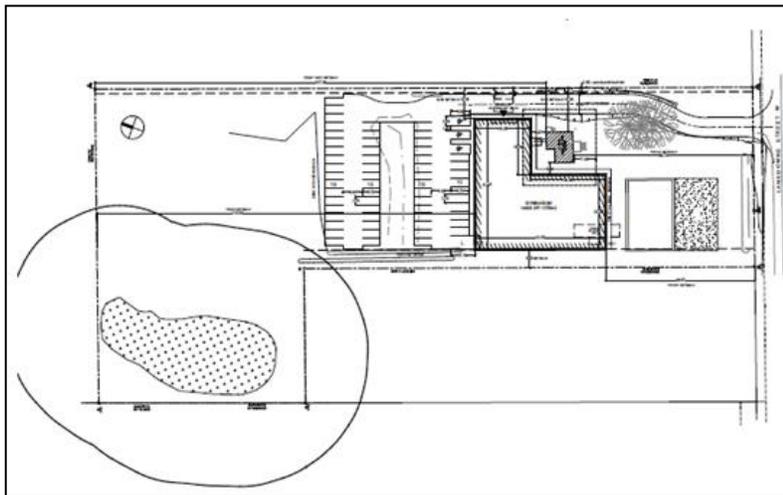
The Property



The property is located on the north side of Lansdowne Street West and is surrounded by the following land uses:

Direction	Land Use(s)
North	Rural, Environmental
South	Rural, Rural Residential, Golf Course
East	Rural, Rural Residential
West	Rural, Rural Residential

The Concept Development Plan



Development Summary

<p>SUMMARY OF EXISTING PROPERTY</p> <p>LOT AREA 15604.0m² LOT FRONTAGE 58.79m CURRENTLY HAS A TWO STOREY SINGLE FAMILY RESIDENTIAL BUILDING</p> <p>COVERAGE</p> <p>EXISTING RESIDENCE 75.6m² GYMNASIUM 1375m² TOTAL BLDG FOOTPRINT 1450.6m² COVERAGE 9.2%</p> <p>PROPOSED GYMNASIUM</p> <p>HEIGHT OF BLDG <9.5m</p> <p>SETBACKS</p> <p>3.21 1.5m PLANTING BUFFER REQUIRED 3m FROM DRIVEWAY</p> <p>PROPOSED SETBACKS</p> <p>GYMNASIUM</p> <p>FRONT YARD SETBACK 48.7m REAR YARD SETBACK 123.5m INTERIOR SIDE YARD SETBACK 6.0m INTERIOR SIDE YARD SETBACK 10.1m</p> <p>EXISTING RESIDENCE</p> <p>FRONT YARD SETBACK 58.7m REAR YARD SETBACK 147.3m INTERIOR SIDE YARD SETBACK 14.4m SETBACK FROM GYMNASIUM 3.67m</p>	<p>PARKING CALCULATIONS 3.16</p> <p>TOTAL OFFICE AREA 68.4m² TOTAL GYMNASIA AREA 1269.2m²</p> <p>REQUIRED PARKING</p> <p>OFFICE 1 SPACE PER 18.5m² 7 ASSEMBLY 1 SPACE PER 9m² 141 RESIDENTIAL 1 SPACE PER DWELLING 2</p> <p>PROPOSED PARKING</p> <p>PARKING SPACES 58 ACCESSIBLE PARKING SPACES 3</p> <p>3.20.7 ACCESSIBLE PARKING 3 ACCESSIBLE SPACES REQUIRED FOR 21-100 PARKING SPACES</p> <p>3.20.7.1 ACCESSIBLE PARKING SPACES SIZE 3m[W]x6m[L] WITH 1.5m AISLE</p> <p>3.16 LOADING BAY REQUIRED 2 FOR BLDG >280m² IN AREA PROPOSED 1 LOADING BAY [3mx6m MIN.]</p> <p>3.20.5 DRIVEWAY NO PARKING WITHIN 3m OF A RESIDENTIAL ZONE</p>
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The following is a summary of the proposed Gymnastics Club development:

The development concept contemplates preserving the existing single unit dwelling use. It is anticipated that the concerned building would provide accommodation facilities for instructional staff and for general rental accommodations.

The following technical/background reports were prepared in support of the land use approval Applications:

Report	Source/Date
Environmental Impact Study	Cambium Inc. – April 2016
Hydrogeological Assessment Report	Cambium Inc. - May 3, 2016
Functional Servicing – Stormwater Report	Engage Engineering – November 2016
Traffic Impact Report	Asurza Engineers Ltd – November 2016

Copies of the aforementioned Reports are appended to the Planning Justification Report.

Additionally, the pre-Application work incorporated securing written confirmation from the Otonabee Conservation Authority, addressing source. Water Protection program requirements. The Authority has issued a letter confirming that there are no source water issues associated with the proposed development of the property.

Summary of Proposed Amendments

A) Official Plan Amendment

To re-designate the property from "Rural" to "Recreation." Schedule 'A' – Land Use would be amended to reflect the forgoing change in land use designation.

