



Township of Severn

**Parts 1, 3 and 4, 51R-39282
save and except Lots 1-4 and Blocks 12, 13 & 15
2627 Grand Tamarack Crescent**

Village at Shadow Creek – Phase 2

LAND USE PLANNING REPORT

Prepared By:

**MORGAN Planning & Development Inc.
P.O. Box 834, Orillia, ON, L3V 6K8
Phone: (705) 327-1873**

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1.0 INTRODUCTION

MORGAN Planning & Development Inc. (MP&D) has been retained by Bayou Developments, the owners of 2627 Grand Tamarack Crescent to act on its behalf on matters pertaining to a Zoning By-law Amendment (ZBA) application, a Draft Plan of Subdivision (DPS) application, and a Draft Plan of Condominium (DPC) application. The purpose of the applications is to permit the development of 42 one-storey condominium townhomes

A formal pre-consultation meeting to discuss the proposed development was held with Township and County planning officials on January 17, 2017.

1.1 Purpose of the Planning Justification Report

The purpose of this Planning Justification Report is to provide an overview of the development proposal; to summarize the purpose of each application; to list the reports submitted in support of the applications, and to explain how the applications conform to the applicable planning policies.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is known municipally as 2627 Grand Tamarack Crescent in the Township of Severn. The entirety of the subject property is within the Westshore Settlement Area which is serviced by municipal water and waste disposal systems.

The property is irregular in shape and represents the remnant parcel of a previously approved draft plan of subdivision known municipally as The Village at Shadow Creek – Phase 1. The following aerial image illustrates the property.



The site has 9.0 metres of frontage onto Grand Tamarack Crescent, and the frontage is located approximately 150 metres east of Highway 11. The total area of the site is 23,117 sq.m. (2.3 hectares / 5.7 acres). The property is vacant and primarily forested with the exception of a strip of disturbed land that has been cleared for the installation of municipal services.

There is an easement in favour of the Township which traverses the property in a north-south direction. The easement (Inst. SC259591) is illustrated on each of the submitted plans and was established to protect municipal services which are installed underground.

2.1 Surrounding Uses

North: The property is bound to the north by both single detached residential dwellings and Grand Tamarack Crescent. On the north side of the crescent there are residential townhomes that were constructed as part of the Phase 1 development.

East: To the east of the property is a 5 metre wide parcel which stretches across the entire eastern periphery. This parcel was transferred to the ownership of the Township as a condition of the Phase 1 development and will be developed as a recreational trail for public use. To the east of the recreational trail is a creek which was also conveyed to the ownership of Township as a condition of the Phase 1 development.

South: To the south of the property is a portion of the above mentioned creek as well as an unopened municipal road allowance.

West: To the west of the property are a variety of highway commercial uses such as a retail outlet, a fast food establishment, a gas station and a Tim Horton's franchise.

2.2 Legal Description

Parts 1, 3 and 4, 51R-39282, save and except Lots 1-4 and Blocks 12, 13 & 15.

3.0 DEVELOPMENT CONCEPT

It is proposed that the property be developed as a common elements condominium with 42 one-storey townhomes. The proposed townhomes will each have an approximate footprint of 117 m² (1,256 ft²), which will include a one-car garage and a private driveway, thus providing 2 private parking spaces for each unit.

Pedestrian and vehicular access to the units will be provided by a private condominium road, which has been designed to accommodate emergency vehicles and waste/recycling trucks. To complement the two private parking spaces attributed to each unit, a total of 14 visitor parking spaces have also been provided. The private road, visitor parking spaces, dedicated snow storage areas and the required storm water management pond are all located within the common elements and the maintenance of these areas will be the responsibility of the condominium corporation.

In addition to the standard unit footprint it is proposed that Units 10, 11, 26, 27 and 42 be constructed with sun-rooms in their respective side-yards. Each unit will be offered with a deck in the rear yard and privacy fencing to screen between neighbours.

Access to the rear yard of each interior townhouse unit will be achieved by establishing access easements in the required side and rear yards of some units. The details of the access easements will be illustrated on the site plan submission once the initial planning approvals are in place.

