



Excellence Reliance Innovation

2970 Fesserton Sideroad

Block 18; Plan 51M-917

Planning Justification Report

Zoning By-law Amendment
Plan of Subdivision

July 2021

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1.0 INTRODUCTION

On behalf of our client, 2801829 Ontario Inc., we are pleased to provide this Planning Justification Report in support of applications for a Zoning By-law Amendment and Plan of Subdivision for the lands located at 2970 Fesserton Sideroad, in the Township of Severn, County of Simcoe. More specifically the lands are known as Block 18 on Plan 51M-917 of the Georgian Heights Subdivision. This Planning Justification Report reviews factors relating to location, existing and proposed land uses, and all relevant land use policies, and is supplementary to all applications submitted in support of the development proposal.

This Report should be read in conjunction with, but not limited to, the Block 18 Fesserton Functional Servicing Report & SWM Brief, Stage 1-2 Archaeological Assessment, Environmental Impact Study, Traffic Impact Study, Geotechnical Investigation, Hydrogeological Assessment and Well Capacity Analysis, and is prepared for the lands in support of the applications.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The subject site is located within the Settlement of Fesserton (Figure 1). The lands are municipally known as 2970 Fesserton Sideroad, Township of Severn, County of Simcoe. The lands are approximately 10.23 hectares in area with 20 metres of frontage along Fesserton Sideroad.

The lands are rectangular in shape with frontage along Fesserton Sideroad. The lands are Block 18 on Plan 51M-917 which is the Georgian Heights Subdivision that was developed previously for large estate residential lots. During the time of the Subdivision approval the lands were designated Residential and zoned accordingly. To the north of the lands is a wetland and watercourse feature. The topography of the land varies from north to south with an approximate 17 m difference across the property. The lands are treed throughout except for a previously disturbed area.

Figure 1



3.0 SURROUNDING LAND USES

Surrounding land uses directly adjacent to the subject lands include: (Figure 2)

- North: Residential Dwellings
- West: Residential Dwellings
- South: Residential Dwellings in the Georgian Heights Plan of Subdivision
- East: Residential Dwellings

Figure 2



The lands are located within walking distance to the main area of Fesserton which includes a Community Centre, Auto Repair Centre, Garden Centre, and convenience commercial uses. Further, access to the water at Matchedash Bay is approximately 1 km away where the TransCanada trail is located. Both primary and secondary schools are located within a bus ride to the subject lands. The property is also within a 30 minute car ride to Barrie and is located adjacent to Highway 400 although access to the highway is within 10 minutes. The lands are appropriately situated for development, are designated and zoned for development purposes, and are a good example of an infill development in an existing Plan of Subdivision.

4.0 PROPOSED DEVELOPMENT CONCEPT

The applications submitted to the Township for consideration include applications for a Zoning By-law Amendment and a Plan of Subdivision. The Plan of Subdivision Application will facilitate development of 14 lots for single detached dwellings (Figure 3). The Zoning By-law Amendment application, although already zoned to permit residential development (ER), will permit this number of lots on the property by introducing a different residential zone (R1) with varied development standards including, but not limited to, reduced lot frontage and lot area.

Figure 3



The subject lands were identified as developable during the creation of the Georgian Heights Subdivision when this block was set aside and both designated and zoned for Residential purposes. Essentially the proposed plan of subdivision creates a rounding out of the overall subdivision through an infill of this block. Lot frontages range in size from approximately 43.9 metres to 74.9 metres with the majority being over 55 metres. The smallest lot is approximately 0.29 hectares in area, or 2,900 square metres. The largest lot is approximately 0.96 hectares in area, or 9,600 square metres. The average lot size is approximately 0.61 hectares in area, or 6,100 square metres. The overall density on the lands is approximately 1.7 units per net residential hectare. The lots are proposed as large lots that one may not necessarily see in urban settlements throughout the County but that are common in rural settlements such as Fesserton and are compatible with the surrounding lot fabric.

Around the perimeter of the subject lands, at the rear of all lots, a 15 metre tree buffer has been provided to create a visual buffer between the adjacent lands and the proposed lots. This also acknowledges the importance of the trees in this particular area and allows for retention of more trees on the subject lands. Additionally, habitat for various species can be maintained in this treed area. These lands will form part of the lots but will be identified to prospective purchasers as a no touch area through signage and through acknowledgement in the purchase and sale agreements.

The applications will facilitate a form of housing for the area that is compatible with surrounding land uses, large lot single detached dwellings, at a density that is appropriate and supportable by local, county and provincial policies. The infill development of this site at the proposed density provides additional housing supply in the Town and completes the adjacent Georgian Heights Plan of Subdivision development with large single detached dwelling lots proposed. Development of the lots will be compatible with the adjacent subdivision lands in both servicing and house construction.

The proposed varied development standards from the Township Comprehensive Zoning By-law will allow the property to develop at a level that can be supported for this area, and that is respectful of the surrounding lot fabric. Access to each individual lot will be via a proposed municipal roadway that is accessed off Fesserton Sideroad. All lots will be individually serviced with well and septic.

4.1 Pre-Consultation

A Pre-Consultation meeting was held on June 4, 2018, with the Township of Severn and the County of Simcoe. During this meeting both the Township and County identified a number of items that would be required for a complete submission, all of which have been submitted in support of the applications. At this meeting, it was further identified that the Plan of Subdivision application is to be submitted directly to the County of Simcoe as the approval authority, while the Zoning By-law Amendment application is to be submitted to the Township of Severn. Further, a subsequent meeting was held with the Township on February 19, 2020, to provide a status update on the submission materials that were being prepared for the submission and to discuss the overall proposed plan of subdivision.

4.2 Public Consultation Strategy

The applications are proposed to follow a 'typical' public consultation process. This would include notices of complete application sent out by the Township, as well as the notice of public meeting in the local newspaper, a sign posted on the property, a posting on the Township website, and notices sent out to all landowners within 120 metres of the subject lands. Further, at a date deemed appropriate by the Township, a Statutory Public Meeting will be held with the Township Planning Committee where anyone interested can participate in the meeting and provide comments on the applications. At the Public Meeting, a presentation will be made by the Owner representative to the public and Committee/Council, and the consulting team and client will be available to answer any questions that may arise during this time.

5.0 POLICY REVIEW

The following subsections summarize land use planning policies established by the Province of Ontario, County of Simcoe, and the Township of Severn. These policies should be reviewed together and considered the analysis for how the proposed development is appropriate for the subject lands.

5.1 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Places to Grow Act was established in 2005, and was the catalyst for the Growth Plan for the Greater Golden Horseshoe. The current Growth Plan for the Greater Golden Horseshoe, A Place to Grow (APTG), came into effect on May 16, 2019 and was subsequently amended with Amendment 1 that took effect on August 28, 2020. A Place to Grow provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities with access to transit networks, prioritizing intensification and higher densities in strategic growth areas, supporting a range and mix of housing options, supporting and enhancing the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network, protecting and enhancing natural heritage, hydrologic, and landform systems, features and functions, providing for different approaches to manage growth that recognize the diversity of communities in the greater golden horseshoe, and protecting employment areas.

The six principal parts of the APTG Plan include: (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area. The following sub-sections assess the applications conformity with the APTG Plan.

5.1.1 Where and How to Grow (Section 2.0)

The Where and How To Grow section of the APTG Plan reiterates the policy direction provided by the Building Strong Communities Section within the PPS. This section emphasizes the better use of land and infrastructure by directing growth to existing urban areas, using land wisely, providing opportunities for businesses which is fundamental to ensuring a prosperous economic future, and recognizing that healthy rural communities are key to the vitality and well-being of the whole area.