The Policy Exception would read as follows:

B) Proposed Zoning By-law Exception

The Zoning By-law Amendment Applications would serve to permit a "Gymnastics Club" as a new (additional) use of the property.

Additionally, certain exceptions to regulatory provisions of the Township Zoning By-law will also be required. Said exceptions would form part of the proposed By-law Exception.

1. In addition, the property known municipally as 2410 Lansdowne Street West may be used as a Gymnastics Club.
2. Notwithstanding the provisions of Section 10 of By-law, the following provisions shall apply for a Gymnastics Club use.

Maximum Building Area Gymnastics Club Use	Regulation (Proposed) 1475 square metres
Maximum Building Coverage	10% of the lot
Minimum Building setbacks <ul style="list-style-type: none"> • Side lot line west • Side lot line east • Rear lot line 	10 Metres 6 Metres 120 Metres
Maximum Building Height	9.5 Metres

Analysis

2014 Provincial Policy Statement (2014 PPS)

The 2014 PPS sets forth a general policy framework applied on a provincial-wide basis addressing such matters as land-use, development, environment, culture/heritage, patterns of development and related concerns. Relative to the subject Applications, the following policies are considered to have direct relevancy:

Policy	Title - Description
Part III	How to Read the Provincial Policy Statement The provincial policy planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and

	<p>recognizes linkages among policy areas.</p> <p>Read the Entire Provincial Policy Statement</p> <p>The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the Implementation and Interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.</p> <p>While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.</p> <p>There is no implied priority in the order in which the policies appear.</p>
1.0	<p>Building Strong Healthy Communities</p> <p>Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.</p>
1.1	<p>Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate range and mix of</p>

	<p>residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p>The Applications will facilitate the relocation of an existing recreational facility (located east of the property on Lansdowne Street West, within the Township boundaries) to the subject property. Recreation uses are anticipated as part of a complete community.</p> <p>The use does not represent an environmental or public safety hazard, and is compatible with established area land uses.</p>
1.1.3	<p>Settlement Areas</p> <p>Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.</p> <p>The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.</p>

	<p>The property is not part of an established Settlement Area. Whilst it may be desirable to have Millbrook and secondary settlement areas as the focus of growth/development, in this instance the Applications contemplate a relocation of an established recreation use to an ownership scenario. The use/development of the property does not detract from the ability of the established settlement areas within the Township from achieving their planned functions.</p>
<p>1.1.4</p>	<p>Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p> <p>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</p> <ul style="list-style-type: none"> a) building upon rural character, and leveraging rural amenities and assets; e) using rural infrastructure and public service facilities efficiently; f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources; h) conserving biodiversity and considering the ecological benefits provided by nature;

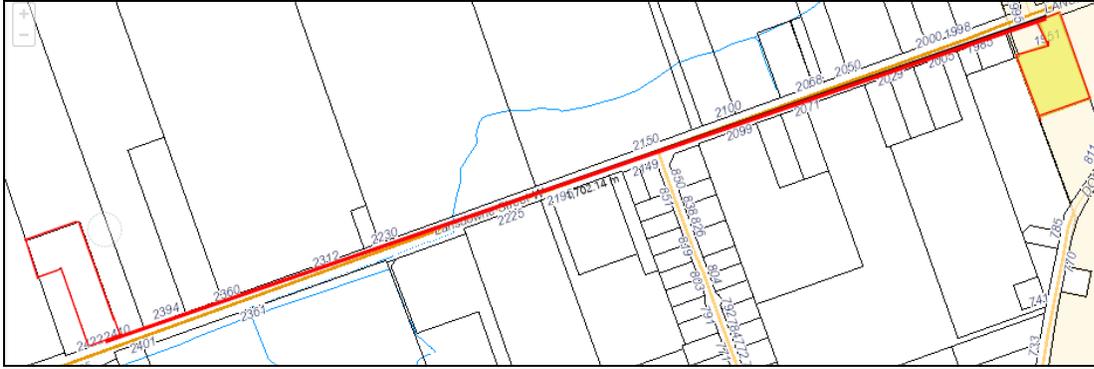
	<p>1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.</p> <p>The Applications will facilitate the relocation of an established business to a property ownership scenario. The proposed facility represents a diversification of the economic base and does represent an employment opportunity.</p> <p>The business employs 5 full time, 5 part-time and 12 seasonal/casual part-time staff.</p>
1.5	<p>Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>1.5.1 Healthy, active communities should be promoted by:</p> <p>b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p> <p>The proposed development represents a “recreation facility”. The policy speaks to a full range of recreation uses, including facilities.</p>
1.6.6	Sewage, Water and Stormwater
1.6.6.4	<p>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.</p> <p>1.6.6.7 Planning for stormwater management shall:</p> <p>a) minimize, or, where possible, prevent increases in contaminant loads;</p> <p>b) minimize changes in water balance and erosion;</p>