3.1 Elements of the Design

The elements of the proposed development are shown on the following table of land uses and their respective areas:

LAND USE SCHEDULE		
	Land Use	AREA
Blocks 1 thru 11	Residential 'Parcels of Tied Land'	15,001.94 m ²
Block 12	Walk-Way	64.80 m ²
Block 13	Visitor Parking	276.90 m ²
Block 14	Visitor Parking	51.60 m ²
Block 15	Snow Storage	199.64 m ²
Block 16	Snow Storage	53.07 m ²
Block 17	Private Condo Road	2805.70 m ²
Block 18	Storm water management area	4198.25 m ²
Block 19	Open Space	372.25 m ²
Block 20	Open Space	93.80 m ²
Total Area		23,117.95 m²

3.2 Site Statistics

Total Site Area	23,117.95m ² (2.31 ha) (5.7 ac.)
Total Site Coverage (Dwellings)	5,067.37 m ² (21.92%)
Total Paved Area, Street, Parking Driveways	4,003.77 m ² (17.32%)
Total Dedicated Snow Storage Area	252.73 m ² (6.31% of Paved Area)
Total Landscaped Open Space Area	14,046.81 m ² (60.76%)

4.0 OFFICIAL PLAN AND ZONING BY-LAW

4.1 Simcoe County Official Plan (OMB Approved Dec. 2016)

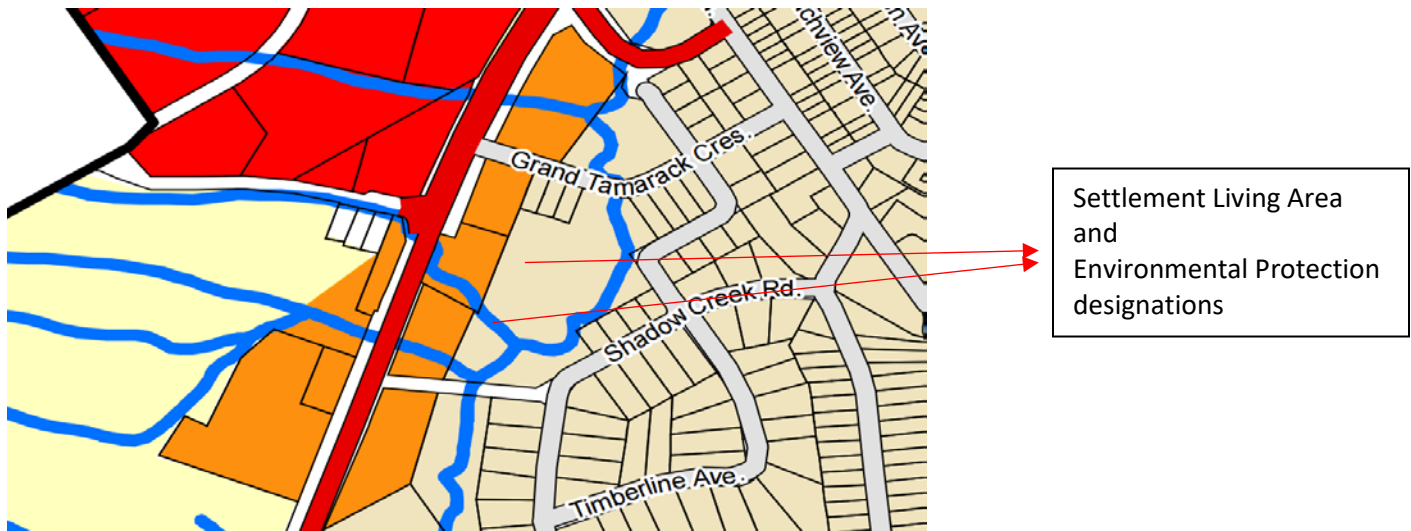
The subject property is located within the delineated built boundary of the Westshore Settlement Area, and is designated 'Settlement' by Schedule 5.1 of the Simcoe County Official Plan (SCOP). The SCOP directs growth and development to settlement areas.

4.2 Township of Severn Official Plan (2010)

The subject property is primarily designated ‘Settlement Living Area’ by Schedule A-3 of the Township of Severn Official Plan. A small band of the property is designated ‘Environmental Protection’. The land designated EP provides protection to a creek which flows into the property from the west side of Highway 11.

