



PLANNING JUSTIFICATION REPORT

MELVILLE COURT

COUNTY OPA; TOWNSHIP OPA, ZBA & PLAN OF SUBDIVISION

IPS NO. 06-188

March 2022



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MELVILLE COURT
PART OF LOT 20, CONCESSION 5

**TOWNSHIP OF ORO-MEDONTE,
COUNTY OF SIMCOE**

APPLICATION FOR

**COUNTY OPA APPLICATION
TOWNSHIP OPA, ZBA & PLAN OF SUBDIVISION APPLICATIONS**

PREPARED BY

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ON BEHALF OF

DONCOR DEVELOPMENTS INC.

MARCH 2022

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by DonCor Developments Inc. (the Owner / Applicant) to complete a Planning Justification Report in support of a sixteen (16) lot residential subdivision, on lands located at Part of Lot 20, Concession 5, in the Township of Oro-Medonte.

The intent of the subject applications is to permit a minor rounding out of the Guthrie Settlement Area through County of Simcoe and Township of Oro-Medonte Official Plan Amendment applications, for a Settlement Area boundary expansion. Following, a Zoning By-law Amendment application will be required to rezone the lands for residential uses, and a Draft Plan of Subdivision application will be required to divide the subject lands into the proposed lots and/or blocks. The required applications are overviewed in detail under section 5.0.

This Report will review the subject applications in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development.

This Report will review the following documents to demonstrate consistency:

- Planning Act
- Provincial Policy Statement
- Places to Grow - Growth Plan for the Greater Golden Horseshoe
- County of Simcoe Official Plan
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-Law 97-95
- Lake Simcoe Protection Plan

2.0 SUBJECT LANDS

The subject lands are located at Part of Lot 20, Concession 5, in the Township of Oro-Medonte. The site includes landholdings of 6.57 hectares (16 acres), with 387 metres of frontage along Melville Court and 86 metres of frontage along Line 5 North.

The subject lands have historically been used for agricultural lands uses and are currently vacant, with a treed area along the eastern boundary. The lands have been utilized for common field crops until approximately 2010, after which the lands have been idle, with occasional maintenance for grass cutting.

DonCor Developments Inc. have owned the subject lands since 2005 and now plans to develop for a residential subdivision, mirroring the residential land uses adjacent to the south along Melville Court, within the Guthrie Settlement Area.

3.0 SURROUNDING LAND USES



Surrounding land uses of the subject lands includes the following:

- North:** Agricultural land uses and dispersed rural residential lots along Line 5 North.
- East:** Line 5 North is adjacent, with environmental and treed lands located on the eastern side of Line 5 North.
- South:** Residential land uses with single detached dwellings, located within the Guthrie Settlement Area.
- West:** Agricultural land uses are located adjacent to the west, along with residential and highway commercial uses along Highway 11 North. The Oro-Medonte Community Arena and recreational fields are located further to the west, accessed from Line 4 North.


Figure 1 provides an aerial illustration and locational context of the subject lands and surrounding lands uses.

Figure 2 illustrates the existing conditions of the subject lands, and **Figure 3** demonstrates the existing residential land uses located along Melville Court.



LEGEND  Subject Lands	Figure 1 Locational Context	
	Source: google.ca/maps	
	Drawn By: JH	File: 188
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LEGEND	Figure 2	
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	Source: IPS	
	Drawn By: JH	File: 188
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LEGEND

Figure 3

Melville Court – Existing Residential

Source: IPS

Drawn By: JH

File: 188



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4.0 DESCRIPTION OF DEVELOPMENT

The proposed development consists of sixteen (16) residential lots through a Draft Plan of Subdivision. The development includes 6.57 ha. (16.2 ac.) of lands, with 387 m. of frontage along Melville Court and 86 m. of frontage along Line 5 North.

Two (2) lots are oriented towards Line 5 North. It is proposed that Lots 15 and 16 are accessed via private driveways from Line 5 North, however, development would occur on the western portion of each lot where the lands are already cleared. Lot 15 includes 40 m. of frontage and an area of 0.78 ha. Lot 16 includes 45 m. of frontage and an area of 0.87 ha.

Lots 1 through 12 contain 30.0 m. of frontage along Melville Court, 95 m. of depth, and range in lot areas of 0.28 ha. to 0.39 ha. Lots 13 includes 21 m. of frontage along Melville Court and an area of 0.31 ha. This lot is irregular in shape to provide lot access to the adjacent Lot 14. Lot 14 provides 6.5 m. of frontage along Melville Court and an area of 0.69 ha.

The '*Residential One (R1)*' zone requires a minimum lot frontage of 30 m. and a minimum lot area of 0.20 ha., where 30 m. lot frontages are provided and minimum lot areas of 0.28 are proposed. Exceptions are required for lot frontage pertaining to Lots 13 and 14, reviewed under section 9.6 of this report.

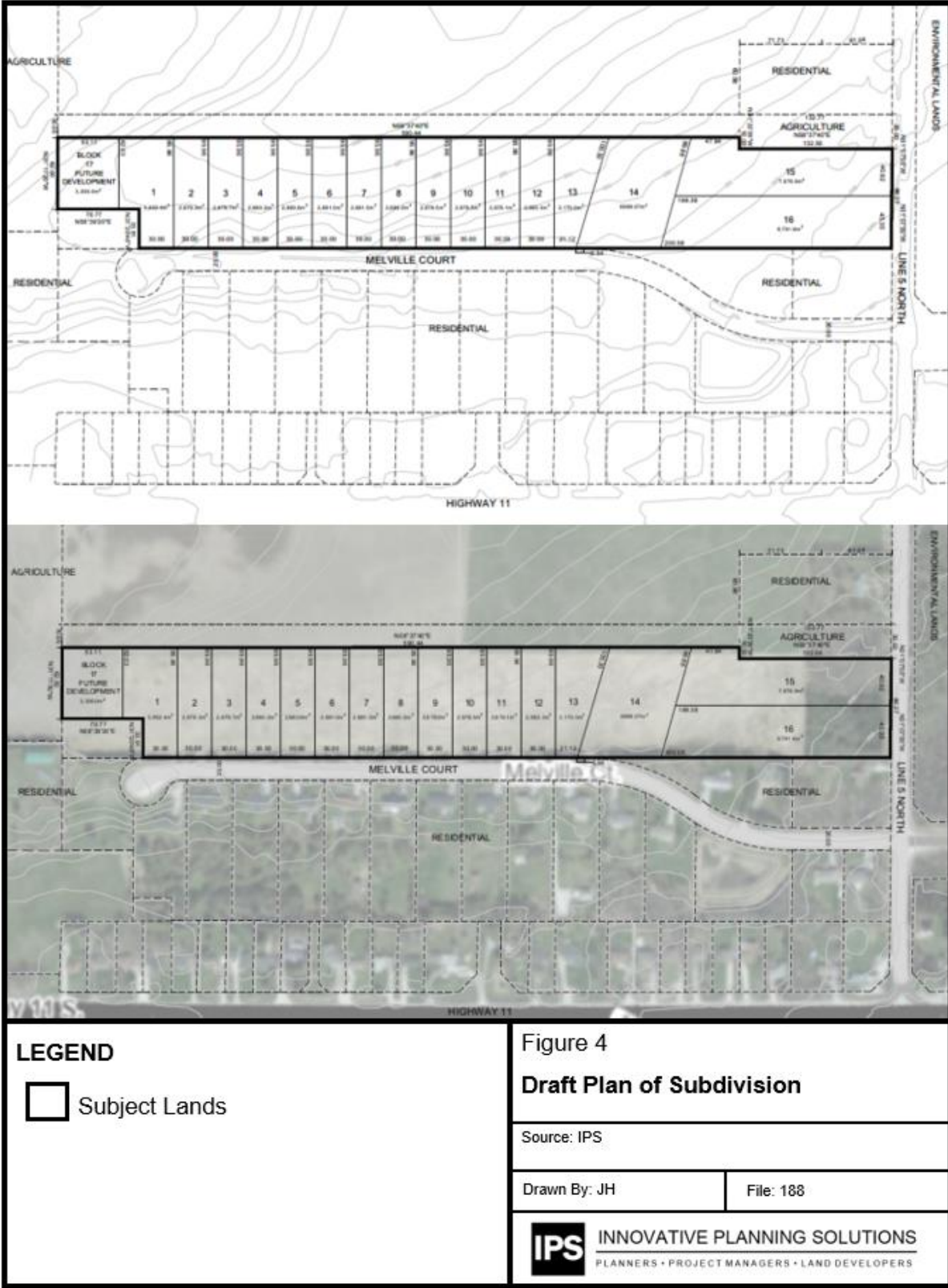
The adjacent residential lots located on the south side of Melville Court, zoned '*R1*', contain lot areas of 0.2 ha. to 0.4 ha. with frontages of approximately 40 m. along Melville Court. The proposed development aims to provide a similar lot fabric to maintain compatibility and blend in or mirror the existing residential uses.

Block 17 (0.3 ha.) at the end of the cul-de-sac (western boundary) has been retained as a Future Development block. Through the Pre-consultation process with the Township of Oro-Medonte, the Township stated that they would like to obtain Block 17 to satisfy the 5% parkland dedication requirement. These lands will be held and transferred to the Township.

The proposed lots would be serviced by private services (well and septic).

A 0.3 m. Township reserve is located along the Melville Court frontage. Through the application process, a request to 'lift' the reserve will be made.

The Draft Plan of Subdivision is illustrated as **Figure 4** (*Appendices 4 & 5*).



5.0 APPLICATION OVERVIEW

To permit the proposed development, a number of planning applications are required, as overviewed below.

County of Simcoe: Official Plan Amendment

An Amendment to the County of Simcoe Official Plan is required to change the land use designation from '**Agricultural**' to '**Settlements**'. The application is required to permit a minor expansion through rounding out of the Guthrie Settlement Area.

Township of Oro-Medonte: Official Plan Amendment

An Amendment is required to the Township of Oro-Medonte Official Plan to change the land use designation from '**Agricultural**' and '**Environmental Protection One**' to '**Rural Settlement Area**'

Township of Oro-Medonte: Zoning By-law Amendment

A Zoning By-law Amendment is required to the Township of Oro-Medonte Zoning By-law, to rezone the lands from '**Agricultural/Rural (A/RU)**' to '**Residential One Exception (R1-XXX)**' and '**Open Space (OS)**'.

Township of Oro-Medonte: Draft Plan of Subdivision

A Draft Plan of Subdivision application is required to divide the subject lands into the proposed lots and/or blocks. Section 51 of the Planning Act grants the Township of Oro-Medonte the authority to regulate the division of land through the Plan of Subdivision process. The process ensures that the development of land is orderly in regard to the division of land, servicing, infrastructure and other related matters; in accordance with municipal regulations, policy and standards.

6.0 CONSULTATION

A Pre-consultation Application took place on May 5th, 2020, through virtual format. Circulation and discussions through Pre-consultation occurred with the County of Simcoe, Township of Oro-Medonte, Lake Simcoe Conservation Authority (LSRCA), and the Ministry of Municipal Affairs & Housing.

Further meeting's, correspondence and discussions have occurred with the County of Simcoe and the Township of Oro-Medonte. The comments received have further refined the project and provided additional direction. The requirements established through the consultation process are included with the subject application.

Continued consultation also occurred with the LSRCA, including a site meeting and assessment of the subject lands on June 25th, 2021; attended by a natural heritage ecologist from the LSRCA and the applicants environmental consultant, the Applicant, and the file planner from IPS.

IPS reached out to the Ministry of Municipal Affairs and Housing (the Ministry) in April 2021 to discuss the County Official Plan Amendment, as they are ultimately the approval authority. Correspondence was received from the Ministry on June 17th, 2021, related to the OPA required to facilitate the minor rounding out of the Guthrie Settlement Area. The Ministry recommended our continued consultation with the County and the Township throughout the application process.

On April 27th, 2021, IPS submitted a letter to the County of Simcoe to formally request that the subject lands be considered for a Settlement Area Expansion. This was received and the lands are listed by the County for expansion consideration.

7.0 PUBLIC CONSULTATION STRATEGY

For an Official Plan Amendment application to the County of Simcoe, a Public Consultation Strategy is required. The following section provides a general outline of the proposed strategy.

The Official Plan Amendment (OPA) application will be submitted to the County of Simcoe. Within 30 days of submission, the County is required to determine if the application is 'complete'. Following the Notice of a Complete Application, a visible public notice sign will

be placed on the subject lands, on each frontage, to provide the public with notice that an Official Plan Amendment application has been filed with the County of Simcoe. The notice sign will inform the public with an overview of the application, contact information for the County file manager, and to indicate where additional information can be obtained. All application documents for the Official Plan Amendment are available to the public for review through the County, at request. In addition, the notice sign's will be updated once any meeting date's have been set to notify the public of how they may attend.

If there is need demonstrated throughout the application process, the Applicant and IPS are willing to host a Neighbourhood Information Meeting to engage members of the public and address any questions or comments they may have on the development application. This meeting will be scheduled simultaneously with the County and Township.

IPS has filed the Township Official Plan Amendment application subsequently with the County application. Under the Planning Act (R.S.O. 1990), a Public Meeting will be held by the Township to notify the public of the application and obtain public comments on the proposed Amendments. Members of the public also have the right to access all submitted files through the Municipality. A person or public body is permitted to make oral submissions at a Public Meeting or make written submissions to the Municipality, prior to the adoption of the Official Plan Amendment.

In accordance with policy 4.11.11 of the County's Official Plan, where a development application includes an application to amend the County Official Plan, a local municipal Official Plan and/or other By-law, joint processes and hearings shall be undertaken where possible in order to avoid duplication. This approach is recommended by IPS and will be discussed with the County and Township through the OPA application process, in order to streamline the public consultation process.

Through the County of Simcoe and the Township of Oro-Medonte, Innovative Planning Solutions (IPS), on behalf of the Applicant, will ensure that the public is engaged throughout the application process.

8.0 SUPPORTING DOCUMENTS

A number of key reports / assessments are required for the applications. This section will provide a general overview of the following reports:

- Functional Servicing Report (FSR) & Stormwater Management Plan
- Environmental Impact Study (EIS/NHE)
- Agricultural Impact Assessment (AIA)
- Stage 1 & 2 Archaeological Assessment
- Geotechnical / Hydrogeological Investigation

8.1 FUNCTIONAL SERVICING REPORT & STORMWATER MANAGEMENT PLAN

Through the Pre-consultation process, various meetings and discussions were held with Township staff to discuss the file. The primary objective of the report is to assess the feasibility of the proposed development with respect to servicing and stormwater management.

WATER SUPPLY & DISTRIBUTION

The site will be serviced by private wells for each lot.

SANITARY SEWER COLLECTION

The site will be serviced by individual septic systems. Two options for septic bed systems have been provided based on in-situ soil T-times. Detailed design of the septic beds will be completed at the detailed design and/or building permit application stage.

STORMWATER MANAGEMENT PLAN

The SWM plan demonstrates the proposed development will not result in negative impacts with respect to stormwater. Peak flow attenuation and water quantity controls for the proposed development will be provided within the existing SWM facility, which will be retrofitted with a proposed 242 mm dia. orifice plate attached to the 300 mm dia. outlet pipe and installed within a CSP riser structure to further reduce pond outflows, prevent outlet blockage and improve downstream drainage conditions. Water quality controls will be

provided via a treatment train comprised of vegetated filter strips, enhanced swales/ditches and the existing SWM facility. Lot-level infiltration controls will be implemented to achieve runoff volume control, phosphorus mitigation and achieve water balance requirements.

SILTATION & EROSION CONTROL

Siltation and erosion controls will be provided with the proper construction mitigation efforts.

GRADING & LANDSCAPING

The grading of the proposed development will match to existing perimeter grades along the limits of the development.

UTILITIES

All utilities (electrical, gas, telecommunications) are expected to be available from Melville Court and Line 5 North to service the proposed development.

8.2 GEOTECHNICAL & HYDROGEOLOGICAL

A Geotechnical / Hydrogeological Investigation (June 2021) has been prepared for the application by Peto MacCallum Ltd. (PML). The purpose of this investigation was to assess the subsurface conditions at the site, and based on this information, provide comments and recommendations for earthworks, building foundations and basements, and parameters for septic design.

Hydrogeological recommendations include a preliminary water balance, desktop domestic well assessment, ground water flow direction and gradient, and assessment of ground water quality for septic design and sizing of lots. In addition, a Ground Water Level Monitoring Report (September 27, 2021) was completed by PML.

The assessment supports the development of the subject lands for 16 residential lots and associated low-density residential uses.

8.3 ENVIRONMENTAL / NATURAL HERITAGE

An Environmental Impact Study (EIS) / Natural Heritage Evaluation (NHE) (herein referred to as the EIS) has been completed in support of the subject applications and associated development.

The purpose of the EIS is to identify the presence of any key natural heritage or hydrologic features on the site or adjacent lands of 120 metres, assess any impacts as a result of the proposed development, and identify any preventative, mitigative or remedial measures to ensure no negative impacts.

This EIS included consultation with the applicable agencies, field investigations, and a detailed analysis to ensure conformity and compliance with applicable environmental policies and legislation.

The subject lands fall under the Lake Simcoe Region Conservation Authority (LSRCA) jurisdiction and partially within the LSRCA's regulated areas, as shown later in this report on **Figure 12**.

The lands are located outside the 'Natural Heritage System' by the Ministry of Natural Resources and Forestry, under the Growth Plan for the Province. The eastern boundary of the lands is mapped as containing a '**Woodland**' and '**Wetland**', illustrated on **Figure 5**.

Three (3) natural heritage features were identified through the EIS on adjacent lands to the property: Significant Woodlands, Significant Wildlife Habitat and Evaluated-Non Provincially Significant Wetland. No natural heritage features were identified directly on the subject property. The limits of these features have been illustrated through the EIS and mitigation measures recommended for protection of these features.

The EIS concludes that based on the current plans for development, there will be no negative impacts to natural heritage features.



LEGEND

- Subject Lands
- Woodland
- Wetland
- Natural Heritage System

Figure 5

Natural Heritage System

Source: MNRF Natural Heritage Areas Mapping

Drawn By: JH

File: 188



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8.4 AGRICULTURAL IMPACT ASSESSMENT

The soil capability for agriculture mapping by the Ministry of Agriculture, Food and Rural Affairs identifies lands based on their potential for agricultural production. The subject lands contain '**Class 2 and Class 3 (2F-7, 3T-3)**' soils, identified as '**Vasey Sandy Loam**'. A limited portion along the eastern boundary is classified as '**Class 1 (Guerin Sandy Loam)**' soils. This is illustrated on **Figure 6**.

