

# ANDERSON LINE SUBDIVISION - COLDWATER



6/24/2020

PLANNING JUSTIFICATION REPORT

PREPARED BY:

**Plan Muskoka**  
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## APPENDICES

Appendix 'A' – Draft Plan of Subdivision

Appendix 'B' – Zoning By-law Amendment Sketch

VERSION	DESCRIPTION	DD/MM/YYYY
1	Issued for Submission	24/06/2020

## 1.0 INTRODUCTION

Plan Muskoka has been retained by Granite Engineering Services ('GES'), agent for Cipponeri Holdings Inc. (the 'Applicant'), to assist with the approval of a proposed Plan of Subdivision and Zoning By-law Amendment to implement the proposed development of their lands. The subject lands are currently known as 1240 Anderson Line in the settlement of Coldwater in the Township of Severn. Application for Draft Plan of Subdivision Approval and Application for Zoning By-law Amendment are to be filed with the County of Simcoe and the Township of Severn Planning Departments respectively under separate cover.

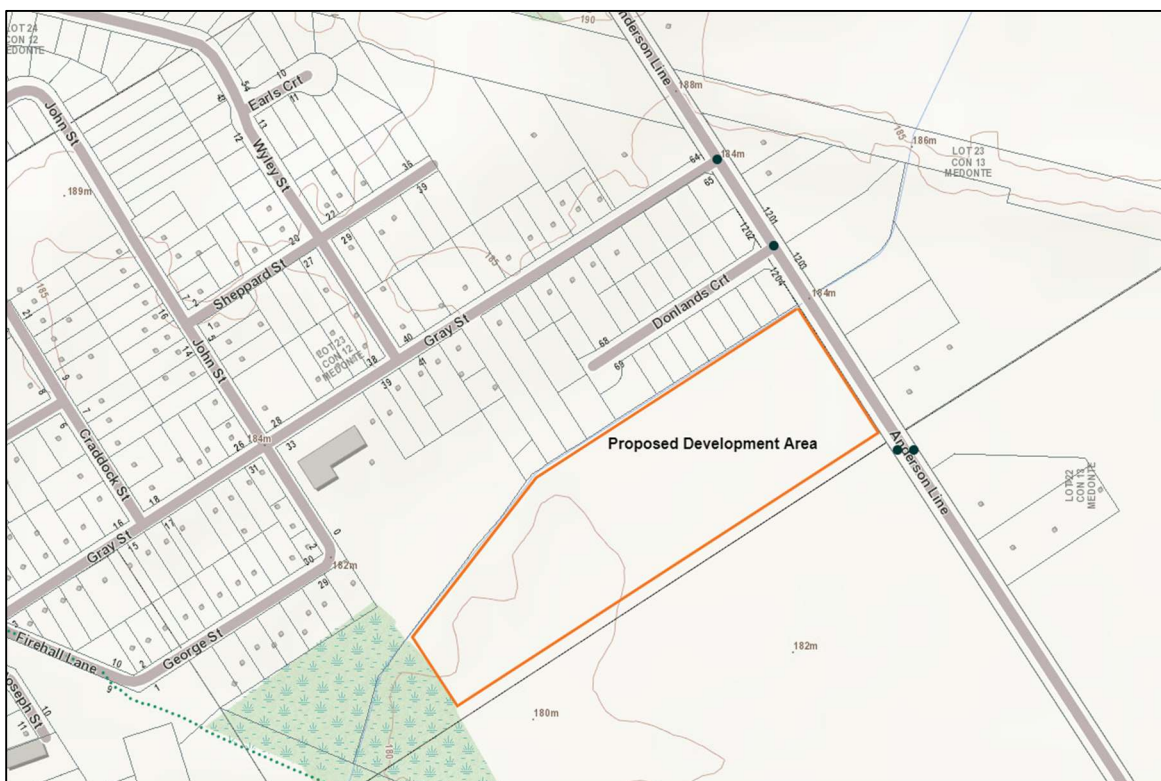


Figure 1: Key Map Showing Lands Subject to the Proposed Subdivision (GES)

## 2.0 SITE CHARACTERISTICS

The subject lands are located at 1240 Anderson Line in the settlement of Coldwater. The property is legally described by PIN 58592-0172 (LT) as Lot 75 on Plan RCP-1721 in the Geographic Township of Medonte, now in the Township of Severn. The lands subject to the proposed subdivision encompass only part of the entire land holdings, being

located at the northern extent of the property. For the remainder of this report any reference to the "subject lands" or the "property" will refer only to the lands that are subject to the proposed subdivision.

The subject lands are approximately 5 hectares (12.4 acres) in size and is currently used for agriculture purposes. The majority of the property is flat vacant farmland with the exception of an undisturbed treed area beyond the western extent of the proposed subdivision lands, which is identified by the Ministry of Natural Resources and Forestry (the 'MNR') as an unevaluated wetland, and a small stream to the north. The surrounding area consists of predominantly residential and institutional land uses to the north and west, and agricultural uses to the south and east.



**Figure 2: Photo of Subject Lands Taken from Anderson Line (Plan Muskoka)**

The property is designated to be within the Settlement Area Boundary of Coldwater by Schedule 5.1 of the County of Simcoe Official Plan. Schedule A1 of the Township of Severn Official Plan designates the lands as a Settlement Living Area in Coldwater and

Schedule S-1-6 of the Township of Severn Comprehensive Zoning By-law 2010-65 zones the majority of the lands as AG – Agriculture and EP – Environmental Protection Area along a small strip of lands across the northern boundary of the property.



**Figure 3: Approximate Location of Proposed Entrance (Plan Muskoka)**



**Figure 4: Drainage Course Along Northern Boundary of Property (Plan Muskoka)**

### 3.0 PROPOSAL

The applicant wishes to develop the lands by way of a proposed subdivision comprised of 42 residential lots along with a block of land that is to be developed as a retirement home use. A single new roadway of approximately 300 metres in length, extending from Anderson Line, will provide access to the proposed subdivision, terminating with a cul-de-sac near the proposed retirement facility. The residential lots along the northern half of the subject lands are all approximately 800m<sup>2</sup> in size, they have a minimum frontage of 14 metres. The residential lots along the southern half of the lands will have lot areas of approximately 600m<sup>2</sup>, as with a minimum frontage of 14 metres.

To implement the proposed development, two *Planning Act* approval applications are to be filed, being:

- i. an Application for Draft Plan of Subdivision Approval to be submitted to the County of Simcoe, which seeks to subdivide and create the proposed 42 lots and three (3) blocks (Draft Plan of Subdivision can be found at Appendix A); and,
- ii. a Zoning By-law Amendment application submitted to the Township of Severn that seeks to rezone the subdivision lands from their present zones to Residential Type One (R1), Institutional (I), Open Space (OS), and Environmental Protection (EP). The portion of lands already zoned EP will remain as such.

To provide the proper analysis of the proposed development, several supporting studies have been undertaken that review the proposed development. These studies include:

- i. a Traffic Brief prepared by Granite Engineering Services, dated June 2020,
- ii. a Preliminary Stormwater Management Report prepared by Granite Engineering Services, dated June 2020,
- iii. a Geotechnical Investigation for Proposed Commercial and Residential Development prepared by Soil Engineers Ltd., dated February 2020,
- iv. a Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corp, dated October 2019,
- v. an Environmental Impact Study by Beacom Environmental, dated June 2020; and,

- vi. a Functional Servicing Report prepared by Granite Engineering Services, dated June 2020.

The contents and recommendations of these reports will be discussed throughout this report as applicable.

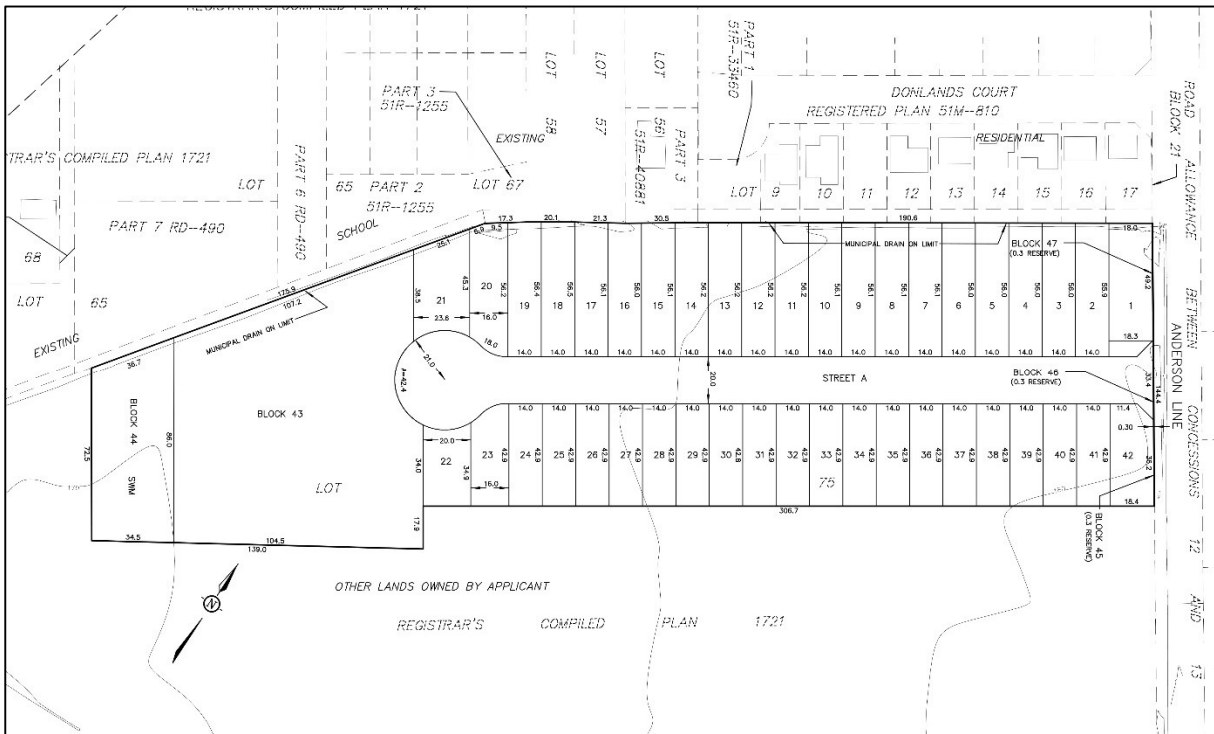


Figure 5: Proposed Draft Plan of Subdivision (Spurling Surveying Inc.)