	<p>c) not increase risks to human health and safety and property damage;</p> <p>d) maximize the extent and function of vegetative and pervious surfaces; and</p> <p>e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.</p> <p>The proposed development will be supported by private services. The technical reports prepare in support of the Applications addressing the adequacy of the forgoing. Additionally, a Report addressing matters such as lot grading, drainage and storm-water management has been prepared. These reports attest to the feasibility of the proposed development of the property.</p>
<p>2.2</p>	<p>Water</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;</p> <p>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</p> <p>d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;</p> <p>e) implementing necessary restrictions on development and site alteration to:</p> <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features,

	<p>and their hydrologic functions;</p> <p>h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p> <p>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p> <p>The Applications were supported by the production of an Environmental Impact Study. The Study confirms that the proposed features located either contain the north part of the property, or an adjacent lands.</p>
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The subject property forms part of the rural fabric of the Township of Cavan-Monaghan. The property is not a prime agricultural property. The rear portion of the property has same environmental features unsuitable for agricultural use. The front portion of the property has an orientation towards Lansdowne Street West, a major transportation corridor connecting the Township to the City of Peterborough.

The policies of the 2014 PPS direct certain land uses to established settlement areas. In this case, either the Village of Millbrook or even the City of Peterborough are the potential/eligible "Settlement Areas". It is acknowledged that the existing Champions Gymnastics use is located on a highway commercial location (rental/lease east of the subject property, also on Lansdowne Street West (1773.01 m between locations)).



Source: County of Peterborough website

The property subject of the Applications is owned by the development proponent. The background/technical reports confirm that the proposed gymnastics building can be accommodated on the subject property including:

- Private site services (water and waste water);
- Traffic, vehicular access; and
- Environmental, no environmental impacts (including Source Water Protection, and the environmental lands within the rear (north) part of the property).

It is my professional opinion that the Official Plan Amendment and Zoning By-law Amendment Applications are consistent with the policy directives of the 2014 PPS.

2006 Growth Plan for the Greater Golden Horseshoe Area (2006 Growth Plan)

The 2006 Growth Plan sets forth a series detailed policies addressing balanced growth (employment and population) and related matters for the geographic area known as the Greater Golden Horseshoe. The County of Peterborough and it' member municipalities are included within the limits of the Plan.

Relative to the subject Official Plan Amendment and Zoning By-law Amendment Applications, the following policies of the 2006 Growth Plan are considered to have direct relevancy:

Policy	Title – Description
1.4	How to Read this Plan This Plan consists of policies, schedules, definitions and appendices. It

	<p>also includes non-policy contextual commentary to provide background and describe the intent of the policies. Terms in italics are defined in the Definitions section of this Plan.</p> <p>This Plan informs decision-making regarding growth management in the GGH. It contains a set of policies for managing growth and development to the year 2041. While certain policies have specific target dates, the goals and policies of this Plan are intended to be achieved within the life of this Plan.</p> <p>The land-use planning process within the GGH is governed primarily by the Planning Act and the Government of Ontario’s existing planning system.</p>
<p>2.2.2</p>	<p>Managing Growth</p> <p>1. Population and employment growth shall be accommodated by –</p> <p>h) encouraging cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services;</p> <p>i) directing development to settlement areas, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in settlement areas;</p> <p>k) prohibiting the establishment of new settlement areas.</p>
<p>2.2.9</p>	<p>Rural Areas</p> <p>1. Rural settlement areas are key to the vitality and economic well-being of rural communities. Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses.</p> <p>2. Development outside of settlement areas, may be permitted in rural areas in accordance with Policy 2.2.2.1(i).</p>

The 2006 Growth Plan emphasizes the role function of settlement areas. It also identifies that “complete communities” have a diverse mix of land uses.

The proposed gymnastics club already exists within the rural part of the municipality. The Applications seek to facilitate the relocation of the business from a rental to a land ownership scenario on the same major road (Lansdowne Street West).

It is my professional opinion that the Official Plan Amendment and Zoning By-law Amendment Applications conform to the policy directives of the 2006 Growth Plan.

Township of Cavan - Monaghan (Official Plan)

For purposed of the analysis of the subject Applications, I have employed the 2014 Township Official Plan. It is acknowledged that the plan is currently under appeal. However, it is my professional opinion that the subject Applications can be properly assessed based upon this plan.

