



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

August 9, 2023

Municipal Services Office - Eastern Region
8 Estate Lane
Rockwood House
Kingston, ON
K7M 9A8

Attention: Damien Schaefer
Planner, Province of Ontario

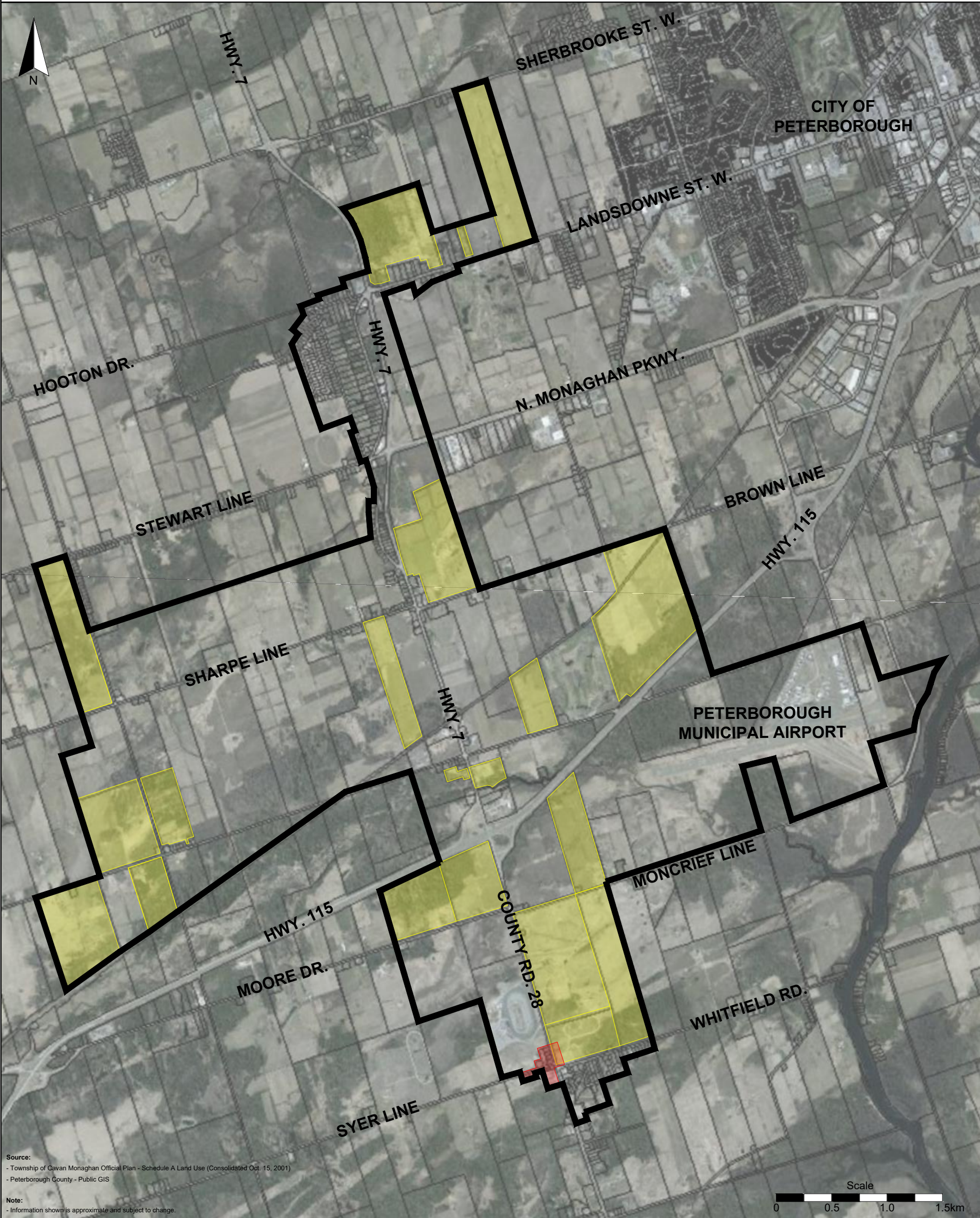
Re: Request for Consideration of Settlement Area Expansion
County of Peterborough Official Plan Adoption (ERO 019-5908)

Innovative Planning Solutions has been retained by the Cortel Group to request a Settlement Boundary Expansion in the Township of Cavan Monaghan in response to the Environmental Registry of Ontario's (ERO) comment and review period for the adoption of the County of Peterborough Official Plan. It is our request that consideration be given to expanding the Settlement Boundary north of the current Settlement Area in the Hamlet of Fraserville. The intent of this letter is to provide commentary on the upcoming changes to provincial policies that make this comment period provided by the ERO an appropriate time to consider the expansion of the Fraserville Settlement Area.