## 4.0 PLANNING FRAMEWORK

To come to a professional opinion regarding the consistency and conformity of the proposed development and if the proposal represents good planning, a review of all relevant Planning documents is required. These documents consist of:

- i. the *Planning Act*, R.S.O. 1990, c. P.13,
- ii. the Provincial Policy Statement (2020),
- iii. the Growth Plan for the Greater Golden Horseshoe (2019),
- iv. the County of Simcoe Official Plan,
- v. the Township of Severn Official Plan, and,
- vi. the Township of Severn Zoning By-law 2010-65.

A review of each of these documents is found in the sections below.

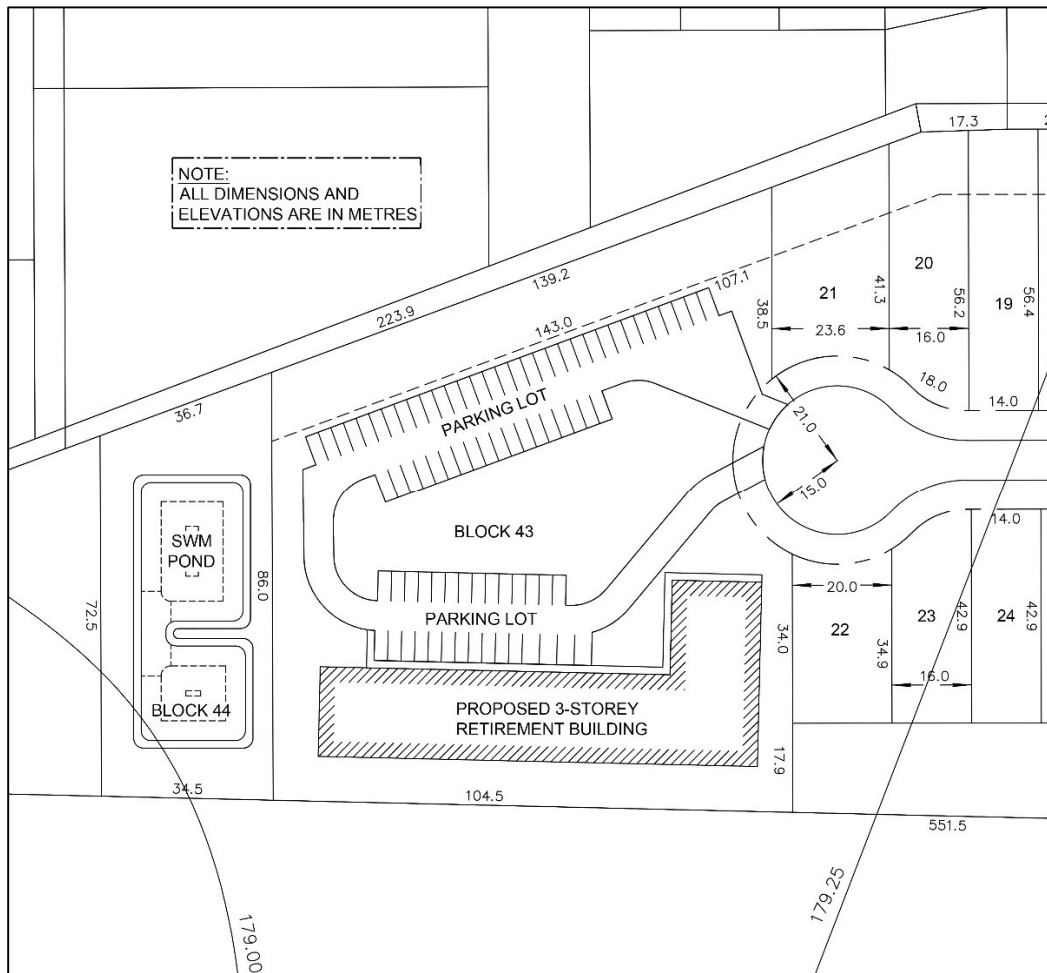


Figure 6: Conceptual Retirement Home Site Plan (Granite Engineering Services)

#### 4.1 PLANNING ACT, R.S.O. 1990, c. P.13

The *Planning Act*, R.S.O. 1990, c. P.13 (the '*Planning Act*') is the legislative document that controls land use planning and development approvals in the Province of Ontario. While development is primarily guided by the Provincial Policy Statement (2020), the Growth Plan of the Greater Golden Horseshoe (2019), the County of Simcoe Official Plan, and Area Municipality Official Plans, certain sections of the *Planning Act* deal directly with the proposed subdivision and are warrant being addressed.

Section 2 of the *Planning Act* contains matters of provincial interest that all *Planning Act* applications must have regard to. The relevant matters to this proposal are:



- (a) *the protection of ecological systems, including natural areas, features and functions;*
- (b) *the protection of the agricultural resources of the Province; ...*
- (d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) *the supply, efficient use and conservation of energy and water; ...*
- (h) *the orderly development of safe and healthy communities; ...*
- (j) *the adequate provision of a full range of housing, including affordable housing; ...*
- (l) *the protection of the financial and economic well-being of the Province and its municipalities; ...*
- (p) *the appropriate location of growth and development;*
- (q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

To ensure the protection of the natural environment, an Environmental Impact Study (an 'EIS') was prepared by Beacom Environmental Ecological Services. This report identified natural heritage features and areas and makes recommendations for their protection, as necessary. To ensure the conservation of cultural heritage resources a Stage 1 and 2 Archaeological Assessment was prepared by Lincoln Environmental Consulting Corp, dated October 2019. The investigation discovered that no archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and that no further archaeological assessment of the property is recommended. In terms of servicing capacity, through meetings with the County of Simcoe and through discussion with the consulting engineers of the project, it is my understanding that adequate water and sewage capacity exists in the community of Coldwater to service the proposed development at this time.

The proposal seeks to develop within the existing boundaries of the settlement area of Coldwater in an orderly fashion and create a healthy and safe community. Additional housing for the community will be made available through the proposal, which offers single-detached dwellings and proposes housing/accommodations for seniors as well. The subdivision is adjacent to existing residential development and contributes to support public transit, being located on Anderson Line and near Gray Street, both of

which collect traffic from other residential development to the north. The establishment of additional permanent housing in Coldwater will contribute to the local economy by way of construction costs and development charges, and in the long-term, contribute to the economic health of the community and the Township of Severn as a whole.

Section 51(24) of the *Planning Act* states several criteria to consider for the approval of a draft plan of subdivision. It states that *"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,*

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
  - (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) the dimensions and shapes of the proposed lots; ..."*

The matters of provincial interest for the proposed subdivision has been address both earlier in this section of the report and will be further addressed in the following sections, demonstrating consistency with Provincial plans. The application, being for a subdivision within a designated growth area of Coldwater is not premature, as these lands have been slated for residential development and the conformity of the proposal to the County and Local Official Plans will be addressed in later sections of this report. The proposed subdivision is compatible in use and comparable to the lot sizes, frontages, and type of housing of the existing development in the area.

Based on the above analysis, the proposal has regard Sections 2 and 51(24) of the *Planning Act*.

## 4.2 PROVINCIAL PLANS

Section 3 (5) of the *Planning Act* states:

*"A decision of a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,*

- a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be."*

Two Provincial Plans exist that the proposed development must be consistent with, being the Provincial Policy Statement (2020) which provides policy direction for development across all of Ontario, and the Growth Plan for the Greater Golden Horseshoe (2019), which contains policy more specific to this area of Ontario. As such, the determination must be made that the proposed development is consistent with these two documents in order for the County of Simcoe Council to make the decision to approve the proposed Subdivision application and the Township of Severn Council approve the Zoning By-law Amendment application.

Sections 4.2.1 and 4.2.2 of this report will review the proposed development for consistency with those documents.

### 4.2.1 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (2020) (the 'PPS') is a broad-range policy document that provides direction for development across all of Ontario.

The PPS in Section 1.1.1 states that *"healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and*

- commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental public health and safety concerns; ...*
  - e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;..."*

At a basic level, the proposed development meets these broad policies of the PPS. The subdivision seeks to implement an efficient land use pattern that will assist local businesses in Coldwater by bringing more permanent residents to the area; the application provides more residential housing along with a retirement residence, making efficient use of land and resources; through the investigations of the EIS, the development will avoid and protect natural heritage features found on or near the lands; and finally, the development can be described as transit supportive and is located within walking distance of existing collector roads.

The subject property is within the settlement area of Coldwater as indicated by the County of Simcoe and Township of Severn Official Plans.

Section 1.1.3.1 of the PPS states that *"settlement areas shall be the focus of growth and development."*

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

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

The proposed subdivision has been designed to efficiently use the development-ready land while protecting the natural features of the property. Each lot is to be serviced by the existing municipal water and sewage system and does not require the unjustified expansion of public infrastructure to service the development. By developing more residential land uses in Coldwater, the local businesses will be further supported and in time, more service-orientated businesses will be able to locate in the community. In the long term, this will limit the travel distance for residents of Coldwater for certain services and will have the effect of improving air quality and thus positively affecting climate change through reduced trip distances. The low traffic flow of rural roadways around Coldwater will allow for safe active transportation such as walking and cycling, thus supporting active transportation. Finally, the proposed development will support transit systems, existing or planned, by bringing more permanent residents to Coldwater that will live within walking distance of expected transit routes.

