



City of
Peterborough

TO: Members of the Planning Committee

FROM: Ken Hetherington, Manager, Planning Division

MEETING DATE: August 30, 2010

SUBJECT: Report PLPD10-068
Draft Plan of Subdivision 15T-10502
1496951 Ontario Inc.
811 Milford Drive, 334 and 338 Middlefield Road

PURPOSE

A report to evaluate the planning merits of an application for Draft Plan of Subdivision approval for the properties at 811 Milford Drive, 334 and 338 Middlefield Road.

RECOMMENDATION

That Council approve the recommendation outlined in Report PLPD10-068 dated August 30, 2010, of the Manager, Planning Division, as follows:

That Draft Plan of Subdivision Approval for Plan 15T-10502 be granted, subject to the Conditions of Draft Plan Approval attached to Report PLPD10-068, as Schedule 1.

OTHER PERTINENT CONSIDERATIONS

The 'H' – Holding Symbol will be removed from the residential zones upon registration of the plan at the Land Registry Office.

BUDGET AND FINANCIAL IMPLICATIONS

There are no budget or financial implications associated with granting Draft Plan Approval to the proposed Draft Plan of Subdivision.

BACKGROUND

1496951 Ontario Inc. (the Applicant) has filed an application to develop a plan of subdivision consisting of 15 lots for single detached residential purposes with lot widths ranging between 11.9 metres (39 feet) and 12.2 metres (40 feet) along a new cul-de-sac street extending northeast from Milford Drive. Additionally, the Applicant is proposing to develop a 2-unit (e.g. semi-detached) residential lot with approximately 18 metres (60 feet) of frontage on Middlefield Road.

The subject lands are approximately 1.11 hectares in size and are bounded by existing single and semi-detached residential development on Milford Drive, Middlefield Road and Otonabee Drive.

The proposed development will infill a vacant site that has been contemplated for development since the neighbouring Milford Drive subdivision was developed in 1988. At that time, a block of land was reserved for future street purposes to allow the lands to have access to Milford Drive. In the 1990s, City Council approved a Zoning By-law amendment and granted Draft Plan Approval for Plan of Subdivision 15T-95504 on the subject lands. Presently, the Zoning that was approved at that time remains in effect however the Draft Plan of Subdivision Approval lapsed in 1999 and is therefore no longer in effect. The development that is currently proposed essentially recreates the previously approved Draft Plan and seeks to implement the existing Zoning on the property.

ANALYSIS

a) Provincial Policy

The subject lands are situated within the Built-up Area as identified in the Growth Plan for the Greater Golden Horseshoe. Pursuant to Section 1.1.3 of the Provincial Policy Statement (PPS) and Section 2.2.3 of the Growth Plan for the Greater Golden Horseshoe, the proposed plan supports the intensification objectives of the province and promotes the efficient use of existing infrastructure and public service facilities in the immediate area.

b) Official Plan

Schedule 'A' - Land Use, of the Official Plan designates the subject property as "Residential and Schedule 'E' – Residential Density designates the property as "Low Density Residential." Accordingly, the proposed Plan of Subdivision complies with the Official Plan.

c) Zoning By-law

The subject lands were zoned for residential purposes by By-law 1996-25. The Zoning details for the proposed development are as follows:

Lot No.	Existing Zoning	Minimum Lot Width	Minimum Lot Area	Units
1, 15	R.1 – "H"	12m (40 ft)	370 m ²	2
2 - 14	R.1, 2r – "H"	10.6m (35ft)	370m ²	13
16	R.2 – "H"	9m/unit (30ft)	278m ² /unit	2

Lots 2 – 14 are pie-shaped lots which are narrower at the front. Notwithstanding that the Zoning requires a minimum lot width of 10.6 metres (35 feet), each lot will have a minimum width of 12 metres (40 feet) at the building line.

The proposed Plan of Subdivision complies with the current Zoning By-law.

By-law 1996-25 imposed a "H" – Holding Symbol on the subject lands. The Holding Symbol will be lifted once a Plan of Subdivision is registered on the lands.

d) Draft Plan of Subdivision

As part of the Draft Plan of Subdivision Approval process, the City comprises a list of Conditions of Draft Plan Approval, based on comments from Agency Circulation, which outlines work that must be completed by the developer to the satisfaction of the commenting agencies. This work must be completed and cleared by the respective agencies before Final Approval can be granted. Final Approval allows the subdivision to be registered and lots to be sold.

i) Drainage

Standard practice is for ORCA and the City to require the preparation and implementation of a detailed storm water management report, including erosion and sedimentation control, as a condition of Draft Plan Approval.

The Applicant is proposing to direct stormwater runoff from the site to the existing stormwater management pond located on Crystal Drive, adjacent to Highway 7/115. The Crystal Drive pond outlets to a trunk storm sewer on Stewart Drive which then drains to a ditch in the Highway 7/115 right-of-way. In order to ensure that the proposed development does not increase flows from the watershed to the Highway 7/115 right-of-way, the Applicant is proposing to alter the inlet to the Crystal Drive pond to ensure that additional water is stored in the pond during storm events.