The growth policies contained in Chapter 2 of APTG place a considerable responsibility upon the upper- and lower-tier municipalities to proactively manage growth. However, this responsibility falls equally upon individual landowners to meet the policy requirements of APTG.

Section 2 of the APTG Plan contains policies applicable to the proposed application including: Managing Growth (Section 2.2.1), Housing (Section 2.2.6), and Designated Greenfield Areas (Section 2.2.7).

Managing Growth (Section 2.2.1)

Section 2.2.1.2 of the APTG Plan notes that the majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal servicing and can support the achievement of complete communities. Further, growth within settlement areas will be directed toward the delineated built-up areas, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities. Section 2.2.1.4 supports the achievement of complete communities that feature a diverse mix of lands uses, including residential and employment uses; improves the social equity and overall quality of life, including human health, for people of all ages, abilities and incomes; provides 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; expand convenient access to a range of transportation options, public service facilities, an appropriate supply of safe, publicly accessible open spaces and other recreational facilities, and healthy, local and affordable food options; provides for a more compact built form; mitigates and adapts to climate change impacts; integrates green infrastructure and appropriate low impact development.

The subject lands are located within the Settlement boundary of Fesserton, are currently designated Residential and are currently zoned Estate Residential (ER). The development proposes lots at sizes that are compatible with the surrounding area and that will be implemented through a Zoning By-law Amendment. The subject lands will be serviced with individual well and septic as there are no municipal services available in Fesserton. The Environmental Impact Study concludes that there are no negative impacts to natural heritage features on the subject lands. Furthermore, the lands are located within easy walking distance to Matchedash Bay, nearby trail systems, and within a reasonable driving distance to commercial and institutional uses. The development of these lands will intensify a site within an existing plan of subdivision at a reasonable density.

Housing (Section 2.2.6)

The Housing section of APTG encourages municipalities to support the achievement of complete communities. Section 2.2.6.1 (a) states Upper- and single-tier municipalities, the Province, and other appropriate stakeholders will: support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as other policies by 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 establishing targets of affordable ownership housing and rental housing. Section 2.2.6.2(c) promotes policies to achieve complete communities by 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. Section 2.2.6.4 notes 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 development will intensify the subject lands in an area of the Township that is intended to be developed in the future on a block in a Plan of Subdivision that is designated and zoned Residential. The introduction of 14 additional housing units in this location, with frontages and lot areas that are similar to those in the surrounding area, allows for an appropriate intensification of these lands while at the same time remaining compatible with the surrounding land uses albeit at a lower density than identified in the Growth Plan for this area. The introduction of 14 lots adds to the overall housing supply in the Township and particularly in Fesserton.

Designated Greenfield Areas (Section 2.2.7)

Section 2.2.7.1 notes that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities; supports active transportation; and, encourages the integration and sustained viability of transit services. Section 2.2.7.2 identifies that the County of Simcoe will plan to achieve a minimum density target that is not less than 40 residents and jobs combined per hectare. This target will be measured over the entire designated green field area of each upper- or single-tier municipality, excluding: natural heritage features and areas; rights-of-way; employment areas; and, cemeteries (Section 2.2.7.3).

The subject lands are located within a designated greenfield area as there is no built-up area defined for the Settlement of Fesserton. The current overall density of the Plan is approximately 1.7 units per net residential hectare which although quite low is compatible with the surrounding development in Fesserton. The only jobs that would be located within the plan would be those jobs that would exist during the construction stages and any future home occupations. The proposed development assists in creating a complete community in this vicinity of the Township by introducing further single detached housing types to the area. The proposed density of the Plan is appropriate for this area.

5.1.2 Infrastructure to Support Growth (Section 3.0)

Existing and future infrastructure is sought that will optimize growth to 2031 and beyond. Infrastructure includes, but is not limited to, transit, transportation corridors, water and wastewater systems, waste management systems, stormwater management systems and community infrastructure. Section 3.2.6.2 (Water and Wastewater Systems) notes, in part, that Municipal water and wastewater systems and private

communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management; the system will serve growth in a manner that supports achievement of the minimum intensification and density targets. Section 3.2.7.2 (Stormwater Management) notes, in part, that 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.

The lands will be serviced by individual well and septic systems as there are no municipal services in Fesserton. All lots have been appropriately sized to accommodate reasonably sized homes with room for all services. Two stormwater management ponds are proposed that will provide both quantity and quality controls.

5.1.3 Protecting What is Valuable (Section 4.0)

The APTG Plan emphasizes the importance of future developments in the Greater Golden Horseshoe ensuring that natural features and cultural heritage sites are protected. As growth continues in the area, so does the demand on the natural resources that are essential for the region's long term health and well-being. These valuable assets must be wisely protected and managed as part of planning for future growth. The APTG Plan implements a balanced approach to the wise use and management of all resources, including natural heritage, agriculture, and mineral aggregates. The APTG Plan provides policies that protect natural heritage features and functions, as well as preventing the fragmentation of prime agricultural lands, or Class 1, 2 and 3 soils.

Section 4 of the APTG Plan contains policies including: Natural Heritage System (Section 4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (Section 4.2.3 & 4.2.4), Agricultural System (Section 4.2.6) and Cultural Heritage Resources (4.2.7).

The lands contain natural heritage resources but are not part of the natural heritage system as identified by the Province. An Environmental Impact Study was prepared for the submission in support of the applications. This Study concludes that the proposed development will have not negative impacts on any natural heritage features or functions on the lands.

Section 4.2.7.1 notes that Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. A Stage 1-2 Archaeological Assessment was completed and submitted in support of the applications. This Report concluded that there are no cultural heritage resources on the subject lands.

5.1.4 Simcoe Sub-Area (Section 6.0)

Section 6.0 provides additional, more specific direction, on how the APTG Plan vision will be achieved in the Simcoe Sub-Area. The policies in this Section direct a significant portion of growth within the Simcoe Sub-Area to communities where development can be more effectively serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities, with a particular emphasis on primary settlement areas. The policies recognize and support the vitality of urban and rural communities in this area. All municipalities will play an important role in ensuring that future growth is planned for and managed in an effective and sustainable manner that conforms to this Plan. The intent is that by 2051 development within Simcoe County will not exceed the overall population and employment forecasts contained in Schedule 3. Ensuring an appropriate supply of land for employment and residential growth, and making the best use of existing infrastructure is important to the prosperity of the Simcoe Sub-area. By providing further direction on where growth to 2041 is to occur, it also establishes a foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, coordinate water and wastewater services, and promote green infrastructure and innovative technologies.

Section 6.1 states Simcoe County through their next municipal comprehensive review, will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2 e) in a manner

that implements the policies of the APTG Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas. The Township of Severn has no identified primary settlement areas. The intensification of the subject lands represents a portion of population allocation that can be supported through compliance with other policies identified in APTG. The lands are designated and zoned for residential opportunities, will be amended accordingly through a zoning by-law amendment to allow for lots at the sizes proposed, and are located in an area of the settlement boundary where the Township envisions future growth.

In summary, it is my professional planning opinion that the development of this site is an efficient and logical intensification of the land and conforms to the policies of the A Place to Grow Plan Growth Plan for the Greater Golden Horseshoe.