Section 1.1.3.6 states that *"new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.."* For clarity purposes, designated growth areas are defined as *"lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses."* The subject lands are consistent with this definition, as they are located within the settlement area of Coldwater and are designated for residential development. The proposed development is directly adjacent to a previously developed subdivision which makes it accessible for infrastructure to be continued into the proposed subdivision of multiple densities (single lots and retirement housing).

Section 1.3.1 a) states that long-term economic development and competitiveness should be promoted by *"providing for an appropriate mix and range of employment and institutional uses"*, which is consistent with the proposal. The addition of the retirement facility to the proposed subdivision not only provides a mix of housing types, but it will also offer the community a new form of employment. It is my understanding that it will also offer a service that currently is not provided for the aging population or the citizens of Coldwater, allowing individuals to stay in the area longer-term and diversify the area.

Section 1.6.6.2 of the PPS states that *"municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services."* The subject lands are to be serviced by municipal water and sewer services, which are located near the property and easily extended to the proposed subdivision.

Section 1.6.6.7 of the PPS states that *"planning for stormwater management shall:*

- a) minimize, or, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetative and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development."*

To address the expected stormwater management requirements for the proposal a Preliminary Stormwater Management Report was prepared by Granite Engineering Services, dated June 2020. The report's primary objective is to assess the feasibility of the proposed subdivision development with respect to stormwater management and to ensure the water quality leaving the site for Coldwater River is maintained at a desired level, both from a quality and quantity perspective. Therefore, based on the conclusions of the preliminary report, is feasible with respect to stormwater management consideration and detailed design of the proposed stormwater management measures and facilities will be completed during final design phase of the project, which is consistent with Section 1.6.6.7 of the PPS.

Section 1.7.1 of the PPS states that *"long-term economic prosperity should be supported by:*

- a) promoting opportunities for economic development and community investment-readiness; ...*
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; ..."*

The proposed subdivision, beyond its single-detached residential component seeks approval for a block of land that will be zoned for the development of a retirement home that is not only a needed form of housing in Coldwater, but also creates an economic opportunity in the community. This will create permanent jobs that help support and justify residential growth, and supports the local businesses in Coldwater by bringing new residents, consumers, and the need for specialized services to address the aging population.

Section 2.1 of the PPS deals with the protection of natural heritage features from development pressures. Section 2.1.1 states that *"natural features and areas shall be protected for the long term"* with Section 2.1.2 stating that *"the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features."* As mentioned in Section 4.1 of this report, to ensure the protection of any natural features and their long-term ecological function, an EIS was prepared by Beacom Environmental. The EIS reviews the natural features found on the subject lands, makes recommendations for the protection of: the habitat of endangered and threatened species, significant wetlands and other wetlands, significant wildlife habitat, areas of natural and scientific interest, and, fish habitat. Therefore, the EIS addresses the natural heritage section of the PPS and its findings are reviewed below.

Section 2.1.4 of the PPS states that *"development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E ..."* As Coldwater falls within Ecoregion 6E, no development is permitted within significant wetlands. However, the EIS indicates that *"no significant wetlands have been identified on or adjacent to the subject property."*

Section 2.1.5 states that *"development and site alteration shall not be permitted in: ..."*

- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)<sup>1</sup>;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; ...*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions."*

The EIS concludes that the treed wetland located at the western extent of the subject property has not been identified as a Significant Woodland, and being outside the development area, will be protected. Furthermore, it states that there are no Significant Valleylands on the subject property as well.

Significant Wildlife Habitat was determined by the EIS to potentially be located in the treed communities on the property, particularly being habitat for sensitive woodland breeding birds. The only of these treed areas to be affected by the development is the hedgerow community along Anderson Line. The EIS states in Table 4 that *"because of the removal of the Hedgerow community along Anderson Line, bird species that breed in this habitat type will be affected. Birds affected may move their breeding areas to nearby lands."* To address this, the EIS recommends that site alteration should not occur on the subject property from April through August, as this time corresponds to the peak nesting period for the majority of bird species at risk and although breeding habitat for birds will be reduced, this type of breeding habitat (i.e., used by edge-nesting birds) is very common in these types of landscapes (Table 4). The EIS then concludes that *"the significant wildlife habitat features that were assessed in Table 4 are being protected."*

The EIS states that there are no Areas of Natural and Scientific Interest on or adjacent to the subject property.

Section 2.1.6 states that *"development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements."* The EIS indicates that the watercourse that exists along the northern boundary of the property, being a municipal drain, functions as direct fish habitat. The report concludes that development and site alteration in fish habitat is not occurring and consequently is in accordance with provincial and federal requirements. The report indicates that a 15-metre buffer is being retained along the southern edge of the feature, thus ensuring development is not proposed within it. Presently, the Draft Plan of Subdivision shows the proposed lots extending to the northern limit of the property, being the approximate location of the stream. To ensure that a 15-metre buffer is maintained from the stream, the existing 10-metre wide EP zone can be widened by way of the proposed Zoning By-law



Amendment to increase its width from 10 metres to 15 metres, and this consistency with the PPS is achieved.

Section 2.1.7 of the PPS states that *"development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."* The EIS indicates that there are no endangered or threatened species or habitat confirmed to be present on the subject property, other than the potential for bat species. The report recommends that unless a survey is completed and maternity bat roosting trees are not present, tree cutting should not occur during the bat active season, i.e., should not occur between April 1 and October 1. Thus, when following these recommendations, consistency with Section 2.1.7 of the PPS is maintained.

Section 2.1.8 of the PPS states that *"development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 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."* As demonstrated for each of section of 2.1 above, the features/habitat has been identified and recommendations have been made as to how to protect those features, which includes the adjacent lands as applicable, being consistent with and satisfies Section 2.1.8 of the PPS.

Section 2.2 of the PPS speaks to the protection of water resources in Ontario. Section 2.2.2 states that *"development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored"* and that *"mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions."* The EIS has identified and made recommendations for the protection surface water features such as the wetlands and streams that exist on or near the subject lands. The report recommends a 15-metre buffer from the stream located along the northern limit of the subdivision and also provides recommendations for the protection of the unevaluated wetland (being a 10-metre buffer surrounding it) which is on the applicant owned lands, but outside the proposed subdivision. Further to this, recommendations are made in Table 4 of the report to ensure the protection of these features during construction, such as delineating buffers, revegetating exposed soils when necessary,

minimizing vegetation removal outside buildings envelopes, etc. With those recommendations followed, the proposal is consistent with Section 2.2.2 of the PPS.

Section 2.6.2 of the PPS states that *"development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."* As stated earlier, a Stage 1 and 2 Archaeological Assessment was prepared by Lincoln Environmental Consulting Corp to determine if any archaeological resources exist that require conservation. While the Stage 1 archaeological assessment determined that the study area exhibits high potential for the identification and recovery of archaeological resource, the Stage 2 investigation discovered that no archaeological resources were identified and that no further archaeological assessment of the property is recommended. Therefore, consistency with the PPS in this regard is maintained.

Based on the above analysis, it is my professional opinion that the proposed development is consistent with the Provincial Policy Statement (2020).

#### **4.2.2 GROWTH PLAN OF THE GREATER GOLDEN HORSESHOE (2019)**

The Growth Plan for the Greater Golden Horseshoe 2017 (the 'Growth Plan') is a broad policy document that provides a framework for implementing Ontario's vision for building stronger communities by better managing growth in the Greater Golden Horseshoe, which includes the community of Coldwater.

Section 1.2.1 of the Growth plan defines the guiding principles, which includes initiatives such as:

- i. 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.
- ii. Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.
- iii. Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes and ages of households.

- iv. Protect and enhance natural heritage, hydrologic, and landform systems, features and functions.

The Growth plan offers more region-specific policies and is to be read in conjunction with the Provincial Policy Statement, but it is not to take precedence over the Provincial Policy Statement.

In Section 2.1, The Growth Plan puts significant emphasis on growth of 'complete communities' and planning developments where people can spend their entire lifetime, protecting the natural heritage and the environment and directing growth within settlement areas and areas that have municipal water and sewage available. The proposal of developing a residential subdivision on the subject lands, being within the community of Coldwater, is consistent with these initiatives.

Section 2.2.1.2. a) states that *"the vast majority of growth will be directed to settlement areas that: i. have a delineated built boundary; ii. have existing or planned municipal water and wastewater systems; and iii. can support the achievement of complete communities"*, which is consistent with the development proposal.

Section 2.2.1.4. states that *"applying the policies of this Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities; ...*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provides diverse range and mix of housing options, including second units and affordable house, to accommodate people at all stages of life and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; ... "*

The proposed subdivision includes a mix of detached dwellings as well as a retirement facility, which offers different styles of housing for multiple age groups and new employment opportunities in Coldwater. Being near the main street of Coldwater, along

a collector road, and near a public trail, the location is ideal for the promotion of both active transportation and the use of any existing or planned public transit routes. The centre of Coldwater is approximately 1 km – 1.5 km from the proposed subdivision (by defined roadway) making it approximately a 15 – 20-minute walk from any point within the development.

Section 2.2.7 of the Growth Plan contains policies that deal with Designated Greenfield Areas, which are defined as *"lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan."* Based on this definition, the subject lands appear to be a Designated Greenfield Area, being within the Settlement Area and outside the built-up area of Coldwater. Section 2.2.7 1. states that *"new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: a) supports the achievement of complete communities; b) supports active transportation; and c) encourages the integration and sustained viability of transit services."* These matters have already been discussed at length in this report, with the proposed development meeting these encouraged principles.