The soil classes are described as the following:

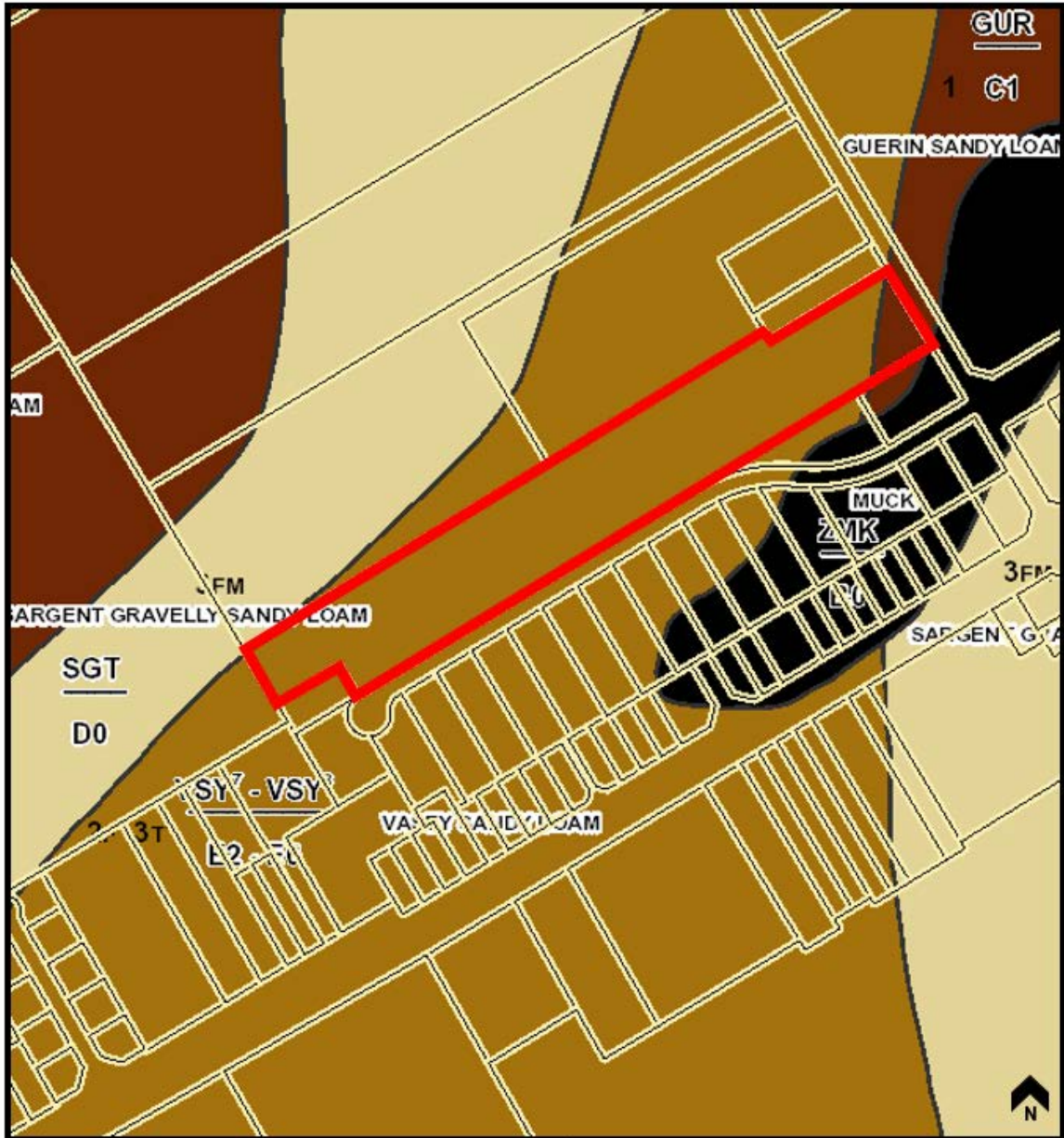
- Class 3 soils have *moderately severe limitations that restrict the range of crops or require special conservation practices. The limitations are more severe than for class 2 soils. They affect one or more of the following practices: timing and ease of tillage, planting and harvesting, choice of crops, and methods of conservation. Under good management they are fair to moderately high in productivity for a fair range of crops.*
- Class 2 soils have *moderate limitations that reduce the choice of crops or require moderate conservation practices. These soils are deep and may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate, and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a wide range of common field crops.*
- Class 1 soils have *moderate limitations that reduce the choice of crops or require moderate conservation practices. Soils in Class 1 are level to nearly level, deep, well to imperfectly drained and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common field crops.*

An Agricultural Impact Assessment (AIA) was prepared for the proposed development. Approximately 5.5 ha. of the subject lands are idle agricultural land, 0.4 ha. are active agriculture and 0.6 ha. are considered as non-agricultural. The subject lands have no buildings and are considered vacant agricultural lands. The 1954 and 1978 aerial photography does not show any structures, so livestock husbandry has never been present. The lands have been removed from agricultural production since circa 2010. Occasional grass cutting has occurred for maintenance purposes.

Through the AIA, it has been concluded that the removal of the lands from agricultural land uses to residential land uses is acceptable and the removal of these lands from agricultural uses would not remove viable agricultural lands.

In order to demonstrate consistency with the Provincial and Municipal policy, land use planning decisions are required to comply with Minimum Distance Separation (MDS) Formulae. According to the OMAFRA guidelines, the MDS evaluation is utilized as land use planning tools that determine setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses. The objective of MDS is to minimize land use conflicts and nuisance complaints related to odour. As outlined by the OMAFRA Guidelines, MDS I and II setbacks apply in rural areas to both rural lands and prime agricultural areas in accordance with the PPS. MDS I applies to proposed new non-farm development in proximity to existing livestock facilities. MDS I does not apply to proposed changes of land uses within Settlement Areas (Section 36). As the lands are currently outside a Settlement Area, the MDS I requirements are applicable. The expansion of a Settlement Area is classified as a '**Type B**' land use (1,500 m. review).

Through the required evaluation, the assessment determined that the proposed Settlement Area Boundary Expansion for the subject lands is in compliance with the required MDS setbacks.



LEGEND

- Subject Lands
- Class 1 Soil
- Class 2 / 3 Soil

Figure 6
Soil Capability for Agriculture

Source: Ministry of Agriculture, Food and Rural Affairs AgMaps

Drawn By: JH

File: 188



8.5 ARCHAEOLOGICAL

A Stage 1 & 2 Archaeological Assessment (November 21, 2021) has been completed by Irvin Heritage Inc. The Stage 1 Archaeological Assessment indicated that the Study Area retained archaeological potential. As such, a Stage 2 Archaeological Assessment consisting of both a 5 m Pedestrian Survey and 5 m Test Pit Survey was conducted. The Stage 2 identified one Euro-Canadian archaeological site, registered as the North Guthrie Site BcGv-61.

Given the results and conclusions of the completed Stage 1 & 2 assessment, the following recommendations are made:

- The Euro-Canadian, North Guthrie Site BcGv-61, does not warrant further archaeological investigation and has been sufficiently assessed within the completed assessment as having no further Cultural Heritage Value or Interest.
- It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the Study Area has been sufficiently assessed and is free of further archaeological concern.
- Notwithstanding the above recommendations, the provided Advice On Compliance With Legislation shall take precedent over any recommendations of this report should deeply buried archaeological resources or human remains be found during any future earthworks within the Study Area. It is the professional opinion of the archaeological licensee, Thomas Irvin (P379) that the Study Area has been sufficiently assessed and is free of further archaeological concern.

The Assessment was filed with the Ministry of Heritage, Sport, Tourism and Culture Industries, and acceptance was obtained (January 31, 2022).

9.0 PLANNING POLICY & ANALYSIS

This Section will outline the applicable policies guiding the development of the subject lands. Each section will outline applicable plans and polices with a planning rationale on conformity and development principles.

9.1 THE PLANNING ACT – PROVINCIAL INTEREST

The Planning Act (The Act) is provincial legislation that establishes the ground rules to describe how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial framework focused on provincial interests and fairness.

The policies as set out in Section 2 of the Planning Act, inform the Provincial Policy Statement (PPS), Growth Plan, and other matters of provincial interest, ensuring consistency with the PPS.

Under Section 2 of the Act, key matters of provincial interest includes:

- The protection of ecological systems, including natural areas, features and functions.
- The protection of the agricultural resources of the Province.
- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.
- The supply, efficient use and conservation of energy and water.
- The adequate provision of a full range of housing.
- The orderly development of safe and healthy communities.
- The appropriate location of growth and development.

As overviewed under section 8.0 of this report, a number of key studies have been prepared in support of the subject applications, including; a Stage 1-2 Archaeological Assessment, Environmental Impact Assessment and Agricultural Impact Assessment. These assessments have concluded that the proposed development would protect the natural heritage features and related functions of the area, the development would preserve viable agricultural lands for continued operations, and there are no archaeological concerns or interest associated with the lands.

As demonstrated throughout this Planning Report, the proposed expansion would permit appropriate development of residential uses. Viable rural areas are supported by accommodating a range and mix of housing options within Rural Settlement Areas, promoting locationally appropriate development that compliments the rural landscape. Further, the scale of the development proposed would match the scale of the area, mirroring the existing residential lands uses along Melville Court.

In addition, development that can be sustained by appropriate service levels is promoted by the Province. The FSR has determined that the proposed development can be serviced by private wells and septic systems, supported for rural residential development. Further, the Hydrogeological Investigation has determined that there are no anticipated impacts on water resources.

Section 51(24) of the Planning Act speaks to Draft Plan of Subdivision approvals. In considering a Draft Plan of Subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the Municipality and to the following:

- a) The development of the proposed subdivision does consider matters of Provincial interest, as referred to within section 2 of the Act. These matters are evaluated by the technical reports (EIS, FSR, etc.) with the application and this Planning Justification Report.
- b) The proposed subdivision is not premature and in the public interest; as evaluated by this Planning Justification Report.
- c) The plan does conform to the applicable Official Plan's; discussed under sections 9.4 and 9.5 of this report. There are no adjacent plans of subdivision.
- d) The applications have evaluated the suitability of the land for the proposed residential use by the technical reports with the application and this Planning Justification Report.
 - 1) No affordable units are proposed by the development (d.1)
- e) The proposed development utilizes existing municipal roads and includes frontage along Melville Court and Line 5 North; as illustrated by the Draft Plan of Subdivision. The existing road network is adequate for the proposed development.

- f) The proposed dimensions and shape of the proposed lots are demonstrated on the Draft Plan of Subdivision.
- g) There are no restrictions on the lands proposed to be subdivided.
- h) Conservation of natural resources and flood control are evaluated by the technical reports (EIS, Hydrogeological Investigation, FSR, etc.) with the application.
- i) The proposed development will have adequate utilities and municipal services; as demonstrated by the Functional Servicing Report (FSR).
- j) Guthrie Public School is located on the south side of Highway 11, approx. 1.0 km from the proposed development. No school sites are part of the development.
- k) Block 17 is to be dedicated to the Township of Oro-Medonte to fulfill the 5% dedication for parkland purposes.
- l) The plans design utilizes existing infrastructure through the logical expansion of existing development. The development of each lot will consider the available supply, means of supplying, and efficient use and conservation of energy through the Building Permit application and review process.
- m) The proposed Draft Plan of Subdivision is not located within a Site Plan Control Area. Any residential development containing two (2) dwelling units or less is exempt from Site Plan Control by the Township of Oro-Medonte. Each lot will be evaluated through the Building Permit application process.

In accordance with 51.1(1) of the Planning Act, Block 17 is to be retained and dedicated to the Township of Oro-Medonte, to fulfill the 5% dedication for parkland.

In our professional opinion, the proposed development aligns with the Province's Interest in land use planning under the Planning Act.

9.2 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built

environment. The PPS contains policies that fall under three overarching sections, with the goal of fostering an effective and efficient land use planning system:

1. *Building Strong Healthy Communities*
2. *The Wise Use and Management of Resources*
3. *Protecting Public Health and Safety*

9.2.1 RURAL AREAS

The subject lands are considered within a Rural Area and on Rural Lands in the context of the PPS. Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include the Rural Settlement Areas, prime agricultural areas, and natural heritage features (1.1.4).

Healthy, integrated and viable rural areas are supported by accommodating an appropriate range and mix of housing within the Rural Settlement Areas, while building upon the rural character (1.1.4.1). Rural Settlement Areas are designated as the focus for growth and development in rural areas, with their vitality and regeneration promoted by the PPS (1.1.4.2). Development within the Rural Settlement Areas shall give consideration to the rural characteristics of the area, the scale of development, and the provision of appropriate service levels (1.1.4.3). Where development is compatible with the rural landscape and can be sustained by rural service levels, it is supported by the PPS (1.1.5.4).

Permitted uses on Rural Lands includes residential development, including lot creation, that is locally appropriate (1.1.5.2).

The proposed development is compatible with the rural landscape of the area, while blending in with the residential land uses within the Guthrie Settlement Area. The proposed development can be sustained by rural service levels and will maintain the general scale of the Guthrie area. Collectively, the development of the lands for residential development is supported by the PPS.

9.2.2 HOUSING

The proposed development is strengthened by Section 1.4 (housing) of the PPS, which encourages an appropriate range and mix of housing options and densities to meet the projected requirements of current and future residents. Planning authorities are directed to maintain at all times the ability to accommodate residential growth for a minimum of 15

years, including the supply of lands which are designated and available for residential development.

Planning authorities are directed to provide for an appropriate range and mix of housing options and densities to meet projected market-based needs of current and future residents of the regional market. This includes permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, all types of residential intensification and additional residential units, and directing housing towards locations with appropriate infrastructure levels (1.4.3). The PPS further encourages long-term economic prosperity through residential uses that respond to dynamic market-based needs and provide a range of housing options for a diverse workforce, optimizing the long-term use of land and through a well-design built form (1.7.1).

The proposed development would provide 16 residential lots available for development, capable of supplying housing options to meet the current and projected needs of the regional market area, with appropriate rural service levels, and the efficient and logical use of land available.

The applications are supported by the housing policies of the PPS.

9.2.3 SERVICING

Section 1.6.6 of the PPS (sewage, water and stormwater) aims to accommodate forecasted growth in a manner that promotes the efficient use and optimization of services. Where municipal sewage services and municipal water services are not available or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety. Individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development (1.6.6.4).

The subject application is for rounding out of the Guthrie Settlement Area. The proposed development will be serviced by private wells and septic systems for each lot.

The PPS speaks to planning for stormwater management under section 1.6.6.7. The stormwater management plan (part of the FSR) will not result in negative impacts with respect to stormwater. Peak flow attenuation and water quality controls will be provided within the existing SWM facility through a retrofit. Lot level infiltration controls will be

implemented to achieve runoff volume control phosphorus mitigation and achieve water balance requirements.

9.2.4 NATURAL HERITAGE & WATER RESOURCES

Section 2.1 of the PPS relates to Natural Heritage. Natural features and areas shall be protected for the long term (2.1.1). The diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible improved (2.1.2). Development and site alteration is not permitted in habitat of endangered species or threatened species (2.1.7). Further, development and site alteration shall not be permitted on adjacent lands to natural heritage features and areas; *unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions* (2.1.8).

Through the evaluation of the EIS, it has been determined that there are no impacts to natural features or their related ecological functions.

Section 2.2 of the PPS speaks to water. Planning authorities shall protect, improve or restore the quality and quantity of water. Development and site alteration is 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.

A Hydrogeological Investigation has been prepared for the site to provide recommendations for a preliminary water balance, desktop domestic well assessment, ground water flow direction and gradient, and assessment of ground water quality for septic design and sizing of lots. Through this assessment, it has been concluded that there are no impacts associated with the development on hydrologic features and functions.

The subject application is consistent with the direction and intent of the PPS.

9.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (August 2020) has been prepared and approved under the Places to Grow Act. The Plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management, environmental protection, and other planning principles particular to the Greater Horseshoe. As the

Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The Growth Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. The Growth Plan is to be read in conjunction with the Provincial Policy Statement (PPS), however, the policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of the Growth Plan address the same, similar, related, or overlapping matters as policies in the PPS, applying the more specific policies of the Growth Plan satisfies the requirements of the more general policies in the PPS.

9.3.1 SETTLEMENT AREAS & GROWTH

The Growth Plan provides guiding principles within Section 1.2.1. The Plan recognizes that different approaches are required to manage growth in the Greater Golden Horseshoe, that recognizes the diversity of communities. The principles support developments that contribute to the achievement of complete communities that are designed to support healthy and active living, and meet people needs for daily living throughout an entire lifetime. Development is supported that provides a range and mix of housing options, to serve all size, incomes and ages of households.

The Plan places further emphasis on the guiding principles through Section 2.1, and states that the Growth Plan is about accommodating forecasted growth in complete communities. Better use of land and infrastructure is required, with development and growth focused to the Settlement Areas. The Plan further declares that strong, healthy and prosperous rural communities are vital to the economic success of the GGH and contribute to our quality of life, and healthy rural communities are important to the vitality and well-being of the larger region.

Section 2.2.1 of the Growth Plan establishes the policies for managing growth. Development and growth is directed to Settlement Areas, and limited growth is directed to the Rural Settlements. The applications seek to expand the Guthrie Rural Settlement Area to include the subject lands and accommodate limited residential development.

Section 2.2.6 of the Growth Plan encourages municipalities to develop housing strategies that support a diverse range and mix of housing options and densities to meet projected

needs of current and future residents. Implementing these strategies will support the achievement of complete communities by planning for forecasted growth and diversifying the housing stock across the municipality.

Under section 2.2.9 of the Growth Plan (Rural Areas), policy 2.2.9.7 states that *notwithstanding policy 2.2.8.2, minor adjustments may be made to the boundaries of rural settlements outside of a municipal comprehensive review*, subject to the following criteria:

- a. *the affected settlement area is not in the Greenbelt Area;*

Response: The Guthrie Settlement Area is not in the Greenbelt area.

- b. *the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;*

Response: The proposed expansion would constitute minor rounding out of existing development, as the south side of Melville Court is fully developed with residential land uses. The proposed expansion would facilitate a residential development, mirroring the adjacent residential land uses and keeping with the rural character of the Guthrie area.

- c. *confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no negative impacts on water; and*

Response: Water and wastewater servicing can be provided in a sustainable manner with no negative impacts on water, as demonstrated by the Functional Servicing Report and Geotechnical/Hydrogeological Investigation.

- d. *Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.*

Response: The applicable policies of sections 2 and 3 of the Growth Plan are addressed throughout this report.

