



# PLANNING JUSTIFICATION REPORT

**8743 Highway 11**  
Township of Severn

Date:

January 2022

Prepared for:

Liv Communities

Prepared by:

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Our File 15226X

# Table of Contents

1.0	INTRODUCTION.....	5
2.0	SITE DESCRIPTION AND SURROUNDING LAND USES.....	7
2.1	Site Description.....	7
2.2	Surrounding Land Uses.....	9
2.3	Neighbourhood Context.....	11
2.4	Transit & Transportation.....	11
2.4.1	Road Network.....	11
2.4.2	Local Public Transit.....	11
2.5	Surrounding Development Activity.....	12
3.0	HISTORY & BACKGROUND.....	14
3.1	Land Needs Assessment.....	14
4.0	THE PROPOSAL.....	16
4.1	Description of the Proposal.....	16
4.2	Required Applications.....	17
4.2.1	Zoning By-law Amendment.....	17
4.2.2	Draft Plan of Subdivision.....	17
4.3	Supporting Studies.....	18
4.3.1	Functional Servicing Report and Stormwater Management Report.....	19
4.3.2	Geotechnical/Soil Stability Study.....	19
4.3.3	Environmental Impact Study.....	19
4.3.4	Hydrogeological Study.....	19
4.3.5	Traffic Impact Study.....	20
4.3.6	Urban Design Brief.....	20
4.3.7	Environmental Noise Assessment.....	20
4.3.8	Archaeological Assessment.....	20
4.3.9	Commercial Needs Study.....	21
4.3.10	Floodplain Assessment.....	21
4.4	Public Consultation Strategy.....	21
5.0	POLICY FRAMEWORK & PLANNING ANALYSIS.....	22
5.1	Planning Act, R.S.O. 1990, C. P. 13.....	22

5.2	Provincial Policy Statement (2020).....	24
5.3	A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) .....	30
5.4	Simcoe County Official Plan (September 2016 Consolidation).....	37
5.4.1	County-wide Goals and Objectives.....	39
5.4.2	General Development Policies.....	40
5.4.3	Settlement Area Designation.....	44
5.4.4	Healthy Communities and Housing Development .....	47
5.5	Township of Severn Official Plan (September 2010 Consolidation).....	48
5.5.1	City-wide Goals and Objectives.....	50
5.5.2	Subdivision Development Policies.....	50
5.5.3	Natural Heritage System.....	50
5.5.4	Settlement Living Area Designation.....	52
5.5.5	Servicing and Transportation.....	55
5.5.6	Urban Design Guidelines.....	57
5.6	Town of Severn Zoning By-law 2010-65.....	59
5.6.1	Parking and Loading .....	63
6.0	SUMMARY & CONCLUSIONS.....	65

# List of Figures

- Figure 1: Location Map
- Figure 2: Surrounding Land Use Maps
- Figure 3: Surrounding Development Applications
- Figure 4: Growth Plan, Schedule 2
- Figure 5: County of Simcoe Official Plan, Schedule 5.1 Land Use Designations
- Figure 6: Township of Severn Official Plan, Schedule A3: West Shore Settlement Area
- Figure 7: Township of Severn Zoning By-law

# List of Tables

- Table 1: Adjacent Community and Commercial Facilities
- Table 2: Surrounding Development Applications
- Table 3: Summary of Draft Plan of Subdivision
- Table 4: County of Simcoe Development Charge Background Study Persons Per Unit (PPU)
- Table 5: Proposed Draft Plan of Subdivision PPU Calculation
- Table 6: Applicable RU and EP Zone Regulations
- Table 7: Permitted Uses
- Table 8: Applicable Regulations for R1 and RM1 Zone
- Table 9: General Provisions
- Table 10: Parking and Loading Provisions

# Appendices

- Appendix A: Pre-consultation Comments
- Appendix B: Draft Plan
- Appendix C: Draft Zoning By-law Amendment
- Appendix D: Zoning Compliance Table

# 1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) has been retained by LIV (Menoke Phase 3) LP c/o LIV Communities (the “Applicant”) to assist with planning applications to develop the property municipally addressed as 8743 Highway 11 in the Township of Severn (the “Subject Lands”).

This Planning Justification Report (PJR) (“report”) has been prepared in support of a proposed Zoning By-law Amendment application and corresponding Draft Plan of Subdivision Application to facilitate the development of the Subject Lands with a residential neighbourhood comprised of a mix of dwelling types, including 40’ Singles, 36’ Singles, and 20’ Townhouses. The proposal also proposes two stormwater management ponds, open space, a pump station and access to Shadow Creek.