Section 2.2.7 2. requires that *"the minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows: ... b) The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare."* For clarity, Section 2.2.7 3. states that the minimum density target will be measured over the entire greenfield area minus natural areas prohibited for development and select right-of-ways. The development area of the lands, being the proposed lots and retirement home block (Lots 1 to 42 and Block 43) equals approximately 4.05 hectares of area. Statistics Canada's website cites an average household size of 2.5 persons per household in Severn Township for the 2016 data set<sup>1</sup>. With a total of 42 dwelling units (105 residents), a projected capacity for 75 residents in the proposed retirement home, and 25 jobs to service the retirement use (retirement home projections supplied by applicant approximate only), the number of residents for the development can be projected to be approximately 205, or 50 residents per hectare. Therefore, the proposed

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<sup>1</sup> <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> > Ontario > Severn Township "Average Household Size"

development meets the minimum density target for the County of Simcoe required by the Growth Plan.

Section 3.1 of the Growth Plan speaks to responsible and well-planned infrastructure for new developments, touching on items such as, cost savings that can be achieved by heavier densities within communities, the importance of transportation systems – specifically active transportation, water management, and the importance of protecting our environment. 'Infrastructure' is defined as *"physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (PPS, 2014)."* As has been discussed in this report already, the proposed development is located within the settlement area of Coldwater and is in close vicinity to what can be considered the 'town center', which by proximity offers *"multimodal access to jobs housing, schools, cultural, and recreational opportunities, and goods and services; ..."* (Section 3.2.2).

Section 3.2.7 2. of the Growth Plan states that *"proposals for large-scale development proceeding by way of secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that: ... b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure; ..."* As the proposal is a development proceeding by way of a plan of subdivision a preliminary stormwater management plan will be implemented as part of finalized package. A preliminary stormwater management report, prepared by Granite Engineering Services, has been provided to the approval authorities for the proposed development. The proposed method for stormwater management utilizes a pond storage system in combination with lot grading, swales and subsurface infiltration trenches, which appears to conform to items outlined in the Growth plan.

Section 4.1 of the Growth Plan discusses the critical importance of maintaining natural heritage features and areas and integrating their protection while planning future growth. To properly identify if any of these areas were present on the subject lands an Environmental Impact Study ('EIS') was conducted by Beacon Environmental. The EIS reviews the proposal and makes any recommendations on how to mitigate any

potential impacts of the development on any natural features found on the property. The "Make a Map" GIS system provided by the Province of Ontario indicates only the presence of an unevaluated wetland near the subject lands, along with a stream along the northern limit, which were both confirmed in the field by Beacom Environmental by the EIS.



**Figure 7: Natural Heritage System Mapping Showing Wetland and Stream (Ontario Make-a-Map)**

With the above said, the Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017 (Section 4.2.2 1.) As the subject lands are within the settlement boundary of Coldwater and these boundaries were in effect as of July 1, 2017 (Severn OP – 2010, County OP – 2016) the Natural Heritage System for the Growth Plan policies do not apply to this proposal. However, Section 4.2.2 6. states that *"beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality: a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS."* As stated in section 4.2.2 of this report and in the EIS, consistency with the PPS (2020) has in fact been achieved by the proposal.

Based on the analysis of this section, the proposal is consistent with the Growth Plan for the Greater Golden Horseshoe (2019).

### 4.3 COUNTY OF SIMCOE OFFICIAL PLAN

The County of Simcoe Official Plan (the 'Simcoe OP') provides a policy basis for exercising the approval authorities for local municipal official plans and amendments, and applications for subdivision of land. Within the document, there will be specific policy that will directly relate to the proposed development, being for the approval of a Plan of Subdivision, as well as policy that builds off of the PPS and the Growth Plan, bringing a more regional perspective.

The Simcoe OP aims to direct a significant portion of growth and development to settlements where it can be effectively serviced and protect and enhance the County's natural heritage system and cultural features and heritage resources, including water resources (Section 3.1).

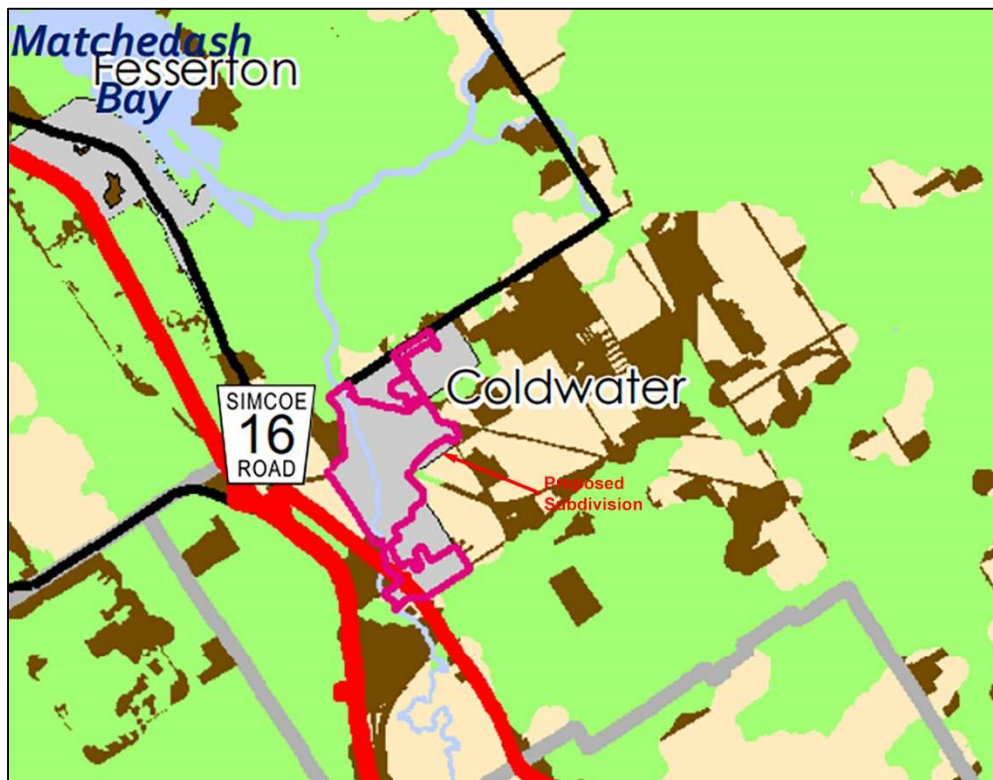


Figure 8: Excerpt of Schedule 5.1 of County of Simcoe Official Plan  
Indicating Subject Lands to be within Coldwater (Simcoe OP)

Schedule 5.1 of the Simcoe OP designates the subject lands as the "Settlements" land use designation of Coldwater, outside the "Built Boundaries" of the community.

Section 3.3 provides general development policies for all land use designations to follow, with some being directly relevant to the proposal. Section 3.3.2 states that *"subdivision of land by plan of subdivision or consent, or plans of condominium, are permitted only for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies."* Section 3.3.4 states that *"lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities."* The proposed residential and institutional land uses are permitted in the Settlement land use designation, which will be further addressed later in this section of this report. Therefore, the proposed development conforms to Section 3.3.2 of the Simcoe OP. Furthermore, all lots/blocks proposed for development have access proposed from a new public road, extending from an existing public road, Anderson Line, which satisfies Section 3.3.4.

Section 3.5 of the Simcoe OP contains policies to guide development in the Settlements land use designation. Section 3.5.7 states that *"settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted"* and that *"residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use."* The proposed land uses of residential and institutional are permitted within Settlements, subject to conformity to the Township of Severn Official Plan, which will be reviewed in Section 4.4 of this report.

Section 3.5.23 states that *"the compact development of settlements as stated in Section 3.5.2 shall be based on specific density targets for local municipalities in Simcoe County. Accordingly, it is a policy of this Plan that development on designated Greenfield areas will be planned to achieve a minimum density target of residents and jobs combined per hectare as follows"* with the Township of Severn indicated to have a density target of 32 residents and jobs per hectare. This policy is similar to the Growth Plan's minimum requirement of 40 residents and jobs per hectare, which was a general target for Simcoe County. The Growth Plan did allow for variance to that target by Official Plans, which is the case with the proposed target of 32. As stated in Section 4.2.2 of this report, the proposed



density of residents and jobs for the proposal is approximately 50 per hectare, thus meeting and exceeding this requirement.

Section 3.5.29 states that *"development within the built-up areas and designated Greenfield area of settlement areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas."* Section 3.5.30 states that *"it is a policy of this Plan that in the development of settlements that a range of types of housing, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, to meet a variety of housing needs."* The proposed development area-wise is primarily represented by single-detached dwelling lots, which matches the form and density of the existing residential land uses to the north. The proposed institutional use of a retirement home, being quasi multi-residential in nature, is located at the terminus of the proposed roadway, and is only directly adjacent to an existing institutional land use, being Coldwater Public School. With this configuration, land use compatibility is achieved and furthermore, a mix of housing types is proposed within the proposed subdivision.