Collectively, the subject applications meet the criteria for a Rural Settlement Area Expansion and aligns with the Plan's policies for growth.

9.3.2 INFRASTRUCTURE & SERVICES

Section 3 of the Growth Plan speaks to infrastructure to support growth. The infrastructure framework of the Growth Plan aims to ensure that municipalities undertake an integrated approach to land use planning, infrastructure investments, and environmental protection to

achieve the outcomes of the Plan (3.1). Water and wastewater systems are to be designed, constructed and expanded to provide water conservation practices.

Proposals for development by way of Plan of Subdivision must be supported by a stormwater management plan or equivalent, in accordance with the policies of 3.2.7.2. A Functional Servicing Report was completed by Tatham Engineering Limited (Tatham) for the applications, which includes a Stormwater Management Plan. The technical report demonstrates that the development can be supported in regard to infrastructure and services.

9.3.3 NATURAL HERITAGE, CULTURAL HERITAGE & AGRICULTURE

The guiding principles of the Growth Plan seek to protect natural heritages features and functions, along with cultural heritage resources. Section 4.0 of the Plan speaks to protecting what is valuable. The Greater Golden Horseshoe contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources. These valuable assets must be wisely protected and managed as part of planning for future growth.

The Natural Heritage System (NHS) for the Growth Plan has been implemented to support a comprehensive, integrated and long-term approach to planning for the protection of the region's natural heritage and biodiversity (4.2.2.1). According to the Provinces NHS mapping, 'Woodlands' and 'Wetlands' are identified on the subject lands (*Figure 5*); however, the lands are located outside the NHS.

Policy 4.2.2.4 states that the Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper-or single-tier official plan. A limited portion of land along the eastern boundary has been mapped by the Township of Oro-Medonte in their Official Plan as 'Wetlands'. Through the EIS investigation, it was determined that current wetland boundaries mapped on the property are incorrect. No wetland is present.

As outlined by the Growth Plan (s. 4.2.2, 4.2.3, 4.2.4), no development or site alteration is permitted within or on lands adjacent (within 120 m.) to key hydrologic features/areas or key natural heritage features/areas, unless it has been demonstrated that there will be no negative impacts on the features or their related functions. The EIS has determined that there will be no impacts on features or their related functions.

The agricultural system for the Greater Golden Horseshoe is mapped by the Province, with the goal of protecting prime agricultural areas for long-term use for agriculture (4.2.6). The subject lands are considered '*Prime Agricultural Lands*' by the Province, under current land uses. Where agricultural uses and non-agricultural uses interface outside of Settlement areas, land uses should minimize and mitigate adverse impacts on the agricultural system. Further, the Plan aims to retain lots of record for agricultural uses (4.2.6). After provincial mapping of the agricultural land base has been implemented in official plans, the Growth Plan states that further refinements may only occur through a municipal comprehensive review (4.2.6.9). The subject application seeks to expand a Settlement area outside of the MCR process. As part of this process, an Agricultural Impact Assessment (AIA) has been prepared, demonstrating that the subject lands can be accommodated within the Guthrie Settlement Area for residential uses, with no impacts on the agricultural system, as the subject standalone parcel of land does not occupy enough landholdings to sustain a viable farming operation.

Section 4.2.7 of the Growth Plan speaks to cultural heritage resources. Cultural heritage resources are to be conserved. As demonstrated by the Stage 1-2 Archaeological Assessment with the application, there are no cultural heritage resources or concerns with the subject lands.

For the above stated reasons, the application conforms to the direction provided in the Growth Plan for the Greater Golden Horseshoe.

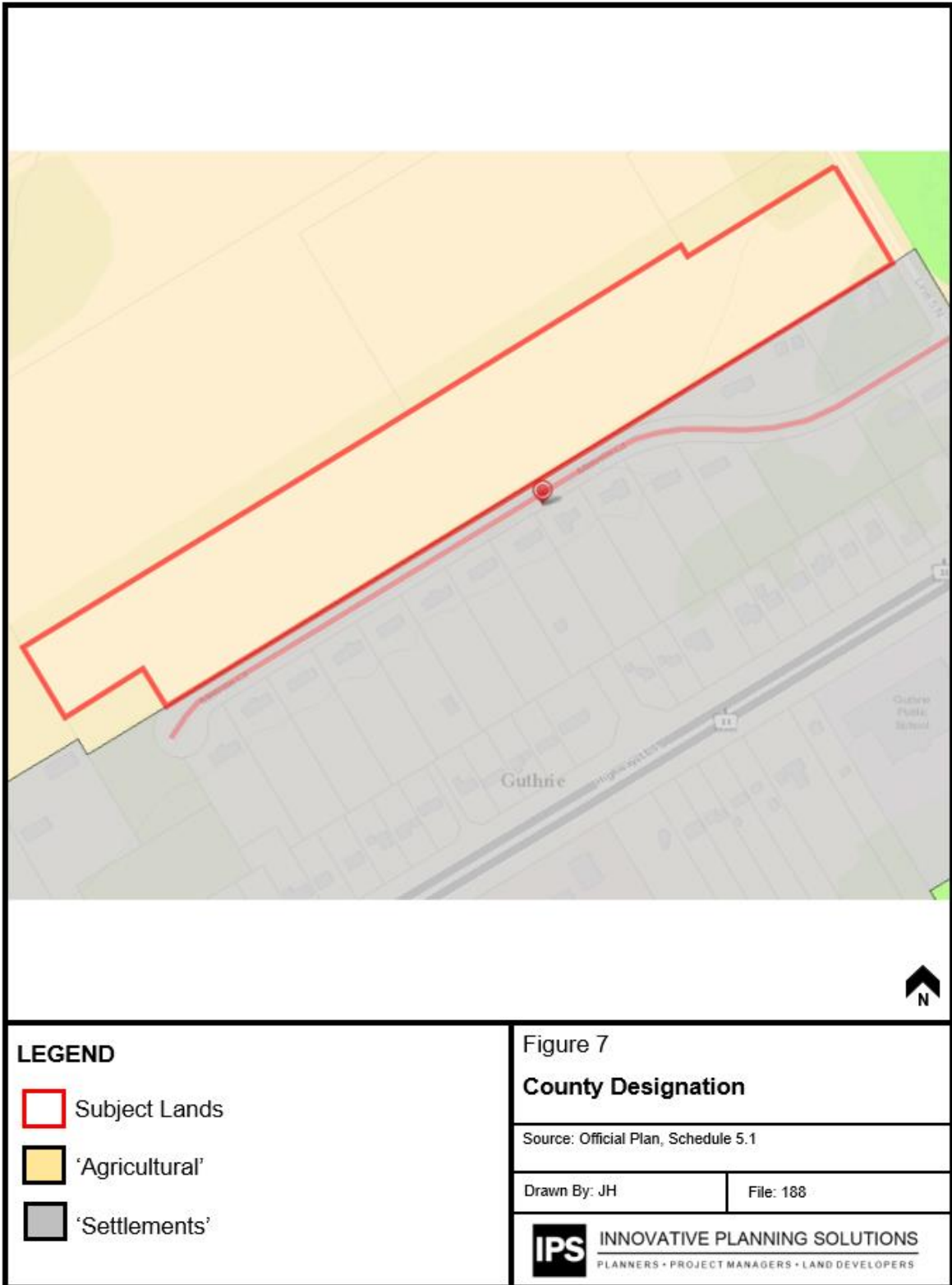
9.4 COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan provides a policy context for land use planning taking into consideration the economic, social, and environmental impacts of land use and development decisions.

The subject property is currently designated by the County of Simcoe Official Plan as follows:

- Schedule 5.1 – Land Use Designations: *'Agricultural'*
- Schedule 5.2.2 - Streams and Evaluated Wetlands: *'Locally Significant Wetland'*
- Schedule 5.2.6 - Significant Groundwater Recharge Areas: *'Significant Groundwater Recharge Area – Vulnerability Score 2'*

The County's land use designation is illustrated on **Figure 7**, and the applicable schedules are shown on **Figure 8**. Through the subject application, the intent is to bring the lands into **'Settlements'**, through an Official Plan Amendment (OPA) application to round out the Guthrie Settlement Area.





LEGEND

- Subject Lands
- 'Locally Significant Wetland'
- 'Significant Groundwater Recharge Area'

Figure 8

County Schedules

Source: Official Plan, Schedule 5.2.2 and Schedule 5.2.6

Drawn By: JH

File: 188



INNOVATIVE PLANNING SOLUTIONS
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9.4.1 AGRICULTURAL

The subject lands are currently designated '**Agricultural**' by the County of Simcoe Official Plan (Schedule 5.1 – Land Use Designations).

Prime agricultural areas are areas where prime agricultural lands predominate. These areas include specialty crop areas as the highest priority for protection, followed by Classes 1, 2, and 3 soils, in order of priority (3.6.9). The subject lands contain '*Class 2 and Class 3 (2F-7, 3T-3)*' soils, identified as '*Vasey Sandy Loam*'. A limited portion along the eastern boundary is classified as '*Class 1 (Guerin Sandy Loam)*' soils.

Policy 3.6.11 of the Official Plan states that "*proposals to re-designate lands from the Agricultural designation may only be considered for expansions to settlement areas in accordance with applicable policies of this Plan, Provincial policy statements issued under the Planning Act and Provincial plans*". In accordance with this policy, the Official Plan Amendment (OPA) applications seek an expansion to the Guthrie Settlement area. Conformity and justification of the expansion against Provincial plans has been demonstrated throughout this report and supporting documents with the application.

In accordance with policy 3.3.14 of the Plan, all new land uses including the creation of lots shall comply with the appropriate Minimum Distance Separation Formulae, to ensure that prime agricultural areas are protected, and land use conflicts are minimized between agricultural and other uses. Evaluated through the Agricultural Impact Assessment (AIA), MDS was evaluated, and the proposed development complies with the MDS formulae.

Through the application and supporting documents, it has been demonstrated that there are no negligible impacts anticipated on the Agricultural area or lands.

9.4.2 SETTLEMENTS

Guthrie is designated as a '**Settlement Area**' by the County of Simcoe Official Plan (Table 5.1). The Official Plan Amendment (OPA) applications seek to expand this Settlement Area to include the subject lands, through a minor rounding out.

The Growth Management Strategy of the County's Plan directs the significant portion of growth and development to Settlements where it can be effectively serviced and minimize land consumption (3.1/3.5.1). Majority of growth is directed to the Primary Settlements; however, other Settlement Areas (Rural Settlements) are encouraged to become a complete community over time (3.2.3).

Under the general development policies of the Plan, subdivision of land by plan of subdivision is permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies (3.3.2). The subject applications would facilitate rural residential development within a Rural Settlement Area, where this is encouraged and supported by the County's Plan.

Development, including lot creation, is discouraged outside of but adjacent to, or in close proximity to settlement area boundaries in order to enable the efficient expansion of settlement areas (3.3.7). As supported, the subject application represents a logical and efficient expansion to the Guthrie Settlement area. The justification for the expansion is evaluated throughout this report, with emphasis placed on the Settlement Capability Study under section 10.

Official Plan Amendments for an expansion to a Settlement Area, among other considerations discussed throughout this report, must include an EIS to demonstrate that there will be no negative impacts on the natural heritage features and areas (3.5.19). An EIS was completed for the applications, and it has been demonstrated that there will be no negative impacts on the natural heritage features and areas.

Development within Settlement areas is further encouraged at higher densities to achieve the policy directives of the County Plan, but should be compatible with adjacent residential areas (3.5.29). In accordance with this, the proposed development would mirror the adjacent residential uses along Melville Court, maintaining land use compatibility. The proposed housing type (single detached) would provide additional housing stock to Guthrie, in a form of development that is desirable for the rural area.

Collectively, the subject applications meet the County's criteria for a Settlement Area Expansion.

9.4.3 NATURAL ENVIRONMENT & HERITAGE RESOURCES

The Growth Management Strategy of the County's Plan (theme 3) seeks for the protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources (3.1).

The subject lands are identified for containing a '**Locally Significant Wetland**' on Schedule 5.2.2, and a '**Significant Groundwater Recharge Area – Vulnerability Score 2**' on Schedule 5.2.6, as shown on **Figure 8**.

Through detailed evaluation by the retained environmental consulting firm (Roots Environmental) and confirmed by the Lake Simcoe Region Conservation Authority (LSRCA) through a site evaluation, the '*locally significant wetlands*' mapped is incorrect. There is no feature on the subject lands.

Development and site alteration is not permitted within or adjacent (within 120 m.) to lands with natural heritage features and areas, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (3.3.15). As a result of the EIS completion, there are no negative impacts anticipated on natural heritage features as a result of the proposed development.

Additionally, the Plan states that *subject to the findings and recommendations of an EIS, satisfactory to the appropriate authorities, the County encourages an area of environmental constraint and buffer areas to be maintained as single ownership, where appropriate* (3.3.17). Through the findings and recommendations of the EIS, there are no buffers required for the proposed development.

The County's Plan aims to protect surface and underground water resources, to protect the long-term quality and quantity of a critical resource (3.1.3). The subject lands have been identified as within a '*Significant Groundwater Recharge Area – Vulnerability Score 2*' on Schedule 5.2.6. Recharge and discharge areas are to be protected through the development and subdivision approval process, and development is generally directed away from areas with a high water table and/or highly permeable soils (3.13.46). Applications for major development within a significant groundwater recharge area shall be *accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored* (3.13.48). In Settlement Areas, potential environmental impacts are to be mitigated using all reasonable methods (4.5.6).

A Functional Servicing Report & Stormwater Management Plan, and Hydrogeological Investigation have been prepared for the applications. As part of these assessment, ground water recharge management has been evaluated, with mitigation measures and recommendations made to ensure there are no impacts on the recharge area.

Cultural heritage conservation is reviewed under section 4.6 of the County's Plan. Significant built heritage resources and significant cultural heritage landscapes are to be

conserved (4.6.1). Development and site alteration is not permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (4.6.5). In accordance with the cultural heritage policies of the Plan, a Stage 1 & 2 Archaeological Assessment has been prepared for the subject applications. The assessment has determined that the lands are free of archaeological concern.

9.4.4 SERVICING

The County's Official Plan promotes the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions (4.7.1). The preferred method of servicing Settlement Areas and multi-lot developments is full municipal sewage services and full municipal water services, however, where full municipal services are not provided, municipalities may allow the use of private communal water services and private communal sewage services, where appropriate and justified (3.2.4/4.7.4/4.7.5).

Individual on-site sewage services and individual on-site water services may be used in certain cases where an assessment has provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In Settlement Areas, private services may be used for infilling or minor rounding out of existing development (4.7.6).

The proposed development is considered a minor rounding out of an existing Rural Settlement area, where municipal services are not available. Through the preparation of the Functional Servicing Report, it has been determined that private services are appropriate and can be sustained for the low-density residential uses proposed.

Where a servicing feasibility study (FSR) supports development on individual services, development proposals shall be supported by a hydrogeological study that considers site findings and recommendations of the servicing feasibility study, including the determination of specific site-related minimum lot sizes (4.7.10). A Geotechnical / Hydrogeological Investigation has been completed by PML for the applications. Based on the lot sizes proposed, groundwater conditions and other associated factors, the proposed development is supported.

Based on a review of the County of Simcoe Official Plan, the proposed development conforms to all applicable policies and the rural settlement area expansion is justified.

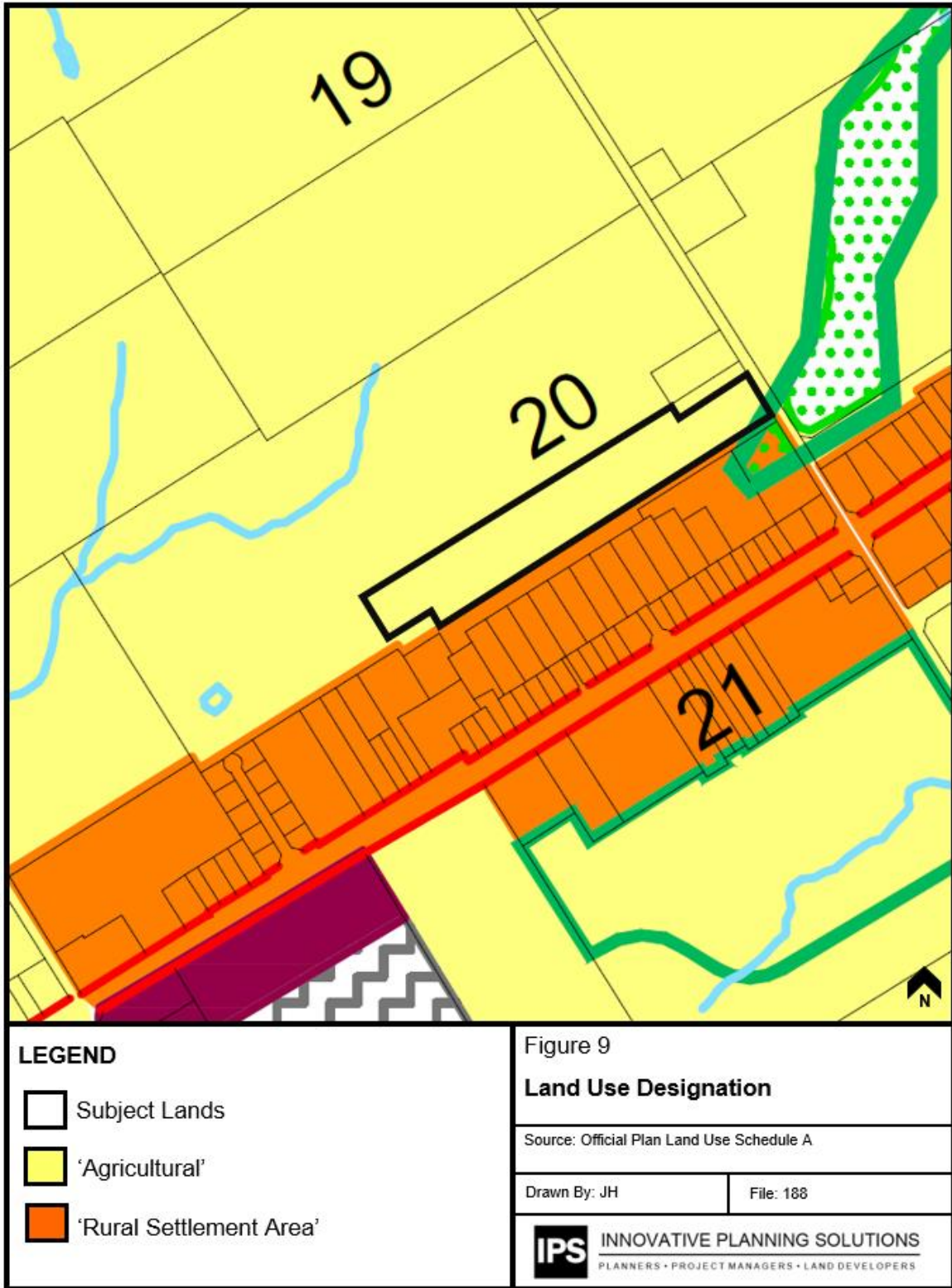
9.5 TOWNSHIP OF ORO-MEDONTE OFFICIAL PLAN