The Township OP directs growth and development to the ‘Settlement Living Area’ designation.

An excerpt from Township Official Plan Schedule A-3 is provided below:



4.3 Township of Severn Zoning By-law 2010-65

The subject property is primarily zoned Residential One (R1) by the Township of Severn Zoning By-law (ZBL). A small band of the property is zoned Environmental Protection (EP). The land zoned EP provides protection to an intermittent creek which flows into the property from the west side of Highway 11.

Both the R1 and EP zoning are consistent with the ‘Settlement’ and ‘Environmental Protection’ designations of the Township’s Official Plan.



Residential One (R1) and Environmental Protection (EP) zones

Townhouse dwellings are not permitted in the R1 Zone, rather townhouse dwellings are directed to the Residential Multiple One (RM1) Zone. A zoning by-law amendment (ZBA) application is submitted herein to rezone the R1 lands to the Residential Multiple One (RM1) Zone which would permit the proposed development.

4.4 Zone Matrix

	RM1 Zoning	Provided
Min. Lot Area	250 sq m	260.2 sq.m
Max. Lot Coverage	35.00%	46% (45.18%)
Min. Landscaped Open Space	30.00%	47.42%
Min. Lot Frontage	6.00M	10.57M
Min. Front Yard	7.50M	6.00M
Min. Rear Yard	7.50M	2.96M
Min. Int. Sideyard	1.50M	1.55M

*Note: the performance standards highlighted above in red will be included within the site specific zoning by-law amendment.

*Note: the site plan submitted in support of these applications includes a detailed zone matrix for each of the 42 lots.

5.0 PLANNING INSTRUMENTS

To achieve the development concept a Draft Plan of Subdivision (DPS) is required to create 11 residential blocks. A Draft Plan of Common Elements Condominium (CEC) is required to create 9 common elements blocks and to provide the legal structure to manage the townhouse development.

Upon approval of the DPS and the CEC, and once the footings and foundations have been poured, the applicant will apply for exemption to part-lot control to create each of the individual townhouse lots. These individual townhouse lots are also referred to as ‘parcels of tied land’, or POTLs.

Hard copies of the DPS, the CEC and the Site Plan are submitted together with this Planning Justification Report.

5.1 Proposed Draft Plan of Subdivision

The Purpose of the Draft Plan of Subdivision (DPS) is to create 11 blocks to be developed residentially, each of which will become ‘Parcels of Tied Land’ (POTLs) for the common elements condominium (CEC).

Pursuant to the proposed draft plan of subdivision, any portion of the site that is not incorporated into one of the 11 residential blocks will be retained in a series of common blocks that will collectively form the common elements in the proposed condominium. The common blocks, or common elements, are illustrated on the DPS as Block 12 thru 20.

The Draft Plan of Subdivision is one of the planning instruments used to implement the proposed residential development. Final approval of both the subdivision and condominium applications will be subject to a series of conditions to make certain that the intent of both the Zoning By-law and the Official Plan are being met.

Following registration of the 11 residential blocks it is proposed that the blocks be further subdivided by exemption from part lot control.

5.2 Proposed Draft Plan of Common Elements Condominium

The purpose of the Draft Plan of Common Elements Condominium (CEC) is to create the common elements blocks, illustrated as Block 12 thru 20. The common elements will include the private condominium road, underground utilities, walkway, visitor parking areas, snow storage areas and the storm water management area.

The creation of the common elements condominium provides the legal structure to manage the future townhouse development, and allows for separate ownership and control of individual lots, while allowing for common ownership of the commonly utilized portions of the development.

The Draft Plan of Condominium is another of the planning instruments used to implement the proposed residential development. Final approval of both the subdivision and condominium applications will be subject to a series of conditions to make certain that the intent of both the Zoning By-law and the Official Plan are being met.

5.3 Zoning By-law Amendment Application

To facilitate the proposed subdivision and condominium applications a zoning by-law amendment (ZBA) is required to rezone the entirety of the Residential One (R1) lands to a site specific Residential Multiple One Exception (RM1-#) Zone.