Official Plan - Designation

	<p>Schedule 'A' – Land Use</p> <ul style="list-style-type: none">- Rural- Natural Core Area- Natural Linkage Area
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	<p>Schedule 'B' – Natural Heritage System and Environmental Constraints</p>
	<p>Schedule 'C' – Development Constraints</p> <ul style="list-style-type: none"> - Wellhead Protection Area

In terms of the subject Applications, the following policies of the Official Plan are considered to have direct relevancy:

Policy	Title - Detail
Preface	<p>This document is the OFFICIAL PLAN for the Township of Cavan Monaghan. This new Official Plan replaces the Official Plan adopted by Council in 2002 and approved by the County in 2003 and the Village of Millbrook Official Plan approved in 1987.</p> <p>The Official Plan provides an up-to-date policy framework for guiding growth and development within the municipality, while taking into consideration important social, economic and environmental matters. The Plan incorporates local land use directions and required Provincial policies, including the Oak Ridges Moraine Conservation Plan, the Provincial Policy Statement, the 2005 Growth Plan for the Greater Golden Horseshoe and recent amendments to the County of</p>

	Peterborough Official Plan.
1.2.3	<p>General Development Policies</p> <p>The General Development Policies set out in Section 3 act as the primary guidelines for the consideration of all development proposals and public works projects. This section establishes criteria or tests that must be considered prior to the Township approving any development proposal. The policies relate to environmental, cultural and physical features in the Township.</p>
1.2.4	<p>The policies contained in these Sections are supported by the following schedules:</p> <ul style="list-style-type: none"> • Schedules A and A-1 designate the land use components of the Township. Parts of the Transportation System are shown on Schedules A and A-1 for the purpose of delineating the various components of the system; <i>(Subject to appeal as it relates to Special Study Area 1 identified on Schedule A)</i> • Schedules B and B-1 graphically depict the Environmental Features that must be considered through the development process. The policies relating to these features are found throughout this Plan, primarily in Section 6; • Schedule C illustrates Development Constraints including well-head protection areas, aggregate resources, noise exposure forecasts and former waste disposal sites;
1.3	<p>PURPOSE AND GOALS OF THE PLAN</p> <p>This Official Plan establishes the pattern that development within the Township should follow during the planning period to 2031. In accordance with the Planning Act, this Plan will be reviewed every five years to determine if it continues to represent appropriate guidelines for the future development of the Township.</p>

	<p>In keeping with this purpose, the goals of this Plan are to:</p> <ul style="list-style-type: none"> • Assist Council in determining future policies and actions in all matters relating to the development of the Township; • Improve the economy of the Township by encouraging improved opportunities for employment in the commercial and industrial sectors; <p>The Applications, is approved, will permit a land use – business providing employment and economic benefits to the Township. The business employs 5 full time, 5 part-time and 12 seasonal/casual part-time staff.</p>
<p>2.2</p>	<p>NATURAL HERITAGE AND RESOURCE MANAGEMENT</p> <p>Natural heritage features will be protected in the Township consistent with the policies of the Oak Ridges Moraine Conservation Plan, the Provincial Policy Statement and the Growth Plan to provide long term and sustainable environmental, economic and social benefits. This goal will be achieved by:</p> <p>2.2.1 Natural Heritage</p> <p>b) Identifying a continuous natural heritage system throughout the Township. This system will provide for the preservation of important ecological functions and features;</p> <p>c) Protecting groundwater resources as they are a vital component of the ecosystem and a source of drinking water. Land use related decisions of Council will maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future uses on a sustainable basis, promote water conservation and support the efficient use of water resources on a watershed and subwatershed basis;</p> <p>The various technical reports prepared in support of the Applications demonstrate the suitability/appropriateness of development, and that there will be adverse impact upon natural and/or ecological features. Additionally, the local Conservation Authority has issued two (2) Clean</p>

	<p>Water Act Notices, noting that the proposed use does not represent an unacceptable land use (See Attachment H).</p>
<p>3.1</p>	<p>GENERAL DEVELOPMENT CRITERIA</p> <p>Where a land use is permitted, uses normally accessory to such use are also permitted. Provisions and regulations regarding accessory uses, including size, type, location, height, mass, floor area, and spacing shall be included in the implementing Zoning Bylaw.</p> <p>Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any amendment to a Zoning By-law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:</p> <ul style="list-style-type: none"> a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures; b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services; c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades; d) The development fronts on a road that is maintained year round and meets standards of design and safety established by the Township or authority having jurisdiction over the road; e) The potential impact of the proposed use on adjacent lands and uses has been considered, and adequate mitigation, including design, buffers and setbacks are provided between the proposed use and adjacent uses in accordance with the policies of the Plan; and g) There will be no negative impacts on significant natural features or their ecological functions;
<p>3.7</p>	<p>ENVIRONMENTAL IMPACT STUDIES (EIS)</p>