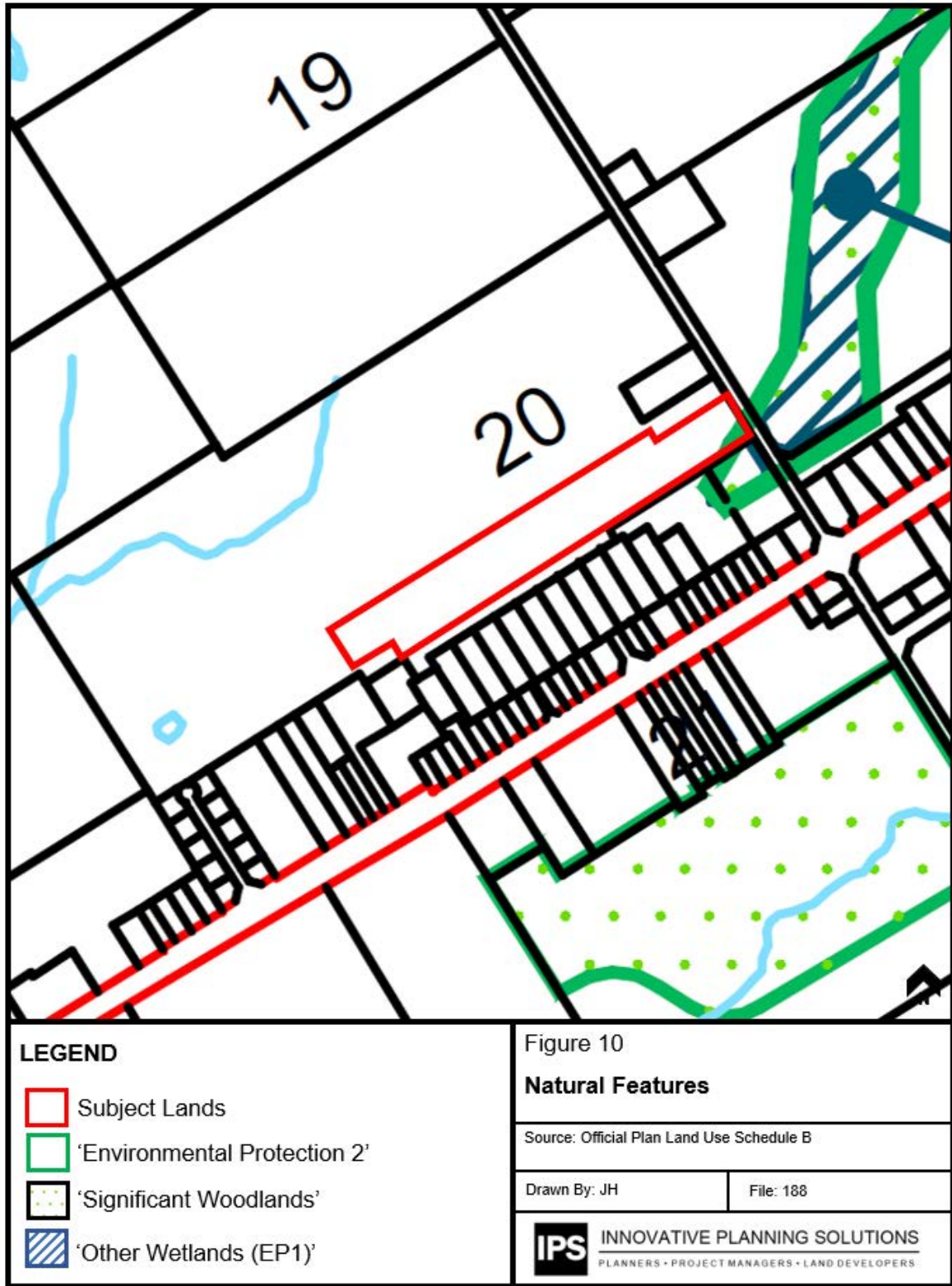
The Official Plan outlines the vision for the future of the Township relative to land use planning. The goals, objectives and policies contained in the Official Plan are intended to guide the decisions of public authorities and private interests in order to maintain the Township as a livable and attractive community.

The subject lands are currently designated as follows in the Township's Official Plan:

- Schedule A – Land Use: '**Agricultural**' and '*Environmental Protection One*'
- Schedule B – Natural Features: '*Environmental Protection Two*', '*Significant Woodlands*', and '*Other Wetlands (EP1)*'

As introduced under section 2.0, an Amendment is required to the Township of Oro-Medonte Official Plan, to re-designate the subject lands to '**Rural Settlement Area**'.





9.5.1 AGRICULTURAL

The subject lands are currently designated as '**Agricultural**' by the Township of Oro-Medonte Official Plan (**Figure 9**).

The goal of the Agricultural designation is to preserve areas demonstrating high capability for agricultural production and the agricultural resource base of the Township (A2.4/C1.1).

The subject lands contain Class 1-3 soils, meaning that they have high potential for agricultural capability according to the Canada Land Inventory (A3.2.1).

The redesignation of the subject lands from *Agricultural* to *Rural Settlement Area* has been evaluated from an agricultural standpoint through the Agricultural Impact Assessment (AIA). The AIA has demonstrated that the new rural lots will not adversely impact existing agricultural operations or the agricultural network by including the lands with the Guthrie boundary.

New development applications in agricultural areas or on agricultural lands shall be set back from agricultural operations in accordance with the Minimum Distance Separation One formula, to ensure that farmers can continue with normal farm practices, without impacts (section D6). MDS calculation was completed through the AIA, demonstrating that the MDS setback requirements are met.

9.5.2 SETTLEMENTS & DEVELOPMENT

An Amendment is requested to the Township of Oro-Medonte Official Plan, to redesignate the subject lands to the '**Rural Settlement Area**' land use designation, becoming part of the Guthrie residential community (A3.2.3).

Permitted uses in the *Rural Settlement Area* designation includes low density residential uses (C3.2).

Applications to expand Settlement Areas are to be considered as part of an Official Plan review (A4.2/A5.3). Notwithstanding this policy, Section 2.2.9 (7) of the Growth Plan permits the adjustments of Settlement areas outside of a Municipal Comprehensive Review (MCR) for Rural Settlements.

The growth management goals of the Plan is to direct growth and development to Settlements, such as residential subdivisions (A2.6/A4.1). Strategic goals and objectives seek to maintain and create attractive communities with suitable amenities and service

levels, and to ensure that Settlement areas are developed in a logical and cost-effective manner (C3.1/A2.6.2).

Limited growth on private services is permitted within the Guthrie Settlement Area. The Plan recognizes that Guthrie is functioning as a rural service centre, as the area is not serviced by municipal services. Further, the Plan states that infilling and small-scale development by Plan of Subdivision on private services is permitted (A4.2.7).

The subdivision of land is discussed under section D2 of the Township's Official Plan. Land division by Plan of Subdivision is required for the proposed development to ensure that the lands are developed in an orderly and efficient manner (D2.1).

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that the following criteria is met (D2.3):

a) The approval of the development is not premature and is in the public interest.

Response: The proposed development is located along Melville Court, a road fully developed on the south side where the land uses proposed would mirror the existing land uses. Reviewing the Guthrie Settlement Area, there is no other lands available for a Plan of Subdivision, unless an expansion were to occur. Provided this, the subject application is considered a minor rounding out of a Settlement Area. Additionally, it has been demonstrated that the properties can be sustained by private services, where there is no need for uneconomical costs for expansion of servicing. Through the application process, public engagement is encouraged to obtain comments on the proposal and address any concerns that may be raised. Provided the results of the supporting documents and this Planning Report, pressures from the Province to create additional housing options, and demand in the Township for residential lots, the development is not premature and is in the public interest.

b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities.

Response: The proposed development will be serviced by private services, where this is recognized by the Official Plan as appropriate for limited development within the Rural Settlement Areas. Guthrie Public School is located on the south side of Highway 11, a short distance (approx. 1.0 km) from the subject development, offering an educational facility in close proximity. Provided that the lands are within a rural area, amenities are

limited, however, the lands are in close proximity (approx. 2.0 km) to the Oro-Medonte Community Arena and recreational fields, providing community facilities to residents. As part of the development process, the Township will obtain Block 17 of the subdivision as parkland dedication, where the Township will have the authority to determine the best use of this open space.

c) The density of the development is appropriate for the area.

Response: A Zoning By-law Amendment (ZBA) is required to rezone the subject lands to the 'Residential One (R1)' zone. The R1 zone is placed on all residential lots in the Guthrie Settlement Area. With landholdings of 6.57 ha., the proposed density of 16 units is 2.4 units/hectare. The proposed density would provide a similar lot fabric to those adjacent, maintaining an appropriate density on the lands.

d) The subdivision, when developed, will be easily integrated with other development in the area.

Response: The proposed development would resemble or mirror the adjacent residential land uses along Melville Court, providing a seamless integration into the area.

e) The subdivision conforms with the environmental protection and management policies of this Plan.

Response: Environmental policies have been reviewed in detail throughout this report. Through the preparation of the application, detailed environmental assessments occurred resulting in the completion of an Environmental Impact Study (EIS). The results of the EIS have determined that there are no anticipated impacts on the natural environment.

f) The proposal conforms to Section 51 (24) of the Planning Act, as amended.

Response: Considering a draft Plan of Subdivision, the matters outlined under Section 51 (24) of the Planning Act have been addressed by this Planning Report, or by the supporting documents and studies with the applications.

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

Response: Prior to registration of the Plan of Subdivision, a Subdivision Agreement will be executed with the Township of Oro-Medonte.

An objective of the Township of Oro-Medonte Official Plan is to ensure that appropriate amounts and types of parkland are acquired by the Township through the development process (D7.1). Council requires a dedication of five percent (5%) of the land within a residential Plan of Subdivision to be dedicated to the Township as parkland. In lieu of the land dedication, cash-in-lieu of parkland may be accepted (D7.2.3). Through the Pre-consultation process, the Township stated that they would like to obtain Block 17 at the end of cul-de-sac (future development block) on the proposed draft plan to satisfy this requirement. The Applicant is willing to dedicate Block 17 to the Township to satisfy the parkland dedication requirement.

9.5.3 NATURAL HERITAGE

Section A1, Community Vision, states that the primary purpose of the Official Plan is to provide the basis for protecting the Township's natural heritage system while managing growth. It is the goal of the Township's Official Plan to protect and enhance significant natural heritage features and related ecological functions (A2.1). The County's natural heritage system including significant woodlands, features/areas, and their ecological functions are to be preserved (A2.1.2).

The subject lands are designated by the Township's Official Plan as the following natural heritage overlays:

- Schedule A – Land Use: '**Environmental Protection One**'
- Schedule B – Natural Features: '**Environmental Protection Two**', '**Significant Woodlands**', and '**Other Wetlands**'

The '**Environmental Protection One**' overlay designation applies to significant features in the Township, including all wetlands and any other areas that have been determined to be environmentally significant as a result of a development review process (A3.1.2/B2.2). All lands within 120 metres of the boundary of a wetland are considered 'adjacent lands' by the Plan. No development is permitted on adjacent lands unless an Environmental Impact Study and a Management Plan are completed (B2.4). Through the EIS investigation, it was determined that current wetland boundaries mapped on the property are incorrect, as there is no wetland present. Confirmed by the LSRCA, the mapped wetland is present on adjacent lands across Line 5 North to the east, and further south.

The '**Environmental Protection Two**' overlay designation applies to components of the natural heritage system that are not included within the Environmental Protection One designation or within the Oro Moraine Planning Area, not considered to be significant or because insufficient information was available at the time the Plan was prepared to support the designation of these features in the Environmental Protection One designation (A3.1.3). The goal of this overlay designation is to protect environmentally sensitive areas from development that may impact the features and their related ecological functions (B3.1). The limits of the overlay designation are considered as approximate by the Official Plan, and features generally included in the designation are woodlands, areas of natural and scientific interest, or other wildlife habitat areas (B3.2).

New development on lands within the Environmental Protection Two overlay designation are subject to the preparation of an Environmental Impact Study (EIS) and a Management Plan (MP). The assessment is required to demonstrate that the proposed development can occur without having a negative impact on the significant natural features and ecological functions of the area (B3.4). Further, section B5 of the Official Plan encourages the further study of natural heritage features and functions, to assess development applications and determine if setbacks, mitigation or other measures are required.

According to Schedule B (Natural Features) of the Official Plan, lands are identified with **Other Wetlands**. The feature mapped is the Shelwell's Creek Swamp, which falls under the Wetlands identification. Through the EIS investigation, it was determined that current wetland boundaries mapped on the property are incorrect, as there is no wetland present on the subject lands. Confirmed by the LSRCA, the mapped wetland is present on adjacent lands across Line 5 North to the east, and further south.

Significant Woodlands are mapped on the south-east corner of the subject lands. This area also falls within the Shelwell's Creek Swamp, mapped by Schedule B. The EIS reviewed this feature and determined that the small woodlands are occupied by plantation and is almost half Norway Spruce, a non-native species, which does not meet this definition for significance. It is not ecologically important in terms of species, functionally important due to it being a non-native community with no ecological functions and does not provide economic benefit. These woodland areas, including a small maple woodland in the northeast corner, and are bisected from larger woodland/tree swamp to the east by the Line 5 North canopy gap. Through the EIS assessment, it was determined that there is no link between woodlands on the subject property and those on adjacent

lands to the east side of Line 5 North. The two areas should be considered as separate wooded areas. As the woodlands on the subject property, containing native species and habitats, do not meet the size criteria for significance in the north area of the LSPP area of 10 ha., it is determined as not significant.

Adjacent woodlands to the east of Line 5 North, within the Shelwell's Creek Swamp, would be considered significant due to size and natural composition. As these significant woodlands are within 120 metres adjacent lands to the proposed development, an impact assessment was completed through the EIS (5.3.4). No removal of this woodland/treed swamp (Evaluated Non-Provincially Significant Wetland) will occur as a result of the proposed development. In addition, the EIS clarifies that a the 30-metre Vegetation Protection Zone (VPZ) from a key natural heritage feature such as a significant woodland would be comprised of natural self-sustaining vegetation. However, in this instance, the VPZ is comprised of an existing municipal road and 20 metre allowance located immediately east of the subject property. Given the fragmented nature of the current VPZ with an existing public roadway, there is no ecological reasoning to provide an additional 10-metre vegetated buffer to a road allowance. As development of the subject property will result in no loss of Significant Woodlands across Line 5 North, no negative impacts are anticipated. Refer to the EIS for the complete assessment.

A goal of the Official Plan is to protect the function of significant recharge areas (A2.2). The strategic objectives of the Plan include the protection of significant recharge and discharge areas from development that may have a negative impact on their function (A2.2.2.b). The lands are not within either a Well Head Protection Area (WHPA) nor an Intake Protection Zone (IPZ) for municipal water supply; however, the western portion of the site is located with in a **Significant Ground Water Recharge Area** (vulnerability score of 2). The LID guidelines call for the pre and post-development ground water infiltration volumes to be maintained as much as practically possible. The assessment provided through the Hydrogeological Assessment by PML indicates a reduction in the volume of surface water infiltration following redevelopment of the site; hence, implementation of measures to reduce the infiltration deficit (such as the proposed LID features) should be considered. Based on the PML recommendations, the FSR by Tatham Engineering has implemented a number of recommendations and mitigation measures to protect the recharge area.

9.5.4 CULTURAL HERITAGE

Heritage and archaeological resources are discussed under section D3 of the Township's Official Plan. The intent of the Plan is to ensure that the Township's heritage resources are identified, conserved and enhanced whenever practical, and that all new development should occur in a manner which respects the Municipality's physical heritage (D.3.2.1).

Recognizing that there may be there may be archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Municipality, archaeological assessments are required for development proposals to ensure that the lands are surveyed (D3.2.5).

A Stage 1 & 2 Archaeological Assessment has been completed by Irvin Heritage Inc. for the subject lands. Through the assessment, the lands have been cleared of archaeological concerns.

9.5.5 SERVICING

The servicing objectives of the Official Plan aim to ensure that servicing options are considered for new major development, and to ensure that servicing is investigated when an expansion to a Settlement area is proposed (A5.1). Servicing in Guthrie is by individual privately owned wells and septic systems (A5.2).

Prior to the creation of any new lot in a Settlement area that is to be serviced by a private septic system, it shall be demonstrated that it appropriate for the construction and use of a private septic system on the lot, and that an adequate supply of potable water will be available to service the new lot through private water supply (A5.2).

A Geotechnical / Hydrogeological Investigation has been prepared for the subject applications. The purpose of this investigation was to assess the subsurface conditions at the site, and based on this information, provide comments and Geotechnical engineering recommendations for earthworks, building foundations and basements, and paraments for septic design. Hydrogeological recommendations include a preliminary water balance, desktop domestic well assessment, ground water flow direction and gradient, and assessment of ground water quality for septic design and sizing of lots. The proposed septic systems are appropriate for the location and land use, and the potable water supply wells can be developed on-site for each lot.

Expansion to Settlements requires an Official Plan Amendment (OPA) as part of an Official Plan Review. Where the proposal is based off private services, a Settlement Capability Study is required (A5.3). The Settlement Capability Study is included as section 10 of this report.

Stormwater Management Reports are required for all major residential development proposals and Official Plan Amendment applications (B5.1.6.2). A Functional Servicing Report and inclusive Stormwater Management Plan is provided with the application.

The proposed Settlement Area Expansion maintains consistency and conformity with the Township of Oro-Medonte Official Plan.

9.6 TOWNSHIP OF ORO-MEDONTE ZONING BY-LAW

The subject lands are currently zoned '**Agricultural/Rural (A/RU)**' in the Township of Oro-Medonte Zoning By-law (97-95), illustrated on **Figure 11**.

A Zoning By-law Amendment is required to rezone the lands to '**Residential One Exception (R1-XXX)**' and '**Open Space (OS)**'.

An Amendment to rezone the lands to '**Residential One (R1)**' is required to permit low-density residential land uses, consisting of single detached dwellings. Low-density residential land uses within the Guthrie Settlement Area contain the R1 zone, therefore, consistency is maintained.