The proposed ZBA would enable the development of townhouse dwellings and would recognize the following site specific performance standards:

	RM1 Zone	Provided
Max. Lot Coverage	35.00%	46%
Min. Front Yard	7.50 m	6.00 m
Min. Rear Yard	7.50 m	2.9 m

***Note:** the performance standards to be addressed via the ZBA application represent the maximum lot coverage proposed, the minimum front yard proposed and the minimum rear yard proposed. Not all of the proposed lots exhibit these statistics.

A draft Zoning By-law Amendment has been appended to this report as Appendix A.

6.0 SUPPORTING TECHNICAL STUDIES

The following is a summary of the plans and technical studies which have been submitted concurrently with this Planning Justification Report in support of the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications:

- Draft Plan of Subdivision prepared by Strongman Surveying
- Draft Plan of Common Elements Condominium prepared by Strongman Surveying
- Site Plan prepared by Strongman Surveying
- Building Elevations
- Environmental Impact Study prepared by RiverStone Environmental Solutions Inc.
- Traffic Impact Brief prepared by C.C. Tatham & Associates Ltd.
- Functional Servicing Report including a Storm Water Management design review and the Shadow Creek Flood Study each of which have been prepared by C.C. Tatham & Associates Ltd.
- Stage 4 Archaeological Assessment prepared by Archaeological Assessments Ltd.
- Soils Investigation prepared by Soil Engineers Ltd.
- Groundwater Monitoring Report prepared by Soil Engineers Ltd.

7.0 PLANNING ANALYSIS

7.1 Approach

In formulating my land use planning opinion on this matter, the following documents have been reviewed:

- Provincial Policy Statement (2014)
- Growth Plan for the Greater Golden Horseshoe (2017)
- County of Simcoe Official Plan (OMB Approved December 2016)
- Township of Severn Official Plan (Adopted by Council July 2005)
- Township of Severn Zoning By-law (2010-65)
- Inspected the property on various occasions during the spring, summer, and fall to observe its relationship with the surrounding neighbourhood.

7.2 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province.

The most directly applicable policy areas affecting the proposed residential development are Section 1.1.3 (Settlement Areas); Section 1.6.6 (Sewage, Water and Stormwater); Section 2.1 (Natural Heritage); Section 2.6 (Cultural Heritage and Archaeology), and Section 3.1 (Natural Hazards).

A review of those policies as they related to the proposed development is as follows:

Section 1.1.3.1

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.1.3.3

Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

MP&D Comment The subject property is located within the Westshore Settlement Area. The proposed development of this vacant fully serviced site is precisely the type of development which is encouraged by the PPS.

Section 1.6.6.2

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted wherever feasible.

MP&D Comment The proposed townhouse development will be serviced by existing municipal sewage services and existing municipal water services.

Section 2.1.1

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

MP&D Comment RiverStone Environmental Solutions Inc. was retained by the applicant to assess the compliance of the proposed development with the Endangered Species Act (2007), 2014 Provincial Policy Statement, the County of Simcoe Official Plan and the Township of Severn Official Plan. A series of site visits and an acoustic monitoring program were undertaken by RiverStone during the spring and summer of 2017.

No Significant Wetlands, Woodlands or Valleylands, or Areas of Natural and Scientific Interest were identified on the subject lands. Similarly, no permanent watercourse that directly provide fish habitat, or indirectly contributes to fish habitat were identified on the property.

Results of the acoustic monitoring program identified both Little Brown Bats and Northern Long-eared Bats on the property. Both species of bat are protected. As a result of these findings RiverStone consulted with officials from the Ministry of Natural Resources and Forestry (MNRF) to discuss if the proposed development may occur on the property while ensuring that the protected species are not harmed.

Enclosed within the RiverStone report is a letter dated September 13, 2017 from the MNRF to RiverStone which provides the Ministry's opinion that the proposed development is 'not likely to contravene sections 9 or 10 of the ESA 2007...' provided that a series of conditions are met. Those conditions have been outlined in RiverStone's report and are recommended to be included as conditions of draft plan approval.

On the basis of RiverStone's findings, direction provided by the MNRF, and subject to the proposed draft plan conditions, we are satisfied that the Natural Heritage policies of the PPS have been met.