Section 3.5.15 provides policies on Natural Heritage protection and enhancement. It states that *"despite anything else in this Plan, ... development and site alteration shall not be permitted:*

- i. *In significant wetlands and significant coastal wetlands.*
- ii. *In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest (ANSIs), and coastal wetlands (not covered by 3.3.15 i) above).*
- iii. *In the following regional and local features, where a local official plan has identified such features, unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions: wetlands 2.0 hectares or larger in area determined to be locally significant by an approved EIS, including but not limited to evaluated wetlands, and Regional areas of natural and scientific interest (ANSIs).*
- iv. *In fish habitat except in accordance with provincial and federal requirements.*
- v. *In habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

- ui. *On adjacent lands to the natural heritage features and areas listed above, 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. Adjacent lands shall generally be considered to be:*
  - a. *within 120 metres of habitat of endangered species and threatened species, significant wetlands, significant coastal wetlands, wetlands 2.0 hectares or larger determined to be locally significant by an approved EIS, significant woodlands, significant wildlife habitat, significant areas of natural and scientific interest – life science, significant valleylands, and fish habitat;*
  - b. *within 50 metres of significant areas of natural and scientific interest – earth science;*
  - c. *A reduced adjacent lands from the above may be considered based on the nature of intervening land uses. The extent of the reduced area will be determined by the approval authority in consultation with the applicant prior to the submission of a development application, and supported by an EIS, demonstrating there will be no negative impacts beyond the proposed reduced adjacent lands area. ..."*

The above policies appear to carry forward the same restrictions/policies for development within or adjacent to natural heritage features that are found in the PPS (2020). As was stated earlier in this report, the EIS prepared by Beacom Environmental reviewed the subject lands for natural heritage features, indicating a stream within the subdivision and wetland to the west of the property. The EIS provides recommendations for the protection of these natural features and the proposed subdivision and application for Zoning By-law Amendment will ensure the implementation of these recommendations through EP zones and the Subdivision Agreement. Consistency with the PPS was determined to be reached by the proposal, which includes the natural heritage section of the document. Section 7.2 of the EIS states that *"the proposed development is consistent with the natural heritage policies of the County's Official Plan with respect to wetlands, woodlands, valleylands, wildlife habitat, fish habitat, major lake, river, and creek systems, and sensitive surface water features."*

Section 3.3.17 of the Simcoe OP 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. Notwithstanding this policy, local municipalities may utilize alternative*

*implementation measures to ensure the integrity of the environmental features and its buffers."* The wetland found on the western limit of the property has been excluded from the proposed development and will remain in the single ownership of the applicant, addressing this above policy. The stream, being located directly on the northern border of the property, will be protected by way of a 15-metre buffer that falls across the northern limits of lots 1 to 21 and Blocks 43 and 44. This appears to be appropriate given the long nature of the feature and the its position along the property line that is shared with multiple lots to the north of the subject lands. To implement the buffer, the existing EP zone will be expanded to 15 metres in width, which is similar in nature to the situation across the rear of the lots on Donlands Court to the north.

Section 4.5.2 of the Simcoe OP states that "... *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored. ...*" Furthermore, Section 4.5.6 states that "... *Development should generally be directed away from areas with a high water table and/or highly permeable soils. In settlement areas or other development centres where this is not possible, potential environmental impacts shall be mitigated using all reasonable methods. ...*" Finally, Section 4.5.25 of the Simcoe OP states that "*new development and redevelopment should be sufficiently set back from rivers, streams, and lakes within the County in order to develop vegetative corridors along shorelines and watercourses. The development setback distance shall be determined on-site in consultation with a qualified professional at the applicant's expense. The following factors shall be considered when establishing the setback distance, established through an EIS and slope stability report if necessary, with the intent of protecting significant natural heritage features and ecological functions, providing riparian habitat, and minimizing risk to public safety and property:*

- i. soil type;*
- ii. vegetation type and cover;*
- iii. slope of the land including existing drainage patterns;*
- iv. natural heritage features and ecological functions including fish habitat;*
- v. the nature of the development;*
- vi. defined portions of dynamic beaches; and*
- vii. flooding and erosion hazards."*

As has been discussed throughout this report, the EIS identified a wetland and stream and has provided recommendations for the protection of these features, which will be

implemented through a Zoning By-law Amendment and/or the Subdivision Agreement, as appropriate. The stream was identified as fish habitat and a 15-metre vegetative buffer has been recommended for its protection. Given the small scale of the stream and the proposed location of the development in relation to the stream, slope stability is not an issue and a report to that effect was not prepared.

Section 4.5.7 states that *"local municipalities shall ensure that stormwater management practices match pre development stormwater flow rates and where possible, minimize flow rates, minimize containment loads, and where feasible maintain or increase the extent of vegetative and pervious surfaces."* The Preliminary Stormwater Management Report prepared by Granite Engineering for this project has been filed for both the Subdivision Approval application and the proposed Zoning By-law Amendment application with the Township, which satisfies this requirement.

Similar to the PPS, Section 4.5.33 of the Simcoe OP requires that development and site alteration not be permitted in fish habitat except in accordance with provincial and federal requirements. The only fish habitat found on the property is the stream that runs across the northern limit, and development or site alteration is not proposed within the stream.

Section 4.6 of the Simcoe OP contains policies pertaining to Cultural Heritage Conservation. Section 4.6.1 states that *"significant built heritage resources, and significant cultural heritage landscapes, will be conserved."* Section 4.6.5 states that *"development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved."* To address the above, Section 4.6.7 states that *"the County of Simcoe shall determine and notify the local municipality of the need for archaeological assessment by an archaeologist licensed under the Ontario Heritage Act, for applications for official plans and amendments, secondary plans, and plans of subdivision, where it is the approval authority, in accordance with the County's Cultural Heritage Guidelines. All archaeological assessment reports are to comply with current Provincial archaeological assessment standards and guidelines."* To address this requirement along with the requirements of the PPS (2020), a Stage 1 and Stage 2 Archaeological Assessment was prepared which resulted in no archaeological resources being identified during the Stage 2 archaeological assessment of the study area, and that no further archaeological assessment of the property being recommended.

Section 4.7.4 states that *"the preferred method of servicing settlement areas and other multi-lot developments is full municipal sewage services and full municipal water services. A local municipality may direct growth towards a particular settlement area to achieve this policy. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible."* Section 4.7.7 states that *"... planning authorities may allow lot and/or unit creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services ..."* The proposed development will be on full municipal water and sewage services, connecting to the nearby system north of the subject lands. Reserve capacity, while limited for sanitary sewer services, has been determined to be available at this point in time by the consulting engineers through discussion with the County of Simcoe Public Works department. Adequate capacity for water services has been deemed to be available for the proposed development as well.

Section 4.8.42 (b) states that *"development proposals by plan of subdivision shall include age-friendly and transit-supportive urban design elements such as:*

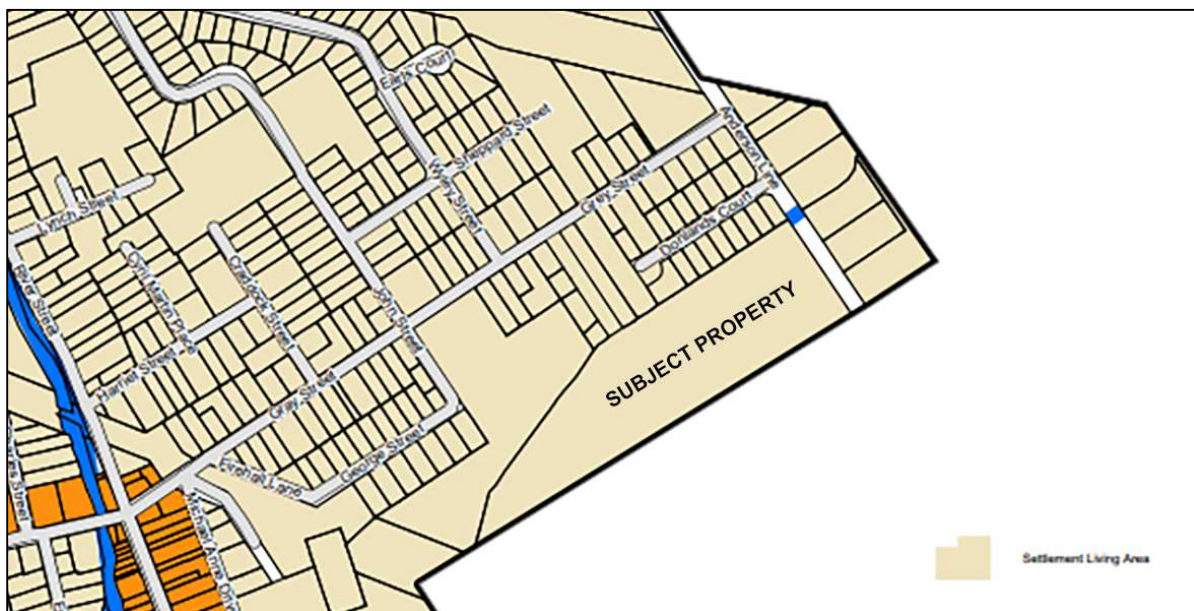
- *A system of walkways and bicycle paths linking the subdivision internally and externally to other public areas;*
- *Community design that emphasizes active transportation and safety;*
- *Discouraging reverse lotting along local and County roads; and*
- *Encouraging medium and higher density development in proximity to arterial roads."*

The nature of the subdivision, being a singular double-loaded roadway terminating in a cul-de-sac, bounded by a stream to the north, a wetland to the west, and the settlement boundary to the south, does not offer much opportunity for connectivity. A road allowance connection leading to the end of Donlands Court which exists at the northern limit of the subject lands would require disruption of fish habitat and would come at a significant cost to the developer to construct without much gain to the developer or community given the small-scale nature of the Donlands Court development. The subdivision itself proposes internal sidewalks, which will provide safe opportunity for active transportation, which is particularly important with the proposed retirement home land use being located within the subdivision. Finally, the short length of the proposed roadway ensures that access to collector/arterial roadways are a short distance from the proposed subdivision.

Considering this analysis, it is my professional opinion that the proposed development conforms to the County of Simcoe Official Plan.

#### 4.4 TOWNSHIP OF SEVERN OFFICIAL PLAN

The Town of Severn Official Plan (the 'Official Plan') builds off the County of Simcoe Official Plan to establish land use policy that is more specific to the Township and its needs. Key goals of the Official Plan are to protect and enhance the natural environment, direct growth to settlement areas while protecting their character, provide opportunities for economic development, and provide an adequate supply of housing with a variety of housing types (Section A2).