The lands to be rezoned to '**Open Space (OS)**' are Block 17, which is considered a Future Development Block at the western boundary of the Draft Plan. The Township has requested that this block of land be conveyed to the Township as parkland dedication, to fulfill the Planning Act (42.1) requirements (5% of total land holdings).

A Draft Zoning By-law Amendment and Schedule are included as **Appendix 3** of this report.

Table 1 provides a zoning comparison of the proposed '**R1**' zone in relation to the proposed development. The Draft Plan will meet all requirements of the '**Residential One (R1)**' zone, with the exception of lot frontage for two (2) lots; recognized by the zone exception.

The '**R1**' zone requires a minimum lot frontage of 30.0 m., where a lot frontage of 21.1 m. is provided for Lot 13, and a lot frontage of 6.5 m. is provided for Lot 14. Melville Court curves along the frontage of Lots 13 and 14, and in order to obtain access off Melville Court, the requested variations are required in order to place a driveway into the subject properties. Given the irregular shape of the subject lands, a reduced lot frontage, and proposed lot fabric, the requested exceptions are appropriate for the development.



LEGEND

 Subject Lands

Figure 11

Subject Lands Zoning

Source: Zoning By-law 97-58

Drawn By: JH

File: 188



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Table 1: Zoning Compliance Matrix Residential One (R1) Zoning Comparison <i>Source: Township of Oro-Medonte Zoning By-law 97-95</i>		
Provision	Required	Provided
Permitted Uses	Single Detached Dwellings	Single Detached Dwellings
Minimum Lot Area	0.2 ha.	0.2 ha. – 0.8 ha.
Minimum Lot Frontage	30 m.	Lots 1-12: 30.0 m. Lot 13: 21.1 m. Lot 14: 6.5 m.
Minimum Required Front Yard	7.5 m.	Min. 7.5 m.
Minimum Required Exterior Side Yard	4.5 m.	Min. 4.5 m.
Minimum required Interior Side Yard	2.5 m.	Min. 2.5 m.
Minimum Required Rear Yard	7.5 m.	Min. 7.5 m.
Minimum First Storey Floor Area	90 sq. m.	Min. 90 sq. m.
Maximum Height	11.0 m.	> 11.0 m.
Maximum Lot Coverage	No Provision	In accordance with zone setbacks.

9.7 LAKE SIMCOE PROTECTION PLAN (LSPP)

The Lake Simcoe Protection Plan (LSPP) (July 2009) is a comprehensive watershed-based legislated plan to protect and restore the ecological health of Lake Simcoe and its watershed.

The subject lands are located within the Lake Simcoe Region Conservation Authority (LSRCA) watershed boundary, and a limited portion of the property is within the LSRCA's regulated area (**Figure 12**).

The objectives of the LSPP includes the protection, improvement and restoration of the elements that contribute to the ecological health of the Lake Simcoe watershed. This includes water quality, hydrology, key natural heritage features and their functions, along with key hydrologic features and functions. Further, the objectives promote environmentally sustainable land and water uses, activities and development practices.

The LSPP states that development must occur through a sustainable approach;

Economies and communities in the Lake Simcoe watershed will need to continue to grow, but must do so in conformity with provincial plans including this Plan, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, as well as in keeping with the Provincial Policy Statement, so that growth is managed in a manner that sustains a healthy ecosystem, healthy communities and healthy economies.

The LSPP policies call for comprehensive plans and initiatives to improve the management of stormwater for planned developments. The proposed development meets the definition of 'Major Development' as defined by the Lake Simcoe Protection Plan (LSPP) and Lake Simcoe Phosphorus Offsetting Policy (LSPOP). Applications for new major development must demonstrate how phosphorus loadings and changes in water balance will be minimized (4.5-SA).

A phosphorous budget was completed for the development as a component of the FSR by Tatham Engineering. Based on their assessment, the pre-development phosphorous load is 0.44 kg/year. The post-development phosphorous load, without mitigation is 0.85 kg/year, however; it has been controlled to 0.47 kg/year by the proposed mitigation measures. This represents a reduced loading in phosphorous under the proposed conditions.

In accordance with the stormwater management policies of the LSPP, a Preliminary Stormwater Management Plan was completed by Tatham Engineering as a key component of the Functional Servicing Report (4.8-DP). Among other considerations, the SWM Plan evaluates stormwater quality and quantity control, and existing and proposed conditions.

Key natural heritage and key hydrologic features contribute to the ecological health of the watershed. Natural heritage refers generally to terrestrial, wetland and aquatic features (e.g., woodlands, wetlands, and streams) and their functions (e.g., wildlife habitat, shoreline stabilization). *The promotion and protection of the ecological health of the Lake Simcoe shoreline and the watershed's natural heritage are important in order to foster a resilient, adaptable, and sustainable watershed.* The LSPP recognizes that natural heritage features are vital components of the ecosystem in and of themselves and are closely linked to other elements such as water quality and quantity.

An Environmental Impact Study (EIS) was completed by Roots Environmental, as reviewed throughout this report. A small woodland area is present on the subject property in the eastern part, fronting Line 5 North. Based on the assessment, that part of this wooded area is occupied by plantation and is almost half Norway Spruce, a non-native species, which does not meet the LSPP definition for significance.

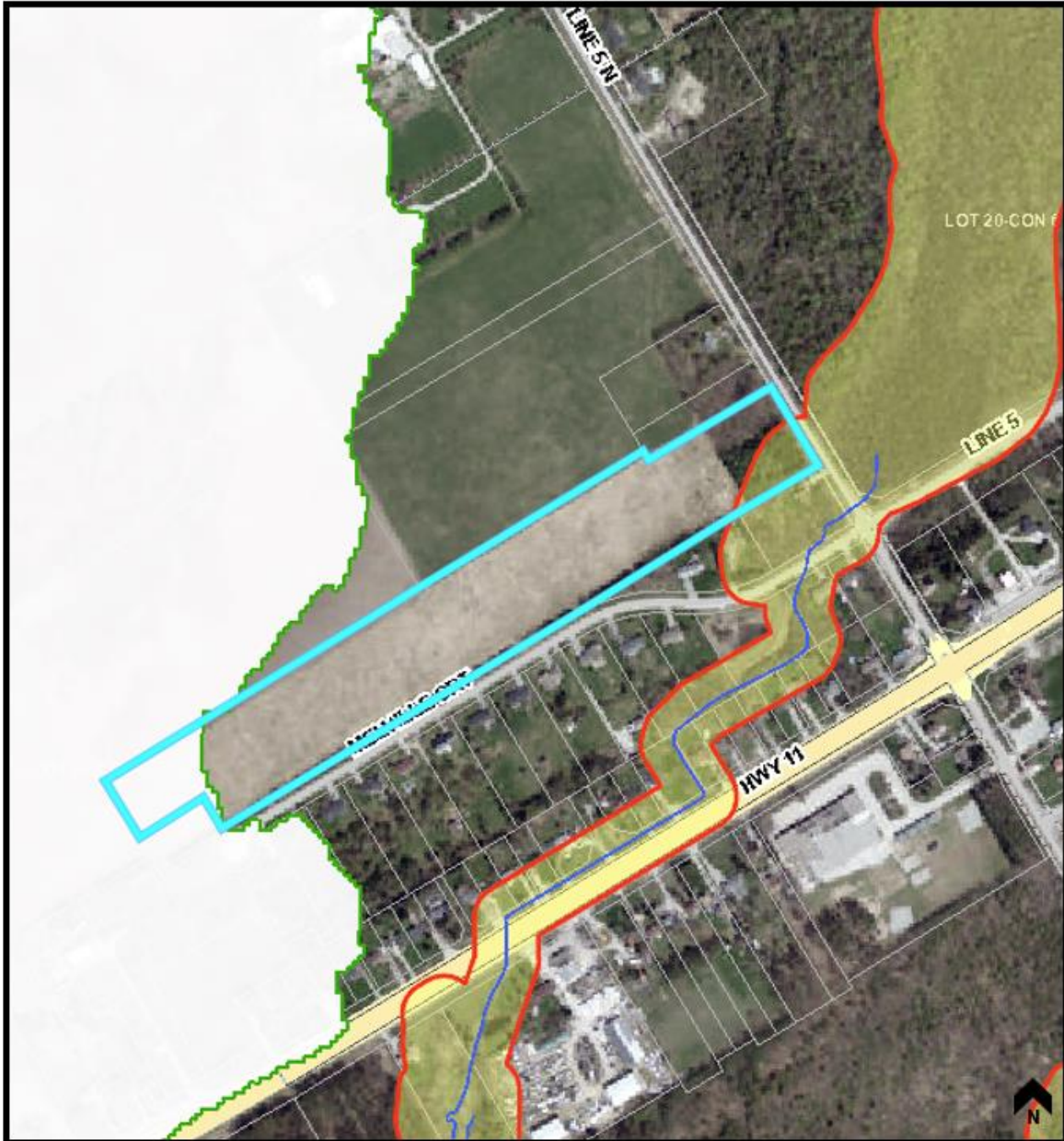
The development is subject to the EIS evaluation as the lands fall within 120 metres of a key natural heritage feature, identified by the LSRCA as 'Significant Woodlands' (6.25-DP). Woodlands to the east of Line 5 North would be considered 'significant' due to size and natural composition. These woodlands are however located on the east side of Line 5 North and are not connected to the subject lands. The minimum vegetation protection zone for all key natural heritage features and key hydrologic features is the area within 30 metres of the key natural heritage feature and key hydrologic feature, or larger if determined appropriate by an evaluation required by policy 6.25; such as an Environmental Impact Study (6.24-DP). The purpose of the VPZ is to protect the ecological functions of the feature, where a 30 metre VPZ for the feature to the east would encompass the 20-metre municipal road allowance and Line 5 North, as well as a residential use southeast of the subject property. As a fragmented VPZ with a public roadway and existing residential development will not provide any protection to the adjacent feature, the remaining 10-metre VPZ which would extend onto the subject property is not proposed for protection. As development of the site will not remove any part of the non-provincially significant wetland

and no changes to hydrologic conditions of the wetland will occur, no negative impacts are anticipated.

A goal of the LSPP is to build upon the policies and efforts associated with the PPS and drinking water source protection through the Clean Water Act (2006) to help identify and protect significant groundwater recharge areas (6.36-DP). Once identified, municipalities shall incorporate significant groundwater recharge areas into their Official Plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas (6.38-DP). The subject lands are identified by the County of Simcoe Official Plan with a '*Significant Groundwater Recharge Area*' on the western portion of the lands (refer to *Figure 8*).

Applications for major development within a significant groundwater recharge area are required to be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored (6.40-DP). A water balance assessment was further completed by PML as part of the Geotechnical / Hydrogeological Investigation. Pre-development and post-development water balance was evaluated, reviewing impacts on the recharge area. Based on the *current site conditions and approximated development plans, the total post development infiltration at the site (potential for ground water recharge) was calculated utilizing the LSRCA procedures and was found to be 13,960,000 L/year (13,960 m³/year), indicating a reduction of site infiltration of approximately 10%*.

Collectively, there are no negative impacts anticipated to identified natural heritage features as a result of the proposed development. The subject applications meet the policies and intent of the Lake Simcoe Protection Plan (LSPP).



LEGEND

-  Subject Lands
-  LSRCA Regulated Area
-  Watercourse

Figure 12

LSRCA MAPPING

Source: maps.lsrca.on.ca

Drawn By: JH

File: 188

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10.0 SETTLEMENT CAPABILITY STUDY

The subject application requests a minor rounding out of the Guthrie Rural Settlement Area. As part of the application for an Official Plan Amendment (OPA), the Township of Oro-Medonte requires a Settlement Capability Study.

In accordance with policy A5.3 of the Township's Official Plan, the purpose of the Settlement Capability Study will be to determine whether the settlement area can safely accommodate and sustain additional development.

10.1 POLICY REVIEW

The subject applications seek to expand the Guthrie Settlement Area to include the subject lands. The efficient expansion and minor rounding out of Settlement Areas is encouraged by all levels of planning policy. As evaluated throughout this report, the proposed expansion has been reviewed against all levels of applicable planning policy and the proposed expansion meets the criteria for expansion consideration.

10.2 SETTLEMENT AREA EXPANSION / LAND ADDITION

The current Settlement Area of Guthrie contains an area 59.63 hectares. The subject applications seek to add 6.57 ha. of land to the Guthrie Settlement Area; roughly a 10% increase.

According to Schedule 3 of the Growth Plan, the County of Simcoe is targeted for 555,000 people and 198,000 jobs by the year 2051. This collectively represents a population growth of about 55% and job growth of about 70%. The County of Simcoe is in the process of completing a Municipal Comprehensive Review (MCR) in order to update their Official Plan and address growth pressures over the next 30 years, to 2051. Based on the results from Hemson Consulting Ltd. (October 2021), the distribution of population for the Township of Oro-Medonte is 27,040 by 2051; a growth of 3,890 people from 2021 (23,150).

In addition, the Land Needs Assessment (LNA) has identified a forecasted housing growth of 2,770 total units for the Township on rural lands. Of this target, 2,214 units are anticipated in the single-detached / semi-detached form.

To accommodate for the population and associated unit growth anticipated, the Land Needs Assessment (LNA) has determined that the Township has a unit excess (shortfall) for rural lands of 642 units in the single detached / semi-detached category. The proposed

development would contribute 16 single detached units to this target. This is viewed as a minor addition; however, this will contribute needed housing to the Guthrie market.

10.3 POPULATION CREATION

A key component of a Settlement Area Boundary Expansion is the population projection.

The Census Profile by Statistics Canada identified a household size of 2.6 persons per household in 2016; averaged for the Province. In addition, the 2016 Residential Land Budget by the County of Simcoe identified 2.66 persons per household for the Township of Oro-Medonte in 2016, with an anticipated 2.61 persons per household in 2021 and 2.59 person per household by 2026, for single/semi units. Based on the data from Statistics Canada and the County of Simcoe, it can be assumed that the proposed development will yield 2.6 person per household. With 16 potential residential dwellings, the proposed development would create an anticipated population of 41.6 people.

A review was completed of the Census Profile by Statistics Canada for the Township of Oro-Medonte. The Township had a 2016 population of 21,036 and a 2021 population of 23,017; an approximate growth of 1,981 persons. Statistics Canada shows this as a 9.4% population change from 2016 to 2021. Further, the MCR process has identified that the Township of Oro-Medonte has a targeted population of 27,040 by the year 2051, at an average rate of 0.5% from 2021 to 2051. Collectively, this results in a projected population growth of 3,890 from the year 2026 to 2051.

The proposed development would represent approximately 0.01% of the projected population growth for the Township to 2051. From a growth management perspective, the proposed population addition is insignificant and does not impact the targets; meaning that it can be supported outside the MCR process.

10.4 GUTHRIE SETTLEMENT AREA

The applications seek a minor rounding out of the Guthrie Rural Settlement Area to include the subject lands. The scale and character of development within Guthrie is considered rural, with substantial lot sizes, increased setbacks and a low-density built form.

The proposed development would provide frontage along Melville Court and Line 5 North, where the existing form of development consists of single detached dwellings on larger lots. The adjacent residential lots located on the south side of Melville Court, zoned 'R1', contain lot areas of 0.2 ha. to 0.4 ha. in size, with frontages of approximately 40 m. along

Melville Court. The proposed development aims to provide a similar lot fabric to those along Melville Court, to maintain compatibility and blend in or mirror the existing residential uses. The proposed lot sizes range from 0.28 to 0.87 ha., with frontages primarily at 30.0 m. to meet zoning requirements.

Subject to review and approval by the Township through the Building Permit process, the anticipated dwellings for the development would resemble those along Melville Street. Zoning By-law 97-95 regulates the standards for permitted uses in the 'R1' zone, ensuring consistency with development in the area.

The Guthrie Settlement Area is built out from a residential growth standpoint and does not contain any Greenfield (vacant residential) lands, therefore, any development in excess of minor development or redevelopment would require a Settlement Area Expansion. The subject lands are located with frontage along an existing municipal road with only the south side of the street developed; therefore, the subject lands are an ideal location for development to occur. Development of the north side of Melville Court would provide logical and sustainable phasing to the Guthrie Settlement Area.

The proposed development would offer an integrated rural interface, blending agricultural lands with the rural residential land uses located along Melville and Line 5 North. Ultimately, development of the lands would seamlessly blend in with development in the Guthrie Settlement Area and mirror those uses existing today.

10.5 PRIME AGRICULTURAL LANDS

The soil capability for agriculture mapping by the Ministry of Agriculture, Food and Rural Affairs identifies lands based on their potential for agricultural production. The subject lands contain '*Class 2 and Class 3 (2F-7, 3T-3)*' soils, identified as '*Vasey Sandy Loam*'. A limited portion along the eastern boundary is classified as '*Class 1 (Guerin Sandy Loam)*' soils. The subject lands are considered as Prime Agricultural Lands, but do not contain specialty crops.

Through the MCR process, the County of Simcoe is reviewing / evaluating the Provincial agricultural land base, classified as the Draft Provincial Agricultural System Mapping Refinement Update (October 14, 2021 / March 2022). The subject lands are identified as '*Prime Agricultural Area*' by the County mapping (Figure 30M). This is reflected by the County's existing '*Agricultural*' land use designation. The subject OPA applications seek to remove the lands from the Prime Agricultural Area. The removal of these lands is

supported by the AIA, which has determined that the subject lands are considered as lower priority agricultural lands and removal of these lands from agricultural production would not affect agricultural operations, the agri-food network, or viable agricultural lands.

An MDS assessment was completed by Orion Environmental Solutions for application. The MDS assessment was done in accordance with the Ontario Ministry of Agriculture, Food and Rural Affairs Minimum Distance Separation Document Publication 853. The expansion of a Settlement Area is classified as a 'Type B' land use (1,500 m.), under the MDS I requirements. Through the required evaluation, the assessment determined that the proposed expansion area complies with the minimum distance separation formulae (MDS).

The subject application maintains Prime Agricultural Lands, without any adverse impacts.

10.6 ARCHAEOLOGICAL / CULTURAL HERITAGE

A Stage 1 & 2 Archaeological Assessment was completed by Irvin Heritage Inc. for the subject applications. The lands have been evaluated with the results that they are free of archaeological concern; therefore, there are no cultural heritage concerns with developing the subject lands.

10.7 NATURAL HERITAGE

Natural heritage was evaluated for the proposed development through the completion of an Environmental Impact Study (EIS) / Natural Heritage Evaluation (NHE).