Section 2.6.2

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

MP&D Comment A Stage 1-3 assessment of the subject property was conducted by Archaeological Assessments Ltd. in 2006. One archaeological site was discovered as a result of the assessment and was registered as the Bayou site (BeGu-22). The Bayou site is a Late Iroquoian cabin site occupied ca. A.D. 1400-1650 A.D. It was recommended that the Bayou site was a significant archaeological resource that would require Stage 4 mitigation. The Stage 4 excavation of the Bayou site was completed in 2010.

On the basis of the Stage 4 mitigation an archaeological clearance letter was issued by the Ministry of Tourism Culture and Sport on August 30, 2010. A copy of the clearance letter together with an executive summary of the Stage 4 Excavation Report is submitted herein.

Section 3.1

Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate flood proofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.

MP&D Comment Appendix E to the Functional Servicing Report prepared by C.C. Tatham & Associates Ltd. is a flood study which was prepared in 2015 in support of the Phase 1 subdivision which was previously approved on lands on the east side of Shadow Creek. The study illustrates the limit of the flood fringe in relation to the Phase 2 lands. In discussions with C.C. Tatham it has been confirmed that the flood fringe will extend into the Phase 2 lands in the area of the proposed storm pond and that the adjacent units (1 and 23) will be appropriately flood proofed.

It is the opinion of the undersigned that the proposed Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and Zoning By-law Amendment applications conform to the Provincial Policy Statement (2014).

7.3 Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared under the Places to Grow Act, 2005 to guide decisions on a wide range of issues such as transportation; infrastructure planning; land-use planning; urban form; housing; natural

heritage and resource protection. All planning decisions made within the Greater Golden Horseshoe must have regard for the Growth Plan, and the Growth Plan prevails where there is a conflict between it and the Provincial Policy Statement.

The most directly applicable policy areas affecting the proposed residential development are Section 2.2.2 (Delineated Built-up Areas); Section 4.2.2 (Natural Heritage System); Section 4.2.7 (Cultural Heritage Resources), and; Section 6.3 (Managing Growth).

Section 2.2.2 (Delineated Built-up Areas)

- (1) By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.
- (2) By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper or single-tier municipality will be within the delineated built-up area.

MP&D Comment The subject property is located within a designated settlement area within the Township of Severn's built-up area. The proposed 42 unit townhouse development is consistent with the direction provided in the Growth Plan and will assist the Township in reaching its intensification targets.

Section 4.2.2

- (3) Within the Natural Heritage System:
 - (a) New development or site alteration will demonstrate that:
 - (i) there are no negative impacts on key natural heritage features or key hydrologic features or their functions;

MP&D Comment RiverStone Environmental Solutions Inc. was retained by the applicant to assess the compliance of the proposed development with the Endangered Species Act (2007), 2014 Provincial Policy Statement, the Growth Plan (2017), the County of Simcoe Official Plan and the Township of Severn Official Plan. A series of site visits and an acoustic monitoring program were undertaken by RiverStone during the spring and summer of 2017.

No Significant Wetlands, Woodlands or Valleylands, or Areas of Natural and Scientific Interest were identified on the subject lands. Similarly, no permanent watercourse that directly provide fish habitat, or indirectly contributes to fish habitat were identified on the property.

Results of the acoustic monitoring program identified both Little Brown Bats and Northern Long-eared Bats on the property. Both

species of bat are protected. As a result of these findings RiverStone consulted with officials from the Ministry of Natural Resources and Forestry (MNRF) to discuss how development may occur on the property while ensuring that the protected species are not harmed.

Enclosed within the RiverStone report is a letter dated September 13, 2017 from the MNRF to RiverStone which provides the Ministry's opinion that the proposed development is 'not likely to contravene sections 9 or 10 of the ESA 2007...' provided that a series of conditions are met. Those conditions have been outlined in RiverStone's report and are recommended to be included as conditions of draft plan approval.

On the basis of RiverStone's findings, direction provided by the MNRF, and subject to the proposed draft plan conditions, we are satisfied that the Natural Heritage policies of the PPS have been met.