This PJR provides the following:

- A general description of the Subject Lands and surrounding uses as well as the current physical conditions to provide an understanding of the locational context;
- A description of the proposed development and its design elements;
- A summary of the technical reports prepared to support the proposal;
- A description of the proposed planning instruments to amend the Zoning By-law to implement the redevelopment;
- A review of the existing and evolving policy and regulatory framework and an assessment of the proposed development’s consistency and conformity with Provincial, County and Township policies and regulations;
- An assessment of the impacts of the redevelopment and how they are addressed as well as how the proposal is compatible; and,
- A summary of key conclusions and recommendations related to the proposed development.

The following reports and materials were identified as required for a ‘complete application’ through the pre-consultation process and are included as part of this application submission:

1. Planning Justification Report;
2. Pre-consultation Comment Response Matrix;
3. Site Survey;
4. Draft Plan of Subdivision;
5. Conceptual Site Plan Layout;
6. Landscaping Land;
7. Open Space/Trail Plan;
8. Conceptual Building Renderings;
9. Urban Design Report/Guidelines;
10. Functional Servicing /Stormwater Management Report;
11. Servicing Plan;
12. Lot Grading Plan;
13. Geotechnical/Soil Stability Report;
14. Lighting Plan;
15. Traffic Impact Study;

16. Environmental Impact Study;
17. Tree Identification/Preservation Plan;
18. Watershed/Subwatershed Study;
19. Commercial Needs Study;
20. Hydrogeological Study/Hydrology Study
21. Acoustic Study;
22. Archaeological Assessment;
23. PIN Abstract;
24. Articles of Incorporation; and,
25. Draft Zoning By-law.

Together these reports provide for the comprehensive assessment and justification for the proposed redevelopment of the Subject Lands as proposed.

# 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

## 2.1 Site Description

As shown in Figure 1, the Subject Lands are located within the West Shore Community of Severn (Ward 4). West Shore is a community situated east of Highway 11 and along Lake Couchiching. The community generally consists of agricultural, rural, and residential uses. The Subject Lands are located northeast of Amigo Drive and Menoke Beach Road.

The Subject Lands are legally described as Part of Lots 3, 4 and 5, Concession 9 (north division), Geographic Township of North Orillia, now in the Township of Severn, County of Simcoe. The Subject Lands are municipally addressed as 8743 Highway 11 in the Township of Severn and have a total area of approximately 45.45 hectares (112.31 acres).

The Subject Lands are an irregular shaped lot with approximately 445 metres of frontage along Highway 11 and 231 metres frontage along Menoke Beach Road. The Subject Lands are currently used for rural purposes, consisting of mainly flat field with four existing barn structures.

A location map that identifies the Subject Lands within the context of the Township of Severn is included in this report as Figure 1.