The subject lands are located outside the '*Natural Heritage System*' by the Ministry of Natural Resources and Forestry (under the Growth Plan), and no natural heritage features were identified directly on the subject property by the assessment.

Through the MCR process, the County of Simcoe is undertaking refinements to the Provincial Natural Heritage System (NHS). The subject lands are identified for containing a '*Natural Feature*' by Map 36, on the eastern boundary of the lands. The lands are however located outside of the NHS, and outside the areas for addition or removal.

The portion identified for a Natural Feature by the MCR is the woodlands area that is mapped as part of the larger feature, located on the eastern side of Line 5 North. This has been evaluated through the EIS with the application and there are no natural heritage concerns with development of the subject lands.

10.8 INFRASTRUCTURE & SERVICING

A key component of Settlement Area boundary expansion is to ensure that the lands contain the appropriate infrastructure to service the development.

Water Supply & Distribution: The site will be serviced by private wells for each lot. This is supported for development within Rural Settlement Areas.

Sanitary Sewer Collection: The site will be serviced by individual septic bed systems. Two options for septic bed systems have been provided based on in-situ soil T-times. Detailed design of the septic beds will be completed at the detailed design and/or building permit application stage.

Stormwater Management Plan: The SWM plan demonstrates the proposed development will not result in negative impacts with respect to stormwater. The required Stormwater management upgrades will be provided by the developer; without Municipal capital costs.

Siltation & Erosion Control: Siltation and erosion controls will be provided with the proper construction mitigation efforts.

Site Grading: The grading of the proposed development will match to existing perimeter grades along the limits of the development.

Utilities: All utilities (electrical, gas, telecommunications) are expected to be available from Melville Court and Line 5 North to service the proposed development.

Traffic: The subject lands have direct access to Highway 11 from Melville Court and Line 5 North. According to the Township's Official Plan, both Highway 400 and Highway 11 function as roads that carry large volumes of traffic between southern Ontario and northern Ontario (D1.2.1). Based on the road network available, there are no concerns from a traffic perspective with the development of these lands.

Based on the above and the technical reports with the application, the development is supported from an infrastructure perspective.

10.9 HYDROGEOLOGICAL

A Geotechnical & Hydrogeological Investigation was completed for the subject applications. It has been demonstrated that the proposed expansion does not result in any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water.

Collectively, this Settlement Capability Study and related Planning Justification Report has determined that the proposed Settlement Area expansion lands can safely accommodate and sustain the additional development proposed.

11.0 CONCLUSION

This report explores the merits of a rounding out to the Guthrie Settlement Area and associated residential development, as it relates to all levels of applicable planning policy. The applications would permit the development of 16 residential lots.

To permit the proposed development, an Amendment to the County of Simcoe Official Plan is required to change the land use designation to '**Settlements**'. A concurrent Amendment is required to the Township of Oro-Medonte Official Plan to change the land use designation to '**Rural Settlement Area**'

Following the adoption of the OPA applications, a Zoning By-law Amendment is required to the Township of Oro-Medonte Zoning By-law to permit residential uses and to rezone the lands from '**Agricultural/Rural (A/RU)**' to '**Residential One Exception (R1-XXX)**' and '**Open Space (OS)**'. Pending ZBA approval, a Draft Plan of Subdivision application will divide the lands into the desired 16 residential lots.

The Guthrie Settlement Area is located in a central location off Highway 11 at the Line 5 North. Collectively, the subject lands possess the key foundational elements to support limited residential growth and the proposed expansion would be considered a minor rounding out of an existing Settlement Area in an efficient manner; supported by all levels of planning policy.

It is our professional planning opinion that the subject applications represents good planning.

Respectfully submitted,
Innovative Planning Solutions



Darren Vella, MCIP, RPP
President & Director of Planning



James Hunter, BURPI.
Senior Planner

Appendices

Appendix 1: County Official Plan Amendment & Schedule A

AMENDMENT No. _____
TO THE
OFFICIAL PLAN FOR THE
COUNTY OF SIMCOE

MELVILLE COURT
PART OF LOT 20, CONCESSION 5

The attached explanatory text and Schedule 'A' constituting Amendment No. _____ to the Official Plan for the County of Simcoe has been approved in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990 c.P. 13 as amended.

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the County of Simcoe consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Consisting of the following text and Schedule 'A' constitute Amendment No. _____ to the Official Plan of the County of Simcoe.

PART C – THE APPENDICES

Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this Official Plan Amendment is to Amend Schedule 5.1, Land Use Designations, of the County of Simcoe Official Plan.

The Amendment will redesignate the subject lands from '*Agricultural*' to '*Settlements*'.

2.0 LOCATION

The lands affected by this Amendment are described as Part of Lot 20, Concession 5, which herein will be referred to as the 'subject lands'.

The subject lands include 6.57 ha. (16.2 ac.) of land holdings, with 387 m. of frontage along Melville Court and 86 m. of frontage along Line 5 North.

The lands affected by the Amendment are illustrated precisely on Schedule 'A' attached hereto.

3.0 BASIS

The purpose of this Official Plan Amendment is to redesignate the subject lands from '*Agricultural*' to '*Settlements*'. The Amendment would permit residential development on the lands, consisting of 16 lots for single detached dwellings.

The Amendment affects Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan.

Settlements are the focus for population and employment growth by the County. The efficient and logical expansion of Settlement Areas is supported by the Official Plan. A County and local Municipal Official Plan Amendment are required to amend Settlement Area boundaries.

The subject lands are currently designated by the Official Plan as Agricultural. Removal of these lands from the Agricultural designation has been evaluated and there are no negligible impacts on the agricultural lands or operations, or the surrounding agricultural area and network.

The subject lands and surrounding area have been evaluated for natural heritage features, areas, and linkages. It has been demonstrated that the development of these lands can proceed without negative impacts to any features or their related ecological functions.

Cultural heritage has been assessed for the lands and they are free of archaeological concern.

The proposed residential development will be serviced by on-site sewage and water services. This form of servicing is supported for development within the Rural Settlement Areas, and for the infilling and minor rounding out of existing development.

Support of the Amendment is provided through justification and assessment in the following technical reports:

- Agricultural Impact Assessment – Orion Environmental Solutions
- Functional Servicing Report – Tatham Engineering
- Environmental Impact Study – Roots Environmental
- Stage 1 & 2 Archaeological Assessment – Irvin Heritage
- Entry into the Ontario Public Register of Archaeological Reports - Ministry of Heritage, Sport, Tourism, and Culture Industries
- Geotechnical/Hydrogeological Investigation – PML
- Ground Water Level Monitoring Brief - PML

PART B – THE AMENDMENT

1.0 PURPOSE

The Official Plan of the County of Simcoe, as amended is hereby further amended as follows:

Schedule 5.1, Land Use Designations, of the Official Plan, as amended, is hereby further amended with respect to lands described as Part of Lot 20, Concession 5, within the Township of Oro-Medonte, in the County of Simcoe.

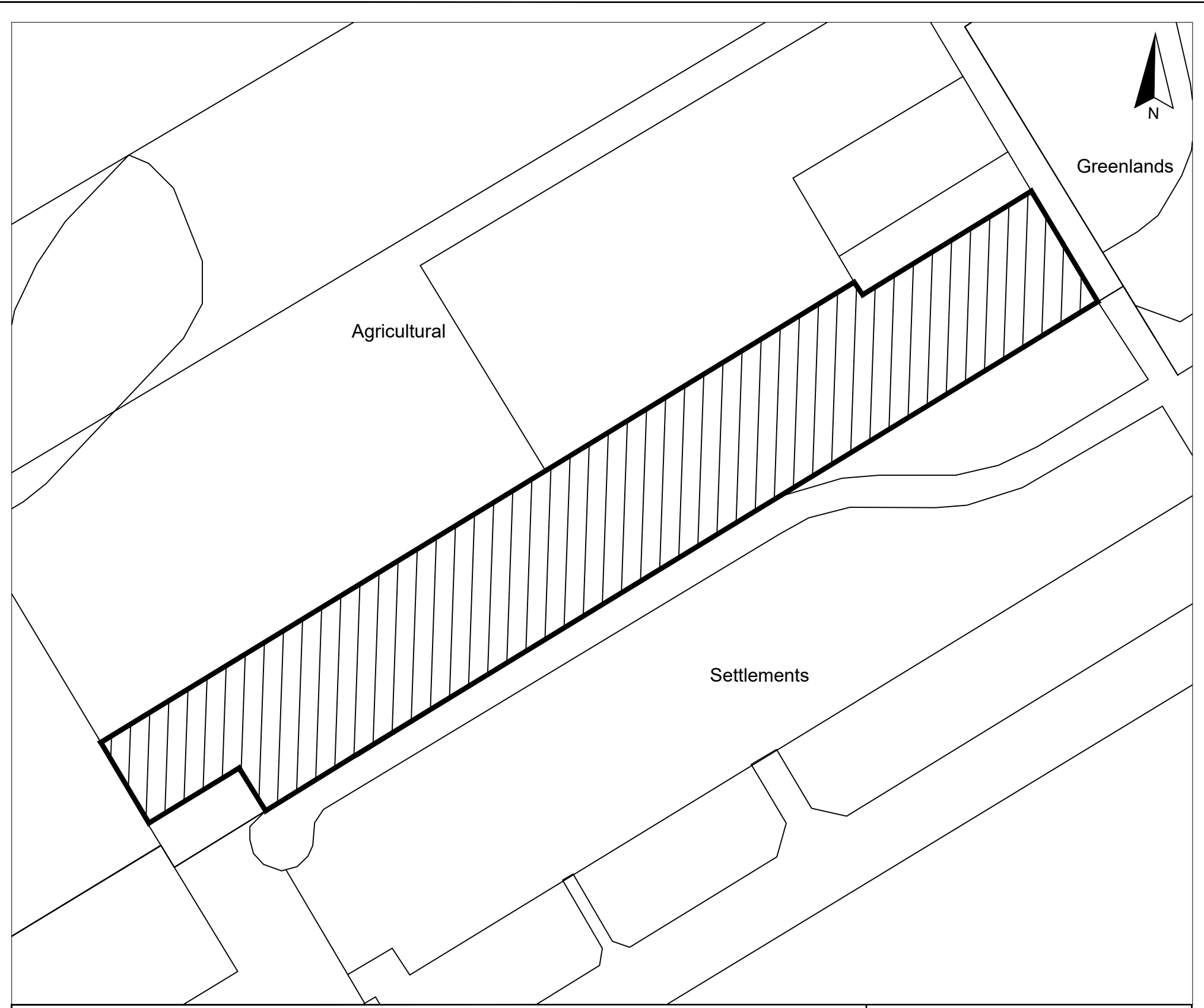
An Amendment to the County of Simcoe Official Plan is required to change the land use designation from '**Agricultural**' to '**Settlements**'. The application is required to permit a minor expansion through rounding out of the Guthrie Settlement Area.

2.0 IMPLEMENTATION

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this Amendment.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time shall apply in regard to this Amendment.

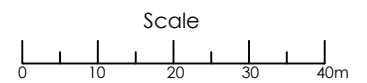


LEGEND

- Subject Lands
- Lands to be redesignated from Agricultural to Settlements

SCHEDULE "A" COUNTY OFFICIAL PLAN AMENDMENT

Part of Lot 20, Concession 5,



Source:
 - County of Simcoe Official Plan, Schedule 5.1 - Land Use Designations

Note:
 - Information shown is approximate and subject to change.

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Date: January 18, 2022	Drawn By: L.C.
File: 06-188	Checked:

Appendix 2: Township Official Plan Amendment & Schedule B

AMENDMENT No. _____
TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF ORO-MEDONTE

MELVILLE COURT
PART OF LOT 20, CONCESSION 5

The attached explanatory text, and Schedule 'B' constitutes Amendment No. ___ to the Official Plan of the Township of Oro-Medonte for lands located at Part of Lot 20, Concession 5, in the Township of Oro-Medonte, in the County of Simcoe, which was adopted by the Council of the Corporation of the Township of Oro-Medonte by By-law No. _____ in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this ___ day of _____, 2022.

MAYOR,

CORPORATE SEAL
OF TOWNSHIP

CLERK,

AMENDMENT No.____
TO THE
OFFICIAL PLAN FOR THE
TOWNSHIP OF ORO-MEDONTE

MELVILLE COURT
PART OF LOT 20, CONCESSION 5

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Township of Oro-Medonte consists of three (3) parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Which sets out the actual Amendment consisting of the text and Schedule 'B' which constitutes Amendment No.____ to the Official Plan for the Township of Oro-Medonte.

PART C – THE APPENDICES

Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this Official Plan Amendment is described as follows:

To redesignate the subject lands from ‘*Agricultural*’ and ‘*Environmental Protection One*’ to ‘*Rural Settlement Area*’, on the Township of Oro-Medonte Official Plan Schedule A (Land Use). The lands are shown more precisely on Schedule ‘B’ attached hereto, to facilitate the future development of these lands for low-density residential uses.

2.0 LOCATION

The lands affected by this Amendment are located at the northern boundary of the Guthrie Rural Settlement Area, as defined by the Township’s Official Plan. The lands are located along Melville Court, described as Part of Lot 20, Concession 5, which herein will be referred to as the ‘subject lands’. The lands are shown more precisely on Schedule ‘B’ attached to this Amendment.

The subject lands include 6.57 ha. (16.2 ac.) of land holdings, with 387 m. of frontage along Melville Court and 86 m. of frontage along Line 5 North.

The lands are currently designated by Schedule A (Land Use) as ‘Agricultural’ and ‘Environmental Protection One’. An Amendment is required to redesignate the lands to ‘Rural Settlement Area’.

The lands are currently zoned by the Township of Oro-Medonte Zoning By-law as ‘Agricultural/Rural (A/RU)’. A subsequent Zoning By-law Amendment is required to rezone the lands to ‘Residential (R1)’ and ‘Open Space (OS)’.

3.0 BASIS

The Planning Act (R.S.O. 1990)

Matters of Provincial interest under the Planning Act integrated into the subject application includes the following:

- The protection of ecological systems, including natural areas, features and functions.
- The protection of the agricultural resources of the Province.
- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.
- The supply, efficient use and conservation of energy and water.
- The adequate provision of a full range of housing.
- The orderly development of safe and healthy communities.
- The appropriate location of growth and development.

The Amendment aligns with the Provinces interest in land use planning.

The Provincial Policy Statement (2020)

The Provincial Policy Statement has been reviewed relative to this proposal with specific attention paid to:

Section 1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
Section 1.4	Housing
Section 1.6	Infrastructure and Public Service Facilities
Section 1.7	Long-Term Economic Prosperity
Section 2.0	Wise Use and Management of Resources
Section 3.0	Protecting Public Health and Safety

Section 1.1.1 promotes efficient development and land use patterns, a market-based range and mix of housing residential types, and avoiding development and land use patterns which may cause environmental or public health and safety concerns. Further, development is to be avoided that would prevent the efficient expansion of Settlement Areas, in those areas which are adjacent to or close to Settlement Areas.

Section 1.1.3 of the PPS states that Settlement Areas shall be the focus of growth and development. Expansions to Settlement Areas may be permitted through a comprehensive review or outside a comprehensive review, provided that the criteria for justification is met. Conformity to the expansion policies of the PPS has been demonstrated throughout the Planning Justification Report.

Section 1.1.4 identifies that Rural Areas may include Rural Settlement Areas. Healthy, integrated and viable rural areas are to be supported by building upon the rural character of these areas, and accommodating an appropriate range and mix of housing within Rural Settlement Areas. Among other matters, development within Rural Settlement Areas shall give consideration to the rural characteristics, the scale of development, and the provision of appropriate service levels.

Section 1.1.5 speaks to Rural Lands. Residential development that is locally appropriate is permitted. Development is promoted that is compatible with the rural landscape and can be sustained by rural service levels.

Section 1.4 of the PPS supports an appropriate range and mix of housing options and densities required to meet projects requirements of current and future residents of the regional market. This includes the provision of housing that efficiently utilizes land, resources, infrastructure, and public service facilities.

Section 1.6.6 guides planning for sewage and water resources. Private services are supported where Municipal services are not available or feasible. 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.

Section 1.7 relates to long-term economic prosperity. This is supported by encouraging residential uses to respond to dynamic market-based needs, and provide necessary housing supply and range of housing options for a diverse workforce. In addition, the PPS encourages long-term economic prosperity by optimizing the long-term availability and use of land.

Section 2.0 of the PPS speak to the wise use and management of resources.

Section 2.1 protects natural features and areas for the long term. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Section 2.2 aims to protect, improve or restore the quality and quantity of water. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features in order to protect these features and their related hydrologic functions.

Section 2.3 protect Prime Agricultural Areas for long-term use for agriculture. All new lands uses must comply with the Minimum Distance Separation Formulae (MDS). Planning authorities may only exclude land from prime agricultural areas for expansions of Settlement Areas.

Section 2.6 aims to ensure that development and site alteration does not occur on adjacent lands to protected heritage properties, 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 application is consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2020) was prepared and approved under the Places to Grow Act, 2005. The Growth Plan builds on the PPS together with other Provincial plans to inform decision-making regarding growth management and environmental protection, particular to the GGH. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following sections:

- Section 1.2.1 Guiding Principles
- Section 2.2.1 Managing Growth
- Section 2.2.6 Housing
- Section 2.2.8 Settlement Area Boundary Expansions
- Section 2.2.9 Rural Areas
- Section 4 Protecting What is Valuable

The guiding principles of the Growth Plan are outlined under section 1.2.1. The principles support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime, support a range a mix of housing options to support a diversity of households, and to provide for different approaches to manage growth that recognise the diversity of communities in the Grater Golden Horseshoe.

Section 2.2.1 directs growth to Settlement Areas, with limited growth in the Rural Settlement Areas.

Section 2.2.6 of the Growth Plan supports the achievement of complete communities by accommodating forecasted growth, diversifying the overall housing stock of Municipalities and providing for a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Section 2.2.8 permits Settlement Area boundary expansions through a Municipal Comprehensive Review (MCR), or outside / in advance where the criteria of the plan is satisfied. Section 2.2.9 further supports minor adjustments to the boundaries of Rural Settlements outside of a Municipal Comprehensive Review, subject to a number of criteria. Conformity to the expansion criteria has been demonstrated by the Planning Justification Report and supporting documents with the Amendment application.

Section 4.0 of the Growth Plan speak to protecting what is valuable. Natural heritage features and areas shall be protected from development, and it shall be demonstrated that there will be no impacts on the features, areas or their related functions. Key hydrologic features are to be protected and it shall be demonstrated that there will be no negligible impacts on the feature. The agricultural system is to be protected and development that poses any impacts shall be discouraged. Further, cultural heritage resources are to be conserved and protected.