**Figure 9: Excerpt of Schedule A1 of Township of Official Plan  
Indicating Subject Lands to be within the Settlement Living Area (Simcoe OP)**

The subject lands are located within the Settlement Area of Coldwater and are designated as Settlement Living Area land use designation on Schedule A1 of the Official Plan. The Settlement Living Area designation is described as "lands that are primarily used for residential purposes in the settlement areas" by Section A3.2.1 of the Official Plan.

Section B8 of the Official Plan deals with the subdivision of land in the Township of

Severn. Section B8.1 states that *"land division by Plan of Subdivision, rather than by consent, shall generally be required if:*

- a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,*
- b) the area that is proposed to be developed is not considered to be infilling; or,*
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,*
- d) more than two lots including the retained lands are being created and/or the owner is retaining sufficient lands for the development of additional lots."*

With the proposal being to establish a new public road with a total of 42 new lots and one development block, the proposed development is directed by the Official Plan to be implemented through the Plan of Subdivision process rather than the Consent process.

Section B8.3 states that *"prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:*

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

The proposed subdivision, comprising of a small section of lands that are within the settlement boundary of Coldwater, are already designated for their intended use and have access to nearby municipal water and sewage services. Therefore, the development should not be seen as premature and are in the public interest to be developed as intended by the Official Plan. Open space/parkland, a school, and the main business area of Coldwater are all in close proximity to the proposed subdivision.

The proposed density meets minimum targets set out by the Growth Plan and the County of Simcoe Official Plan, and the development for and scale is compatible to the surrounding/adjacent development in the area. The proposed development seeks to protect and enhance the natural environment, which has been discussed at length in this report. Finally, Section 4.1 of this report demonstrated that the proposal has regard to Section 51 (24) of the Planning Act.

Section C2 of the Official Plan contains policies specific to the Settlement Areas of the Township. General objectives of the Settlement Areas are to:

- 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; ...*
- f) *ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses, and open space areas; ...*
- 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 subdivision conforms to the objectives of the Settlement Area by focusing growth of different housing types and forms, including housing for the elderly, within the existing settlement area boundaries that is compatible and comparable to existing land uses in the area and utilizes existing available municipal water and sewer services.

Section C2.2.1 indicates the permitted uses of the Settlement Living Area to include single-detached dwellings, as proposed in the subdivision. Furthermore, Section C2.3.2 states complementary land uses permitted in the Settlement Living Area which include



*“special needs housing such as long term care facilities and retirement homes subject to Section C2.3.4”, as proposed.*

Section 2.3.4 provides criteria to consider for the establishment of Special Needs Housing in the Settlement Areas. Those criteria are:

- a) the site has access and frontage onto an Arterial or Collector road as shown on Schedule B to this Plan;*
- b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;*
- c) the building does not exceed 3 storeys in height and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;*
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,*
- e) municipal water and wastewater facilities are adequate and available.*

Block 43 of the Draft Plan of Subdivision has been proposed to be used for a new retirement home use. The proposed building will be 3 storeys in height and is located at the end of the proposed roadway. A conceptual plan provided by the consulting engineers shows the proposed block to be adequately sized to accommodate the proposed development (Figure 6). It is expected that there will be a total of 75 to 100 residents proposed to be accommodated by the new land use. At that minimal size and with its location being isolated from other built up areas of Coldwater, congestion is not expected. Furthermore, the Traffic Impact Study prepared for the development concludes that the proposed roadway and intersection at Anderson Line will be able to accommodate the traffic generated by the retirement home and residential lots. It is my understanding through discussions with the consulting engineers and as indicated in the Functional Servicing Report that adequate water and sewer capacity exists for the proposed subdivision and retirement home use.

The one criterion not directly met by this proposed land use is the requirement for the development to have access and frontage from an arterial or collector road. The proposed block will only have frontage on the internal roadway proposed for the subdivision, which will be of the local road classification. For Coldwater, this

requirement is fairly restrictive as Schedule B indicates that the only instance of an arterial road is along the northern boundary of the settlement area, being Upper Big Chute Road, and no instances of collector roads. Given the need for housing for the elderly and much supporting policy for the establishment of such uses, alternative thinking in this instance appears appropriate. Based on my experience, Anderson Line appears representative of a collector road and with a new Official Plan update for the Township on the horizon, may be classified as such in the near future. While Block 43 is not proposed to be located directly on Anderson Line, the subject lands as a whole has frontage on Anderson Line and the block, via the short public road proposed within the subdivision, is not far removed from Anderson Line. Given the benefits of the proposed use, its limited scale, and all other supporting policy for such a use, it is my opinion that the proposed use is appropriately located and Council should strongly consider the approval of the use by way of the implementing Zoning By-law Amendment.

Section C2.3.10 states that *"it is the intent of the Township to encourage the development of a full range of housing types, tenures and costs throughout the Township. On this basis, the optimum balance of housing in the Township is established at: • 80-90% low density housing; • 10-20% medium density housing"* and that *"new development which assists in maintaining the above balance shall be encouraged."* The primary land use proposed for development is low-density housing, being Lots 1 to 42, which represent approximately 73% of the subdivision lands (including reserves and public road). The proposed retirement home block on its own represents 21% of the land holdings. While the retirement home use is not specifically a medium density land use, it is similar to such, being a low-rise apartment-style setting. With this analysis, it appears that the proposed subdivision assists the Township with its goal of maintaining the above noted housing balance.

While Schedule A1 does not indicate that any portion of the proposed subdivision to be located within an Environmental Protection Area, the policy direction provided by Section C2.3.12 of the Official Plan appears appropriate given the natural features found on the lands. Section C2.3.12 states that *"lands designated Environmental Protection within Settlement Areas as shown on Schedule A, are water courses of varying degrees of importance and may include wetlands. Some of the water courses have limited ecological importance and function only as seasonal drainage courses. To determine the importance and function of the watercourse, an Environmental Impact Study (EIS) is required prior to development. Notwithstanding Section C1.4.2, water courses may be removed, altered or relocated without an Official Plan Amendment subject to favourable results of the EIS and provided that a Storm*

*Water Management Plan (SWMP) is prepared. The EIS and SWMP shall demonstrate, to the satisfaction of the Township, with input from appropriate agencies, that removal, alteration or relocation of the water course and the proposed development, will not create negative drainage impacts on the surrounding area, and, further, the proposed development must take place subject to an approval process under the Planning Act."* As stated earlier in this report, an EIS has been prepared to address the protection of the stream and wetland located within or beside the proposed subdivision. No development is proposed within each of the features and recommendations have been made to protect the features and allow for the continuation of their ecological function.

Section F3 states that *"all commercial, industrial, institutional and residential development (five units or more) applications shall be supported by a conceptual Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined when the development is proposed."* A preliminary stormwater management plan and report has been prepared by Granite Engineering, which addresses the mitigation of stormwater from the proposed subdivision as required to match pre-development levels.

Based on the above analysis, it is my professional opinion that the proposed development conforms to the Township of Severn Official Plan.

## **4.5 TOWNSHIP OF SEVERN ZONING BY-LAW 2010-65**

The Township of Severn Zoning By-law 2010-65 (the 'Zoning By-law') implements the Official Plan with provisions and regulations that control development form and function. The subject lands are presently zoned AG – Agriculture primarily with a small section of EP – Environmental Protection Area by Schedule S-1-6 of the Township of Severn Comprehensive Zoning By-law 2010-65.

### **4.5.1 PROPOSED ZONING BY-LAW AMENDMENT**

To implement the proposed development a zoning by-law amendment application is proposed that would rezone the subject lands in their entirety from the present zones of AG and EP to Residential One (R1), Institutional (I), Open Space (OS), and EP. Figure XX below shows the proposed zones for the development overlayed on the Draft Plan of Subdivision.

The sections below describe each proposed zone, the purpose for the zone, and what the limits of the zone is meant to encompass.



Figure 10: Existing Zoning of Subject Lands Zoomed in to Show Existing EP zones (Township of Severn Zoning Map Application)

#### 4.5.1.1 RESIDENTIAL ONE ZONE (R1)

The Residential One (R1) zone is proposed to apply to Lots 1 to 42 of the subdivision and the reserve blocks (minus any proposed EP zoned areas), being Blocks 46 and 47, and will serve to implement the primary low-density residential land use. The R1 zone permits single-detached dwellings, which is the proposed use of Lots 1 to 42. Table 6.2 indicates that the minimum lot area of the R1 zone on full services is 600 square metres and the minimum lot frontage on full services is 14 metres. Lots 1 to 42 all meet the minimum requirements of the R1 zone.

#### 4.5.1.2 INSTITUTIONAL ZONE (I)

The purpose of the Institutional Zone is to implement the proposed retirement home land use within the subdivision and is to be applied to Block 43, minus any proposed EP

zoned areas. The I zone permits "senior citizens home" and "residential care facility" as permitted uses, which effectively implement the proposed land use of Block 43. The minimum lot area on full services for the I zone is 1,000 square metres, with the minimum lot frontage on full services being 20 metres. At 10,666 square metres of lot area and ±40 metres of frontage, Block 43 meets the minimum requirements of the I zone.