Background

On June 29, 2022, Peterborough County adopted the new Official Plan through By-law number 2022-47. On June 21, 2023, the County Official Plan was posted to the Environmental Registry of Ontario (ERO 019-5908) for public review and comment. As a part of the process for public comment, we request a Settlement Boundary Expansion to include the lands delineated in Figure 1, hereafter the 'Subject Lands'.

FIGURE 1: Settlement Boundary Adjustment - Fraserville



LEGEND

-  Subject Lands - Settlement Boundary Expansion Area ($\pm 2,452\text{ha}$)
-  Cortel Lands ($\pm 651\text{ha}$)
-  Hamlet of Fraserville Settlement Boundary Area

Subject Lands

Figure 1 above shows the existing boundary of the Fraserville Settlement Area and the proposed boundary expansion area (Subject Lands). The expansion area possesses a gross area of approximately 2452 hectares (6059 acres). The Cortel Group owns approximately 651 hectares (1608 acres) of the Subject Lands, representing approximately 25% of the total boundary expansion area.

Proposal

A preliminary concept plan has been prepared to illustrate the development potential of the Subject Lands and how they can be appropriately integrated into the existing Fraserville Settlement Area. This concept plan can be reviewed in Appendix A. The proposal seeks to create a master-planned complete community to attract a greater mix of residential, employment and commercial uses to the Hamlet of Fraserville.

More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023

On Oct. 25, 2022, the Ontario government introduced the More Homes Built Faster Act, 2022 (Bill 23), an omnibus bill that proposes amendments to nine statutes and creates new legislation affecting planning and land development across the province. As a part of Bill 23, there have been sweeping legislative and policy changes to promote residential development to address Ontario's housing crisis. The government has described the plan as "part of a long-term strategy to increase housing supply and provide attainable housing options for Ontarians," with a goal of building 1.5 million homes in 10 years.

In our opinion, the proposed Settlement Boundary Expansion will unlock the potential of the Subject lands to provide a variety of housing options to alleviate the housing affordability crisis and is consistent with the provincial government's efforts to provide attainable housing options.

Proposed Provincial Planning Statement, 2023

The Draft Provincial Policy Statement ('Draft PPS') proposes to make significant changes to policies related to Settlement Areas. The Draft PPS removes mandatory intensification and density targets for all municipalities – the Growth Plan required municipalities to meet specific intensification and density targets to accommodate forecasted growth. This requirement has been removed from the proposed Draft PPS. Instead, municipalities are encouraged to establish density targets "as appropriate, based on local conditions." This will provide the County of Peterborough with greater flexibility in establishing density targets and land budgeting. The second major change in the Draft PPS is a simplified and flexible approach for municipalities to

undertake Settlement Area Boundary Expansions. The draft PPS removes the need for a Municipal Comprehensive Review process and permits settlement area expansions if the following criteria can be demonstrated by the municipality:

- that there is sufficient capacity in existing or planned infrastructure and public service facilities;
- the applicable lands do not compromise specialty crop areas;
- the new or expanded settlement area complies with the minimum distance separation formulae;
- impacts on agricultural lands and operations which are adjacent or close to the settlement area are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- the new or expanded settlement area provides for the phased progression of urban development.

In our opinion, the proposal would be able to satisfy the future criteria above for Settlement Boundary Expansions. Furthermore, municipalities would be allowed to create new Settlement Areas and would not be required to demonstrate the need for boundary expansions under the Draft PPS.

Servicing

The proposed expansion would be fully serviced by municipal water and sanitary services. The expansion area has been strategically planned to provide compact development which promises to efficiently utilize municipal infrastructure and facilitate its sustainable expansion. After reviewing the servicing studies and Valdoor Engineering's review of the Area, a memorandum and a preliminary master serving concept have been prepared confirming that the Subject Lands can be municipally serviced as shown in Appendix B.