Section 4.2.7 (Cultural Heritage Resources)

- (1) Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
- (2) Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

MP&D Comment A Stage 1-3 assessment of the subject property was conducted by Archaeological Assessments Ltd. in 2006. One archaeological site was discovered as a result of the assessment and was registered as the Bayou site (BeGu-22). The Bayou site is a Late Iroquoian cabin site occupied ca. A.D. 1400-1650 A.D. It was recommended that the Bayou site was a significant archaeological resource that would require Stage 4 mitigation. The Stage 4 excavation of the Bayou site was completed in 2010.

On the basis of the Stage 4 mitigation an archaeological clearance letter was issued by the Ministry of Tourism Culture and Sport on August 30, 2010. A copy of the clearance letter together with an executive summary of the Stage 4 Excavation Report is submitted herein.

Section 6.3 (2) (Managing Growth)

Municipalities with primary settlement areas will, in their official plans and other supporting documents:

- a) Identify primary settlement areas;
- b) Identify and plan for strategic growth areas within primary settlement areas;

- c) Plan to support the achievement of complete communities within primary settlement areas; and
- d) Ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit-supportive.

MP&D Comment The subject property is within a fully serviced area where medium density residential development is encouraged.

The development site is within walking distance to elementary schools, day care facilities, places of worship a variety of commercial amenities. The property is adjacent to a future multi-purpose recreational trail. For these reasons the proposed development is exactly the type of project that is encouraged by the Growth Plan.

It is the opinion of the undersigned that the proposed Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications conform to the Growth Plan for the Greater Golden Horseshoe (2017).

7.4 Simcoe County Official Plan (OMB Approved December 2016)

As noted in Section 4.1 of this report the subject property is designated ‘Settlement’ by Schedule 5.1 of the Simcoe County official Plan (SCOP).

One of the primary planning strategies of the SCOP is to direct a significant portion of growth and development to settlements where it can be effectively serviced, while at the same time protecting agricultural lands and key natural heritage features.

The most directly applicable sections of the SCOP are 3.3 (General Development), 3.5 (Settlement) and 4.7 (Infrastructure). The proposed 42 unit townhouse development conforms to the applicable sections of the SCOP for the following reasons:

- The subject property is located within a designated settlement area.
- The development will be serviced by municipal water and sewer systems.
- The predominant form of housing in the Westshore Settlement Area are single detached dwellings, therefore the proposed townhouse development will expand the range of housing types within the community.
- The intermittent creek which traverses the property and is protected by the Environmental Protection Zone and Environmental Protection designation will continue to be protected by an EP Zone and an EP designation.
- The protected bat species which were identified during the field work for the environmental impact study will be protected through draft plan conditions which have been discussed with and are supported by the MNRF.
- Subdivision by plan of subdivision and plan of condominium are appropriate forms of land division and are supported by the SCOP’s objective and policies.

- Post development run-off will be controlled so as not to exceed the pre-development condition.
- The proposed 42 townhomes represent a compact urban form which is promoted within fully serviced settlement areas by the SCOP.
- The density of the proposed development is approximately 18% which will assist the Township in reaching its intensification target within the built boundaries of its settlement areas.

Based on the foregoing, it is the opinion of the undersigned that the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications conform to the Simcoe County Official Plan.

7.5 Township of Severn Official Plan (Adopted by Council July 2005)

As noted in Section 4.2 of this report the subject property is designated 'Settlement Living Area' by Schedule A-3 of the Township of Severn Official Plan.

The objectives of the Settlement Living Area designation are as follows:

- a) Have the defined Settlement Areas be the focus of new growth and development within the Township;
- b) Maintain and enhance the character and identity of existing residential areas within defined Settlement Areas;
- c) Encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- d) Encourage the provision of a full range of housing opportunities to meet the Township's projected housing needs;
- e) Promote the efficient use of planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;
- f) Ensure that residential uses permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses, and open space areas;
- g) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive, and;
- h) New development should occur adjacent to the existing built up area and shall have a compact form that allows for the efficient use of land, infrastructure and public service facilities.

The proposed 42 unit townhouse project will result in a fully serviced compact development on a vacant parcel of land within a designated settlement area. The property is within the built-boundary of the community and has been designed to ensure the adjacent environmental protection lands protected in perpetuity.