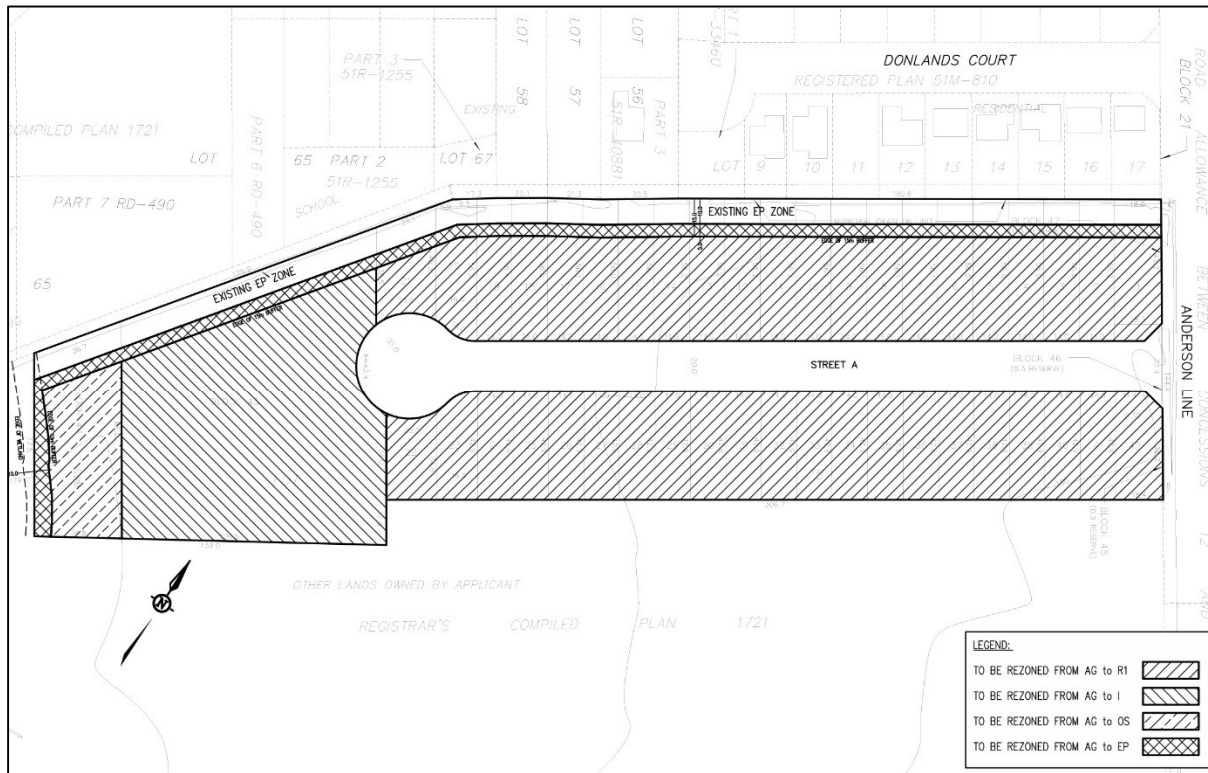


Figure 11: Proposed Zoning Changes (Plan Muskoka)

#### 4.5.1.3 OPEN SPACE ZONE (OS)

The proposed Open Space (OS) zone will be applied to Block 44 (minus any proposed EP zoned area), which is meant to encompass the proposed stormwater management facility/pond for the development. While stormwater management facilities are not specifically permitted in any zone of the Zoning By-law, the OS zone does permit uses such as Conservation or Wildlife Area, Passive Outdoor Recreation, Public and Private Park, and Public Use as permitted uses, either of which could describe the proposed use of that land.

#### **4.5.1.4 ENVIRONMENTAL PROTECTION ZONE (EP)**

The purpose of the Environmental Protection (EP) Zone is to expand the existing EP zone along the northern limit of the property from 10 metres wide to 15 metres wide, which will implement the 15-metre buffer recommended by the EIS to apply to the southern side of the stream. The EP zone is located along the northern limits of Lots 1 to 21, Block 43, 44 and 47. A portion of western limit of Block 44 is also proposed to be zoned EP, which encompasses the portion of the recommended 10-metre wetland buffer that encroaches into Block 44.

### **5.0 SUMMARY AND CONCLUSIONS**

The subject lands are located at 1240 Anderson Line and are legally described as The property is legally described by PIN 58592-0172 (LT) as Lot 75 on Plan RCP-1721 in the Geographic Township of Medonte, now in the Township of Severn. The proposed subdivision is approximately 5.02 hectares (12.4 acres) in size, is vacant, and is currently used for agricultural purposes. The property is designated to be within the Settlement Area Boundary of Coldwater by Schedule 5.1 of the County of Simcoe Official Plan. Schedule A1 of the Township of Severn Official Plan designates the lands as Settlement Living Area and Schedule S-1-6 of the Township of Severn Comprehensive Zoning By-law 2010-65 zones the majority of the lands as AG – Agriculture and EP – Environmental Protection Area along a small strip of lands across the northern boundary of the property.

Application has been made to subdivide the property into 42 lots and 4 blocks, which proposes the lands to be used for low-density residential purposes and for a retirement home land use. An implementing Zoning By-law Amendment application has also been filed with the Township that proposes to rezone the lots and blocks for their intended land uses along with implementing the recommendations of the EIS where applicable.

To provide the proper analysis of the proposed development, several supporting studies have been undertaken that review the proposed development. These studies include:

- i. a Traffic Brief prepared by Granite Engineering Services, dated June 2020,
- ii. a Preliminary Stormwater Management Report prepared by Granite Engineering Services, dated June 2020,

- iii. a Geotechnical Investigation for Proposed Commercial and Residential Development prepared by Soil Engineers Ltd., dated February 2020,
- iv. a Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corp, dated October 2019,
- v. an Environmental Impact Study by Beacom Environmental, dated June 2020; and,
- vi. a Functional Servicing Report prepared by Granite Engineering Services, dated June 2020.

To come to a professional opinion regarding the consistency and conformity of the proposed development and if the proposal represents good planning, a review of all relevant Planning documents was undertaken by this report. Through this analysis it has been determined that:

- i. the proposed land use is the intended land use of the Settlement Living Area designation and therefore is appropriate for the lands;
- ii. the property was thoroughly investigated to ensure that all natural heritage features and areas that are in need of protection were identified and recommendations made for their protection, and that those recommendations are proposed to be implemented through the proposed zoning by-law amendment application and through the design of the proposed subdivision;
- iii. the subject lands can and will be serviced by a minor extension to the adjacent municipal water and sanitary sewer system, both of which having the present capacity to accommodate the development; and,
- iv. the proposed development is in character with and compatible to the surrounding area and the character of the settlement of Coldwater.

Based on the analysis within this report; it is my professional opinion that the proposed development:

- i. has regard to matters of provincial interest found in the *Planning Act*, R.S.O. 1990, c. P.13,
- ii. is consistent with the Provincial Policy Statement (2020),
- iii. is consistent with the Growth Plan of the Greater Golden Horseshoe (2019),

- iv. conforms to the County of Simcoe Official Plan, and,
- v. conforms to the Township of Severn Official Plan.

Furthermore, the proposal appears to meet the intent of the Township of Severn Zoning By-law 2010-65 and in my professional opinion represents good planning.

PLAN MUSKOKA



Savas Varadas, MCIP, RPP  
Principal



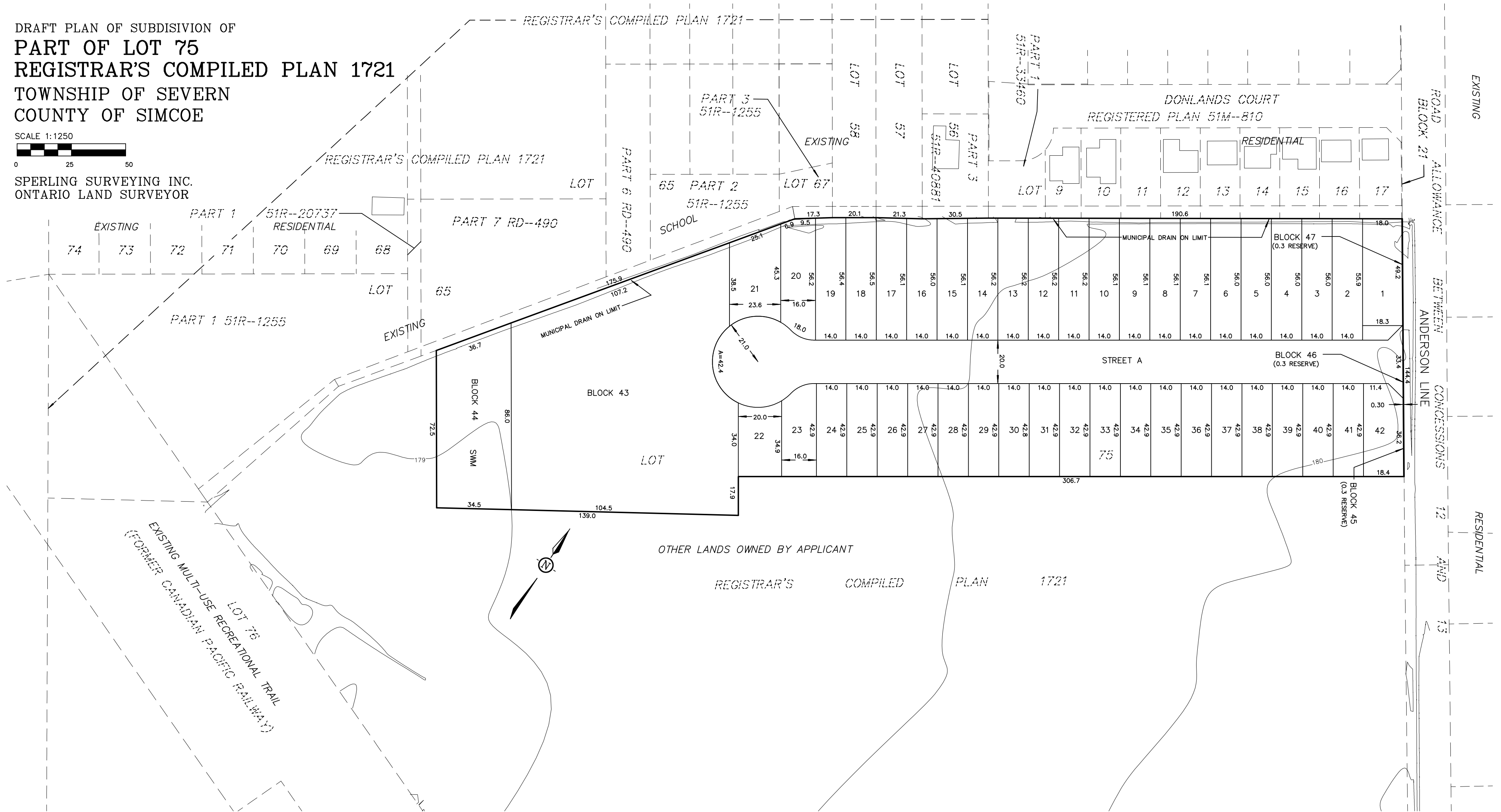
# **APPENDIX 'A'**

***DRAFT PLAN OF SUBDIVISION***

DRAFT PLAN OF SUBDIVISION OF  
**PART OF LOT 75**  
**REGISTRAR'S COMPILED PLAN 1721**  
 TOWNSHIP OF SEVERN  
 COUNTY OF SIMCOE