Conclusion

Given the sweeping legislative and policy changes noted above, as a part of the provincial government's long-term strategy to increase housing supply, it is our request that consideration be given to expanding the Settlement Boundary north of the current Settlement Area in the Hamlet of Fraserville to include the Subject Lands. The proposed Settlement Boundary Expansion will unlock the potential of the Subject Lands and attract a greater mix of residential, employment and commercial uses to the Hamlet of Fraserville.

It is our professional planning opinion that the expansion of the Settlement Boundary Area to include the Subject Lands is consistent with current and proposed provincial policies. For these reasons, the proposed expansion of the settlement area boundary to include the Subject Lands represents good planning.

We respectfully request to be kept up to date on the progress of the County's Official Plan adoption.

Respectfully submitted,

INNOVATIVE PLANNING SOLUTIONS

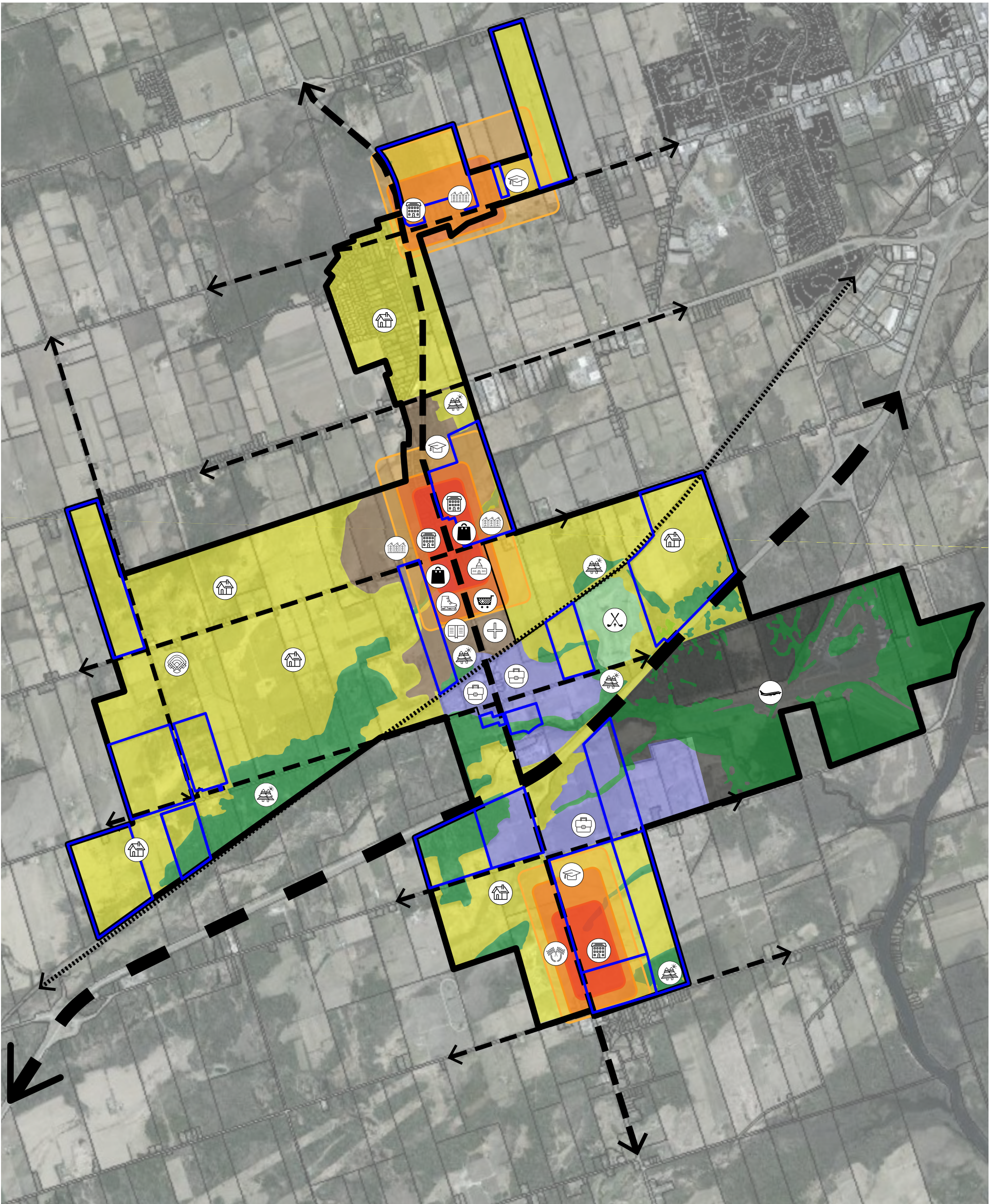
A handwritten signature in black ink, appearing to read 'D. Vella', with a stylized flourish at the end.