It should be noted that the predominant form of residential development in the Westshore settlement area are single detached dwellings. As directed by the applicable

objectives listed above, the proposed townhouse development would expand the range of housing types and housing opportunities within Westshore.

We note that the Township's Official Plan and Zoning By-law implement a two zone concept for flood plains. Consistent with the PPS, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.

Appendix E to the Functional Servicing Report prepared by C.C. Tatham & Associates Ltd. is a flood study which was prepared in 2015 in support of the Phase 1 subdivision which was previously approved on lands on the east side of Shadow Creek. The study illustrates the limit of the flood fringe in relation to the Phase 2 lands. In discussions with C.C. Tatham it has been confirmed that the flood fringe will extend into the Phase 2 lands in the area of the proposed storm pond and that the adjacent units (1 and 23) will be appropriately flood proofed.

Based on the foregoing, it is the opinion of the undersigned that the proposed Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications conform to the Township of Severn Plan.

8.0 CONCLUSION

It is proposed that the property be developed as a common elements condominium with 42 townhomes each with frontage on a private road.

To achieve the development concept a Draft Plan of Subdivision (DPS) is required to create 11 residential blocks. A Draft Plan of Common Elements Condominium (CEC) is required to create 9 common elements blocks and to provide the legal structure to manage the townhouse development.

The proposed use is permitted by the settlement area policies of both the Simcoe County Official Plan and the Township of Severn Official Plan. A Zoning By-law Amendment application is submitted herein to rezone the residentially zoned and designated portions of the property to permit the proposed medium density townhouse development.

The proposed development of 42 townhomes in the built-up area of the Westshore settlement area with access to full municipal services is precisely the type of development which is encouraged by the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). Further, the proposed development will assist the Township of Severn in meeting its residential intensification targets.

For the reasons stated above it is the opinion of the undersigned that the proposed townhouse development represents good land use planning and we look forward to discussing it in greater detail with the County, the Township and with the community at large.

Respectfully submitted,
MORGAN Planning & Development Inc.

A handwritten signature in black ink, appearing to read "Josh Morgan", with a long horizontal flourish extending to the right.

Joshua Morgan, MCIP, RPP

**THE CORPORATION OF THE TOWNSHIP OF SEVERN
BY-LAW NO. 2017-XX**

**BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE
CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON
CERTAIN LANDS KNOWN MUNICIPALLY AS 2627 GRAND TAMARACK
CRESCENT.**

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

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands municipally known as 2227 Grand Tamarack Crescent;

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

1. THAT Schedule "S-3-8" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on a portion of the lands known municipally as 2627 Grand Tamarack Crescent from the Residential One (R1) Zone to the site specific Residential Multiple One Exception # (RM1-#) Zone.

2. THAT Section 6.5.3 entitled "Exceptions to Residential Multiple One (RM1) Zone" of Zoning Bylaw No. 2010-65, as amended, is hereby further amended by adding the following to the Table at the end thereof:

Exception	By-law	Location	Schedule	Special Provisions
RM1-#	2017-XX	2627 Grand Tamarack Crescent	S-3-8	<u>Special Provisions:</u> i) Maximum lot coverage of 46% ii) Minimum front yard of 6 metres iii) Minimum rear yard of 2.9 metres

3. THAT Zoning By-law No. 2010-65, as otherwise amended, is hereby amended to give effect to the foregoing, but Zoning By-law No. 2010-65, as otherwise amended, shall in all other respects remain in full force and effect save as same may be otherwise amended or herein dealt with.

4. THAT subject to the provisions of the Planning Act, R.S.O. 1990, as amended, this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Severn.

By-law read a first and second time this ____ day of _____, 2017.

By-law read a third time and finally passed this ____ day of _____, 2017.

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK

Schedule 'A'
2627 Grand Tamarack Crescent, Township of Severn



Property proposed to be rezoned from the Residential One (R1) Zone to the site specific Residential Multiple One Exception # (RM1-#)

This is Schedule 'A' to By-law 2017-XX
Passed this ___ day of _____, 2017

Mayor

Clerk