As a condition of Draft Plan Approval, the Applicant will be required to demonstrate, to the satisfaction of the City Engineer, that any alterations to the pond inlet will not adversely impact the storm sewer system upstream from the pond, that outlet flows will be maintained at existing levels, and that the flow conveyance route to the facility will not be adversely impacted.

ii) Servicing

Local water distribution and wastewater collection sewers are available within the Milford Drive road allowance. The Applicant proposes to extend the existing local services for this development. As a condition of Draft Plan Approval, the Applicant will be required to construct storm and sanitary services to the City's satisfaction. Additionally, the Applicant will be required enter into an agreement to with Peterborough Utilities Services Inc. for the provision of water and electrical services.

iii) Parkland Dedication

Under Section 51.1 of the Planning Act, the City can require up to 5% of the land devoted to residential development for parkland dedication. The subject property is 1.111 hectares (2.74 acres) in area and therefore the City could require 0.056 hectares (0.138 acres) of parkland.

Alternatively, the City can require cash-in-lieu of parkland dedication if deemed appropriate. In this case, staff recommend accepting cash-in-lieu of parkland because a 0.056 hectare block would be too small to serve any practical purpose.

Kiwanis Park, located south of Milford Drive, is a walking distance of approximately 100 metres (330 feet) from the proposed development. Additionally, Corrigan Hill Park, located at the end of Sabatino Court, is approximately 150 metres (500 feet) from proposed Lot 16 on Middlefield Road.

iv) Environmental Issues

The proposed development is an infill subdivision that does not affect any elements of the City's Natural Areas Network as identified on Schedule C – Natural Areas & Flood Plain of the Official Plan.

v) Transportation

Access to the site is proposed via a new cul-de-sac street extending north from Milford Drive. At Milford Drive, the road allowance will be 20 metres (66 feet) in width and will taper to 18.5 metres (60 feet) within the site. The location of the proposed intersection with Milford Drive was planned as part of the neighbouring Milford Drive subdivision that was developed in the late 1980s.

Peterborough Transit Route No. 10 – Collison – travels across the Milford Drive frontage of the lands. The nearest bust stop is approximately 120 metres (400 feet) from the subject lands, near the intersection of Milford Drive and Middlefield Road.

In accordance with the City's Sidewalk Policy, sidewalks are not required for this development.

vi) Surrounding Land Uses

To the northwest and southwest, the adjacent lands are developed primarily with single detached homes with lot frontages ranging from 12m (40 ft) to 15.2m (50ft) along Otonabee Drive and Milford Drive. Along Middlefield Road to the east and northeast, the adjacent lands are developed primarily with single detached homes with a lot frontage of 9m (30ft). Homes along Milford Drive to the southeast of the site are primarily semi-detached. The proposed development is consistent with its surrounding context.

RESPONSE TO NOTICE

a) **Agency Responses**

As part of staff's processing of the application, and pursuant to the Planning Act, staff provided notice of the application to, and sought comments from, the prescribed

commenting agencies on February 26, 2010. Agency comments were generally in support of the development with some agencies requiring conditions of Draft Plan Approval. These conditions have been included in Schedule 1, attached to this report.

Otonabee Region Conservation Authority, Utility Services Department (USD), and the Ministry of Transportation must approve a stormwater management report, erosion and sedimentation control report prior to Final Approval.

Canada Post has advised that a Community Mailbox will be required within the proposed road allowance, adjacent to the northeast corner of the property municipally known as 805 Milford Drive, to service the development.

The Kawartha Pine Ridge District School Board advised that students generated from this development will attend Otonabee Valley Public School for primary and junior grades, Kenner Intermediate for grades 7 and 8, and Kenner Collegiate Vocational institute for secondary school.

No further agency has expressed any significant concerns or requests with respect to the proposed Draft Plan of Subdivision.

b) Public Responses

Notice of Complete Application was published in the Peterborough Examiner on March 3, 2010. Notice of Public Meeting was issued by mail to all prescribed agencies and persons that own property within 120 metres of the subject lands on August 3, 2010. Additionally, the Notice of Public Meeting was published in the Peterborough Examiner on August 6, 2010. The notice complies with the requirements of the *Planning Act*, R.S.O. 1990, c.P.13.

One telephone inquiry has been received in response to the Notice of Public Meeting. In particular, an area resident questioned the impact that the proposed development will have on existing traffic operations in the area. Utility Services does not have any concern with the proposed development from a traffic perspective; the proposed development will not have a significant impact on the operation of surrounding streets or intersections.

SUMMARY

Approval of the application for Draft Plan of Subdivision approval is recommended for the following reasons:

- i. The proposed Draft Plan will develop a long-standing vacant parcel and complete the subdivision development of the Milford Drive/Middlefield Road neighbourhood;
- ii. The proposed supports City and Provincial to encourage intensification within the existing Built-up Area;
- iii. The proposed Draft Plan is consistent with the matters of Provincial Interest as established under the Planning Act, does not conflict with any Provincial Plan, and implements both the existing Official Plan designation and Zoning on the lands;
- iv. All of the matters which must be considered according to Section 51(24) of the Planning Act have been addressed or will be addressed through the Conditions of Draft Plan Approval.

Submitted by,

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Concurred with,

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Attachments:

Schedule 1 - Conditions of Draft Plan of Subdivision Approval
Exhibit A - Notice of Public Meeting
Exhibit B - Land Use Map
Exhibit C - Draft Plan of Subdivision