Darren P. Vella, MCIP RPP
President / Director of Planning

A handwritten signature in black ink, appearing to read 'John Albert', with a stylized flourish at the end.

John Albert
Intermediate Planner

APPENDIX A



LEGEND

- Residential
- Environmental Protection
- Employment
- Airport
- Community Core
- High Density Residential / Mixed Use
- Medium Density Residential
- Transition Residential

- Development Area
- Cortel Lands
- Highway
- Arterial
- Collector
- Rail

- Single/Semi Detached Residential
- Low-Rise Multi Unit Residential
- Mid/High-Rise Residential
- Civic Centre
- School
- Medical Facility
- Park
- Race Track

- Shopping
- Golf Course
- Grocery Store
- Recreation
- Sports Complex
- Library
- Airport



APPENDIX B



VALDOR ENGINEERING INC.

Municipal • Land Development • Water Resources
Site Development • Project Management • Contract Administration
Consulting Engineers – est. 1992

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08 August 2023
File: 22140

Municipal Services Office-Eastern Region
8 Estate Lane
Kingston, Ontario
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Attention: **Damien Schaeffer**
Planner, Province of Ontario

Re: **Request for Consideration of Settlement Area Expansion**
County of Peterborough Official Plan Adoption (ERO 019-5908)
Preliminary Master Servicing Brief

Dear Sir:

We have been requested by Innovative Planning Solutions to provide some additional input with respect to municipal servicing for the lands located in the Hamlet of Fraserville, Ontario as described in their Planning Brief.

There have been previous studies that were prepared for the Township of Cavan Monaghan with regards to Master Servicing for this area including the Fraserville North Monaghan Servicing Study (Class EA Masterplan) that was completed in 2006. In addition an Environmental Consultant as part of that EA also prepared an Environmental Study identifying locations of possible natural features that may need to be preserved subject to further detailed studies.

The report identified potential water servicing scenarios along with eight (8) possible scenarios for sanitary servicing including potential locations of major trunk sanitary sewer mains, sanitary pumping stations, forcemains, wastewater treatment plant locations etc. A lot of detailed work was completed in order to identify the pros and cons for each scenario and to decide on the preferred option.

Our office also reviewed the previous reports and we prepared our own alternative for sanitary servicing which is attached herewith as Figure 1.

We reviewed the overall existing grading of the area and determined that the vast majority of the development north of Cavan Creek can be serviced by gravity thus minimizing the need for costly sanitary pumping stations (SPS) by constructing a sanitary trunk main along County Road 28 (CR28) up to the northerly boundary of the subject area. We have indicated existing elevations in the figure showing how the terrain rises gently from Cavan Creek along CR28 to



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the north making it ideal for a gravity sewer. Subject to more detailed review a new Sanitary Wastewater Treatment Plant (WWTP) can be constructed next to Baxter Creek near Highway 28. Cavan Creek is a tributary to the Otonabee River located to the east which can also provide a possible water supply source along with groundwater sources to feed future watermains along with all the necessary infrastructure.

The settlement area expansion will also include providing full municipal services to the Peterborough Airport which is an important requirement in order to accommodate potential future airport expansion as per a Master Airport Expansion report presented to Peterborough City Council (Report IPSAIR22-006) on July 11, 2022.

Stormwater Management will be reviewed in more detail as the development plans move forward. All levels of stormwater management quantity and quality control requirements as per Ministry of Environment and Otonabee Conservation criteria will be adhered to.

Based on our review of previous servicing studies combined with our own review of the subject area we conclude that providing municipal servicing to the subject area for development purposes will not be an issue.

We trust that this information is sufficient. Should you have any questions please contact the undersigned.

Yours very truly,

VALDOR ENGINEERING INC.