	<p>Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS must be completed by a specialist qualified in the environmental features and values that are being assessed. An EIS shall be prepared to the satisfaction of the Township of Cavan Monaghan and/or the approval authority in accordance with the requirements of this section and a Terms of Reference approved by the Township, in consultation with the appropriate Conservation Authority and the proponent. The purpose of an EIS is to:</p> <ul style="list-style-type: none">a) Collect and evaluate the appropriate information to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated ecological and hydrological functions; and,b) Make an informed decision as to whether or not a proposed use will have a negative impact on the natural heritage features and related ecological and hydrological functions. <p>Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS shall demonstrate that the use will:</p> <ul style="list-style-type: none">a) Not have a negative impact on significant natural heritage features and related ecological functions;b) Not discharge any substance that could have an adverse effect on air quality, groundwater, surface water and associated plant and animal life;c) Be serviced by an adequate supply of water and that the groundwater taking associated with the use will not have an adverse effect on the quality or quantity of existing water supplies, surface water features and associated plant and animal life;d) Not cause erosion or siltation of watercourses or unacceptable changes to watercourse morphology;e) Not interfere with groundwater recharge to the extent that it
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	<p>would adversely affect groundwater supply for any use;</p> <p>h) Not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;</p> <p>k) Not lead to a reduction of the size of or fragment significant woodlands;</p> <p>The various technical reports prepared in support of the Applications demonstrate the suitability/appropriateness of development, and that there will be adverse impact upon natural and/or ecological features.</p> <p>The woodlot area located in the rear (north) part of the property will be preserved and will not be impacted by the proposed development (as per the Cambium Inc. EIS Report).</p>
<p>3.8</p>	<p>NATURAL HERITAGE SYSTEM AND ENVIRONMENTAL CONSTRAINTS</p> <p>3.8.1 Objectives</p> <p>The natural heritage system and environmental constraints are identified on Schedules B and B1. The purpose of identifying these features is to prevent development or site alteration on lands that are hazardous due to flooding, poor drainage, deep organic soils, erosion, steep slopes, contamination or any other physical condition that could cause loss of life, personal injury, property damage or degradation of the environment. Within these areas the following policies apply:</p> <p>a) No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control are permitted;</p> <p>b) The boundaries of these features are intended to reflect the limits of flooding of rivers, streams and wetlands. Where development is proposed adjacent to these features precise boundaries will be established through a survey identifying the</p>

	<p>appropriate flooding elevation as determined by the Conservation Authority; and,</p> <p>c) Expansion or alterations of any existing building or structure located within an identified feature may be permitted provided that:</p> <p>i) The building or structure is not located within the floodplain;</p> <p>ii) New or existing hazards or environmental impacts are not created or aggravated;</p> <p>iv) The development does not pose a threat to public health and safety or property;</p> <p>v) Vehicles and people must have a way of safely entering and exiting the area during times of flooding; and,</p> <p>vi) The Township has adopted a site-specific amendment to the Implementing Zoning By-law.</p> <p>d) The Township will consult the Conservation Authority where development occurs adjacent to these features;</p> <p>The various technical reports prepared in support of the Applications demonstrate the suitability/appropriateness of development, and that there will be adverse impact upon natural and/or ecological features.</p>
3.19	<p>SOURCE WATER PROTECTION</p> <p>The Township’s residents obtain drinking water from municipal and private wells. It is the objective of this Plan to manage water resources in a manner that ensures sustainable supply of clean water for both human use and the natural environment. It is the objective of the Township to:</p> <p>a) Protect the quality and quantity of existing surface and ground water from degradation and to improve and restore water quality where degraded;</p> <p>b) Manage water resources in a manner that ensures a</p>

	<p>sustainable supply of clean water for both human use and the natural environment;</p> <p>c) Incorporate source protection objectives into the land use planning process to ensure that the sources of water are not compromised in the future as a result of land use decisions;</p>
<p>3.19.1</p>	<p>Source Water Protection Plan</p> <p>As part of its commitment to source water protection, the Township will participate in the development of a Source Protection Plan to protect local drinking water supplies, and local ground and surface water resources. The Source Protection Plan will detail:</p> <ul style="list-style-type: none"> • Policies and programs to reduce or eliminate existing significant threats; • Policies and programs to ensure no future drinking water threats become significant threats; and • Rules for activities in wellhead protection areas. <p>The local Conservation Authority has issued two (2) Clean Water Act Notices, noting that the proposed use does not represent an unacceptable land use (See Attachment H).</p>
<p>3.19.2</p>	<p>3.19.2 Well Head Protection Areas</p> <p>Well Head Protection Areas (WHPA) and High Aquifer Vulnerability Areas (HAVA) are depicted on Schedules C and D. Lands and operators of existing land uses that are prohibited or restricted in WHPA are encouraged to undertake site management or contingency plans that will protect the water resources within the WHPA. New uses considered to be high risk to vulnerable groundwater as identified on Schedule D shall be prohibited. In the Millbrook Urban Area, an application to permit any high risk land use shall be accompanied by a contamination management plan. Existing land uses considered to be a high risk to groundwater that are located within high aquifer vulnerability areas are encouraged to implement best management practices.</p>