The Official Plan Amendment application conforms with the policies of the Growth Plan for the Greater Golden Horseshoe.

County of Simcoe Official Plan (2016)

The County of Simcoe Official Plan has been reviewed relative to this proposal with specific attention paid to the following sections:

Section 2.1	Growth Management Strategy
Section 3.5	Settlements
Section 3.6	Agricultural
Section 4.5	Resource Protection
Section 4.7	Infrastructure

The Growth Management Strategy of the Official Plan directs a significant amount of growth and development to Settlements where it can be effectively serviced, with a particular emphasis on Primary Settlement Areas. Limited growth is permitted in Rural Settlement Areas where private services are required.

Section 3.3, general development policies, states that development is discouraged outside of but adjacent to, or in close proximity to Settlement Area boundaries in order to enable the efficient expansion of Settlement Areas.

Section 3.3.15 protects natural heritage features and areas. On adjacent lands to the natural heritage features and areas, development is not permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Section 3.5 refers to lands within the Settlements designation. Population and employment growth is directed to these areas, and their vitality and regeneration is promoted. A County and local municipal Official Plan Amendment is required to amend Settlement Area boundaries in accordance with a municipal comprehensive review. Proposals for expansion must demonstrate conformity with the policies set out within section 3.5 of the Plan.

Section 3.6 includes policies for lands designated as Agricultural. The intent of the designation is to protect prime agricultural lands and prime agricultural areas. Proposals to redesignate lands from the Agricultural designation may be considered for expansions to Settlement Areas.

Section 4.5 speaks to resource protection. Recharge and discharge areas are to be protected through the development process. Cultural heritage resources are to be conserved.

Individual on-site sewage services and water services is permitted by section 4.7 for lands within Settlement Areas, to provide for infilling and minor rounding out of existing development.

The subject application conforms to the County of Simcoe Official Plan.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Protection Plan is a provincial plan that seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The proposed development has been evaluated by a number of technical reports with the application, demonstrating conformity with the LSPP.

Township of Oro-Medonte Official Plan (December 2021 Consolidation)

The Township of Oro-Medonte Official Plan is a land use planning document to guide the overall growth and development in the Township.

The Official Plan Amendment will redesignate the subject lands from '*Agricultural*' and '*Environmental Protection One*' to '*Rural Settlement Area*'. The intent is to expand the Guthrie Rural Settlement Area to include the subject lands, through minor rounding out.

Applicable sections and policies of the Official Plan have been reviewed for conformity, discussed in detail in the Planning Justification Report by IPS submitted with the application. Key sections include, but not limited to are:

Section A2	Goals and Strategic Objectives
Section A4	Settlement Area Strategy
Section A5	Servicing Strategy
Section B2	Environmental Protection One
Section B3	Environmental Protection Two
Section C1	Agricultural
Section C3	Rural Settlement Areas
Section D2	Subdivision of Land
Section D3	Heritage and Archaeological Resources

Section A2 establishes the goals and strategic objectives of the Official Plan:

Natural Heritage: To protect and enhance significant natural heritage features and related ecological functions in the Township, and protect these areas from incompatible development.

Groundwater: To protect the function of significant recharge areas and ensure that development does not have a negative impact on their function.

Agriculture: To preserve areas demonstrating high capability for agricultural production for that purpose.

Growth and Settlement: To direct the majority of new growth to Settlement Areas and encourage the most efficient use of land in Settlements.

Section A4 outlines the Settlement Area strategy. Guthrie is designated as a Rural Settlement Area by the Township's Official Plan, where limited infilling and small-scale development by Plan of Subdivision on private services is permitted. Official Plan Amendments are required for the expansions of Rural Settlement Areas.

Section A5 outlines the servicing strategy for the Township. Servicing in Guthrie is provided by individual privately owned wells and septic systems.

Section B2 relates to the Environmental Protection One designation. The designation is intended to include significant features within the Township, such as wetlands. Section B3 relates to lands within the Environmental Protection Two overlay designation. The intent of the designation is to protect environmentally sensitive areas and features. Where development is proposed on these lands, an Environmental Impact Study (EIS) must demonstrate that the proposed development can occur without having a negative impact on the significant natural features and ecological functions of the area.

Section C1 includes policies related to lands designated as Agricultural. The intent of the designation is to maintain and preserve the agricultural resource base of the Township and protect land suitable for agricultural production.

Section C3 of the Official Plan guides development within the Rural Settlement Areas. The objectives of the designation seek to maintain and create attractive communities with suitable amenities, and to ensure that Settlement Areas are developed in a logical and cost-effective manner. Permitted uses includes low-density residential uses.

Section D2 guides subdivision of land in the Township. A Plan of Subdivision is required for the proposed development, to regulate the development of the lands into 16 lots in an orderly and efficient manner.

Section D3 of the Official Plan aims to ensure that all development preserves the heritage and archaeological resources of the Township. Lands with archaeological potential are to be evaluated before any land use decisions are made.

The proposed Official Plan Amendment is supported by the Township of Oro-Medonte Official Plan.

Township of Oro-Medonte Zoning By-law 97-95

The subject lands are zoned '*Agricultural/Rural (A/RU)*' by Zoning By-law 97-95. An amendment is required to rezone the lands to '*Residential One Exception (R1-XXX)*' and '*Open Space (OS)*'.

The 'R1' zone permits single detached dwellings, as proposed by the development. The 'OS' zone permits a variety of land uses including private parks and public parks.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Township of Oro-Medonte Official Plan is hereby amended as follows:

Schedule A – Land Use to the Official Plan is amended as shown of ‘Schedule B’ to this Amendment (Amendment No. ____), to redesignate the lands subject to this amendment from ‘*Agricultural*’ and ‘*Environmental Protection One*’ to ‘*Rural Settlement Area*’.

2.0 IMPLEMENTATION




This Amendment to the Official Plan for the Township of Oro-Medonte shall be implemented by Amendment to the Township’s Official Plan, as amended, passed pursuant to Section’s 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13.

3.0 INTERPRETATION

The provisions set forth in the Official Plan of the Township of Oro-Medonte, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule ‘B’.



- LEGEND**
-  Subject Lands
 -  Lands to be redesignated from Agricultural to Rural Settlement Area
 -  Lands to be redesignated from Environmental Protection One to Rural Settlement Area

SCHEDULE "B" TOWNSHIP OFFICIAL PLAN AMENDMENT

Part of Lot 20, Concession 5,



Source:
 - Township of Oro-Medonte Official Plan, Schedule A - Land Use
 Note:
 - Information shown is approximate and subject to change.

IPS	INNOVATIVE PLANNING SOLUTIONS	
	PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com	

Date: January 18, 2022	Drawn By: L.C.
File: 06-188	Checked: J.H.

Appendix 3: Zoning By-law Amendment & Schedule C

BY-LAW NUMBER 2022-XXX

A By-law of the Corporation of the Township of Oro-Medonte to amend Zoning By-Law No. 97-95 by rezoning lands described as Part of Lot 20, Concession 5, Township of Oro-Medonte, County of Simcoe, from the Agricultural/Rural (A/RU) zone, to the Residential One Exception (R1-XXX) zone and Open Space (OS) zone.

WHEREAS the Council of the Corporation of the Township of Oro-Medonte adopted Motion 22-X-XXX.

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte has determined a need to rezone a parcel of land located at Part of Lot 20, Concession 5.

AND WHEREAS the Council of the Corporation of the Township of Oro-Medonte deems the said application to be in conformity with the Official Plan of the Township, as amended, and deems it advisable to amend Zoning By-law 97-95.

NOW THEREFORE the Council of the Corporation of the Township of Oro-Medonte enacts the following:

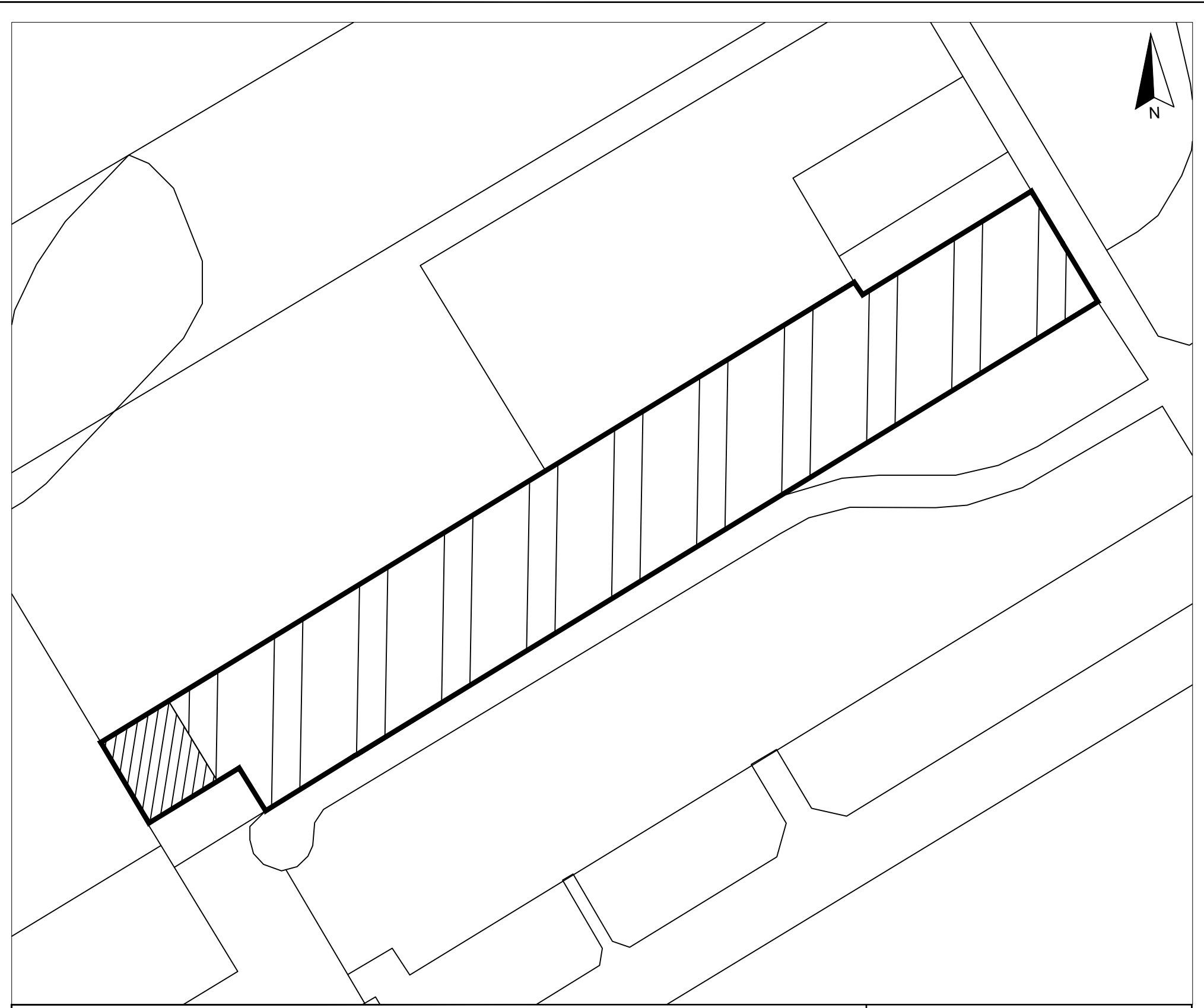
1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning the located at Part of Lot 20, Concession 5, from the Agricultural/Rural (A/RU) zone, to the Residential One Exception (R1-XXX) zone and Open Space (OS) zone.
2. **THAT** Schedule “C” attached hereto forms part of By-Law 97-95 as amended;
3. **NOTWITHSTANDING** the provisions of the By-law, the following shall apply;
 - 1) **THAT** notwithstanding Table B1, a lot frontage of 21 m. be permitted for Lot 13.
 - 2) **THAT** notwithstanding Table B1, a lot frontage of 6.5 m. be permitted for Lot 14.
4. **THAT** the remaining provisions of By-law 97-95, as amended from time to time, applicable to the above described lands as shown on Schedule “C” to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this ____ day of ____ 2022.




THE TOWNSHIP OF ORO-MEDONTE

Mayor

Clerk

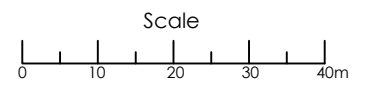


LEGEND

-  Subject Lands
-  Lands to be rezoned from Agricultural/Rural (A/RU) to Residential One Exception (R1-XXX)
-  Lands to be rezoned from Agricultural/Rural (A/RU) to Open Space (OS)

SCHEDULE "C" ZONING BY-LAW AMENDMENT

Part of Lot 20, Concession 5,

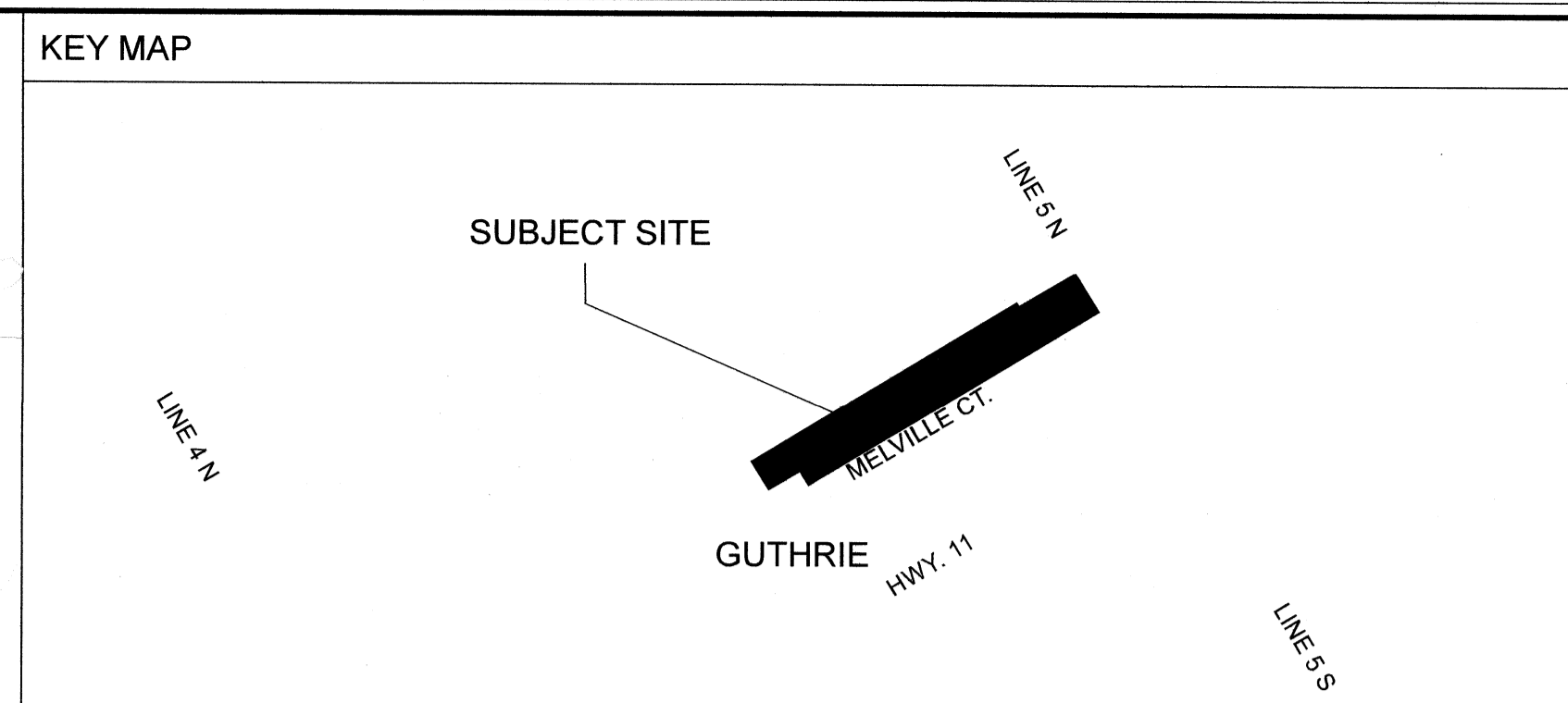
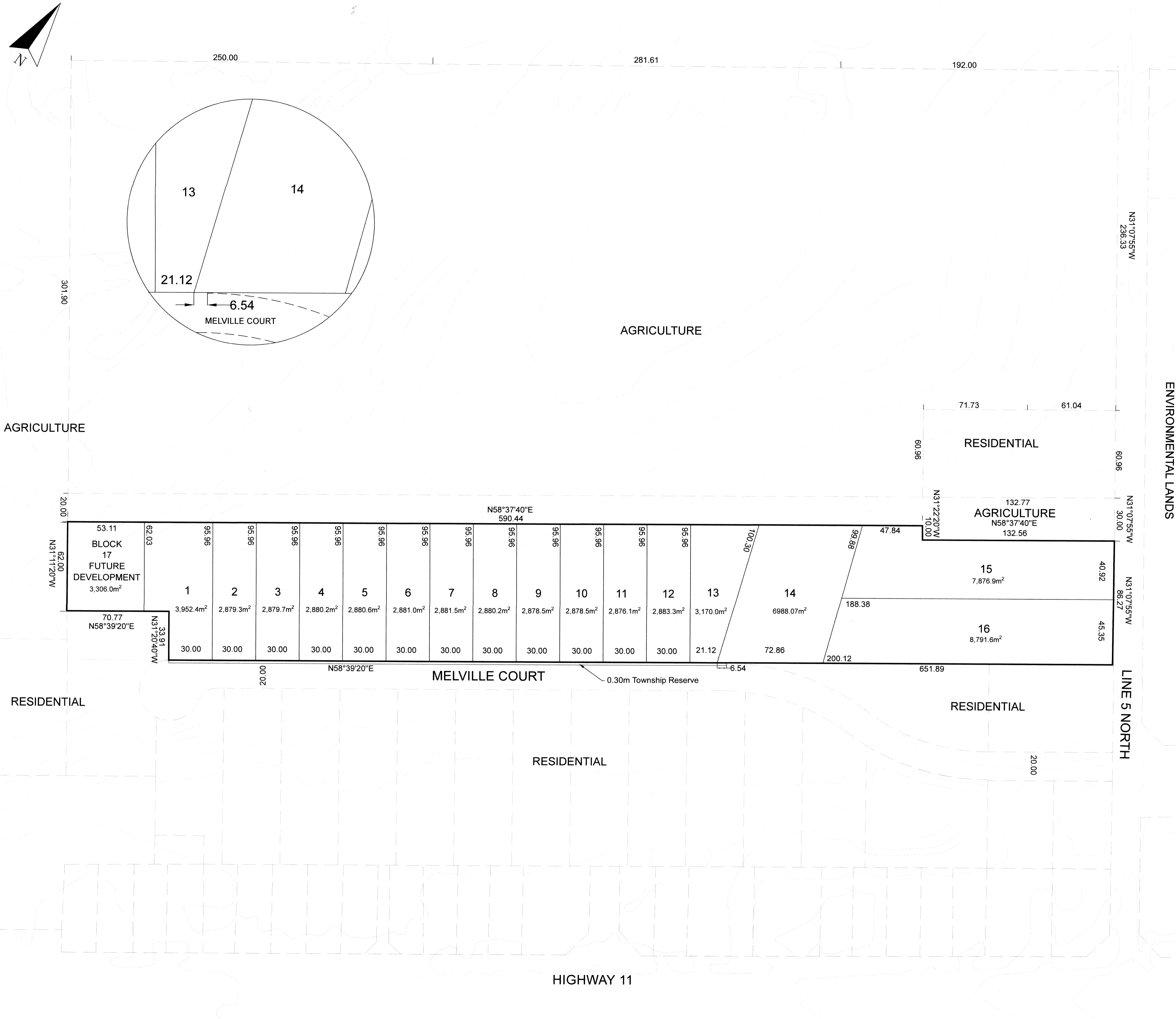


Source:
 - Township of Oro-Medonte Zoning By-Law 97-95
 Note:
 - Information shown is approximate and subject to change.