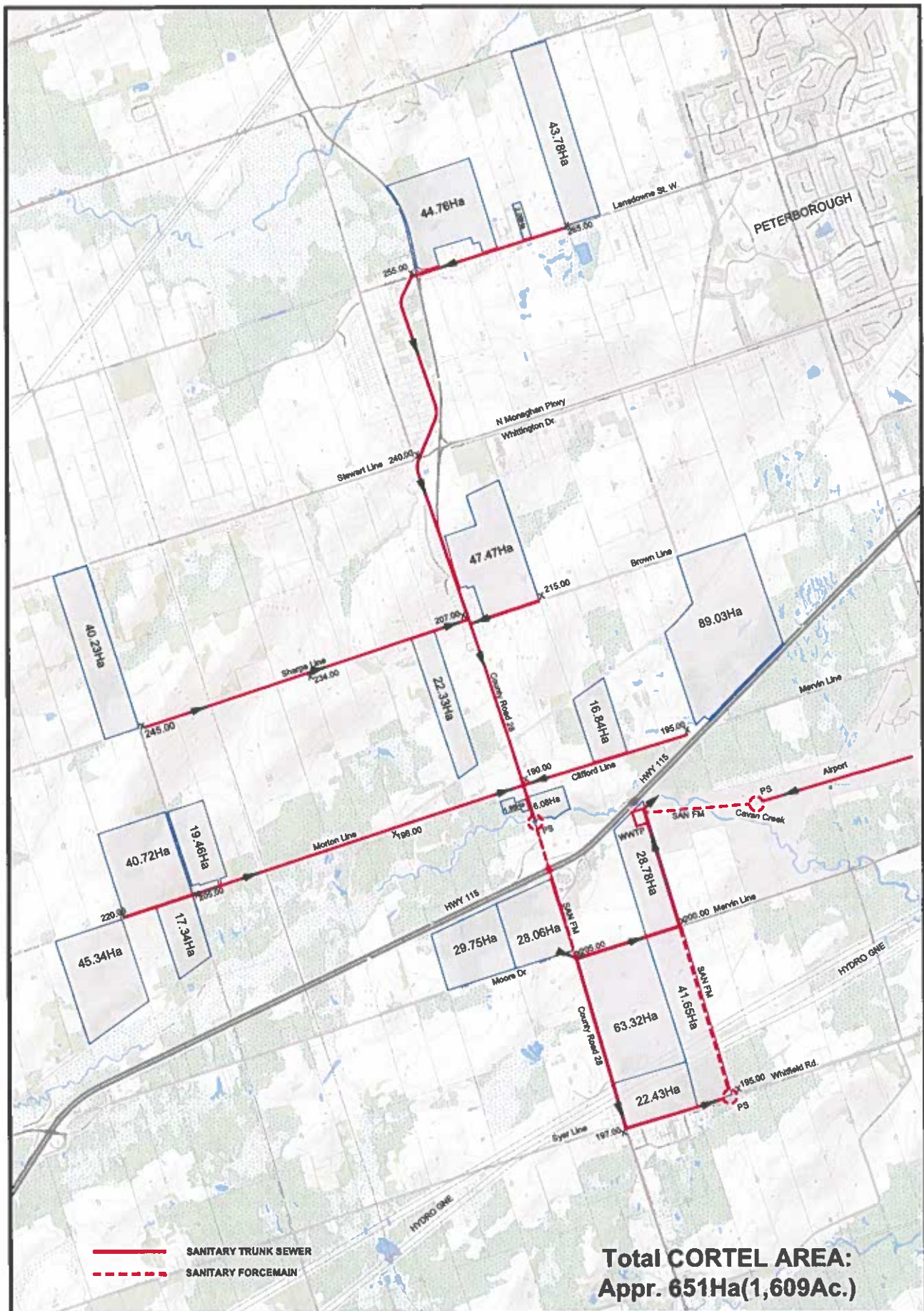


Peter S. Zourntos, P.Eng., C.Eng.
Senior Project Manager, Principal

Attachments:

Figure 1: Master Wastewater Plan

905-264-0054 x 228
pzourntos@valdor-engineering.com



FRASERVILLE, CAVAN MONAGHAN

MASTER WASTEWATER PLAN



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SCALE N.T.S.
DATE Feb., 2023

PROJECT 22140
DRAWN BY V.L.

FIGURE 1