	<p>Such uses shall become legal non-conforming and shall, in the long-term relocate to less sensitive lands in the Township.</p> <p>The local Conservation Authority has issued two (2) Clean Water Act Notices, noting that the proposed use does not represent an unacceptable land use (See Attachment H).</p>
<p>3.19.3</p>	<p>Hydro-geological Studies</p> <p>Given the reliance on water primarily for human use and its ecological importance, all applications for development that would use more than 10,000 litres per day of ground or surface water in close proximity to development serviced by private wells shall be supported by a Hydro-geological Report prepared by a qualified professional. Where there is concern about ground water quality or quantity, Council may require studies for lower water uses. The Report shall be prepared to the satisfaction of the Township and the County of Peterborough. The purpose of the Hydro-geological Report is to investigate the impacts of the proposed development on water quality and quantity and provide recommendations on:</p> <ul style="list-style-type: none"> a) How to protect or enhance the hydrological function of the water resource; b) How to minimize or eliminate the effect of the proposed use on the groundwater recharge and discharge function; c) How to minimize or eliminate the effect of the proposed use on the quality and quantity of drinking water in adjacent private and municipal wells; d) How to protect, enhance or restore sensitive groundwater recharge/discharge areas, aquifers and headwater areas; <p>A hydro-geological study was prepared by Cambium Inc., which confirms the location/configuration of the required septic system.</p>
<p>3.20</p>	<p>STORMWATER MANAGEMENT</p>

	<p>Applications for development shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-consultation process in accordance with Section 8.5 of this Plan. The content and scope of the SWM report shall be determined when the development is proposed.</p> <p>The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township, Conservation Authorities and other appropriate agencies and be prepared in accordance with The Ministry of Environment Stormwater Management Planning and Design Manual, 2003, or its successor, and shall:</p> <ul style="list-style-type: none">a) Provide recommendations on a stormwater quantity system that ensures that post-development peak flow will not be greater than the pre-development levels for storms up to the 1:100 year storm event;b) Document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;c) Provide recommendations on how to maintain or improve post-development water quality and improve run-off where appropriate;d) Document the means by which stormwater volume control will be provided;e) Determine and describe the necessary site management measures required to be undertaken during construction to mitigate the potential negative impact of development;f) Every proposal for development or site alteration shall demonstrate planning, design and construction practices to protect water resources will be used, including:<ul style="list-style-type: none">i) Keeping the removal of vegetation, grading and soil compaction to a minimum; andii) Keeping all sediment that is eroded during construction within
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	<p>the site;</p> <p>The preliminary Stormwater Management Report prepared by Engage Engineering sets forth an appropriate storm-water management approach, cognizant of the development and the nature of the host property.</p>
5.0	<p>COUNTRYSIDE AREAS</p> <p>The lands within the Countryside Areas are those areas outside of defined settlement areas and the Natural Heritage System. The south-westerly quarter of the Township is within the Oak Ridges Moraine Plan Area. The policies in this section of the Plan are consistent with the Oak Ridges Moraine Plan and incorporate specific policies and designations approved by the Province for this area.</p> <p>The Official Plan designates the Countryside Area of the Township into the following Land Use designations identified on Schedule A:</p> <ul style="list-style-type: none"> • Agricultural • Rural • Mineral Aggregate Extractive • Rural Employment • Recreational
5.2	<p>RURAL AREAS</p> <p>The Rural designation represents soils within Classes 4 and higher according to the Canada Land Inventory of Soil Capability for Agriculture, and organic soils; Class 1 to 3 soils which are adjacent to the Classes listed above and form part of a large and contiguous block of poorer agricultural land and, areas where previous non-farm development and lot creation has effectively limited the future of intensive farm activity.</p> <p>The property does not have soil and /or site characteristics suitable for agricultural purposes.</p>

<p>5.2.1</p>	<p>Objectives</p> <p>It is the objective of this designation to:</p> <ul style="list-style-type: none"> a) Protect land suitable for agricultural production from scattered development and land uses which are unrelated to agriculture; b) Direct limited non-farm growth to the Rural designation provided it will not interfere with or limit surrounding farm activity; and, c) Encourage rural economic activity that does not adversely impact agricultural uses and is compatible with rural residential uses.
<p>5.2.2</p>	<p>Permitted Uses</p> <p>The predominant use of land within the Rural designation shall include all agricultural uses outlined in Section 5.1.2 of this Plan. Limited residential uses, recreational uses and small-scale commercial or industrial uses such as the following are also permitted:</p>
<p>5.3</p>	<p>RECREATIONAL</p> <p>Lands designated as Recreational on Schedule A are intended primarily for recreation, conservation, forestry or agricultural purposes. These lands are presently being used in some form of recreational activity or have recreational potential.</p> <p>5.3.1 Objectives</p> <p>It is the objective of this designation to:</p> <ul style="list-style-type: none"> a) Identify areas where major recreation and cultural facilities may develop in the Township; b) Provide criteria on which to consider new major recreation facilities; and, c) Ensure that new major recreational uses are compatible with other lands uses, agriculture and the