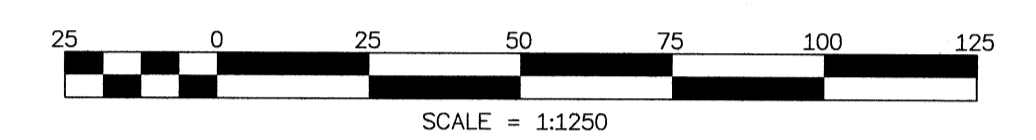
IPS	INNOVATIVE PLANNING SOLUTIONS	
	PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com	

Date: January 18, 2022	Drawn By: L.C.
File: 06-188	Checked:

Appendix 4: Draft Plan



DRAFT PLAN OF SUBDIVISION
EAST HALF OF LOT 20, CONCESSION 5
 FORMERLY IN THE
TOWNSHIP OF ORO
 NOW IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
 2010



LEGEND

SUBJECT LANDS

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS, TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF SIMCOE FOR APPROVAL.

March 31 2022 DATE
 J. M. Dearden JONCOR DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

March 29/22 DATE
 DEARDEN AND STANTON LIMITED

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|--|
| a) SHOWN ON PLAN | h) PRIVATE SERVICES |
| b) SHOWN ON PLAN | i) VASEY SANDY LOAM, GUERIN SANDY LOAM |
| c) KEY PLAN | j) SHOWN ON PLAN |
| d) RESIDENTIAL | k) PRIVATE SERVICES |
| e) SHOWN ON PLAN | l) NONE |
| f) SHOWN ON PLAN | |
| g) SHOWN ON PLAN | |

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL SINGLE LOT	1-16	6.24	16
FUTURE DEVELOPMENT	17	0.33	0
TOTAL	17	6.57	16

SOURCE:
 - 1.0m CONTOUR INTERVALS: FIRST BASE SOLUTIONS, VuMAP, 2020

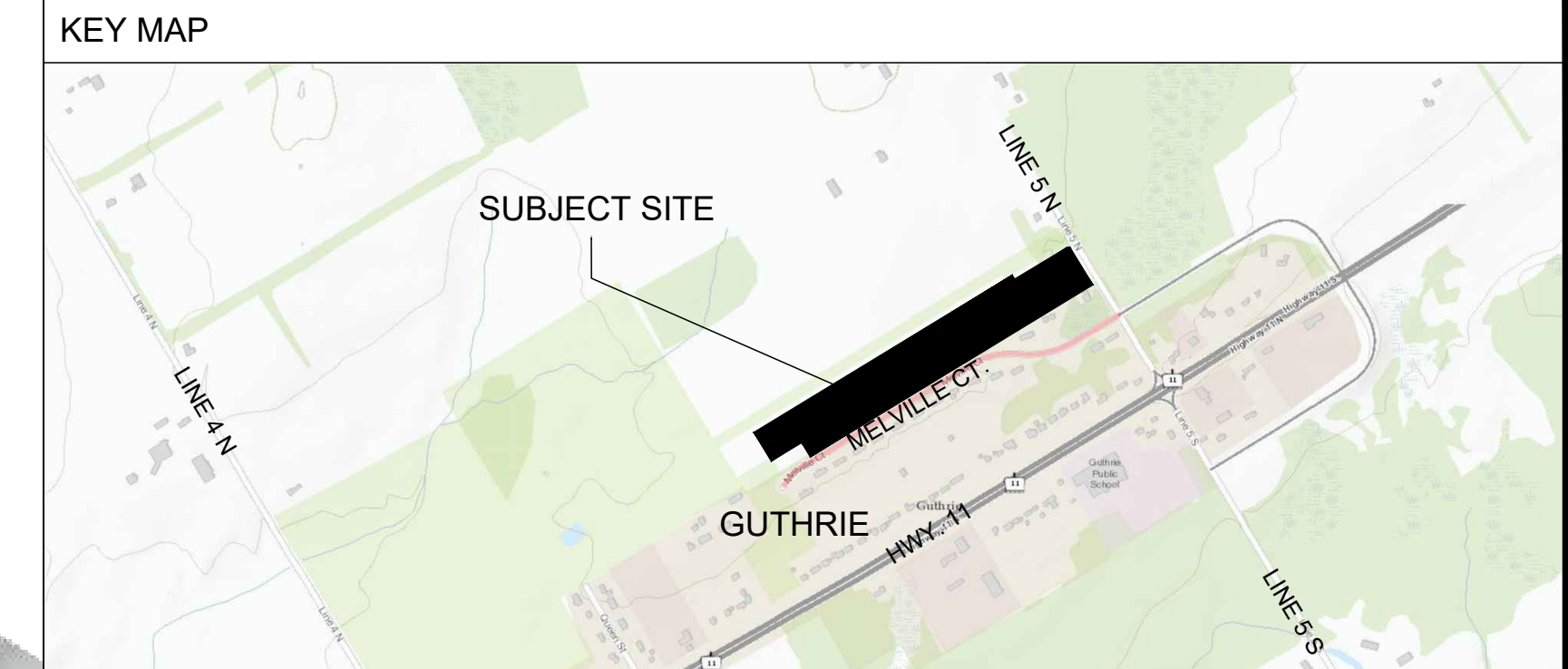
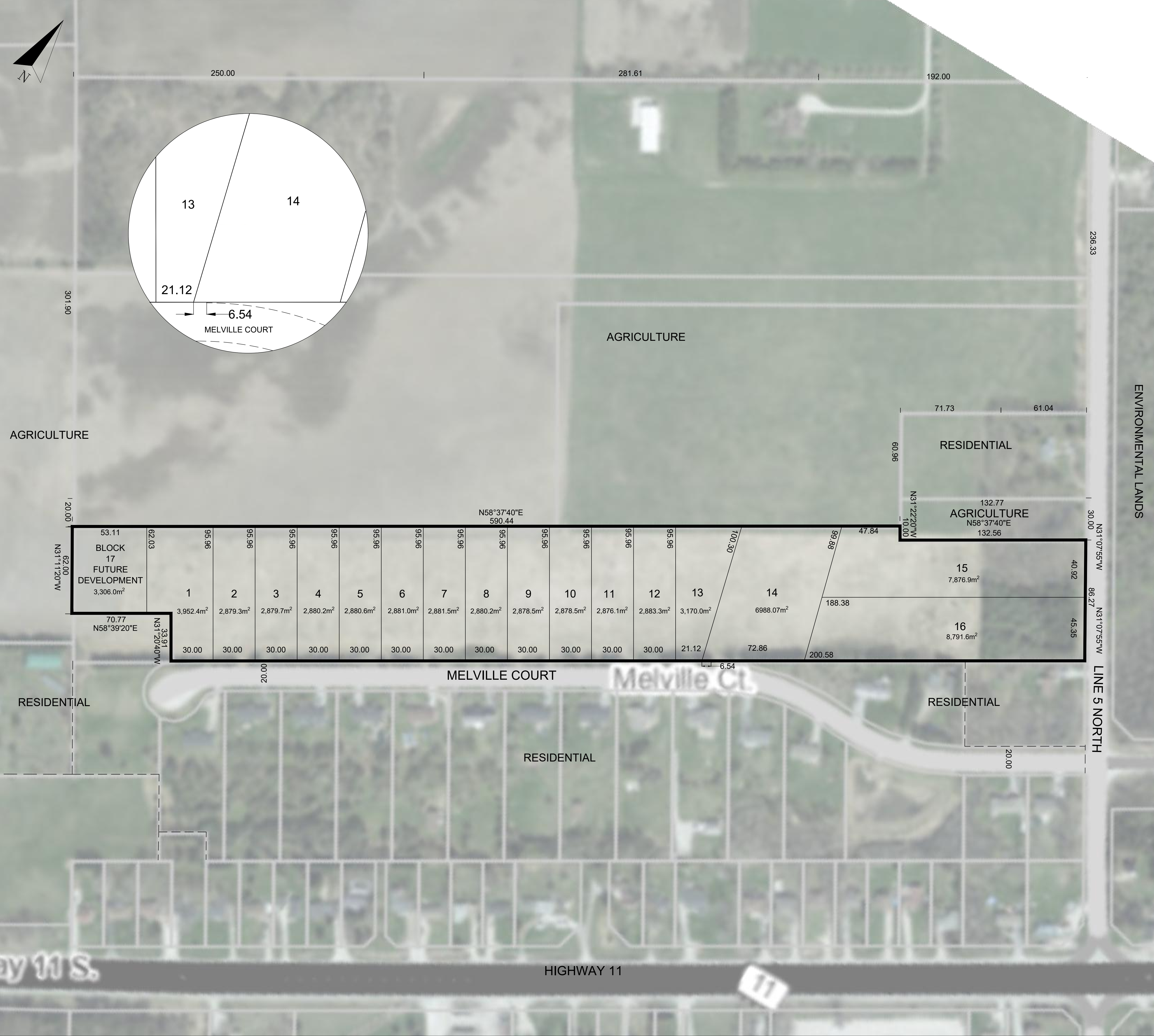
SCHEDULE OF REVISIONS

No.	Date	Description	By
1	March 22, 2022	Application;	A.S.

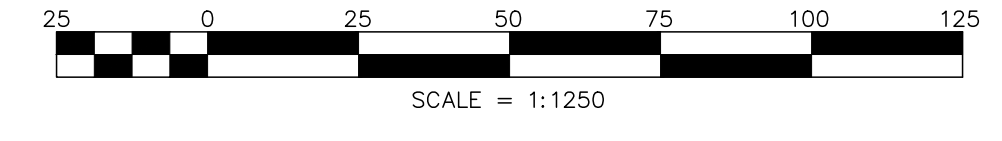
IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ONTARIO, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 22, 2022 Drawn By: A.S.
 File: 06-188 Checked: D.V. / J.H.

Appendix 5: Draft Plan – Aerial



DRAFT PLAN OF SUBDIVISION
EAST HALF OF LOT 20, CONCESSION 5
 FORMERLY IN THE
TOWNSHIP OF ORO
 NOW IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE
 2010



LEGEND

SUBJECT LANDS

OWNER'S CERTIFICATE

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DATE _____ DONCOR DEVELOPMENTS INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ DEARDEN AND STANTON LIMITED

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|--|
| a) SHOWN ON PLAN | h) PRIVATE SERVICES |
| b) SHOWN ON PLAN | i) VASEY SANDY LOAM, GUERIN SANDY LOAM |
| c) KEY PLAN | j) SHOWN ON PLAN |
| d) RESIDENTIAL | k) PRIVATE SERVICES |
| e) SHOWN ON PLAN | l) NONE |
| f) NONE | |
| g) SHOWN ON PLAN | |

LAND USE STATISTICS

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TOTAL	17	6.57	16

SOURCE:
 - 1.0m CONTOUR INTERVALS: FIRST BASE SOLUTIONS, VuMAP, 2020

SCHEDULE OF REVISIONS

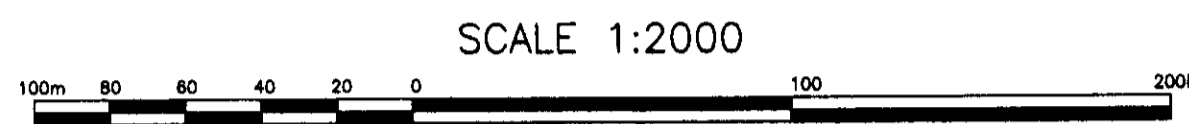
No.	Date	Description	By
1	March 8, 2022	Application;	A.S.

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 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ONTARIO, L4N 0B7
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 8, 2022 Drawn By: A.S.
 File: 06-188 Checked: D.V. / J.H.

Appendix 6: Plan of Survey 51R-33531

PLAN OF SURVEY
OF PART OF LOT 20, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF ORO
NOW IN THE
TOWNSHIP OF ORO-MEDONTE
COUNTY OF SIMCOE

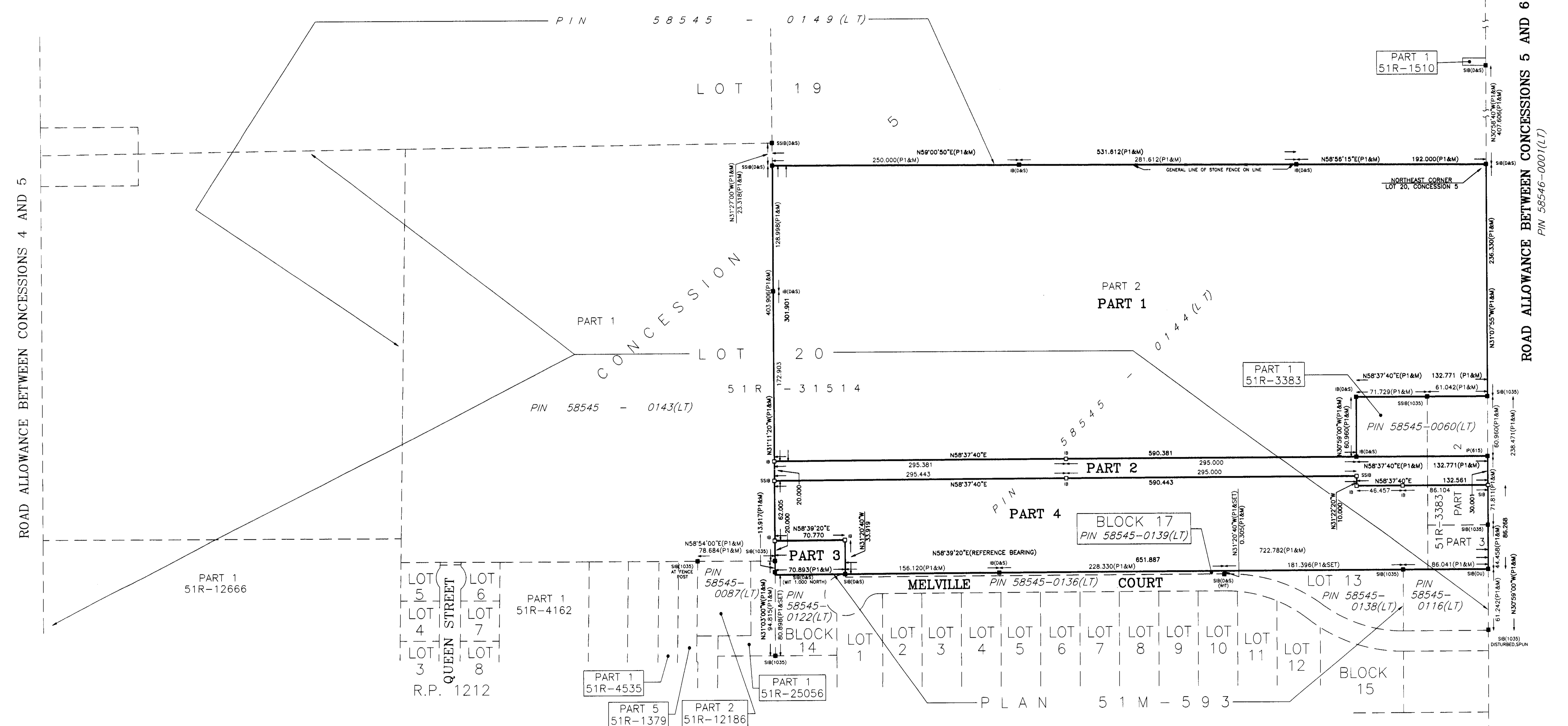


J. C. STANTON O.L.S., C.L.S.
2004

SCHEDULE OF PARTS				
PART	LOT	CONCESSION	PIN	AREA
1				20.858Ha
2	PART OF LOT 20	5	ALL OF PIN 58545-0144(LT)	1.579Ha
3				0.240Ha
4				6.574Ha

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE JUNE 10, 2004
J. C. STANTON
ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR

PLAN 51R-33531
RECEIVED AND DEPOSITED
DATE March 22, 2005
J. C. STANTON
LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE '51'



NOTES
BEARINGS ARE ASTROMONIC REFERRED TO THE NORTHERLY LIMIT OF PLAN 51M-593 AS HAVING A BEARING OF N58°39'20"E.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND
SIB - DENOTES STANDARD IRON BAR
IP - DENOTES IRON PIPE
D&S - DENOTES DEARDEN AND STANTON LTD., O.L.S.
O.U. - DENOTES ORIGIN UNKNOWN
615 - DENOTES J.H. DIAMOND, O.L.S.
1035 - DENOTES R.R. WELSMAN, O.L.S.
M - DENOTES MEASURED
P1 - DENOTES DEPOSITED PLAN 51R-31514
WIT - DENOTES WITNESS
■ - DENOTES MONUMENT FOUND
□ - DENOTES MONUMENT PLANTED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2) THE SURVEY WAS COMPLETED ON THE 8th OF JUNE, 2004.

ORILLIA ONTARIO
JUNE 10, 2004
J. C. STANTON
ONTARIO LAND SURVEYOR
CANADA LANDS SURVEYOR

DEARDEN AND STANTON LTD
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
CONSULTING ENGINEERS
89 COLDWATER STREET E. L3V 1W8
PHONE (705)325-9521 FAX (705)325-0241
ORILLIA - ONTARIO
D&S CAD FILE JE22346 D-1993



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