SPERLING SURVEYING INC.  
 ONTARIO LAND SURVEYOR



OWNER'S CERTIFICATE

I, VITO CIPPONERI, HAVING THE AUTHORITY TO BIND THE CORPORATION  
 HEREBY AUTHORIZE PLAN MUSKOKA TO SUBMIT THIS DRAFT PLAN  
 OF SUBDIVISION FOR APPROVAL.

VITO CIPPONERI, PRESIDENT  
 CIPPONERI HOLDINGS INC.

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS  
 TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR  
 RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY  
 AND CORRECTLY SHOWN.

ERNEST G. SPERLING, O.L.S.

DATE

SCHEDULE OF LAND USES

BLOCK/LOT	LAND USE	UNITS	AREA
1-42	SINGLE FAMILY RESIDENTIAL	42	29780.2 SQ. M.
43	RETIREMENT HOME	1	10666.0 SQ. M.
44	STORM WATER MANAGEMENT		2735.1 SQ. M.
45-47	0.3m RESERVES		35.6 SQ. M.
	STREET		6979.1 SQ. M.
TOTALS		43	50196.0 SQ. M. (5.02 Ha.)

ELEVATIONS

ELEVATIONS SHOWN ARE GEODETIC IN ORIGIN

METRIC

ALL DISTANCES SHOWN ARE IN METRES AND CAN BE CONVERTED  
 TO FEET BY DIVIDING BY 0.3048

INFORMATION REQUIRED UNDER  
 SECTION 51(17) OF THE PLANNING  
 ACT R.S.O. 1990, c.P.13

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) REFER TO LAND USE SCHEDULE SHOWN HEREON
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) WATER SUPPLY AVAILABLE
- (i) CLAY/SILTY CLAY OVERLYING SANDY SILT TILL
- (j) SHOWN ON PLAN
- (k) WATER, SANITARY, STORM SEWER AND ELECTRICAL
- (l) NONE

**PERLING SURVEYING INC.**  
 ONTARIO LAND SURVEYOR

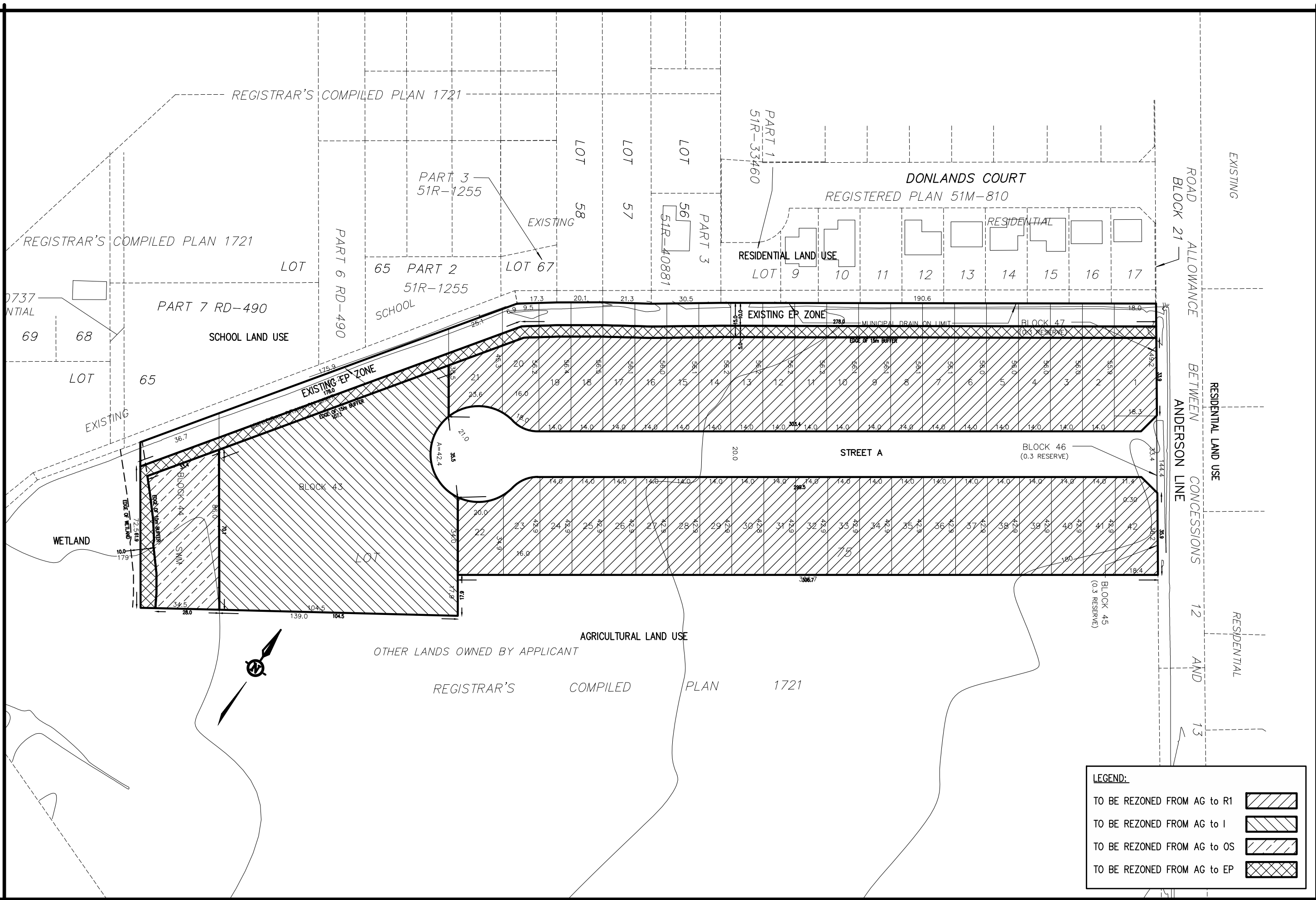
36 NIGHTINGALE CRES.  
 BARRIE, ON L4N 8A5

(905) 954-5553

DRAWN BY EGS, OLS	DATE JUNE 8, 2020	SCALE 1 : 1250	FILE 18-933
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# **APPENDIX 'B'**

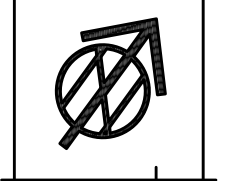
## ***ZONING BY-LAW AMENDMENT SKETCH***



**LEGEND:**

TO BE REZONED FROM AG to R1	
TO BE REZONED FROM AG to I	
TO BE REZONED FROM AG to OS	
TO BE REZONED FROM AG to EP	

DATE:	JUNE 24, 2020
	SCALE:
FILE NO.:	19039
	FILE NAME:
LEGAL DESCRIPTION:	PART OF LOT 75, RCP-1721 TOWNSHIP OF SEVERN COUNTY OF SIMCOE
	LOCATION:
PROJECT:	SITE PLAN
CLIENT:	CIPPONERI HOLDINGS INC.



# CURRICULUM VITAE OF SAVAS VARADAS

## ACADEMIC BACKGROUND

SEPTEMBER 1999 – MAY 2003

### UNIVERSITY OF WATERLOO

Bachelor of Environmental Studies  
Honours Planning – Geography Minor

## PROFESSIONAL EXPERIENCE

SEPTEMBER 2015 – PRESENT  
(~4.75 YEARS)

### PLAN MUSKOKA

#### Planning and Development Consulting

Huntsville, Ontario

*Principal*

Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Site Plan Approvals, Consents, and Development Permits. Also, consulting services have been provided for Project Management, FIT Application Zoning Certificates, Professional Evidence at the LPAT (previously OMB), and Zoning Analysis Reporting

APRIL 2004 – AUGUST 2015  
(11 YEARS, 5 MONTHS)

### WAYNE SIMPSON AND ASSOCIATES

#### Planning and Development Consultants

Huntsville, Ontario

*Planner – Senior Planner*

Planning Consulting for a wide range of Planning Act applications and Land Development related projects, such as Official Plan and Zoning By-law Amendments, Plans of Subdivision and Condominium, Minor Variances, Consents, Development Permits, Project Management, FIT Application Zoning Certificates, Professional Evidence at the Ontario Municipal Board, and Zoning Analysis Reporting

## PROFESSIONAL MEMBERSHIP

CANADIAN INSTITUTE OF  
PLANNERS

Full Member Since October 13, 2006

ONTARIO PROFESSIONAL  
PLANNERS INSTITUTE

Full Member Since October 20, 2006