	<p>environment.</p> <p>5.3.2 Permitted Uses</p> <p>Uses permitted within the Recreation designation are primarily oriented to activities related to recreation and conservation. Uses may also include cultural or social retreats that focus on natural themes.</p> <p>Uses may include, but shall not be limited to conservation, recreation, forestry, agriculture or similar uses, such as private or public parks, existing race tracks, golf courses, ski resorts, shooting ranges, limited lodges and associated recreational activities. Recreational activities shall be of an extensive nature such as hiking trails, camps, and may include accessory uses such as tent and trailer camps, lodges and chalets together with accessory uses which may include the residence of the owner or caretaker.</p> <p>New Recreational uses will only be permitted through an amendment to the Official Plan.</p> <p>The proposed gymnastics club use is clearly a “Recreational” use.</p> <p>The technical reports prepared in support of the Applications demonstrate that the proposed development is appropriate and technically feasible.</p> <p>The site provides adequate land area for the required building and can also offer outdoor recreation/amenity areas for season-appropriate programs and activities</p>
5.3.3	<p>5.3.3 General Development Policies</p> <p>a) An application to establish or expand a major recreational use shall be accompanied by a recreational plan demonstrating that:</p> <p>i) Water use for maintenance or snow-making or both will be kept to a minimum;</p> <p>ii) Grassed, watered and manicured areas will be limited to sports</p>

	<p>fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures;</p> <p>iii) Crossings of intermittent and permanent streams will be kept to a minimum;</p> <p>iv) Water-conserving technologies such as low flow toilets/shower heads, timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens will be used in club houses, restaurants, the irrigation of watering of sports field surfaces, golf fairways, tees and greens, as well as for landscaped areas around buildings and structures; and,</p> <p>v) Stormwater treatment facilities will be used to capture and treat runoff from areas with impervious surfaces.</p> <p>b) The following will be required in support of any application to amend the Official Plan;</p> <p>i) a justification for the proposed use which identifies any potential impacts on other similar uses in the Township or in adjacent municipalities;</p> <p>ii) a traffic impact and site access analysis which addresses the additional vehicular traffic and turning movements generated by the proposed land-uses;</p> <p>iii) an agricultural impact report including MDS calculations;</p> <p>iv) a conceptual site development plan in support of an Official Plan amendment; and</p> <p>v) a detailed site development plan in support of a Zoning By-law amendment.</p> <p>c) New Recreation development should be directed away from agricultural uses and prime agricultural lands. If development is proposed within such areas, the applicant will be required to justify the amendment to the Plan in terms of an assessment of need, land area requirements, and alternative locations;</p> <p>d) Review of an application to create a new Recreation</p>
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designation shall include consideration of potential conflicts with adjacent uses. An assessment of compatibility may be required to identify potential impacts on surrounding uses;

e) Review of such applications will include examination of proposed uses in terms of potential adverse effects associated with matters such as hours of operation, noise, lighting, and traffic generation. An assessment of compatibility may be required to determine the implications of such effects on surrounding land uses and to identify mitigative or remedial measures in situations of potential incompatibility;

f) New Recreation uses will be encouraged to develop on the basis of private services, based on the conclusions of a detailed hydrogeological report completed in accordance with the Guidelines of the Ministry of the Environment;

g) Recreation development shall comply with the requirements of the Minimum Distance Separation Formulae (MDS) as amended from time to time;

h) Recreation development shall conform to the following design, location, and performance criteria:

i) Recommendations of the traffic impact and site access analysis, including the following matters:

- number of access points
- shared access
- service roads
- turning lanes
- emergency routes
- traffic control (signalization, signage)

ii) Adequate buffering, screening, and separation will be established where a Recreation use adjoins a residential or other

	<p>sensitive land-use. In the interest of land-use compatibility, the Implementing Zoning By-law may establish setbacks from adjacent residential and other sensitive uses;</p> <p>iii) All outdoor storage areas will be fenced and suitably screened from adjacent properties and adjoining streets. Temporary storage of materials without screening may be permitted for display or promotional purposes only, provided that vehicular movement is not restricted, designated fire routes are not impeded or blocked, and all parking requirements are met;</p> <p>iv) Off-street parking, loading, and service areas shall be provided in such a manner that ensures vehicular movements are accommodated on the site and off of public roads; and,</p> <p>v) The type, design, size, and location of signs related to Recreation uses will be subject to approval by the authorities having jurisdiction. The locations of signs will be identified on site development plans.</p>
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Proposed Official Plan Amendment Summary

The proposed development represents a relocation (and associated expansion) of an existing Township based recreation facility use. The “gymnastics club” use is a “recreation facility use, generally permitted by the policy directives of the Official Plan.

