

**Attachment 4. Beaverton Mara Inc. Proposed Plan of Subdivision  
Planning Act Section 51(24) Review**

<b>Section</b>	<b>Evaluation</b>
<p>In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility of persons with disabilities and welfare of the present and future inhabitants of the municipality and to,</p>	<p>The proposed plan of subdivision is intended to implement the Region's and Township's planning approvals to date for the community of Beaverton, in particular the approved Township Official Plan. The comprehensive planning process for the Township has been carried out in keeping with Provincial policy having regard for the health, safety, convenience, accessibility and welfare of present and future inhabitants of the Township. In particular, the Official Plan is based on principles developed through that process in accordance with provincial plans, and the Region of Durham Official Plan.</p>
<p>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</p> <p>Section 2 identifies matters of provincial interest which the council of a municipality "shall have regard to" such as:</p> <ul style="list-style-type: none"> <li>a. the protection of ecological systems, including natural areas, features and functions;</li> <li>b. the protection of the agricultural resources of the Province;</li> <li>c. the conservation and management of natural resources and the mineral resource base;</li> <li>d. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</li> <li>e. the supply, efficient use and conservation of energy and water;</li> <li>f. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</li> <li>g. the minimization of waste;</li> <li>h. the orderly development of safe and healthy communities;</li> </ul>	<p>The effect of the development of the proposed plan of subdivision with respect to the relevant matters of provincial interest, recognizing the location of the subject lands in a settlement area, is summarized as follows:</p> <ul style="list-style-type: none"> <li>a. The major ecological system (White's Creek Valley) is to be protected and zoned in an environmental zone.</li> <li>b. The subject lands form part of the Beaverton Urban Area and are designated for development as "Residential Area".</li> <li>c. No natural resources have been identified on the subject lands.</li> <li>d. The required archaeological studies have been conducted and appropriate protocols established with respect to development to ensure the protection of any archaeological resources.</li> <li>e. Based on the background work and Township and agency review, conditions of draft plan approval have been established to ensure supply, efficient use and conservation of energy and water.</li> </ul>

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<p>h.1 the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</p> <p>i. the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</p> <p>j. the adequate provision of a full range of housing, including affordable housing;</p> <p>k. the adequate provision of employment opportunities;</p> <p>l. the protection of the financial and economic well-being of the Province and its municipalities;</p> <p>m. the co-ordination of planning activities of public bodies;</p> <p>n. the resolution of planning conflicts involving public and private interests;</p> <p>o. the protection of public health and safety;</p> <p>p. the appropriate location of growth and development; and</p> <p>q. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</p> <p>r. the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are high quality, safe, accessible, attractive and vibrant.</p> <p>s. the mitigation of greenhouse gas emissions and adaptation to a changing climate.</p>	<p>f. Based on the background work and Township and agency review, conditions of draft plan approval have been established to ensure adequate and efficient communication, transportation, sewage and water services and waste management systems will be provided.</p> <p>g. Minimization of waste will be carried out in accordance with Regional and Township requirements.</p> <p>h. The proposed plan of subdivision implements the directions in both the Regional and Township Official Plans.</p> <p>h.1 Accessibility is primarily implemented through the design of the buildings and structures which will be required to meet Provincial legislation in that regard.</p> <p>i. An expansion of the park in the Marydel subdivision is proposed in accordance with the requirements of the Township, as well as the construction of a trail in the White's Creek valley.</p> <p>j. When examined as a whole it was concluded that the housing mix proposed provides for the provision of a mix of housing appropriate for Beaverton, including townhouses which have the potential to provide more affordable housing options.</p> <p>k. Not applicable.</p> <p>p. The development is located in the Beaverton Urban Area which is a designated area for development.</p> <p>(l)(m)(n)(o)(q)(r)(s) The comprehensive planning process ensures the co-ordination of planning activities of public bodies, the resolution of conflicts, the protection of public health and safety, the protection of the financial wellbeing of the Township, and sustainable development which is well designed.</p>

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(b) whether the proposed subdivision is premature or in the public interest;	The proposed plan of subdivision implements the Regional and Township Official Plans. Development of the plan of subdivision has been coordinated with the adjacent plan of subdivision.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	
(d) the suitability of the land for the purpose for which it is to be subdivided;	
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	As part of the development townhouses are proposed which have the potential to contribute to the future supply of more affordable housing options and are suitable to accommodate a range of household configurations.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The transportation system reflects the directions in the transportation studies including the Traffic Impact Statement and the Addendum Letter. These reports have been reviewed by the Township consulting engineer and the Region of Durham.
(f) the dimensions and shapes of the proposed lots;	The dimensions and shapes of the proposed lots have been carefully assessed and generally reflect the standards required to accommodate the proposed housing units and services.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The proposed plan of subdivision has been designed to ensure that development is coordinated with the development of the adjoining lands particularly the Marydel subdivision.
(h) conservation of natural resources and flood control;	Development has been planned in accordance with the Pre-Development Storm Drainage Plan, Functional Servicing Report and Stormwater Management Report among other background work, as reviewed by LSRCA, with particular consideration for the relationship to White's Creek.

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(i) the adequacy of utilities and municipal services;	Development has been planned in conformity with the Functional Servicing Report and Stormwater Management Report and other required background work for the plan of subdivision, to ensure the adequacy of utilities and municipal services.
(j) the adequacy of school sites;	Development has been planned in consultation with the school boards to ensure the adequacy of the school sites. The School Board advised that no new schools are required to service the subject lands.
(k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Parkland and the lands in White's Creek valley will be conveyed or dedicated for public purposes as required by the Township.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The comprehensive planning process ensures sustainable development which is well designed.
(m) the interrelationship between the design of the proposed plan of subdivision and site control matters relating to any development on the land, if the land is also located in a site control area designated under subsection 41(2) of this Act .....	There are no site plan approvals for the proposed development as part of the plan of subdivision.