5.2 Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement (PPS) was revised on March 1, 2005 to include new and revised policies along with the requirement to 'be consistent with' those policies. The PPS was further revised in May of 2020 bringing policies more in line with changes to the A Place to Grow (APTG) Growth Plan for the Greater Golden Horseshoe. The PPS does not require absolute conformity, however, planning decisions must be consistent with the PPS. Furthermore, the approval authority must consider all the components of the PPS and how they interrelate.

Part of the vision of the PPS is to build strong healthy communities to ensure that development patterns are efficient in terms of optimizing the use of land, resources and public investment in infrastructure and public service facilities. Land use patterns should promote a mix of housing including affordable housing, employment, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. In addition, cost-effective development standards are promoted in order to minimize land consumption and servicing costs.

The Vision of the PPS is to promote the long-term prosperity and social well-being of Ontario for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS places considerable focus on promoting opportunities for intensification, development in compact form and the establishment of a mix of uses and densities to allow for the efficient use of land. Specific to housing, the PPS requires that municipalities provide for a range of housing types and densities that are affordable to low and moderate income households. The development of new housing is directed toward locations where appropriate levels of infrastructure, public services facilities, and public transit exist. Provincial Plans, such as the PPS, and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth for the long term.

The three principal parts of the PPS include (i) Building Strong Healthy Communities, (ii) Wise Use and Management of Resources and (iii) Protecting Public Health and Safety. The development of the subject lands is consistent with the PPS as outlined in the relevant policies below.

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; 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 (including industrial and commercial) institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concern; and promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participating in society; ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs; promoting development and land use patterns that conserve biodiversity; and preparing for regional and local impacts of a changing climate.

The proposed development intensifies a parcel of land that is within the settlement boundary of Fesserton and that will finish off development of the adjacent Georgian Heights Subdivision by developing the last remaining block in the Plan. The 14 proposed lots provides additional housing supply in the Township with a housing type that is compatible with the surrounding area. The development proposed is appropriate in this location and provides additional housing supply in a smaller settlement within the Township in addition to providing a 15 metre continuous tree buffer around the perimeter of the subject lands on the rear of each lot. Cost-efficient development will be promoted by efficiently utilizing a remnant parcel of land with individual services.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. Within settlement areas, sufficient land shall be made available through intensification and redevelopment, and, if necessary, designated growth areas.

The lands are currently designated and zoned for development purposes. The redevelopment of the property provides additional housing supply for the Township, and the Settlement of Fesserton, through intensification in an area that can support this type of growth.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate and efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and uneconomical expansion; minimize negative impacts to air quality and climate change and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The subject lands are within a Settlement boundary, a block on a Plan of Subdivision and are currently designated and zoned for development purposes. A zoning by-law amendment is necessary to recognize varied development standards which will continue to be consistent with the official plan policies while facilitating development of the 14 units. The proposed development will develop a property through intensification and infill and will facilitate additional housing supply in the Township with a housing form that is compatible with the surrounding lands. The built form will utilize individual services, as municipal services are not available in this location, and will be a rounding out of the adjacent Georgian Heights subdivision that is partially finished. Appropriate performance standards in the zoning by-law amendment will implement the 14 proposed lots on the subject lands.

1.4 Housing

1.4.1 *To provide 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 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.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans; b) permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, and all types of residential intensification including additional residential units and redevelopment in accordance with policy 1.1.3.3; c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety. (In part only)*

The proposed development will add an additional 14 single detached units to the housing supply in the Township. The larger lots, along with the proposed varied development standards, will allow for intensification on the property thereby utilizing the lands more efficiently and effectively. The units will be appropriately serviced with individual services as municipal servicing is not available in this area.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 *Healthy, active communities should be promoted by: planning public streets, spaces, and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; planning and providing for a full range and equitable distribution of publicly-accessible built and natural setting for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; providing opportunities for public access to shorelines; and recognizing provincial parks, conservation reserves, and other protected areas, minimizing negative impacts on these areas.*

The subject lands are located within walking distance to Matchedash Bay. Further, large tracts of treed areas are located in the surrounding lands, including tree preservation areas included on

most lots. The stormwater management ponds may include a small trail system around them. Further, the TransCanada Trail is located within 380 metres of the subject lands. Further, each lot will have a 15 metre tree buffer located at the rear which could provide for outdoor recreation opportunities.

1.6 Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: financially viable over their life cycle, which may be demonstrated through asset management; and available to meet the current and projected needs.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services where municipal sewage services and municipal water services are not available;

b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of climate change; 3. is feasible and financially viable over their life cycle; and 4. protects human health and the natural environment;

c) promote water conservation and water use efficiency;

d) integrate servicing and land use considerations at all stages of the planning process; and

e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4 and 1.6.6.5 provided that the specified conditions are met.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development (in part).

1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible prevent increases in contaminant loads; c) minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure d) mitigate risks to human health and safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The Fesserton Settlement Area does not have municipal water or sewage services at this time. As such, the appropriate means of servicing the proposed 14 lot subdivision is with individual water services and individual sewage services. A hydrogeological report has been prepared to support

this form of servicing. The development of these lands is an infill development on a block that is located within an existing plan of subdivision.

Stormwater Management for the site will be designed in accordance with applicable standards and to the satisfaction of the Township to ensure that impacts of development are mitigated, and any adverse impacts are avoided to the greatest extent possible. Stormwater Management is provided through two stormwater management ponds located on both sides of the drainage channel that traverses the site. For further information please refer to the Report.

1.6.7 Transportation Systems

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

1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The Block 18 Fesserton Functional Servicing Report prepared in support of the applications concluded that the increased traffic from the 14 units is nominal and can be sustained in the existing road network both proposed and existing. The internal road system will provide access to all of the 14 units and will be a local municipal roadway with a 20 metre width built to rural standards.

1.6.10 Waste Management

1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

Curbside garbage collection will be provided by the County of Simcoe and have been accommodated for in the design of the internal roadway.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 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.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in a) significant wetlands in Ecoregions 5E, 6E and 7E, and b) significant coastal wetlands.

- 2.1.5 *Development and site alteration should not be permitted in b) significant woodlands in Ecoregions 6E and 7E, d) significant wildlife habitat, e) significant areas of natural and scientific interest.*
- 2.1.6 *Development or site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, 2.1.6 unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The subject lands are a block on a plan of subdivision with previous disturbance on the lands and with existing structures on the majority of the lots in the subdivision. The area not previously disturbed is treed and an existing drainage feature runs through the middle of the property. An Environmental Impact Study was prepared in support of the submission of the applications which identified that with proper mitigation measures no negative impact will occur to any natural heritage features or functions on the lands. Please refer to the Environmental Impact Study for further information.

2.2 Water

- 2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by: using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; minimizing potential negative impacts including cross-jurisdictional and cross-watershed level; evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level; identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed; maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas; implementing necessary restrictions on development and site alteration to 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; planning for efficient and sustainable use of water resources through practices for water conservation and sustaining water quality; ensuring consideration of environmental lake capacity, where applicable; and, ensuring stormwater management practices minimize stormwater and maintain or increase the extent of vegetative and pervious surfaces*
- 2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

Development is not proposed near sensitive surface water features. A hydrogeological assessment has been completed and submitted in support of the applicants. Two stormwater management ponds are proposed on both the west and east side of the drainage channel traversing through the lands which appropriately address the quantity of surface run off. For further information refer to the Hydrogeological Assessment and the Functional Servicing Report and Stormwater Management Brief.

2.6 Cultural Heritage and Archaeology

2.6.2 *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.*

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

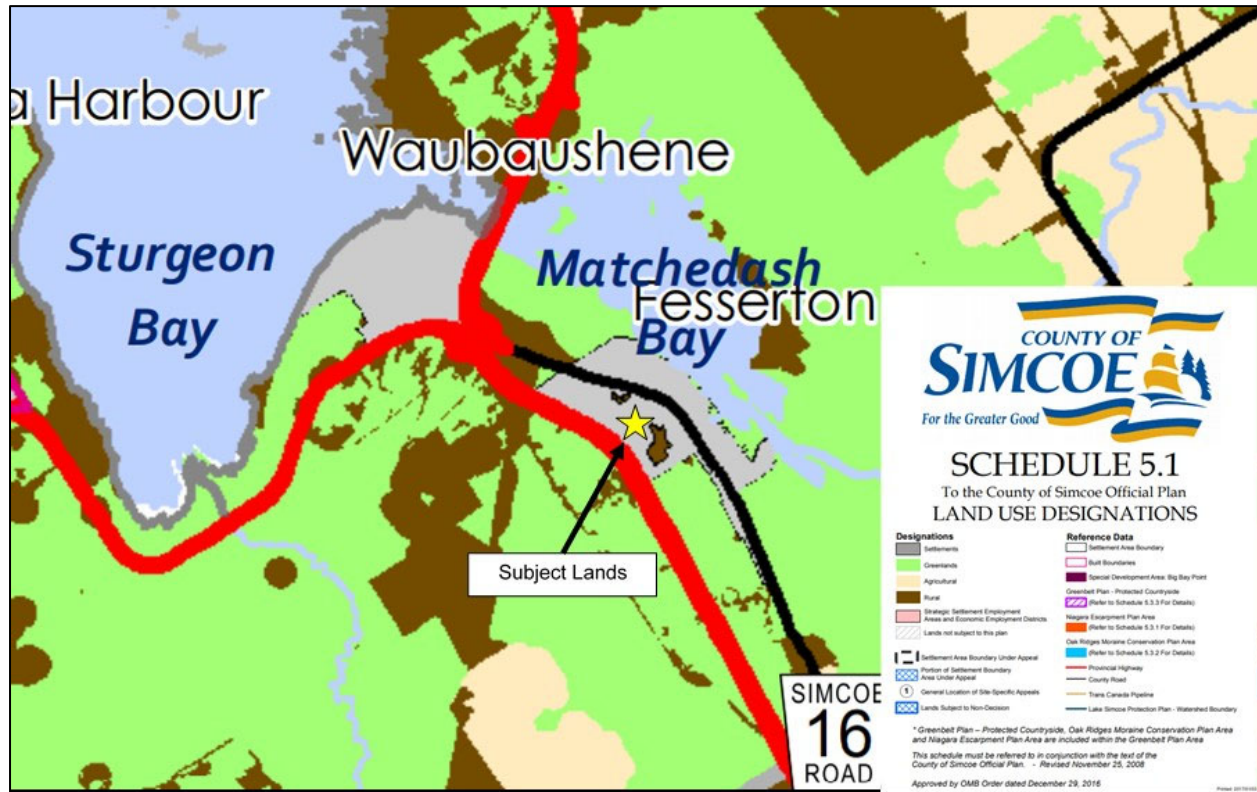
A Stage 1-2 Archaeological Assessment was prepared in support of the applications. The Report concludes that there are no cultural heritage resources on the lands. There is also no indication of any cultural heritage resources adjacent to the lands. For further information refer to the Archaeological Assessment Stage 1-2.

In summary, it is my professional planning opinion that the development of this site is consistent with the policies of the Provincial Policy Statement.

5.3 County of Simcoe Official Plan

The Township of Severn is a lower-tier municipality located within the County of Simcoe. Development in the Township is subject to the policies of the County of Simcoe Official Plan. Further, the County of Simcoe is the approval authority for Plans of Subdivision in the Township of Severn. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the region. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas throughout the County, while preserving prime agricultural land and respecting the environment. The subject lands are designated as Settlement in the County Official Plan Schedule 5.1 (Figure 4).

Figure 4



Section 3 of the Plan, Growth Management Strategy, identifies the themes of the planning strategy discussed throughout the document. More specifically, this section suggests that development is directed to settlement areas to create complete settlements with diversified economic functions and opportunities, and a diverse range of housing options. Section 3.1 notes that a significant portion of growth and development will be directed to settlement areas where it can be effectively serviced, the importance of managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation, the protection and enhancement of the County's natural heritage system and cultural features and heritage resources, and developing communities with diversified economic functions and opportunities and a diverse range of housing options. Policies stated throughout the Plan assist in achieving these goals.

Section 3.2.3 notes the majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. The Section further notes that a portion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. In addition, settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5. Section 3.2.4 states 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. The subject lands are located within a settlement area and will be serviced by private well and septic systems as municipal

services are not available and will not be made available in the near future in Fesserton. A Functional Servicing and Stormwater Management Report, as well as a Hydrogeological Study, has been submitted in support of the proposed servicing system discussing the implications of individual services more thoroughly.

Section 3.3 of the Plan, General Development Policies, applies to all land use designations. Section 3.3.2 states that subdivision of land by plan 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 proposed to develop by way of a Plan of Subdivision where the proposed residential land uses are permitted. Section 3.3.4 notes 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, the Province of Ontario, and local municipalities. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. All proposed lots will access directly onto a municipal roadway.

Section 3.3.15 states development and site alteration shall not be permitted in significant wetlands, and significant woodlands, significant wildlife habitat, significant valleylands, significant areas of natural and scientific interest and coastal lands unless it has been demonstrated there will be no negative impacts to the natural features. It also states no development or site alteration is permitted in fish habitat or habitat of endangered species and threatened species except in accordance with provincial and federal requirements, and lastly, development and site alteration is not permitted on adjacent lands (120 metres) unless it has been demonstrated through an approved Environmental Impact Study (EIS) there will be no negative impacts. According to the EIS prepared in support of the applications, the subject lands contain a wetland that is not classified as significant, and contain possible significant woodland, significant wildlife habitat, a watercourse and fish habitat, and endangered species; however, no negative impacts to these features and functions is anticipated through the proposed development layout. Further, the incorporation of the 15 metre tree buffer on each lot further assists in providing additional area for the retention of woodland and species habitat.

Section 3.3.19 provides various policies regarding Stormwater Management. The Functional Servicing Report and Stormwater Management Report prepared in support of the applications outlines how stormwater management on the site will function which includes two stormwater management ponds along with drainage swales. All stormwater management designs are based on Township engineering standards and best management practices. The Report concludes that stormwater management can be appropriately designed for the proposed units.

Section 3.3.20, Traffic Impact Studies, notes that the County shall require a traffic impact study where a draft plan of subdivision is proposed. A Traffic Impact Study (TIS) has been submitted in support of the Zoning By-law Amendment and Plan of Subdivision applications and concludes that the proposed 14 lots will have no negative impact to the existing transportation network of Fesserton.

Section 3.5, Settlements, states as an objective that development is to focus within existing settlements as the location for urban uses and most non-resource related growth and development. Furthermore, development forms and patterns are to be promoted that minimize land consumption and servicing costs and mixed use settlements should be strong and vibrant central places to create healthy settlements and communities that are sustainable.

Section 3.5.5 identifies that Schedule 5.1-Land Use Designations illustrates the settlement area boundaries along with the built boundaries. The subject lands are located in the settlement boundary of Fesserton. There is no defined built boundary for Fesserton. Section 3.5.9 notes that development may be approved in settlement areas in excess of what is needed to accommodate the forecasts in Table 1, provided that the development contributes to the achievement of the density targets or intensification targets as applicable, is on lands for urban uses and can be serviced. The lands are designated for development. Further, Section 3.5.23 states the compact development of settlements as stated in Section 3.5.2 shall be based on density targets for local municipalities in Simcoe County. Accordingly, it is a policy of this Plan that development on designated Greenfield areas will be planned to achieve a minimum density target of 32 residents and job combined per hectare. The proposed development achieves a density of 3.9 people and

jobs per hectare which is based on 2.7 people per unit for a total of 37.8 people, and a total of 2.1 jobs assuming 5.5% of the population operate a home-based business with the total people and jobs calculated over the total area of the property is 10.23 hectares. The minimum density target is not met with this development but it should be noted the current Township designation on the subject lands permits limited single detached dwellings on large country estate lots.

Section 3.5.30 states that in the development of settlements a range of types of housing, including detached, semi-detached, townhouse and apartment units, should be provided, along with a mix of affordable housing, to meet a variety of housing needs. The subject lands are designated as Country Residential in the Township Official Plan which permits limited single detached dwellings on large lots with floor areas greater than traditional housing forms. As such, affordable housing is not being provided on the subject lands, however, the proposed dwellings will positively contribute to the Township of Severn's housing stock.

Section 4.6.5 states development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resource have been conserved. A Stage 1-2 Archaeological Assessment was prepared and found that no archaeological resources were encountered, as such, no further assessment of the subject lands is required. Further, Section 4.6.6 states development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The subject lands are not adjacent to any heritage property.

Section 4.7.6, a subsection of Section 4.7 Infrastructure: Sewage and Water Services, states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes full municipal sewage services and municipal water services or private communal sewage services and private communal water services cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided the site conditions are suitable for long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing development. The proposed development will utilize individual on-site sewage services and individual on-site water services. Section 4.7.10 notes where a servicing feasibility study supports development on individual services, a proposed development must be supported by a hydrogeological study. A Functional Servicing and Stormwater Management Report, as well as a Hydrogeological Assessment, has been completed in support of the proposed individual servicing system. The subject lands are a block on a plan of subdivision, as such, the proposal is the minor rounding out of an existing development being the Georgian Heights Subdivision.

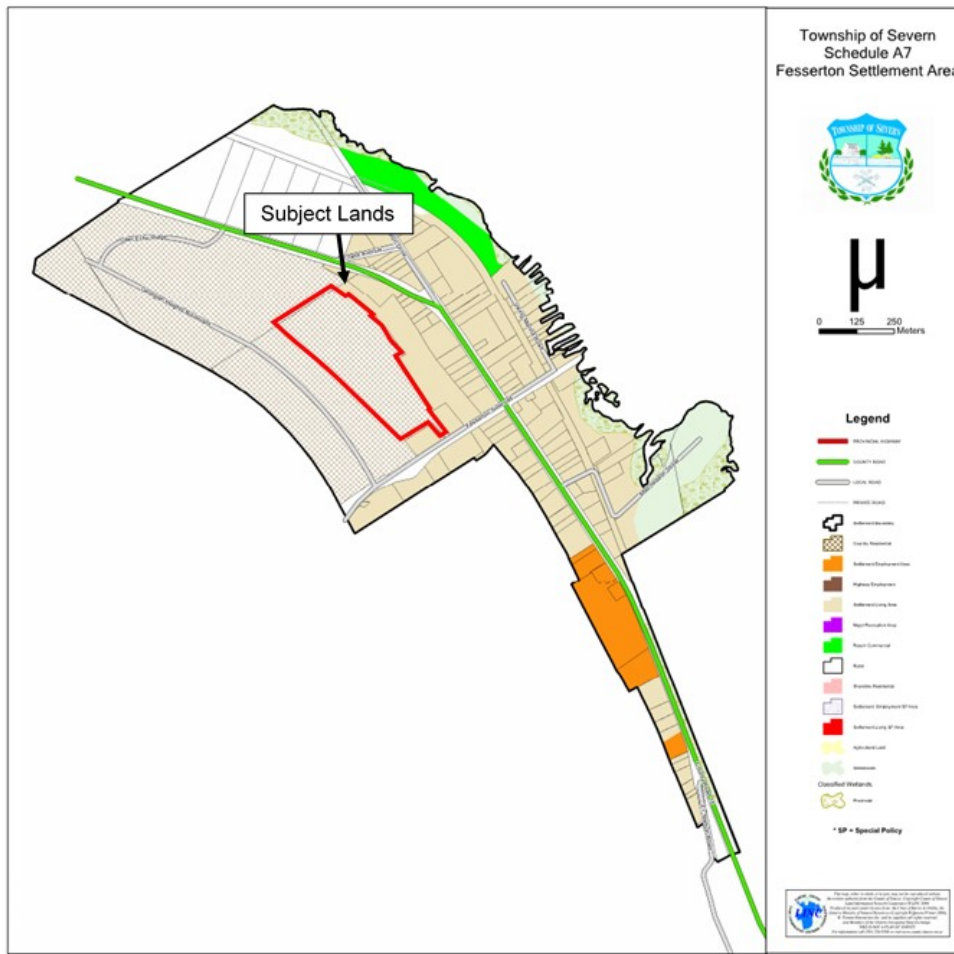
Section 4.8.42 (b) states development proposals by plan of subdivision shall include age-friendly and transit-supportive urban design elements such as: a system of walkways and bicycle paths linking the subdivision internally and externally to other public areas; community design that emphasizes active transportation and safety; discouraging reverse lotting along local and County roads; and, encouraging medium and higher density development in proximity to arterial roads. The proposed development includes a 20-metre right-of-way in the form of a cul-de-sac and it is anticipated the majority of users of the road will be those who live in the subdivision, as such, it will be able to accommodate pedestrians, cyclists and vehicles. The Matchedash Bay Trail can be accessed from Fesserton Sideroad, located approximately 150 metres from the subject lands which provides future residents with a link to a local trail. Lastly, the applications do not propose reverse lotting.

In conclusion, it is my professional planning opinion that the proposed development of these lands conforms to the County of Simcoe Official Plan.

5.4 Township of Severn Official Plan

The Township of Severn Official Plan, consolidated version September 2010, articulates the Township’s current planning vision and objectives. The subject site is currently designated Country Residential (Figure 5). As per Section C8.5.2 permitted uses shall be restricted to single-family dwellings developed by registered plan of subdivision of limited size and scope. Other permitted uses may include parkland and common open space. An Official Plan Amendment is not required for the development of 14 single detached dwellings on larger lots that are proposed to be developed by a registered plan of subdivision.

Figure 5



Section A2.2 Growth and Settlement, discusses various growth and settlement related objectives of the Official Plan including, but not limited to: directing the majority of new residential and employment growth to settlement areas; permitting development that maintains and enhances settlement area character and scale in accordance with the policies within this Plan; and, to encourage more efficient use of land in the settlement areas, where appropriate. The proposed residential subdivision is located within the settlement of Fesserton and will maintain the character of surrounding lands as the proposed lots range in size from 0.29 hectares to 0.96 hectares. The proposed lot sizes are slightly larger than the single detached lots fronting onto County Road 16 and slightly smaller than the lots located along Georgian Heights Boulevard. The proposed form of development efficiently uses land and existing road infrastructure within a settlement area while also ensuring the lots are appropriately sized to accommodate private services.

Settlement Areas objectives, as identified in Section A2.3, include but are not limited to: encouraging the further development and use of the lands within the settlement areas; ensuring all new development within a settlement area has a positive contribution to urban life; ensuring the character and stability of existing and well established settlement areas are maintained and enhanced by ensuring that development and redevelopment is compatible; and, ensuring that settlement areas are compact, pedestrian-friendly with the

mix of housing types, community facilities, commercial uses and open spaces. As mentioned, the proposed residential development is within a settlement area and will positively contribute to the housing supply in Fesserton and the Township. The proposed development maintains the character of the surrounding area by way of the proposed lot sizes. Lastly, the form of development includes single detached dwelling lots which is the most appropriate housing form for private services in this particular area of Fesserton.

Section A2.8 Infrastructure states a goal of this Plan is to ensure that all infrastructure, including sanitary sewers, water distribution, and stormwater management facilities and roads meet the needs of present and future residents and businesses in an efficient, environmentally sensitive, cost effective and timely manner. The proposed residential lots will be serviced by private well and septic systems which is the most appropriate form of development in Fesserton where municipal services are not available. Two stormwater management ponds will accommodate stormwater management quantity control. Lastly, the lands will be accessed via a new local road 'Street A' which is proposed to connect to Fesserton Sideroad.

Housing goals and objectives are contained in Section A2.9, which states, it is a goal of this Plan to ensure that an adequate supply of land and housing choices are available for present and future residents. The Housing objectives include, but are not limited to: ensuring there is a ten year supply of land designated and available for residential development and a three year supply of residential lots at all times; and, ensuring a full range of housing opportunities are available for residents in the Township. The proposed subdivision includes 14 single detached dwellings which will positively contribute to housing choice in the Township. These lands are currently designated and zoned for residential development; therefore, these lands have been included in the Township's ten-year supply. The proposed subdivision is limited to single detached dwellings, as permitted by the designation, and because it is the most appropriate housing form to accommodate private services while remaining compatible with the surrounding built form.

Section B8.3 contains Subdivision Development Policies, in which Council shall be satisfied, prior to considering of an application for Plan of Subdivision that: the approval of the development is not premature and is in the public interest; the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities; the density of the development is appropriate for the area; the subdivision, when developed, will be easily integrated with other development in the area; the subdivision conforms with the environmental protection and management policies of this Plan; and, the proposal conforms to Section 51 (24) of the Planning Act, as amended. The development of these lands is not premature as they are designated and zoned for residential development and does not require the creation of a secondary plan, or block plan, etc. The lands will be appropriately serviced with private well and septic systems and are planned to accommodate two stormwater management facilities. The lands will have access to commercial uses along County Road 16 and the commercial, institutional and open space uses in Coldwater and Waubaushene which can be easily accessed by County Road 16. The proposed subdivision will be easily integrated with the surrounding area as the built form will be similar. The proposed residential subdivision conforms to Section 51(24) of the Planning Act, as amended.

As noted above, the lands are designated as Country Residential, the objective of this designation is to recognize existing estate, country estate and mobile home residential development in the Township. All development within the Country Residential Area shall occur by way of a Plan of Subdivision, Plan of Condominium or Site Plan Control Application. As per Section C8.5.1 General Principles state lands designated for Country Residential are intended for low density single family residential dwellings. It further states, convenient access shall be provided from the development to a paved or surface treated public improved road maintained year-round and suitable to carry such additional traffic. The proposed form of development is single detached dwellings and a local road 'Street A' is proposed to be conveniently connected to Fesserton Sideroad. As per the Traffic Impact Study, the local road will be able to carry the additional traffic.

The Policies for existing Countryside Residential, as per Section C8.5.3 states, in part: Countryside Residential development will generally be permitted by means of registered plan of subdivision, the design of such subdivisions shall ensure lots are serviced by internal subdivision roads, construction of which shall be in accordance with Township standards; development should be in harmony with the landscape and should not result in any adverse environmental impacts; development shall not be in areas which demonstrate a high resource capability in terms of agriculture or on lands designated with aggregate

potential, as shown on Schedule C; development shall provide a range of lot sizes, and development may have a range of lot sizes from approximately 0.61 hectares to approximately 1.21 hectares with an overall average of not less than 0.81 hectares with the ultimate size of the lots to be determined through detailed hydrogeological and soil analysis; and, dwellings shall be large country estate with floor areas greater than traditional housing throughout the Township. The proposed residential development is a plan of subdivision and is proposed to be serviced by an internal local road which will be constructed as per Township standards. The proposed development does not result in any adverse environmental impacts and development has taken into consideration the topography of the site. The lands do not contain high resource capability. The lot sizes range from 0.29 hectares to 0.96 hectares, with the average being 0.56 hectares. A detailed geotechnical study and hydrogeological study have been prepared in support of the subdivision. The lots are designed to accommodate country estate homes. Further, an environmental impact study has been prepared in support of the applications.

Section F1, Transportation, notes that an objective of this Section is to ensure that new roads in development areas are constructed safely and ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act. The proposed local road 'Street A' will be constructed per Township standards at a right-of-way width of 20.0 metres.

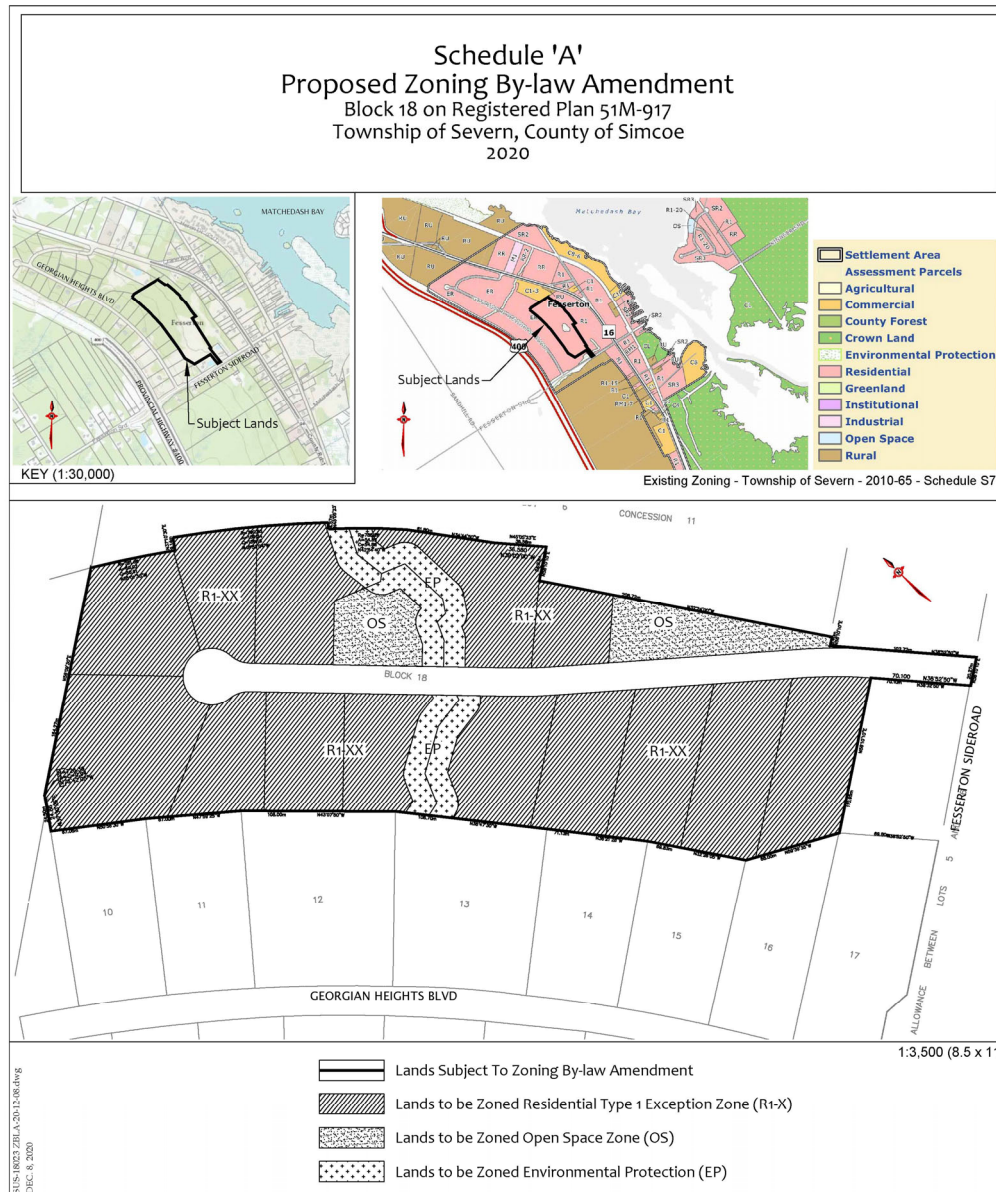
Section F2, Water and Sewage Services, states servicing options should be based on a hierarchy which considers environmental, technical, and capital and operating costs to determine the appropriateness of the servicing for new development. Additionally, Section F2.2.1 states private sewage treatment systems are last of the hierarchy. Municipal services are not available in Fesserton, as such, private servicing is the most appropriate option for the proposed subdivision. Water Servicing policies are contained in Section F2.3.1 which state private wells are also last of the hierarchy and further, Section F2.3.4 states a hydrogeological study shall demonstrate that such wells will provide sufficient quantity and quality of potable water without impacting adjacent wells. A Hydrogeological Assessment which includes an evaluation of the proposed private sewage systems has been submitted in support of the applications.

In my professional planning opinion, the applications for a Zoning By-law Amendment and Plan of Subdivision for a residential subdivision of 14 country estate lots, two stormwater management blocks and one new internal local road conforms to and supports the policies of the Township of Severn Official Plan.

The Zoning By-Law Amendment proposes to rezone the lands to Residential Type One Exception (R1-X) Zone , Environmental Protection (EP) and Open Space (OS) to facilitate the development of 14 single detached lots (Figure 7). The Residential Type One (R1) zone permits single detached dwellings with a minimum lot frontage of 60 metres and a minimum lot area of 4,000 square metres on private services. The Open Space (OS) zone facilitates the development of two stormwater management ponds on the subject lands. The Environmental Protection (EP) zone has been refined to align with the drainage ditch that traverses the site along with the associated buffers.

Further, the Amendment will permit the proposed land uses on the site while introducing development standards that will facilitate the uses while continuing to implement the Official Plan. The Amendment includes two site specific development standards in the R1 Zone for a reduction of the minimum frontage development standard from 60 metres to 43.9 metres and a reduced minimum lot area from 4,000 square metres to 2,911 square metres. Further, the Amendment includes relief from the General Provision 3.34.2(a) which identifies a Special Setback Requirement of 3.0 metres from the Environmental Protection (EP) Zone as the proposed zoning on the subject lands incorporates a buffer that is greater than 3 metres. The application for a Zoning By-Law Amendment has been submitted concurrently with the Plan of Subdivision application.

Figure 7



The following Table 1 identifies the proposed exceptions to the development standards:

Table 1

Residential Type One (R1) Zone			
Development Standard	Required	Proposed	Variation
Minimum Lot Frontage (Private Services)	60 m	43.9 m	16.1 m reduction
Minimum Lot Area (Private Services)	4000 sq.m.	2911 sq.m.	1089 sq.m. reduction
General Provision 3.34.2 (a)	No building or structure, other than those permitted within the EP Zone, shall be erected within 3.0 metres of an Environmental Protection (EP) Zone identified within the Settlement Areas on Schedules "S-1" to "S-8".	Section 3.34.2 (a) shall not apply to the subject lands.	Section 3.34.2 (a) shall not apply to the subject lands.

The development standards of the Residential One (R1) Zone will be adhered to save and except those exceptions as noted above. The requested exceptions will allow for appropriate development of the subject lands that is compatible with the surrounding built form while still providing minor intensification opportunities within the Fesserton settlement area, where growth is directed. The proposed site-specific standards also promote greater compact form, per the Official Plan Settlement Area objectives, while maintaining the character of the area.

In my professional planning opinion, the proposed applications meet the intent of the Township of Severn Comprehensive Zoning By-law.

6.0 SUPPORTING STUDIES

The following studies were prepared in support of the Zoning By-law Amendment and Plan of Subdivision applications and have informed various sections of this Report. The following is a brief summary of each reports findings and conclusions.

6.1 Block 18 Fesserton Functional Servicing Report & Stormwater Management Brief

A Functional Servicing Report and Stormwater Management Brief has been prepared by R.J. Burnside & Associates Limited in support of the applications. The Report identifies the recommended servicing design for the subject lands. There are currently no available municipal sanitary services or watermain located in the vicinity of the site. Therefore, individual drilled wells and private onsite sewage systems will service the proposed development. All lots have been designed to accommodate the individual services with ample room for both a building envelope, well and septic including required separation distances.

The proposed stormwater management design includes roadside ditches that will convey runoff through the development to one of the two proposed ponds. The north half of the site will drain through ditches into the north pond, and the south side of the site will flow through the proposed roadside ditches to the south pond. Both ponds will have a small external drainage area to be captured within the ponds. The stormwater management design demonstrates that there is sufficient room in the proposed pond blocks to achieve the necessary quality and quantity control targets.

6.2 Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment has been prepared by New Era Archaeology in support of the applications. The subject lands were subject to property inspection and photographic documentation concurrently with the Stage 2 property assessment by test pit methodology at five-metre intervals and ten-metre intervals in areas of low or no archaeological potential in accordance with the Simcoe County archaeological potential mapping. As a result of the Stage 1-2 Assessment no archaeological resources were encountered, as such no further archaeological assessments are required. Please refer to the Assessment for further information.

6.3 Block 18 Fesserton Traffic Impact Study

A Traffic Impact Study (TIS) was completed by R.J. Burnside & Associates Limited dated October 2020. The TIS assesses the impact of current and future traffic conditions within the study area and provides recommendations to accommodate additional traffic generated from the proposed development in a safe and efficient manner. The proposed development includes one full-movement access driveway to the site via local road 'Street A' which connects to Fesserton Sideroad. The proposed residential development is expected to generate maximum peak hour traffic of 15 new trips per hour in the am peak hour and in the pm peak hour. Of the 15 new trips, 70% of which are expected to travel to / from the south via County Road 16 as it connects to Highway 400 and Highway 12. An assessment of the 'Street A' / Fesserton Sideroad intersection as well as the County Road 16 / Fesserton Sideroad intersection concluded that under existing and future conditions all intersections are operating and will operate with excess capacity and at a level of service B or better. The intersection assessment also concluded left turn lanes or right turn lanes are not warranted at the County Road 16 / Fesserton Sideroad intersection. Lastly, the Study concludes sight distances at the intersections of Fesserton / County Road 16 and Fesserton Sideroad / 'Street A' are sufficient, but recommends vegetation be trimmed within the Fesserton Sideroad right-of-way and at the daylighting triangles to maintain acceptable sight distances. Refer to the Traffic Impact Study for further information.

6.4 Block 18, Fesserton Hydrogeological Study (including Well Study Analysis)

A Hydrogeological Assessment Report was completed by R.J. Burnside & Associates Limited dated December 2020. The Report includes two test wells and one monitoring well to assess groundwater conditions. Two piezometer nest's were also installed to assess the shallow soil and groundwater conditions and to understand surface water and groundwater interactions. The Report includes a door-to-door well

survey in which R.J. Burnside spoke to residences to identify private water supply wells within 500 metres of the subject lands. Lastly, the Report includes a septic suitability assessment as the proposed lots will be serviced with on-site sewage disposal systems.

The test wells results showed indicators of achieving stabilized water table after 6 hours of operation and found that the aquifer encountered can produce at the test rate. As such, the individual wells are a suitable source for water supply for the proposed residential development. Pumping of the test wells in the overburden was monitored in MW1 and a piezometer nest installed in the wetlands and concludes the groundwater data indicates no impacts from pumping. The water quality sampling found that all samples exceeded the Ontario Drinking Water Quality Standards for total hardness, which can be treated with various systems including water softeners. The samples also found elevated levels of sodium; the Report recommends additional sampling be undertaken after the wells have been further development. In conclusion, the water quality is generally of suitable quality for domestic purposes and treatment may be required to deal with hardness. Infiltration testing found rates of the soils ranging from 49.4 mm to 180 mm per hour, these rates are suitable for one-site wastewater systems.

The septic suitability assessment found that the effluent from 14 systems would result in nitrate loading concentration of 6.7 mg/L, as such, conventional septic tank/leaching bed systems are sufficient to meet the requirements of the D-5-4. The Report recommends that leaching beds be located to maximize the distance between each system and downgradient property boundaries. Further, the Report also concludes that fill-based leaching beds may be required for some proposed lots to maintain mandatory vertical separation distances from the trench to the seasonally high-water table.

Lastly, the Report states that all inactive wells within the development footprint should be properly decommissioned by a licensed water well contractor. Refer to the Study for further information.

6.5 Geotechnical Investigation

A Geotechnical Investigation was completed by Soil Engineers Ltd. dated May 29, 2019. The purpose of the investigation was to determine the environmental condition of the fill material at the site. The Report includes a borehole investigation that was completed in December of 2018. A total of five boreholes were advanced within the southern portion of site and were terminated at a depth of 4.6 metres below ground surface and two hand-dug test pits to a depth of 0.6 metres below ground surface. The central portion of the site was flooded with water and was inaccessible. The subsoil conditions include earth fill to depths ranging from 1.5 to 3.5 metres below ground surface followed by native subsoil of silty sand, silty clay and silty clay till. No bedrock was encountered during the investigations. Borehole 1 soil samples contained marginally elevated levels of total Xylenes at a depth of 0.8 to 1.5 metres below ground surface. As such, the report recommends additional soil sampling and testing for Borehole 1 to confirm the concentration of Xylenes. Refer to the Geotechnical Investigation for further information.

6.6 Environmental Impact Study

An Environmental Impact Study (EIS) has been prepared by Azimuth Environmental Consulting Inc. dated March 2021. The EIS assesses the potential impacts to natural features and functions as a result of the proposed development. The assessment includes background data collection, vegetation community mapping and surveys, two dawn breeding bird surveys, wildlife observations, amphibian breeding surveys, and bat surveys which includes snag tree mapping and acoustic monitoring. The vegetation mapping found no provincially rare communities or species. The bird surveys found no provincially rare birds. During the amphibian surveys, amphibians were documented in a portion of the wetland community. Lastly, the bat surveys concluded snag trees exist on the property as well as Little Brown Myotis. The wildlife observations found that the detected species are not of provincial conservation concern. The EIS further notes that the property contains three watercourses which are hydraulically connected to Matchedash Bay, these watercourses are not provincially significant; however, the watercourses do provide indirect fish habitat functions for the first habitat downstream. A review of provincial mapping and the woodland on the property concludes that the woodlands meet the criteria for being provincially significant. The woodland communities also may provide suitable habitat for wildlife.

The EIS reviewed the proposed development's impact on the above noted natural features and functions . The Report identifies that there will be a loss of wetland on the lands, however, the wetland is not considered to be provincially or locally significant. The proposed development will result in a loss of woodland of approximately 3.4% of the overall woodland which is 145 hectares of contiguous woodland leaving a more than suitable area to continue as a significant woodland with little impact. With regards to the wildlife habitat, the remaining woodland of 145 hectares will continue to provide suitable habitat for species. Bat habitat will be reduced on the subject property; however, there will be potential bat habitat in the surrounding area with the high forest cover. Further, the Plan includes a 15.0 metre setback from the centreline of the drainage channel, 30 metres total, adding additional protection to this feature. The EIS provides recommendations and mitigation measures so as to ensure no negative impacts occur on any identified natural heritage features including timing restrictions for tree clearing to avoid bat active season and bird nest season, effective erosion and sediment control to reduce runoff into the watercourse, consultation with the Ministry of Environment, Conservation and Parks, review of the geotechnical work to determine if additional setbacks are required, and all in-water works should occur 'in the dry'. Refer to the Environmental Impact Statement for further information.

7.0 CONCLUSION

The proposed Plan of Subdivision and Zoning By-law Amendment will allow for the intensification of a site that is currently an undeveloped block on a previously developed Plan of Subdivision. The proposed intensification of the lands is at a density that is appropriate and compatible with development in the surrounding lands.

The principles for development, as articulated in the County of Simcoe and Township of Severn Official Plan, serve to implement the A Place To Grow Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement regarding efficient, cost-effective development and land use patterns within Settlement boundaries. Broadly, the APTG Plan and PPS encourage mixed use development within settlement areas, and focuses on the coordinated, efficient use of land, infrastructure, and public service facilities. The introduction of 14 single detached lots in this area allows for a more intensified development over what is on the lands today, while providing additional tax base to the Township. The development will utilize the existing and proposed infrastructure in the area efficiently and effectively and will contribute to the Township of Severn intensification projections in becoming a complete community. The proposal represents a logical infill of residential development.

This planning report was prepared in support of the proposed development and accompanies an application for a Plan of Subdivision and Zoning By-law Amendment. In addition, reports such as a Block 18 Fesserton Functional Servicing Report & SWM Brief, Geotechnical Investigation, Hydrogeological Report, Block 18 Fesserton Traffic Impact Study, Environmental Impact Study, and Stage 1-2 Archaeological Assessment have been prepared and submitted in support of the development and should be read in conjunction with this Report.

In my professional planning opinion, the proposed development is appropriate and represents good planning as the proposal intensifies development on land that is within the settlement boundary of the Fesserton, in the Township of Severn, that is adjacent to existing development, utilizes existing and proposed infrastructure without the need for expansion, takes into consideration the surrounding land uses so as to avoid any negative impact to the neighbours, and the property is located in an area where the Town envisions development. The proposed development concept will maintain the character of the area while remaining compatible with the surrounding development.

In conclusion, the proposed Zoning By-law Amendment and Plan of Subdivision Applications represent good and desirable planning for the Township of Severn.

Respectfully Submitted

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