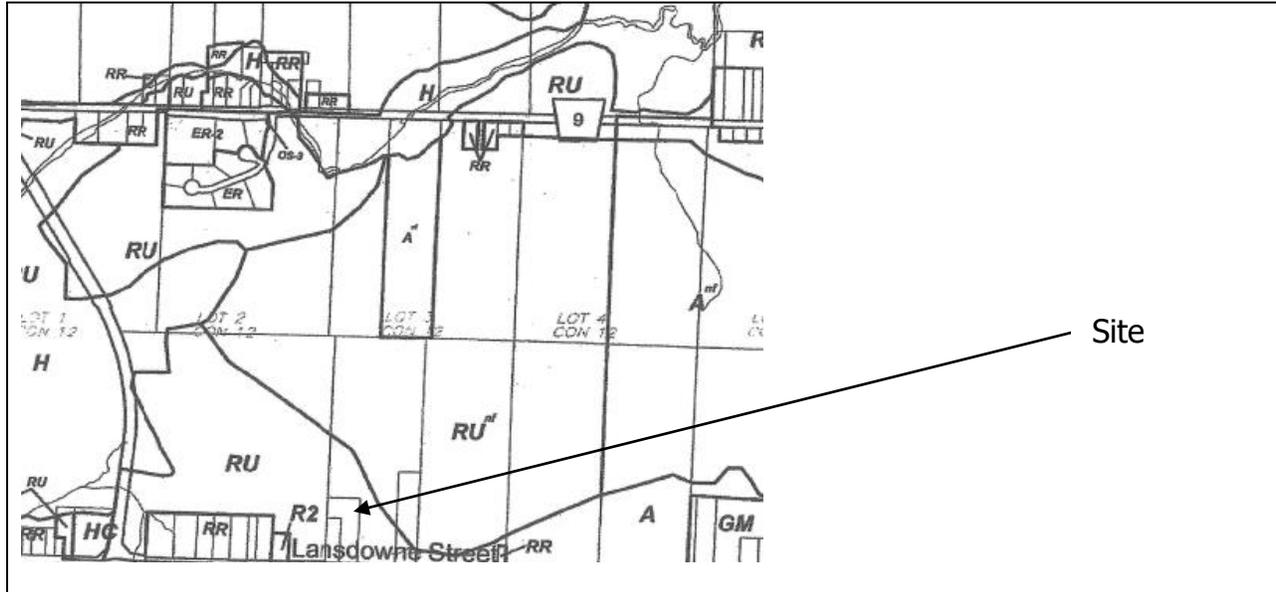
There are no environmental traffic or lot development challenged associated with the proposed development. The forgoing has been demonstrated through technical reports prepared in support of the land use approval Applications.

It is my professional opinion that the proposed development is in keeping with general purpose and intent of the policy directive of the Township’s Official Plan.

Township Zoning By-law

The property is currently zoned R- Rural by the Township Zoning By-law.

Zoning Map



Based upon the development concept, and as supported by the Background/Technical Reports prepared in support of the Applications, the extent of the proposed Amendment will be limited to south (front) portion of the property.

Zoning By-law Amendment - Proposed By-law Exception

1. In addition the property known municipally as 2410 Lansdowne Street West may be used as a Gymnastics Club.
2. Notwithstanding the provisions of Section 10 of By-law the following provisions shall apply for a Gymnastics Club use.

Maximum Building Area	Regulation (Proposed)
Gymnastics Club Use	1475 square metres
Maximum Building Coverage	10% of the lot
Minimum Building setbacks	
<ul style="list-style-type: none"> • Side lot line west • Side lot line east • Rear lot line 	<p>10 Metres</p> <p>6 Metres</p> <p>120 Metres</p>

Maximum Building Height	9.5 Metres
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Site Parking

The development proponent/business operator has monitored site parking activity associated with current gymnastics club activities/programming. A summary of the current site parking counts is included in attachment 'G' to this Report.

The concept development plan illustrates the provision of site parking spaces. This level of site parking has been demonstrated to be appropriate for the proposed land use. The proposed facility is slightly larger in floor area than existing facility. However, the number of program participants will remain essentially the same. The facility will allow increased hours and variety of programming.

Site Plan Control

It is acknowledged that the proposed development will implicate the requirement for Site Plan Control. Site Plan Control will address, but not be limited to, such matters as:

- Site/vehicular access;
- Site parking;
- Site private services location, configuration;
- Building location, configuration, exterior treatments/materiality;
- Site landscaping, fencing, buffering;
- Site grading, drainage and storm-water management;
- Site lighting/illumination;
- Site signage; and
- Other matters deemed necessary by the Township.

Summary

The Official Plan and Zoning By-law Amendment Applications serve to permit the relocation of an established "Gymnastics Club" use from a rental/lease scenarios to a land ownership scenario. This is one factor that is to be considered as part of this analysis/assessment of the Application.

The development is compatible with area land uses, and is located on a major road capable of accommodating the proposed use. There are no technical and/or environmental issues associated with the proposed development as borne out by the series of background/technical reports prepared in support of the Applications.

The various technical/background reports prepared in support of the Applications all demonstrate that the proposed approach towards the development of the property is appropriate and feasible. The use will have economic impact and represents a source of employment contributed to a mix of employment sources within the Township.

In summary, it is my professional opinion that the Official Plan and Zoning By-law Amendment Applications are:

- Consistent with the policy directives of the 2014 PPS;
- In conformity with the policy directives of the 2006 Growth Plan;
- In keeping with the general purpose and intent of the policy directives of the Township of Cavan Monaghan Official Plan;
- In keeping with the general purpose and intent of the regulatory provisions of the Township of Cavan Monaghan Zoning By-law; and
- Is representative of "Good Planning."

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP