

PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT &
PLAN OF SUBDIVISION

3735 MENOKE BEAC ROAD

West Shore, Township of Severn

Date:

March 2021

Prepared for:

Masoud Ahmadi-Ochblagh

Prepared by:

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Our File 1820B

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1.0 Introduction

MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by owner, Masoud Ahmadi-Ochblagh (hereinafter the “Owner”) to seek approval of a Draft Plan of Subdivision (“DPS”) and Zoning By-law Amendment (“ZBA”) for the property municipally addressed as 3735 Menoke Beach Road in the Township of Severn (hereafter referred to as “the Subject Lands”) (**Figure 1**). The Owner proposes to rezone and subdivide the Subject Lands to facilitate the creation of 84 single detached lots, two (2) townhouse blocks (for 16 future townhouse units); a stormwater management pond block (“SWM pond”), trail / stormwater connector blocks and the extension of Lakepoint Drive.

Prior to submitting these applications, MHBC and the Owner pre-consulted with Township and County planning staff both on November 2019 to clarify the requirements for submission. Furthermore, Azimuth Environmental Consulting pre-consulted with the Severn Sound Environmental Association in April 2020 on the approach to environmental work, resulting in an acceptance of terms of reference on July 2020.

The Subject Lands are designated “Settlements” in the County of Simcoe Official Plan (“County OP”) and as “Settlement Living Areas” with a small portion (\pm 0.4 ha) under “Environmental Protection” in the Township of Severn’s Official Plan (“Township OP”). The proposal is seeking approval for a DPS to implement these land use designations permitted as of right within both Official Plans.

The Subject Lands are zoned Residential Type One (R1) Zone in the Township’s Zoning By-law 2010-65 (“the By-law”). The proposed ZBA is seeking to rezone the Subject Lands to a Residential (R1) zone with a site-specific exception to alter a number of provisions related to frontage, setbacks and lot coverage. The ZBA would also rezone a portion of the property from Environmental Protection to Residential, removing the overlay as per the recommendation of the EIS.

A copy of the proposed ZBA to the Township of Severn Zoning By-law 2010-65 is attached in **Appendix A** of this Report.

This Planning Justification Report has been prepared in support of the DPS and ZBA application on the Subject Lands, and provides justification thereto.



Figure # 1
Location Map

Legend

Property Boundary

DATE	June 2020
SOURCES	Land Information Ontario Contains information licensed under the Open Government Licence - Ontario
<p>Meters (1:40,000)</p>	
<p>W:1182018 - 3735 Menoke Beach Road Planning Justification Report/Figures/GIS</p>	

2.0 Site and Surrounding Context

2.1 Site Description

The Subject Lands are located within the West Shore Settlement Area in the Township of Severn, southeast of Amigo Drive and Menoke Beach Road. The land area is approximately 6.54 ha (16.16 acres) with frontage of approximately 113m along Menoke Beach Road (**Figure 2**). The lands are situated at the north end of Lakepoint Drive.


The Subject Lands are vacant of any development or built form, and consist mainly of a flat open field with the exception of a hedgerow that crosses a small portion at the easterly side of the property and a small vegetated area along the east perimeter of the property.

2.2 Surrounding Area

The Subject Lands are located in the West Shore Settlement Area, a community situated along Lake Couchiching and east of Highway 11. The community generally consists of residential, institutional and open space uses (**Figure 3**). The surrounding land uses include:

- North:** To the north of the Subject Lands are residential lots that front onto Amigo Drive and an unevaluated wetland.
- East:** Directly east of the Subject Lands are single detached residential lots that front onto Wood Avenue.
- South:** Immediately south of the site are future recreational lands (i.e. future recreation facility, soccer field and tennis courts) fronting onto Menoke Beach Road that were dedicated by the previous owner (Orsi) to the Township as parkland. Lakepoint Drive is planned to end at the southerly limit of the subject lands. Lakepoint Drive is planned to be lined with single detached residential lots up to the subject lands.
- West:** Agricultural (farm fields and residences) on the opposite side of Menoke Beach Road.



<p>Figure # 2 Context Map</p>	<p>Legend</p> <p> Property Boundary</p>	<p>DATE: June 2020</p>
		<p>SOURCES: Land Information Ontario Contains information licensed under the Open Government Licence - Ontario 2018 Aerial Photography from County of Simcoe GIS</p>
		<p>0 37.5 75 150 225 300 Meters (1:7,500)</p>
		<p>W1182018-3735 Menoke Beach Road Planning Justification Report\Figures\GIS</p> <p style="text-align: right;">  PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE </p>

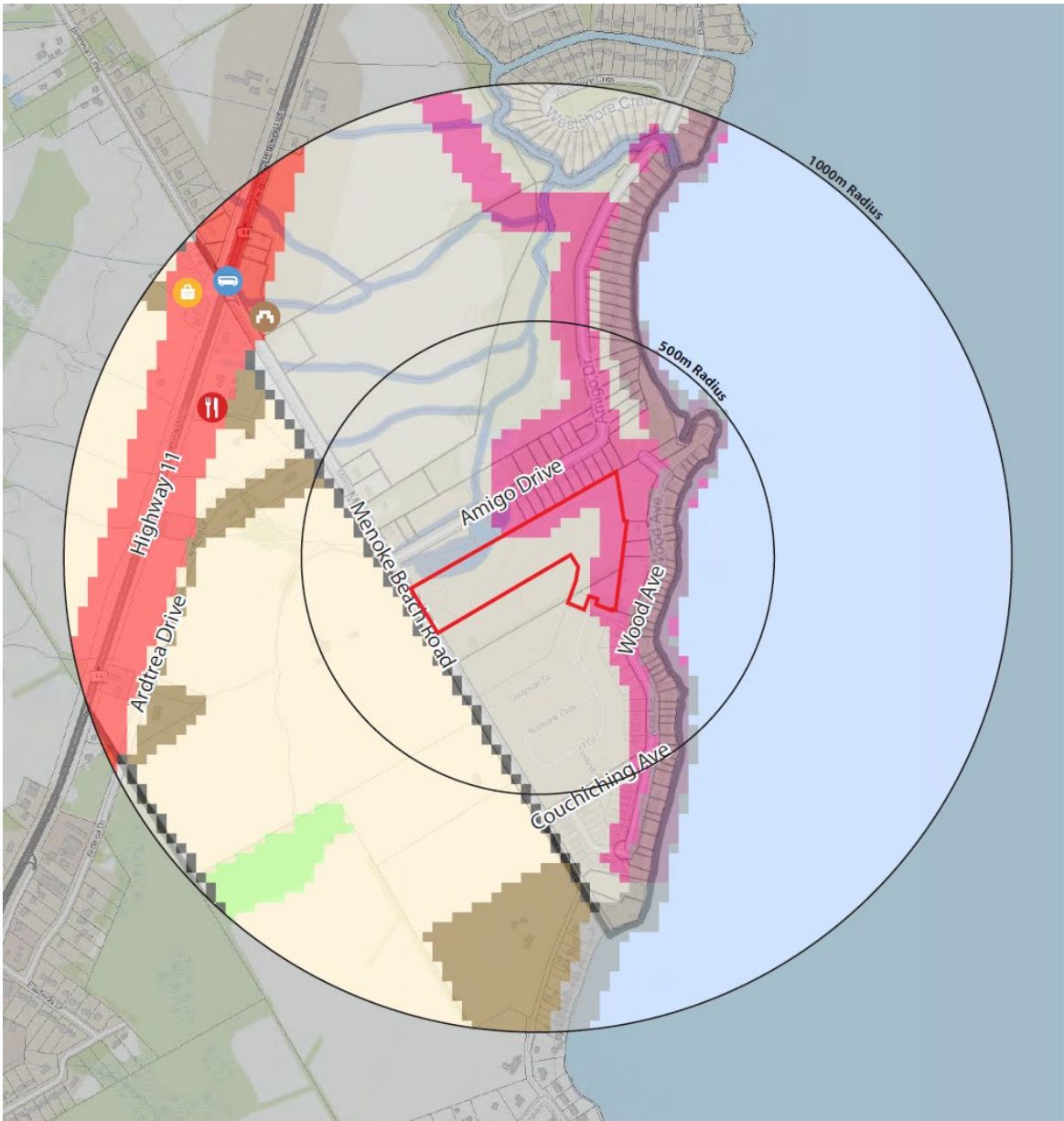


Figure # 3

- Provincial Highway
- Local Road
- Settlement Boundary
- Built Boundary
- Settlements
- Agricultural
- Rural
- Greenlands
- Bus Stop
- Retail
- Place of Worship
- Restaurant

3.0 The Proposal

3.1 Proposed Subdivision

The Subject Lands are within the established West Shore Settlement Area within the Township of Severn, are designated Settlement Living Area, and are in close proximity to the existing road network including Menoke Beach Road that connects to Highway 11. The proposal for the Subject Lands is to subdivide the property into 84 new residential lots, and two (2) townhouse blocks (planned for 16 future townhouse units). The lots and units will be accessed via an extension to Lakepoint Drive, reconnecting it to Menoke Beach Road at the northwest corner of the subject lands. A copy of the Plan of Subdivision has been included as **Appendix B** of this report.

The proposed applications implement future residential uses that are permitted as-of-right in the existing land use designations outlined in both the County and Township’s Official Plans. The proposed lots will have frontage on Lakepoint Drive and will be serviced through municipal water and sanitary treatment within the Settlement Area.

The proposed lots promote higher densities in order to conform to Provincial and County Official Plan policies now in effect while maintaining a similar housing pattern/format consistent with the existing community. Townhouse blocks provide for a more intensive housing format situated near the entrance off of Menoke Beach Road as a gateway form.

In total the three (3) blocks and 19 lots will be created through the DPS, as described below:

Table 1: Proposed Draft Plan of Subdivision: Block and Lots

Block and Lots	Area	Units	Proposed Land Use
Lots 1 - 84	4.477 ha (11.063 acres)	84	Residential (single-detached)
Blocks C & D	0.486 ha (1.203 acres)	16	Residential (townhouses)
Block A	0.302 ha (0.746 acres)		Stormwater Management
Block B	0.033 ha (0.083 acres)		Trail / Road Widening
Block E	0.012 ha (0.03 acres)		Trail
Lakepoint Drive	1.228 ha (3.033 acres)		Roads
Total	6.539 ha (16.158 acres)	100	

The subdivision design protects existing environmental areas to the north as outlined in the Natural Heritage Study prepared by Azimuth Environmental Consulting. The design also protects for stormwater management requirements while allowing for pedestrian linkages to the recreation block from Lakepoint Drive.

3.2 Supporting Reports

In support of the proposed development, the following studies have been prepared to ensure the proposal for the Subject Lands is appropriate:

- Traffic Impact Assessment and Addendum prepared by C.C. Tatham and Associates Ltd (“C.C. Tatham”)
- Environmental Impact Study prepared by Azimuth Environmental Consulting, Inc. (“Azimuth”)
- Functional Servicing Report and Addendum prepared by C.C. Tatham
- Stormwater Management Report and Addendum prepared by C.C. Tatham
- Archaeological Assessment prepared by Irvin Heritage Inc.

The reports have been reviewed and their applicability relative to provincial and local policy and regulations has been identified in Section 4.0 of this Report.

4.0 Planning Analysis

4.1 Policy Context

The following are a list of policies and regulations that are applicable to the development of the Subject Lands and must be considered:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- County of Simcoe Official Plan
- Township of Severn Official Plan
- Township of Severn Zoning By-law

The relevant policies and regulations have been analyzed to evaluate how the proposed DPS and ZBA support the intention and goals of each, as outlined in Sections 4.2 through 4.6 of this Report. Overall, it is found that the proposed DPS and ZBA are consistent with these applicable policies and regulations.

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the “PPS”) was approved by the Ministry of Municipal Affairs and Housing to come into effect on May 1, 2020 and is applicable to the Subject Lands. The PPS provides general policy direction in matters relating to land use planning and development. The PPS outlines policy for Ontario’s long term prosperity, economic health and social well-being. These directives help to inform Municipalities’ Official Plans and Zoning By-Laws, which then allow for the efficient use of lands and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth. The following is a summary of applicable policy in the PPS.

Building Strong Healthy Communities

The policies of **Section 1.1** seek to manage and direct land use to achieve efficient and resilient development and land use patterns. **Policy 1.1.1** states that healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs;*

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- 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;*
- e) *promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns optimization of transit investments and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.*

The proposal supports these objectives as:

- a) The proposed DPS and ZBA provides for infill development with increased density on the Subject Lands, optimizing use of existing lands and thereby supporting the financial well-being of the Township and Province.
- b) The proposal will permit a mix of residential lots and unit types that are appropriate within the context of the surrounding lotting pattern and character of the community.
- c) As confirmed by the EIS, the proposed development will not significantly impact on unique wildlife functions, given that recommendations for mitigation are included in the proposal for development.
- a) The proposed development will not prevent future expansion of the settlement area in the future, should it be deemed necessary.
- b) The proposal would allow for the development of an underutilized property thereby minimizing land consumption. Further, the development will connect to municipal servicing, supporting infrastructure already in place.
- c) The proposed development will deliver accessibility where feasible through detailed engineering design of the subdivision.
- d) A Functional Servicing Report and Addendum prepared by C.C. Tatham and Associates confirms that capacity is available to service the proposed development through connections to available municipal infrastructure;
- e) The proposed development will protect adjacent environmental areas, thereby conserving the area's biodiversity;
- f) Directing growth through more intensive development to settlement areas helps to reduce service requirements and travel needs, which help to minimize impacts on climate change.

The proposed development meets the objective of **Policy 1.1.2** as it represents moderate intensification within a settlement area, making use of available land and infrastructure.

Settlement Areas

Policy 1.1.3 of the PPS is applicable to the proposed development as it states that *“the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities [...] 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.”* The proposed development directs growth to the settlement area and supports the effective use of infrastructure (i.e. roads, municipal water and sanitary treatment, community uses) while being sensitive to the need for integration into the existing community.

Policy 1.1.3.1 of the PPS states that *“settlement areas shall be the focus of growth and development.”* The Subject Lands are located in a settlement area and proposes to develop underutilized lands.

Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Policy 1.1.3.3 which states that *“Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock of areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”*

The proposed DPS supports **Policy 1.1.3, 1.1.3.2 and 1.1.3.3** as it proposes future residential uses that will efficiently use land by directing growth to within an established settlement area with services in place. The proposal is an infill development within an existing settlement area, and will therefore optimize the use of existing infrastructure and public services available to the area, and represents the logical extension of those services. In addition, the proposed residential development supports the adjacent future recreational

facilities and will promote connectivity, reducing vehicular use, supporting active transportation and minimizing negative impacts to air quality and climate change.

Policy 1.1.3.4 describes the need to facilitate intensification appropriately while avoiding or mitigating risks to public health and safety. The proposed DPS facilitates appropriate intensification for the Township on municipal services and outside hazard lands, avoiding risk to public health and safety.

Housing

The housing policies within **Policy 1.4.1** provides for *an appropriate range and mix of housing types and densities to be maintained in order to meet projected requirements of current and future residents by:*

- a) maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The proposed DPS seeks to address these policies as it allows for appropriate residential intensification on vacant underutilized land that is designated and available for residential development. The proposal helps to maintain the 3 year supply of available residential units for the West Shore settlement area.

Section 1.4 discusses housing needs and requirements for directing appropriate growth within municipalities. Furthermore, **Policy 1.4.1 a) and b)** provides for *an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- (a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment, and, if necessary, lands which are designated and available for residential development; and*
- (b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a minimum three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

The proposed DPS addresses these policy objectives as it will provide more housing opportunities to meet the future needs of the Township and County while maintaining servicing capacity for other areas in the Township through proposed private services to sustain the subdivision.

Infrastructure and Public Service Facilities

Policy 1.6.6.2 states that: *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.* In accordance with Policy 1.6.6.2, the subject lands are within a settlement area where municipal services are available. CC Tatham has confirmed the proposed intensification can be feasibly serviced, optimizing the use of existing infrastructure.

Policy 1.6.6.7f) requires the promotion of stormwater management best practices, including stormwater attenuation and re-use, and low impact development (“LID”). The proposed DPS will apply best management practices and LID measures in the proposed SWM pond. These measures will include roof leaders, low-sloped grass swales, and a wet SWM facility as outlined in the FSR prepared by C.C. Tatham.

The policies of **Section 1.6.7** provide policies with respect to Transportation Systems and their implementation through development applications.

Policy 1.6.7.1 states that *transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.*

The proposed DPS addresses policies 1.6.7.1 by facilitating a planned extension of Lakepoint Drive and connecting it back to Menoke Beach Road. Given the configuration of the subject lands, the proposed Lakepoint Drive requires a significant corner. In order to provide proper sight lines and turn movement, additional area has been added by ‘extending’ the corner. The proposed street configuration has been reviewed and confirmed acceptable by CC Tatham. Furthermore, a Traffic Impact Study prepared by C.C. Tatham has been prepared in support of the applications and concludes that the proposal will not have any impact on the greater transportation network.

Policy 1.8.1 describes how *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:*

- c) Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas*
- e) Encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion*
- f) Promote design orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and*
- g) Maximize vegetation within settlement areas, where feasible.*

The proposed DPS will assist the Township in meeting the requirements of **Policy 1.8.1** by ensuring that future development can occur within a designated Settlement Living Area, helping to shorten commute journeys and concentrating development within an established community. The proposed DPS is also

designed to protect for environmental areas and will maximize the protection of vegetation on future lots to ensure infill is sensitive to the existing community character and environment.

Natural Heritage

Policy 2.1.1 states that *natural features and areas shall be protected for the long term*. Furthermore, **Policy 2.1.2** stipulates that *"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."* The subject lands are essentially void of any significant natural heritage features or surface water features. Most notably, a wetland area is situated adjacent to the north of the site which is bisected by the northern boundary line of the proposed development. This wetland is not identified as a Provincially Significant Wetland (PSW), and is considered to be relatively benign regarding wildlife habitat function. Nonetheless, the proposed DPS incorporates design measures to protect the wetland area that exists on the adjacent lands by implementing mitigation measures such as buffer planting using suitable plant species to the rear of the plots adjacent to the wetland area. The proposed SWMP will also maintain water quality feeding into habitat areas. For further details on natural heritage systems in relation to the proposed development, please refer to the EIS.

Cultural Heritage and Archaeology

Policy 2.6.2 states that *"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."* An archaeological assessment prepared by Irvin Heritage Inc. is submitted with this application. The report confirms that there are no archaeological concerns on the Owner's lands, complying with this policy.

Based on the above analysis, it is our opinion the proposed ZBA and the DPS are consistent with the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe ("Growth Plan") is applicable to the Subject Lands. A new Growth Plan came into effect on August 28, 2020 and is therefore applicable to the proposed applications. The management of growth in existing areas, and where it should be taking place, is guided through the Growth Plan as it recognizes the importance of intensification and the way municipalities handle that growth.

An analysis of the Growth Plan policies has been conducted to demonstrate that the proposed DPS and ZBA applications conform to the direction of the plan.

The relevant policies of **Section 2.2**, which provide policies and where and how to grow, are described and addressed as follows:

Policy 2.2.1 provides population and employment forecasts to be used for planning and managing growth in the Greater Golden Horseshoe ("GGH") for the horizon of this Plan. The proposed DPS and ZBA will permit the development of a residential community which will assist in achieving the population targets for the Township as set out in through this policy and in Schedule 3 of the Growth Plan.

Policy 2.2.1.2 states that the forecasted growth to the horizon of this Growth Plan shall be allocated based on the following:

- a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*
 - iii. *can support the achievement of complete communities;*
- b) *growth will be limited in settlement areas that:*
 - i. *are rural settlements;*
 - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. *are in the Greenbelt Area;*
- c) *within settlement areas, growth will be focused in:*
 - i. *delineated built-up areas;*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities;*
- d) *development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) *development will be generally directed away from hazardous lands; and*
- f) *the establishment of new settlement areas is prohibited.*

The Subject Lands are located within the West Shore Settlement Area, an area serviced by existing water and wastewater services. As shown on **Figure 4**, the subject lands are within a Designated Greenfield Area. Though not located in a delineated Built-up Area, the site is adjacent to existing residential developments.

In my opinion, this proposal reflects limited growth as contemplated by the Growth Plan (see **Figure 4**), as the proposal provides a lotting fabric and pattern that is comparable to that of abutting residential lots to the north, representing modest intensification that is context-sensitive. The proposed development will not

require a settlement area expansion and will be outside of any hazardous lands. Therefore, the proposed DPS and ZBA conform to the requirements of Policy 2.2.1.2.

Policy 2.2.1.4 promotes the application of the policies of the Growth Plan in order to *support the achievement of complete communities that:*

- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and**
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development.*

The proposed DPS and ZBA will assist the Township and County in achieving a complete community by increasing housing options within the community. The proposed development is adjacent to parkland dedicated by the former owner to the Township for parkland purposes where community recreational facilities are planned. The owner will also work with the Township to implement LID standards to ensure resiliency and to help combat climate change.

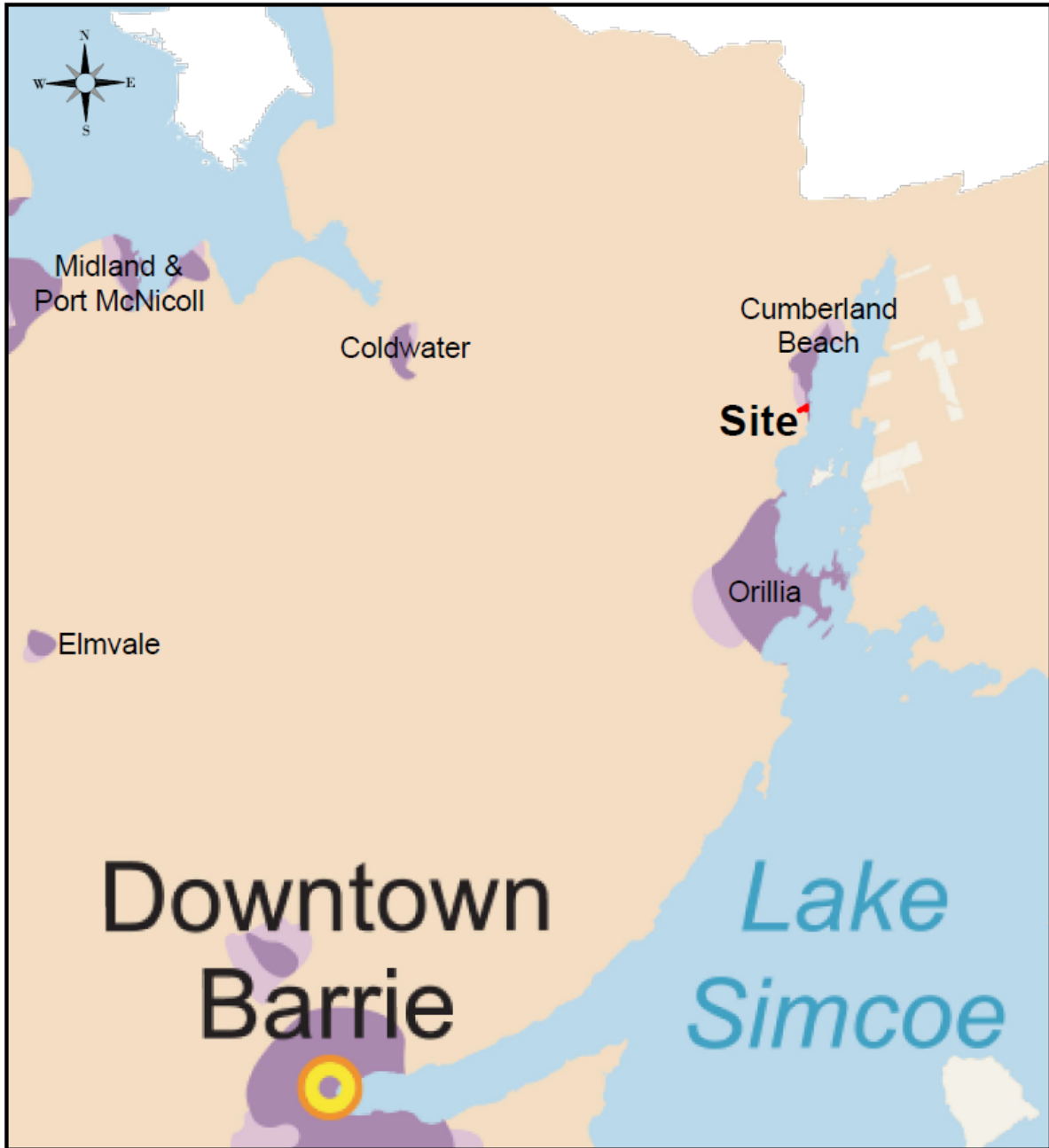



Figure # 4
Urban Growth Centres
A Place to Grow

- Legend**
- Property Boundary
 - Urban Growth Centres
 - Built-Up Area - Conceptual
 - Designated Greenfield Area - Conceptual
 - Greater Golden Horseshoe Growth Plan Area

Date	June 2020
Sources	Places to Grow Growth Plan for the Greater Golden Horseshoe, 2017 Schedule 4 - Urban Growth Centres
Scale	0 4000 8000 Meters (1:250,000)
W:\182018 - 3735 Menoke Beach Road\Planning Justification Report\Figures\CAD\182018 - Planning Report Figures	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

The policies of **Section 2.2.2** speak to the general intensification targets and built form within the Built-Up Areas and **2.2.2(b)** states that certain municipalities including Simcoe County *will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be within the delineated built-up area, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan. 2.2.2.2* requires that *until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.* Therefore, in this case, the Township of Severn requires that at least 20% of new residential units occurring annually are to be developed within the built boundary of the Township's settlement areas by the year 2015 and for each year thereafter. The proposed development is outside but immediately adjacent to the built-up area. The proposal represents a total of 99 units in order to meet the County's Official Plan Policy (3.5.23) that requires the Township achieve a density of 32 residents and jobs combined per hectare in the designated greenfield area. Given that West Shore is a serviced Settlement Area, the County requested that townhouse units be added to promote principles of a complete community and a broader range of housing types. Therefore it is expected that the proposed development will not impact the ability for the County and Township to meet their intensification target set out in the Growth Plan and, more specifically, in the Simcoe County Official Plan.

Section 2.2.6 speaks to the Growth Plan's housing policies.

Policy 2.2.6.1 states that *"Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:*

- a) *support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:*
 - i. *identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and*
 - ii. *establishing targets for affordable ownership housing and rental housing;*
- b) *identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
- c) *align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;*
- d) *address housing needs in accordance with provincial policy statements such as the Policy Statement: "Service Manager Housing and Homelessness Plans"; and*
- e) *implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws."*

Policy 2.2.6.2 states that *"Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a) *planning to accommodate forecasted growth to the horizon of this Plan;*

- b) *planning to achieve the minimum intensification and density targets in this Plan;*
- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.”*

In support of objectives in Policies 2.2.6.1 and 2.2.6.2, the proposed DPS and ZBA provide for gentle intensification that will help the Township is achieving minimum intensification and density targets needed to accommodate population forecasts. The proposed DPS maintains similar housing formats but at a moderately higher density to help achieve this objective while continuing the character of the existing low-rise residential housing formats surrounding the proposed development.

Policy 2.2.6.4 states that *“Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.”* The proposed subdivision are within a settlement area where municipal services exist with sufficient capacity to accommodate the additional units and can be feasibly extended.

Policy 3.2.7.2 requires *“Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*

- a) *is informed by a subwatershed plan or equivalent;*
- b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
- c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
- d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.”*

A SWM Report prepared by C.C. Tatham outlines a stormwater management approach that adheres to applicable guidelines and standards issued at a municipal and provincial level.

Policy 4.2 speaks to the Growth Plan’s policies for protecting what is valuable.

Policy 4.2.2.3.a states that within the *Natural Heritage System*, new development or site alteration will demonstrate that:

- i. *there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- ii. *connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*

- iii. *the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- iv. *except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;*
- v. *with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and*
- vi. *at least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in subsection 4.2.8;*

The proposed development protects the natural heritage system on the Subject Lands by implementing a number of mitigation measures set out in the Environmental Impact Study (EIS). Direct impacts on wetland and fish habitat on the property are anticipated as a result of encroachment from the proposed development into the wetland adjacent to the north of property. However, the impacts on wildlife functions will not be significant as mitigation measures are included in the proposal. It should also be noted that the EIS identified that no wildlife habitat function was attributed specifically to the area of wetland encroachment. The wetland is also not identified as a Provincially Significant Wetland (PSW).

Furthermore, the wet pond stormwater management facility will also help ensure the protection of the natural heritage system within and outside of the subdivision through enhancing surface water runoff quality as a result of the proposal in the form of suspended solids removal.

Overall, the EIS confirms that the location of the SWM and residential lots continue to protect and maintain the function of the Natural Heritage System, therefore meeting the intent of this policy.

Policy 4.2.5 speaks to ensuring that provisions are made for publicly accessible open spaces whether it is by the municipalities, conservation authorities, non-governmental organizations and/or other interested parties. The proposed DPS provides for an open space block (Block 2) that can be publically accessible and can be dedicated to the Township or local conservancy to maintain the open space system.

The Subject Lands are within the Simcoe Sub-area as identified on Schedule 8 (**Figure 5**). Therefore the policies within section 4.4 apply to the Subject Lands. These policies speak more specifically to the growth objectives of primary settlement areas in the Simcoe Sub-area and provide that municipalities will identify and plan for strategic growth within these areas in order to support the achievement of complete communities (**Policies 6.3.2b** and **6.3.2c**). The proposed DPS and ZBA will assist in meeting the objectives set out for growth in the Simcoe Sub-area as the Subject Lands are identified as "Settlements" in the County's OP and Settlement Living Area in the Township OP.

Based on the above, in our opinion the proposed DBS and ZBA conforms to the Growth Plan.

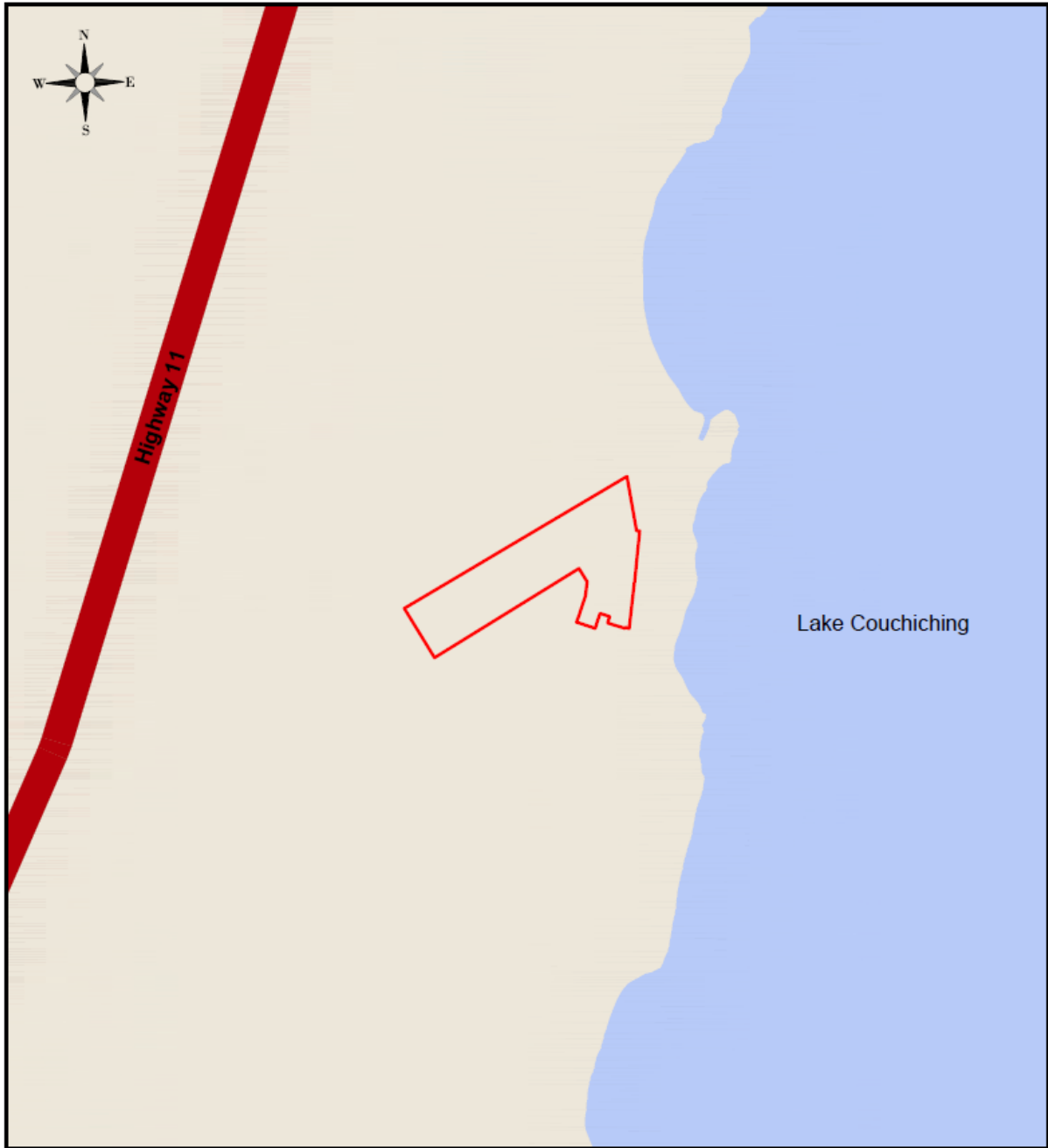



Figure # 5
Simcoe Sub Area
 County of Simcoe Official Plan

- Legend**
- Property Boundary
 - Simcoe Sub-area

Date	June 2020
Sources	County of Simcoe Official Plan Schedule S.1.2 - Simcoe Sub Area Approved April 19, 2013
Scale	0 150 300 Meters (1:10,000)
W:\182016 - 3735 Menoke Beach Road\Planning Justification Report\Figures\CAD\182016 - Planning Report Figures	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

4.4 County of Simcoe Official Plan

The County of Simcoe Official Plan (“County OP”) was partially approved by the Ontario Municipal Board on April 19, 2013. Since that time, the Official Plan has been approved in phases by the Ontario Municipal Board, with the latest approval issued on December 29, 2016 and is applicable to the Subject Lands.

The County OP provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions. It provides a policy basis for exercising the approval authorities for local municipal official plans and amendments, and applications for subdivision of land. The County OP is designed to assist in managing growth over the next twenty years.

It is recognized that the County has recently taken steps to begin a Municipal Comprehensive Review (MCR). The County is required to update its Official Plan to bring it into conformity with the Growth Plan by 2022. However, no draft Official Plan policy had been released for public review at the time of preparing this Report.

The following is an analysis of the proposed DPS and ZBA in relation to the County OP.

Part 4 of the County OP identifies policy statements that supplement the policies stated in Part 3 (see discussion below). **Policy 4.11.7** is particularly relevant as it speaks to the approval of development applications.

Policy 4.11.7 of the County OP states that *with respect to approvals that are in effect before September 13, 2014:*

- (a) *if the approval is with respect to lands for urban uses within a settlement area;*
- (b) *if the approval is with respect to lands outside a settlement area but within an in-effect secondary plan;*
or,
- (c) *if the approval is with respect to lands outside a settlement area and consists of (i) an official plan designation, (ii) zoning, and (iii) one of either a draft plan of subdivision or consent;*

then further applications/decisions under the Planning Act or Condominium Act, 1998 to implement that approval can proceed without an amendment to this Plan, provided that in (b) or (c) above, no amendment is required to the local municipal official plan.

The Township of Severn Official Plan was approved by the Ontario Municipal Board on June 11, 2010, and therefore was in effect prior to September 13, 2014. Furthermore, the proposal represents lands for urban uses within a Settlement Area, and does not require an amendment to either the County or Township Official Plans. The proposed DPS and ZBA provides for the approval of a modest residential development within a Settlement Area.

Part 3 of the County OP identifies growth management strategies based on four themes:

- Direction of growth and development to settlements;

- Enabling and managing resource-based development;
- Protecting and enhancing the County's natural heritage system;
- Development of communities with diversified economic functions and opportunities.

The relevant policies of Part 3 and how the proposed DPS and ZBA address them are as follows:

Policy 3.2.1 states that *a total population of 416,000 and a total employment of 132,000 by the year 2031 has been forecasted for Simcoe County. Table 1 reflects the distribution of population and employment to the year 2031 with a projected population for Severn of 17,000 and employment of 4,400 based on Schedule 7 of the Growth Plan, as amended.* The proposed DPS provides for the creation of 83 residential lots and 2 townhouse blocks (planned to accommodate 16 future townhouse units). Once developed, the proposed lots/units will contribute to the addition of approximately 263 residents towards achieving the forecasted target population for the County, more specifically in Severn.

Policy 3.2.3 has determined that *the majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. Municipalities with primary settlement areas will direct a significant portion of population and employment growth forecasted to the applicable primary settlement areas. A proportion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. The primary settlement areas will develop as complete communities. Other settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5.*

The Subject Lands are located within a 'Settlements' designation as shown on the Land Use Designations Schedule 5.1 (**Figure 6**). The proposed new lots will permit intensified residential development on an existing vacant lot at an appropriate density to assist in creating a complete community without compromising planned growth for primary settlement areas.

Policy 3.2.4 asserts that *the majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services. Limited growth will be permitted in settlement areas that are serviced by other forms of water and sewage services with appropriate studies provided to support the servicing systems proposed and in accordance with Section 4.7 of this Plan.*

In accordance with this Policy, the proposed development directs growth to a settlement area with full municipal services. The proposed development is supported by the Functional Servicing Report prepared by C.C. Tatham.

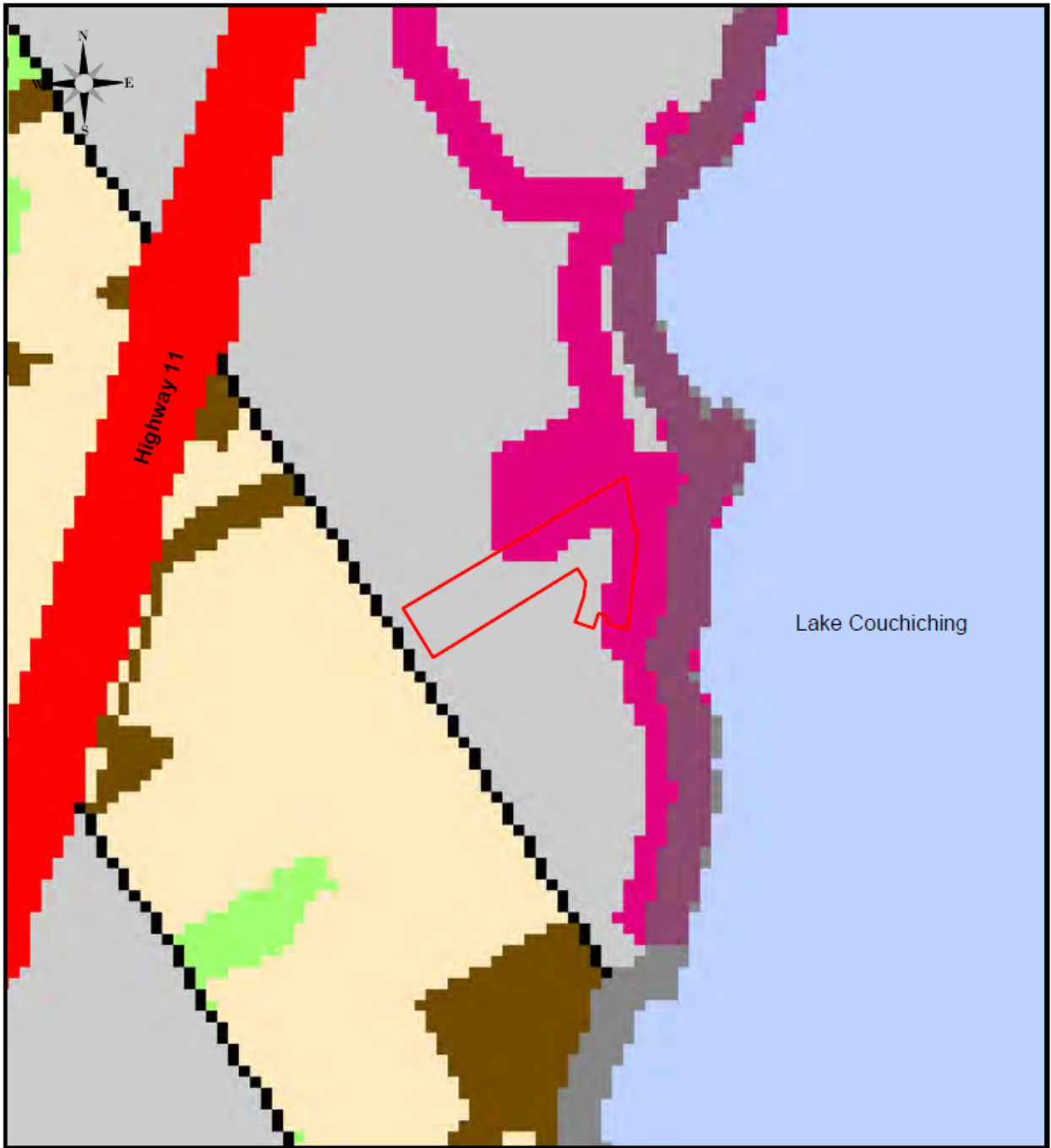


Figure # 6
Land Use Designations
 County of Simcoe Official Plan

Legend

- Property Boundary
- Built Boundaries
- Settlement Area Boundary
- Provincial Highway
- County Road
- Settlements
- Agricultural
- Rural
- Greenlands

Date	June 2020
Sources	County of Simcoe Official Plan Schedule 5.1 - Land Use Designations Approved December 29, 2016
Scale	 0 100 300 Meters (1:10,000)
<small>W318208 - 3735 Menoke Beach Road/Planning Justification Report/Figures/CAD/18208 - Planning Report Figures</small>	

Policy 3.2.12 establishes that *local municipalities will delineate the boundaries of settlement areas in their official plans based on what is shown on Schedule 5.1 of this Plan, and establish land use designations and policies to ensure that new development occurring within these settlements is planned in a manner that:*

- a) *Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the settlement hierarchy and role of each settlement area as determined by the local municipality, to enable people to live, work and play in close proximity;*
- c) *Provides for densities and land use patterns supportive of transit service where planned to be available in the future;*
- d) *Provides for a variety of housing types, including affordable housing; and*
- e) *Is phased according to the availability and provision of infrastructure and public service facilities and the phasing policies of this Plan.*

The Township of Severn has delineated the settlement area boundary of West Shore in their Official Plan, and designates the subject lands as Settlement Living Area. Further, proposed ZBA and DPS provide for 2 blocks for future townhouse units, providing a variety of housing types with a moderately higher density for the settlement area.

Policy 3.2.14 requires *“The local municipalities to manage the pace of the development of lands within settlement areas by utilizing a holding by-law or establishing appropriate draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation infrastructure according to phasing policies of Section 3.5 of this Plan.”*

Should phasing be required to control the pace of development, the Owner will work with the County and Township to establish the necessary draft approval conditions and holding provisions to achieve this objective. Given the scale of this subdivision, phasing is not anticipated to be required for this development.

Section 3.3 of the County’s OP speaks to general development policies in all land use designations to assist in guiding new development within local municipalities

Policy 3.3.1 states that *“In the Settlement designation, in addition to lots for commercial, industrial, institutional, recreational, and other urban uses, zoning bylaws may make provision for detached dwelling units,Notwithstanding the above, areas identified in local municipal official plans as lands not for urban uses within settlements/settlement areas shall be subject to the applicable policies of the local municipal official plan.”* Furthermore, **Policy 3.3.2** establishes that *“the subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan’s objectives and policies.”*

The Subject Lands are designated as Settlement within the County OP which permits residential development. The Subject Lands are also designated Settlement Living Area in the Township Official Plan. The proposed ZBA will make provision for the proposed detached dwelling units and future townhouse units on the Subject Lands, meeting the objective of these policies.

Under **Policy 3.5.23**, the Township is to achieve *at least 32 residents and jobs combined per hectare in the designated greenfield area*. At 2.707 persons per unit (ppu) for single detached dwellings and 2.416 ppu for townhouse units in the West Shore community¹, the additional total population estimated to be accommodated by this proposal is 263 persons. Therefore, the proposed draft plan equates to approximately 40 persons per hectare, meeting the density target set out in this Policy.

Policy 3.3.4 asserts that *"lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. Subject to local municipal bylaws and official plans lots may be created on existing private roads or water only access."*

The Subject Lands front onto Menoke Beach Road. All lots and units proposed will front onto Lakepoint Drive, a public road to be extended through the development and which will connect to Menoke Beach Road in two locations.

Policy 3.3.6 states that *where feasible, and subject to local municipal policies and bylaws, infrastructure and passive recreational uses may be located in any designation of this Plan, subject to Sections 3.8, and 4.2, and the requirements of the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan, Greenbelt Plan and Lake Simcoe Protection Plan where applicable, and applicable provincial and federal policy and legislation.*

The protection of an open space block (Block E) within the proposed DPS helps to satisfy this objective. Block E has a dual function. It allows for drainage as well as providing for passive recreational use and pedestrian access from the proposed extension to Lakepoint Drive to the adjacent public recreational lands which connects to an existing pedestrian access on another portion of Lakepoint Drive and further south to Wood Avenue.

Policy 3.3.9 specifies that *"a local municipality shall require that applications for subdivision by plan enter into appropriate agreements which shall be registered against the title of the subject lands including but not limited to such matters as financial requirements, local and County Roads, provision of services, drainage, grading, landscaping, sidewalks, and dedication of land or cash in lieu for public recreation purposes where appropriate."*

A subdivision Agreement will be entered into upon approval of the DPS which will address the matters identified in this policy.

Policy 3.3.14 stipulates that *all new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the appropriate Minimum Distance Separation Formulae, as prepared by the Province. Decisions on the location and form of subdivision and development should be made with an objective of protecting prime agricultural areas based on agricultural designation for agriculture and minimizing land use conflicts between agriculture and other uses. Local municipalities shall determine the appropriate application of*

¹ Township of Severn Development Charge Background Study by Watson & Associates, Table 6-2, pg. 6-2.

the Formulae to existing lots, consent applications for surplus farm dwellings, within settlement areas, and following destruction of all or part of a dwelling by catastrophe.

As the Subject Lands are located within a settlement area, Minimum Distance Separation does not apply as per MDS guideline 37.

Policy 3.3.19 encourages local municipalities to establish stormwater management policies relating to development associated with new plans of subdivision and condominium and other large scale development in order to protect, improve or restore the quality and quantity of water resources and related natural heritage systems. The policies will consider the requirement for a Stormwater Management (SWM) Report to address the impacts of the development on: stormwater runoff volumes; water quality; erosion and sedimentation; and environmental features, including fish habitat.

Further to this, Stormwater Management Reports are to address the following:

- *Control post-development run-off rates to the County right-of-way to the predevelopment condition for the 1:2 year through 1:100 years design storm event or Hurricane Hazel storm (1954)/Timmins storm flooding hazard limit, whichever is greater;*
- *Site-specific assessment to determine whether equalization of run-off rates is actually possible and what the significance of changes in run-off rate would actually be on the particular surface water bodies which could be affected;*
- *maintain post development runoff water quality to meet applicable provincial/federal guidelines and standards for stormwater quality;*
- *All attempts should be made to maintain existing watershed boundaries and drainage patterns;*
- *Identify the erosion and sedimentation control measures required to be undertaken during construction to mitigate the potential negative impacts of the development;*
- *Describe how the stormwater plan will provide for the protection and maintenance of natural heritage systems, including fish habitat; and*
- *How the landscaping plans are recommended as part of the stormwater management plan as vegetation is considered as an important functional component in the design of stormwater management facilities.*

A SWM pond will be developed on the Subject Lands to manage the water resources associated with the proposed DPS and address any issues of stormwater runoff volumes. A SWM Report prepared by C.C. Tatham has been submitted with this application and address the requirements noted above in support of the proposed applications.

Policy 3.3.20 asserts that *“the County shall require proponents of commercial, industrial, institutional, or residential (5 or more lots or units) development applications to undertake and implement a Traffic Impact Study (TIS) to the satisfaction of the appropriate road authorities when the proposed development is on or would affect County Roads as determined through pre-consultation with the County. The main purpose of the Traffic Impact Study is to examine the impact of traffic generated by the proposed development at its access, at nearby*

intersections and interchanges to determine any necessary highway design improvements required. The Traffic Impact Study will assess the existing traffic conditions and the traffic volumes generated by the proposed development at the date of opening, 5 and 10 years horizons beyond full build-out of the site.”

A Traffic Impact Study has been prepared by C.C. Tatham which has been submitted in support of the application. The Traffic Impact Study confirms that there is currently excess capacity in the surrounding transportation network and that there will be no adverse impacts to the surrounding transportation network. The Study further concludes that the development will result in a limited number of new trips that can be adequately accommodated by the current traffic operations.

The policies in **Section 3.4** of the County OP discusses the Land Use Designations provided to establish the framework, policy objectives, and site specific information for considering development proposals.

Policy 3.4.2 requires that *“where particular land uses or types of subdivision are permitted, a planning application will still be subject to the location and site criteria and other policies of Section 4 of this Plan, local municipal official plans, zoning bylaws, and other bylaws as appropriate, as well as the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable.”*

The purpose of Section 4 of this report is to assess the application against the applicable provincial plans, County and Township’s Official Plans, and the Township’s Zoning By-laws. The objective of this policy is being met.

The policies in **Section 3.5** of the County OP discuss the “Settlements” land use designation.

The objectives set out in **Policies 3.5.1 to 3.5.4** seek to *focus population and employment growth and development within settlements; to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services; to create healthy settlements and communities that are sustainable.; and to promote development forms and patterns which minimize land consumption and servicing costs.*

Policy 3.5.5 identifies that *the delineated settlement area boundaries and the built boundaries are shown on Schedule 5.1 – Land Use Designations of the County OP and must be identified in local municipal Official Plans. The Settlements designation applies to all lands within the settlement area boundaries. Only those settlements listed on Table 5.1 are recognized as designated settlement areas.* The Subject Lands are identified in the settlement area boundary in both the County and Township Official Plans and ‘West Shore’ is listed on Table 5.1 of the County OP, thereby satisfying this policy objective.

Policy 3.5.7 establishes *settlement areas as the focus of population and employment growth and that their vitality and regeneration shall be promoted. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use.* The proposed DPS and ZBA address this policy objective as they will permit

residential and population growth within a settlement area on lands that are designated for growth in the Township OP.

Policy 3.5.16 states that *“No final approvals such as registration of plans of subdivision, will be given until the Environmental Assessment process is finalized which deals with the provision of water and sewage treatment services and confirmation that capacity exists within the approved Environmental Compliance Approvals or agreements are in place for the expansion of such facilities to service the lands.”*

The CC Tatham Functional Servicing Report confirms that servicing capacity is available. It is acknowledged that an Agreement will be required with the County and Township as a condition of DPS approval to address detailed design requirements of extending municipal water and sewage treatment service infrastructure and Lakepoint Drive.

Section 4.7 discusses the County’s sewage and water services and requires that *they facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions, and are financially supported by their users to enable their maintenance and effective operation (policies 4.7.1 and 4.7.2 respectively).*

Furthermore, **Policy 4.7.9** states that *planning for sewage and water services shall:*

- a) *direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;*
- b) *ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use consideration at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined in the policies above.*

In response to Policies 4.7.1, 4.7.2 and 4.7.9, the proposal is essentially infill development that will involve localized extensions of municipal services available adjacent to the subject lands which will follow the proposed extension of Lakepoint Drive. A Functional Servicing Report (FSR) prepared by C.C. Tatham & Associates Ltd., and an addendum to this report, has confirmed that both existing water supply and waste water service networks have sufficient capacity to accommodate the proposed development. All works regarding the proposed development will be designed in accordance with Township of Severn and Ministry of Environment (MOE) Guidelines which will ensure an efficient use of existing services.

Policy 4.7.11 requires *Municipalities to only consider the construction of new, or expansion of existing, municipal sewage services and municipal water services or private communal water services and private communal sewage services where:*

- i. strategies for water conservation and other water demand management initiatives are being implemented in the existing servicing area;*

As noted previously, the FSR prepared by C.C. Tatham & Associates Ltd. and the SWM report outline measures to conserve water and also to address any potential impacts on surface water quality and quantity. The SWM report also ensures that the proposed development can be constructed in accordance with all relevant guidelines while minimizing impacts on local drainage systems. One of the primary features of the proposal includes a wet pond stormwater management facility (SWMF), which has been designed to provide water quality treatment and peak flow attenuation. Water quality treatment will be provided in the form of 80% total suspended solids (TSS) removal. In terms of water services, municipal water will be provided to the subject site by a linear extension of the existing 200mm watermain at the north end of Lakepoint Drive. Sanitary sewerage flows will be conveyed through a 200mm diameter sanitary sewer that will connect to an existing maintenance hole again located at the north end of Lakepoint Drive. Drainage measures will be applied as draft approval conditions to be implemented as part of the registration of the plan of subdivision.

Based on the analysis, the proposed DPS and ZBA conform to the County’s Official Plan.

4.5 Township of Severn Official Plan

The Township of Severn Official Plan was adopted by Council on July 7, 2005 by By-law 2005-9 and was approved by the County of Simcoe on April 25, 2006 and by the Ontario Municipal Board on June 11, 2010. The September 2010 Office Consolidation, reviewed herein, includes amendments to May 13, 2009.

The Township of Severn Official Plan (“Severn OP”) provides the basis for managing growth that will support and emphasize the Township’s unique character, diversity, civic identity, rural lifestyle and heritage features. The Severn OP establishes a vision for the future land use structure of the Township and is intended to serve as a guiding document over the next twenty years. The Subject Lands are designated ‘Settlement Living Areas’ in the Township OP as identified in **Figure 9**.

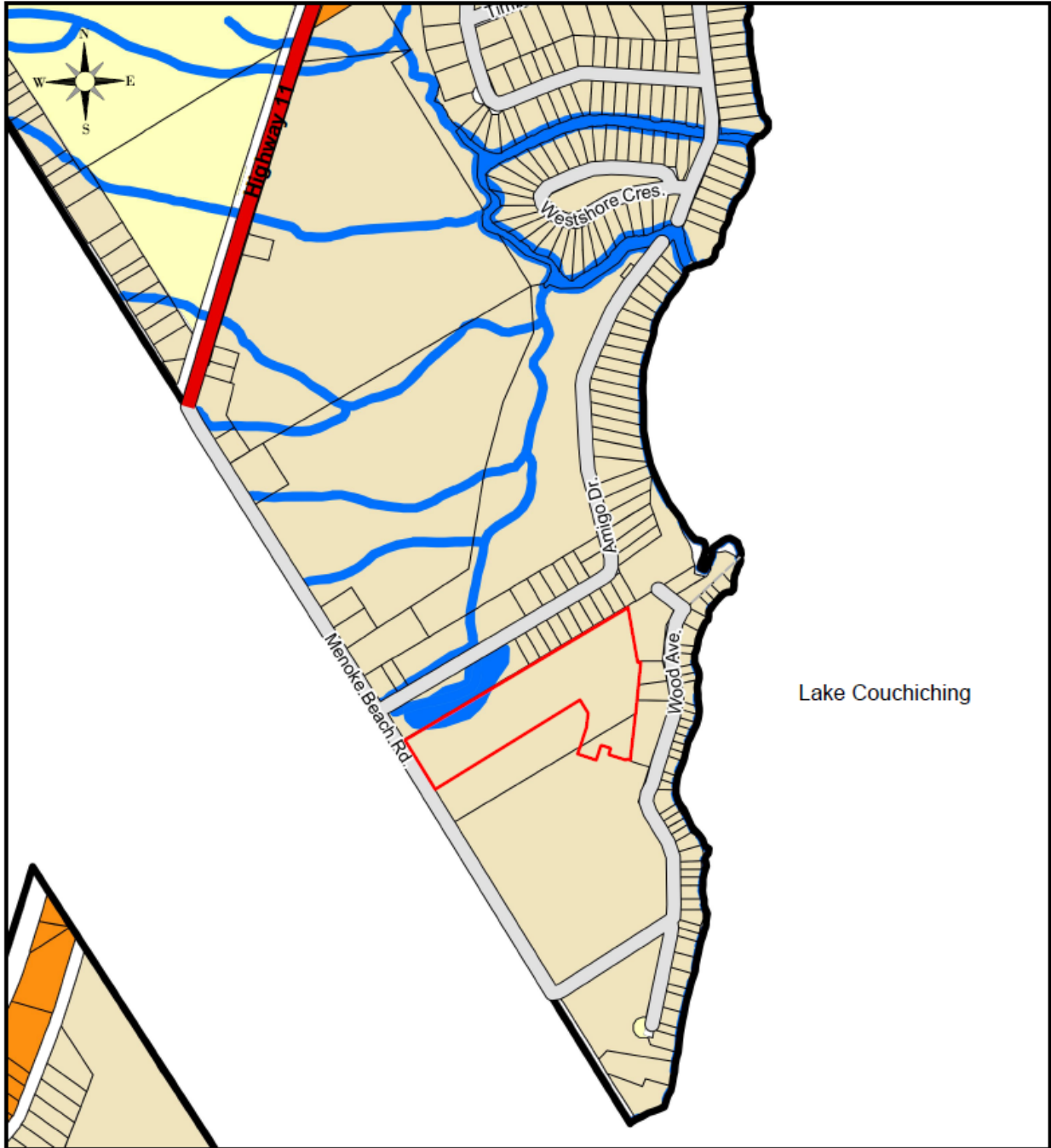








Figure # 9
West Shore Settlement Area
 Town of Severn Official Plan

Legend	
	Property Boundary
	Settlement Living Area
	Agricultural Land
	Settlement Employment Area
	Environmental Protection Area

Date	June 2020
Sources	Town of Severn Official Plan Schedule A3 - West Shore Settlement Area Published in 2006
Scale	0 100 200 Meters (1:10,000)
W:\182016 - 3735 Menoke Beach Road\Planning Justification Report\Figures\CAD\182016 - Planning Report Figures	
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

The following is a review of the relevant policies and how the proposal has or will address them:

Land Division

Policy B8.1 speaks to land division through the Consent process but notes that a Plan of Subdivision is the preferred means of land division when the effect of a severance would be to create more than one building lot. It also states that *“land division by Plan of Subdivision, rather than by consent, shall generally be required if, among others, a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner.”* Since the proposal seeks approval of a DPS, this policy objective is addressed.

Policy B8.3 stipulates that *“prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:*

- a) the approval of the development is not premature and is in the public interest;*
- b) the lands will be appropriately serviced with infrastructure;*
- c) the density of the development is appropriate for the area;*
- d) the subdivision, when developed, will be easily integrated with other development in the area;*
- e) the subdivision conforms with the environmental protection and management policies of this Plan; and,*
- f) the proposal conforms to Section 51 (24) of the Planning Act, as amended.*

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Township will be required.”

An assessment of Township OP policies later in this section will confirm how the proposed applications for DPS and ZBA address the requirements for approval of a Plan of Subdivision identified in this policy.

Settlement Living Areas

As noted previously, the Subject Lands are designated Settlement Living Areas in the Township OP. **Section C2.1** outlines the objectives of the Settlement Living Areas designation. These objectives include:

- a) having the defined Settlement Areas be the focus of new growth and development within the Township;*
- b) maintaining and enhancing the character and identity of existing residential areas within defined Settlement Areas;*
- c) encouraging the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;*
- d) encouraging the provision of a full range of housing opportunities to meet the Township’s projected housing needs;*

- e) *promoting the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;*
- f) *ensuring that residential areas permit a variety of complementary and compatible land uses including open space areas;*
- h) *new development occurring adjacent to the existing built up area and shall have a compact form that allows for the efficient use of land, infrastructure and public service facilities.*

The proposal addresses these Settlement Living Area policy objectives as it supports residential growth and appropriate intensification in the Township, respects and enhances the existing residential character of the community with a compatible development form, and provides for increased housing opportunities. The proposal efficiently utilizes land and municipal services in the settlement area and appropriate connections are made to adjacent public lands

The main permitted uses in the Settlement Living Area designation are identified in **Policy C2.2.1** and include single detached dwellings and townhouse dwellings (street and block). Therefore, the proposed development conforms to the main permitted uses under this policy.

Density

Policy C2.3.1 requires that *“The maximum permitted density for low density development shall not exceed 20 units per residential hectare in the fully serviced Settlement Areas as described in Section F to this Plan.... The maximum building height shall generally not exceed three storeys in the Settlement Living Area designation”*. When all lots/units and the total area of the DPS is considered, the proposed density is 15.1 units per residential hectare and will not exceed the maximum permitted density. Furthermore, if only the single detached lots are considered, the low density portion of the proposed development is 18.9 units per residential hectare and will also not exceed the maximum permitted density. The proposed ZBA will maintain the building height limits (9m or three storeys) as imposed by the current zoning (Residential Type One (R1)) of the Subject Lands regarding the proposed development.

C.2.3.7 sets out that townhouse dwellings are considered ‘medium density’ uses and **C.2.3.7.2** requires that *any new medium density residential areas be established by ZBA in accordance with C.2.3.7.3 and shall not exceed 37 units per residential hectare*. If only the townhouse units/block areas are considered, the density of the medium density portion of the proposed development is 32.9 units per residential hectare, meeting this policy objective.

C2.3.7.3 sets out Criteria for Medium Density uses:

In considering the development of new medium density residential development by way of Amendment to the Zoning By-law, Council shall be satisfied that the proposal:

- a) *is located on and has direct access to a collector or arterial road unless it can be demonstrated to the satisfaction of the township to an alternative road frontage and access is appropriate and acceptable;*

- b) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- c) can be easily integrated with surrounding land uses;
- d) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) is located in close proximity to community facilities, such as parks, schools and open spaces;
- f) is located on a site that has adequate land area to incorporate the required parking, recreational facilities, landscaping and buffering on-site;
- g) can be serviced by municipal water and wastewater services

The proposed zoning for the townhouse blocks will not permit units greater than three storeys in height, which is consistent with zoning standards of adjacent properties. The subject lands are adjacent to public lands dedicated to the Township for parkland where community facilities are planned to be developed. Each block has been sized to accommodate a maximum of 8 units each, wherein each unit will have adequate area to accommodate parking and the required amenity area. All townhouse units are proposed to be serviced by municipal water and wastewater services.

Policy C2.3.10 speaks to the intent of the Township to provide an appropriate mix of housing types, tenures and costs throughout the Township. The balance of housing is established at 80-90% low density housing and 10-20% medium density housing. On the basis of the above, new development which assists in maintaining the above balance shall be encouraged.

The proposal will provide for the development of 16 townhouse units which equates to approximately 16% of the proposed housing proposed, meeting this policy objective.

Environmental Protection

A sliver of land along the northwest perimeter of the subject lands is designated Environmental Protection Area as shown in **Figure 9**.

Policy C1.2.4 states “that the boundaries of the Greenland designation and the Environmental Protection Area designation are delineated in a conceptual manner on the Schedules to this Plan. The extent and exact location of the boundaries are intended to be delineated in the implementing Zoning By-law in accordance with mapping provided by the County and Provincial agencies, and will not require an amendment to this Plan.”

Where EPA lands are located within a Settlement Area, **Policy C.1.4.4** applies which states: *Lands designated Environmental Protection within Settlement Areas as shown on Schedule A, are water courses of varying degrees of importance and may include wetlands. Some of the water courses have limited ecological importance and function only as seasonal drainage courses. To determine the importance and function of the watercourse, an Environmental Impact Study (EIS) is required prior to development. Notwithstanding Section C1.4.2, water courses may be removed, altered or relocated without an Official Plan Amendment subject to favourable results of the EIS and provided that a Storm Water Management Plan (SWMP) is prepared. The EIS and SWMP shall demonstrate, to*

the satisfaction of the Township, with input from appropriate agencies, that removal, alteration or relocation of the water course and the proposed development, will not create negative drainage impacts on the surrounding area, and, further, the proposed development must take place subject to an approval process under the Planning Act. The EIS prepared by Azimuth and SWM Report prepared by CC Tatham demonstrate that while the proposal poses impacts on fish habitat and represents a reduction in wetland size, unique wildlife functions will not be impacted significantly, given that mitigation measures such as habitat rehabilitation and spill management will be included in the proposed development. The SWM Plan also ensures that the proposal will be constructed in accordance with local and provincial guidance while minimizing impacts on local drainage systems.

Policy C2.3.12 is identical to **Policy C1.4.4** above and is therefore important to recognize again that the adjustment of the wetland on the Subject Lands as contemplated by the proposed DPS and ZBA is permitted and can be achieved without the need for an Official Plan Amendment and with the support of favourable results from an EIS. Again, the EIS prepared and submitted in support of this application confirms that this feature is considered to be relatively benign and can be sufficiently mitigated. The EIS also demonstrated that no wildlife habitat function was attributed specifically to the wetland where lot encroachment has been proposed. Furthermore, the implementation of mitigation measure outlined in the EIS, and design features contained within the SWM Plan, will have the combined positive outcome of habitat rehabilitation while also enabling surface water management. Given the above policy, the ZBA to rezone the Subject Lands to remove the Environmental Protection Area designation from the subject lands while protecting features identified on adjacent lands does not require an amendment to the Township OP.

Section C1.7.1 explains that when an EIS is required, it shall be prepared in accordance with **Policy C1.7.1**, among others, which states that *the purpose of an EIS is to identify and evaluate the potential environmental impacts of a proposed development or site alteration, determine whether site design and/or mitigative measures are necessary to minimize disturbance to the natural environment and to thereby conclude whether the proposed development and site alteration at that location is appropriate given the goals, objectives and policies of this Plan.*

The EIS prepared by Azimuth was prepared in consultation with Township, County and Severn Sound Environmental Association to solidify the terms of reference on the evaluation of environmental impacts and potential mitigation measures. The report concludes that the proposed development and site alteration is appropriate for the Subject Lands, subject to recommendations which will be implemented through draft approval conditions.

Sewage Treatment

The policies regarding sewage treatment servicing are outlined in **Section F2.2**. More specifically, **Policy F2.2.1(i)** requires that: *Within the Coldwater, Washago and Westshore Settlement Areas identified on Schedules A1, A2 and A3 of this Plan, all sewage treatment servicing shall only be by way of the existing or proposed centralized sewage treatment facility. As demonstrated by the FSR, the proposed development is planned to be serviced via a connection to the centralized sewage treatment facility.*

Water Servicing

The policies in **Section F2.3** discuss the requirements for water servicing. **Policy F2.3.1(i)** requires that: *Within the Coldwater, Washago, Bass Lake and Westshore Settlement Areas identified on the Schedules to this Plan, all water supply servicing shall be by way of the existing or proposed centralized water supply facility. As demonstrated by the FSR, the proposed development is planned to be serviced via a connection to the centralized water supply facility.*

Stormwater Management

The stormwater management policies within **Section F3** require that all applications for residential development of five units or more be supported by a conceptual Stormwater Management Report. **Policy F3.1** states that *“the SWM Report shall be prepared by a qualified professional to the satisfaction of the Township, the County of Simcoe, and the appropriate agencies and be prepared in accordance with the MOE “Stormwater Management Practices Planning and Design Manual” (2003) and the Fish Habitat Protection Guidelines for Developing Areas (1994) or their successors and shall:*

- a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the predevelopment run-off rates for storms up to and including the 1:100 year flood and the County storm flood (a storm centered event based on the Timmins storm of 1961);*
- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;*
- c) ensure that water quality is not made worse as a result of the development and if possible, water quality should be improved as a result of the proposed development and to thereby achieve the Plan’s natural heritage goals and objectives;*
- d) document the means by which stormwater volume control will be provided; and,*
- e) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.”*

Further, this policy requires that *“All stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing zoning by-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. ...Agreements with the Township may be required as a condition of approval, to provide for their continued maintenance.”*

The proposal includes Block A which provides for a SWM Pond in order to properly manage stormwater accumulated on the Subject Lands. The SWM Report submitted in support of this application addresses the requirements identified above in order to appropriately design proposed the SWM pond facility.

Urban Design

The policies in **Section G1.5** discuss the Urban Design principles that will be required through the approval of a DPS for residential lots within Settlement Areas. Through **Policies G1.5.1, G1.5.3, G1.5.3.8, and G1.5.9**, the Township’s Urban Design principles are established in order to ensure that new development enhances the quality of built form that is sensitive to the Township’s heritage.

The Urban Design principles specifically related to the development of the proposed subdivision which are found within the policies identified above include the following:

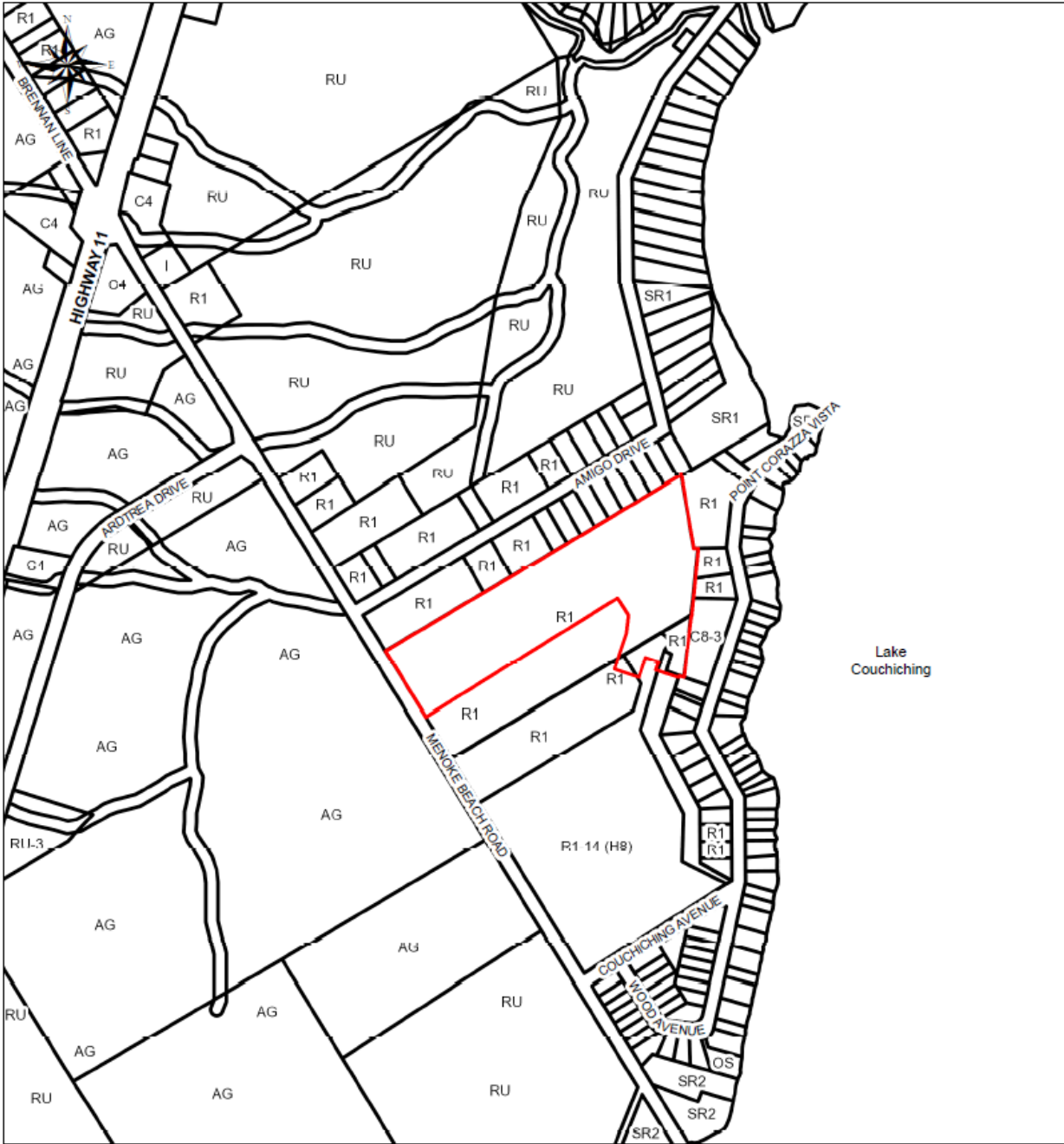
- *Enhance the unique character of the Township's settlement areas by encouraging high quality design that is complementary and compatible with existing development;*
- *The design of new buildings and redevelopment should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials, energy conservation techniques and innovative built forms;*
- *The protrusion of garages on residential buildings into the front yard, beyond the main front building wall, shall be discouraged;*
- *For residential subdivision plans the Township shall require, prior to draft plan of subdivision approval, the preparation of Community Design Guidelines for the subdivision plan, to guide the overall character of the proposed subdivision through such design features such as street light design, sidewalk materials and locations, perimeter fencing, community mailbox locations and/or facilities, gateway or entrance features, street tree planting in the public right-of-way, and park and public open space design.*

The proposed DPS provides for a lotting fabric that is compatible and complementary to the unique character of the Westshore community. Future lotting built form relationships in terms of lot area, frontages, setbacks, building height have been carried forward in the implementing Zoning By-law with modifications to address density and intensification objectives from a County level. Specifically, provisions will be added to the implementing zoning to ensure that garages do not project beyond the main building façade. Given the scale of the development, which represents infill rather than greenfield development, it is our opinion that Community Design Guidelines are not required to achieve high quality design and community consistency through this DPS.

Based on the analysis, in our opinion the proposed amendment conforms to the Township's Official Plan.

4.6 Township of Severn Zoning By-law 2010-65

The Township of Severn Zoning By-law 2010-65 is the in-force zoning for this area and is applicable to the Subject Lands. The majority of the Subject Lands are zoned Residential One (R1) Zone with a small portion of the lands zoned "R1-14 (H8)" - Residential One Zone with exception 14 subject to holding provision (8), (see **Figure 10**).



<p>Figure # 10 Existing Zoning</p>	<p>Legend</p> <p> Property Boundary</p> <p>R1 - Residential Type One SR1 - Shoreline Residential Serviced SR2 - Shoreline Residential Non-Serviced RU - Rural AG - Agriculture C4 - Highway Commercial C8 - Tourist Resort Commercial I - Institutional OS - Open Space</p>	<p>DATE: June 2020</p> <p>SOURCES: Township of Severn Zoning By-law 2010-65</p> <p>0 37.5 75 150 225 300 Meters (1:7,500)</p> <p>W182018 - 3735 Menoke Beach Road Planning Justification Report/Figures/GIS</p> <p>MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p>
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The R1 Zone permits single detached dwellings but not townhouse dwellings. The R1 zone also permits a group home, home occupation, public park and public use as permitted uses. Therefore, the townhouse blocks will need to be rezoned to RM1 which permits a townhouse dwelling.

The following is a summary of the applicable R1 zoning regulations for the proposed single detached lots, what is proposed and which standard regulations require an exception:

Residential One (R1) Zone:

The majority of the subject lands are zoned R1. Technically, a small portion in the southeast corner of the subject lands is zoned R1-14 (H8) which is the same zone as the adjacent subdivision approved south of the subject lands and south of the community block. The Holding provision (H8) requires a subdivision agreement.

The following provides a summary of key zoning provisions for each standard compared to what is proposed. Given the denser development proposed, exceptions will be required to implement the proposed draft plan of subdivision and to provide for a more intensified, efficient use of land.

Table 2: R1 and R1-14 Zoning Standard Required and Provided

	R1 Zone Standard Required	R1-14 Zone Standard Required	R1-XXX
Minimum Lot Area (m2)- full services	600	460	400
Minimum Lot Frontage (metres) – full services	14	15 Corner Lot: 16	12.15m
Maximum Lot Coverage (%) – full services	30	30% (MV decision)	40%
Minimum Yard Requirements (m)			
Front Yard	7.5	6.0 8.0 – to garage facing street	6.0
Rear Yard	7.5	7.5	
Interior Yard	1.5	1.2 1.5 – for two storey dwelling	1.2
Exterior Yard	7.5	4.5m (MV decision)	N/A
Maximum Building Height (m)	9	9	
Minimum Gross Floor Area (m2)	65	55	55
Maximum Number of Dwellings	1		
Maximum Number of Dwelling Units	2		
Minimum Landscaped Open Space (%)	n/a		

Residential Multiple One (RM1) Zone:

The two proposed townhouse blocks will require a rezoning to RM1 with an exception.

Table 3: RM1 Standard Required and Provided

RM1 By-law Standard	Required	Provided
Minimum Lot Area (m ²)- full services	250/unit	180/unit
Minimum Lot Frontage (m) – full services	6/unit	
Maximum Lot Coverage (%) – full services	35	40%
Minimum Yard Requirements (m)		
Front Yard	7.5	6
Rear Yard	7.5	
Interior Yard	1.5(a) (a) For a semi-detached or townhouse dwelling and where the dwelling units share a common wall, there shall be no required interior yard for the common wall	1.5
Exterior Yard	7.5	3
Maximum Building Height (m)	9	
Minimum Gross Floor Area (m ²)	n/a	
Maximum Number of Dwellings	n/a	
Maximum Number of Dwelling Units	37/ha	8
Minimum Landscaped Open Space (%)	30	
Street Intersections	On a corner lot fronting on two roads, within the triangular space formed by the streetlines and a line drawn from a point on each streetline, each such point being:	6.0 metres measured along the street line from the point of intersection of the street lines, for local streets

	<p>a) 15.0 metres measured along the street line from the point of intersection of the street lines, if one of the streets is a County Road; and</p> <p>b) 9.0 metres measured along the street line from the point of intersection of the street lines, for local streets</p> <p>no motor vehicle shall be parked, no building or structure which would obstruct the vision of drivers or motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 metres in height. Where the two street lines do not intersect at a point, the point of intersection of the two street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.</p>	
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Based on the above, a Zoning By-law Amendment is required in order to permit the proposed Draft Plan of Subdivision. It is recommended that the Subject Lands be rezoned from R1 and R1 (14) to Residential Type One (R1-XXX) Zone and to Residential Multiple One (RM1-XXX) Zone. The following Site-Specific Exceptions will be required to implement the DPS:

- Minimum Lot Area (m²) (R1 Zone): 400 whereas 600 is required;
- Minimum Lot Area (m²) (RM1 Zone): 180/unit whereas 250/unit in total is required
- Minimum Lot Frontage (metres) (R1 Zone): 12.15 whereas 14 is required;
- Maximum Lot Coverage (%) (R1 Zone): 40% whereas 30% required;
- Maximum Lot Coverage (%) (RM1 Zone): 40% whereas 35% required;
- Minimum Front Yard (metres) (R1 and RM1 Zone): 6 whereas 7.5 is required;
- Minimum interior side yard (metres) (R1 and RM1 Zone): 1.2 whereas 1.5 is required;
- Minimum exterior side yard (metres) (RM1 Zone): 3 whereas 7.5 is required;
- Minimum gross floor area (m²) (R1 Zone): 55 whereas 65 is required;
- Maximum number of dwelling units (RM1 Zone): 8 whereas 37/ha is required
- Street Intersections (RM1 Zone): 6.0 metres measured along the street line from the point of intersection of the street lines, for local streets whereas 7.5m is required.

Rationale for the amendments

The zoning provisions in current by-law pre-date the current County OP objectives for growth in settlement areas. As such, the moderate intensification of the Subject Lands will help the Township in achieving minimum intensification and density targets required to accommodate population projections. While facilitating county density targets through increased densification and reduction in setbacks, the proposal will also respect the surrounding character of the area and supports active usage of adjacent public amenities (i.e. the recreation centre located to the south/south-east) and the utilization of existing services/infrastructure in the settlement area. The intensification of the Subject Lands also represents an appropriate infill development within the settlement area boundary which is compatible with adjacent land uses. The amendment to accommodate townhouse units on the Subject Lands will also provide a variety of housing types in the settlement area to meet the needs of a more diverse range of people.

The proposed Zoning By-law Amendment is attached as **Appendix A**.

Based on the above, it is our opinion that the proposed amendments are in the public interest and represent good planning. **Approval of the proposed Zoning By-law Amendment will implement the Township's Official Plan policies for the Subject Lands and will implement the DPS as set out in this proposal.**

5.0 Summary and Conclusions

For the above reasons, we respectfully submit that the proposed amendment is appropriate and we respectfully request its approval.

The proposed Plan of Subdivision and Zoning By-law Amendment will facilitate the creation of 84 new residential lots, and two (2) townhouse blocks (planned for 16 future townhouse units), the extension of Lakepoint Drive and the construction of a SWM pond on the lands municipally address as 3735 Menoke Beach Road in the Township of Severn. It is our opinion that the proposal is in the public interest and represents good planning for the following reasons:

1. The proposal is consistent with the relevant policies of the Provincial Policy Statement.
2. The proposal conforms to the relevant policies of the Growth Plan for the Greater Golden Horseshoe 2020.
3. The proposal conforms to the relevant policies of both the County of Simcoe and Township of Severn Official Plans.
4. The proposed amendment to Zoning By-law 2010-65 will implement the Township Official Plan policies through the implementation of the Draft Plan of Subdivision.
5. The proposal will allow for the creation of various sized lots that offer residential opportunities to assist in meeting the Township and County's population growth targets.
6. The proposed subdivision will achieve infill and appropriate intensification within the West Shore Settlement Area, supporting the development objectives of the County's Official Plan policies and designation.
7. The proposal will be sufficiently serviced by connecting to existing water and wastewater systems, and on-site stormwater will be mitigated through the proposed Stormwater Management Pond.
8. The proposal will include an extension of Lakepoint Crescent which will link to a new access from Menoke Beach Road. The proposed public road provides access to the newly created lots and blocks in a safe and efficient manner.
9. The proposal will not result in any environmental or public health and safety concerns through the development of this subdivision as demonstrated in the EIS and SWM Plan.
10. The proposal has been desired and oriented to ensure the highest level of compatibility with both existing and potential future land uses in the area.

For the above reasons, we respectfully submit that the proposal is appropriate and we respectfully request its approval.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Eldon Theodore', written over a large, light-colored oval shape.

Eldon Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

Appendix **A**

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2021-

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS LOCATED IN PART OF LOT 2, CONCESSION 9, AND DESCRIBED AS BEING IN PART OF LOT C, REGISTERED PLAN 820, IN THE GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, FORMERLY IN THE TOWNSHIP OF ORILLIA, NOW THE TOWNSHIP OF SEVERN

WHEREAS the matters hereinafter set out comply with the Official Plan in effect for the Township of Severn;

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No.2010-65, as otherwise amended, as they apply to those lands located in Part of Lot 2, Concession 9, and described as being in Part of Lot C, Registered Plan 820 in the Geographic Township of North Orillia, formerly in the Township of North Orillia, now in the Township of Severn;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SEVERN HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule "S-3-10" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classifications on certain lands located in Part of Lot 2, Concession 9, and described as being in Part of Lot C, Registered Plan 820, in the Geographic Township of North Orillia, formerly in the Township of North Orillia, now in the Township of Severn from Residential Type One (R1) and R1-14 to Residential Type One with exception (R1-XXX); and Residential Multiple One Zone (RM1-XXX), in accordance with Schedule "X" attached hereto and forming part of this By-law.
2. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

“XXXXX RESIDENTIAL TYPE ONE EXCEPTION “XXX” (R1-XXX) ZONE
PART OF LOT C, REGISTERED PLAN 820, NORTH DIVISION (3735
MENOKE BEACH ROAD);

Notwithstanding the provisions of Section 6.4 hereof to the contrary, within a Residential Type One Exception “XXX” (R1-XXX) Zone as delineated on the Zone Map attached hereto

as Schedule X and forming part of this By-law, the following provisions shall apply and be complied with:

Minimum Lot Area – full services	=	400 m ²
Maximum Lot Coverage	=	40%
Minimum Lot Frontage (metres) – full services	=	12.15 m

Minimum Yard Requirements:

Front	=	6 m
Interior	=	1.2 m
Minimum Gross Floor Area	=	55 m ²

In all other respects, the provisions of the Residential Type One (R1) Zone shall apply and be complied with.

3. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

“XXXX RESIDENTIAL MULTIPLE ONE EXCEPTION “XXX” (RM1-XXX) ZONE

PART OF LOT C, REGISTERED PLAN 820, NORTH DIVISION (WEST SHORE – SIMCOE ESTATES);

Notwithstanding the provisions of Section 6.4 and 3.32.1 hereof to the contrary, within a Residential Multiple One Exception “XXX” (RM1-XXX) Zone as delineated on the Zone Map attached hereto as Schedule X and forming part of this By-law, the following provisions shall apply and be complied with:

Minimum Lot Area – full services	=	180 m ² /unit
Maximum Lot Coverage	=	40%

Minimum Yard Requirements:

Front	=	6 m
Interior	=	1.5 m
Exterior	=	3 m
Maximum Number of Dwelling Units	=	8

Street Intersections^a = 6.0 metres measured along the street line from the point of intersection of the street lines, for local streets

In all other respects, the provisions of the Residential Type One (R1) Zone shall apply and be complied with.

- 4. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 2010-65, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or herein dealt with.
- 5. THAT subject to the provisions of The Planning Act, R.S.O. 1990, as amended, this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Severn.

By-law read a first and second time this __ day of _____, 2021.

By-law read a third time and finally passed this __ day of _____, 2021.

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER

^a Currently Required: On a corner lot fronting on two roads, within the triangular space formed by the streetlines and a line drawn from a point on each streetline, each such point being:

- a) 15.0 metres measured along the street line from the point of intersection of the street lines, if one of the streets is a County Road; and
- b) 9.0 metres measured along the street line from the point of intersection of the street lines, for local streets

no motor vehicle shall be parked, no building or structure which would obstruct the vision of drivers or motor vehicles shall be erected, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 metres in height. Where the two street lines do not intersect at a point, the point of intersection of the two street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E