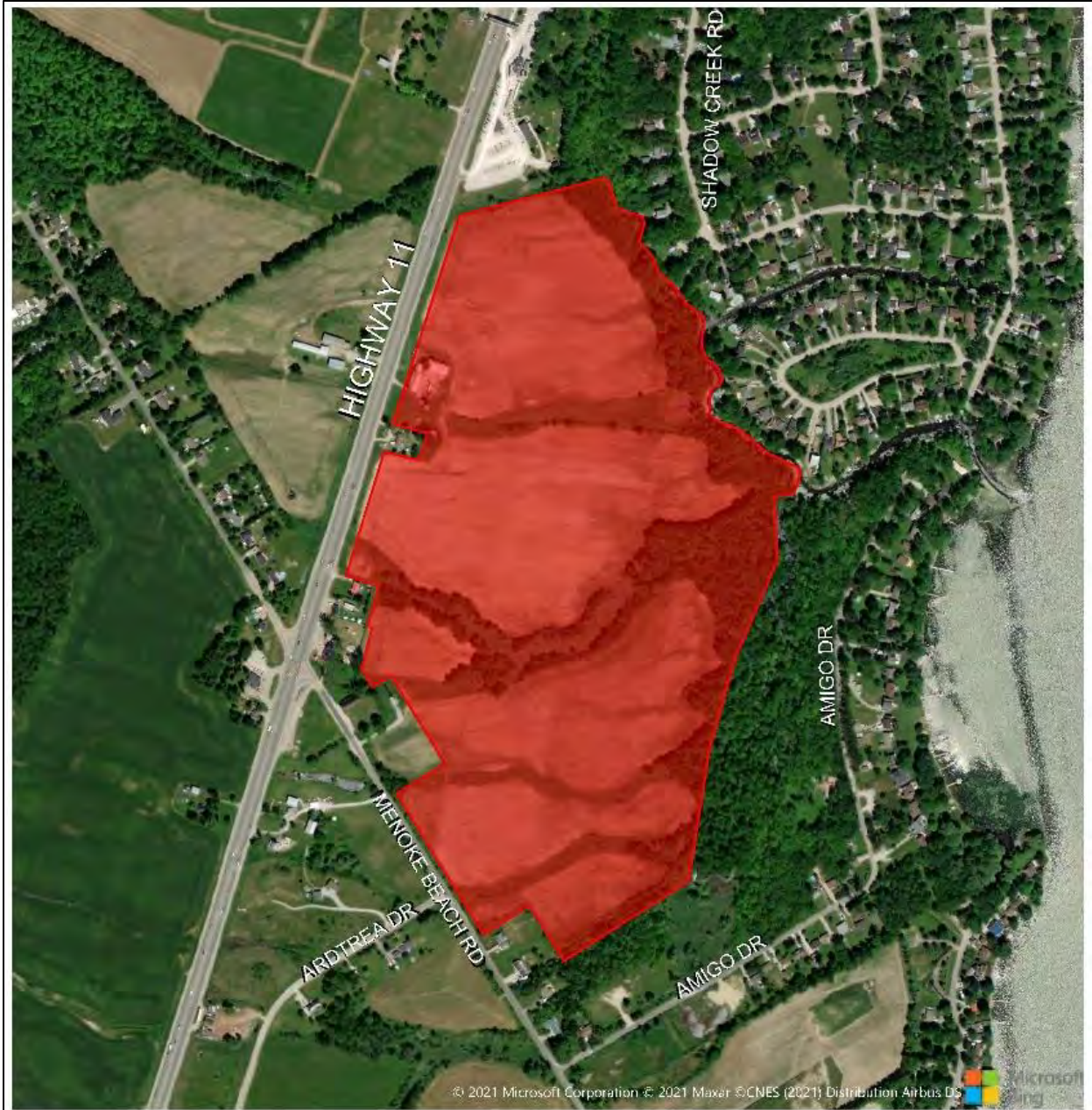


Figure 1

**LOCATION MAP**

**LEGEND**

Subject Lands

DATE: August 4, 2021

SCALE 1:7500



8743 Highway 11,  
Severn, Ontario

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## 2.2 Surrounding Land Uses

The Subject Lands are located on the east side of Highway 11 approximately 150 metres from the Menoke Beach Road interchange. The surrounding area is predominately characterized by commercial uses to the north, agricultural and residential uses to the south, residential uses to the east, and agricultural uses to the west.

The Subject Lands are shown on Figure 2 which illustrates the land uses surrounding the site. The surrounding uses are also described as follows:

**NORTH:** Various commercial uses are located directly north of the Subject Lands, including Webbers restaurant and Starbucks. To the northeast is an existing residential neighbourhood along Shadow Creek Road. To the northwest is primarily agricultural uses alongside Highway 11.

**EAST:** East of the Subject Lands is primarily residential single-detached homes along Amigo Drive and Shadow Creek Road. Beyond the residential uses is Lake Couchiching.

**SOUTH:** The south line of the Subject Lands runs along Menoke Beach Road and includes a community church (Ardtrea United Church). There are a few residential dwellings along Menoke Beach Road with agricultural uses further to the south.

**WEST:** Immediately to the west of the Subject Lands is Highway 11, followed by agricultural uses and limited residential dwellings along Brennan Line.

In terms of built form, surrounding sites along Highway 11 are generally characterized by various 1-storey retail commercial uses and agricultural uses that are set back significantly from the street to accommodate an abundance of front-yard surface parking and long driveways. Main facades of nearby commercial uses front onto surface parking areas.

An aerial photograph showing the Subject Lands and surrounding uses is included in this report as Figure 2.



Data Source: First Base Solutions; County of Simcoe

Figure 2  
**SURROUNDING  
 LAND USES**

**LEGEND**  
■ Subject Lands

DATE: August 6, 2021

SCALE 1:10000



8743 Highway 11,  
 Severn, Ontario

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## 2.3 Neighbourhood Context

The area surrounding the Subject Lands is characterized by a mix of commercial uses to the north, residential uses to the east, and agricultural uses to the south and west. The Subject Lands are located near commercial retail developments and facilities and residential neighbourhoods, as summarized in Table 1. The Subject Lands represent a unique opportunity to provide a new residential neighbourhood in a growing community. Additionally, the Subject Lands are designated as a Settlement Area and their proximity to Highway 11 will provide accessibility to reach essential needs.

**Table 1:** Adjacent Community and Commercial Facilities

Destination	Travel Distance (km)	Travel Time (min)		
		Walk	Cycle	Car
Webers on Highway 11	0.45	8	4	2
Hedgemere Landing Boat Launch	2	43	11	2
Ardtree United Church	0.19	2	1	1
Amigo Beach Community	2.8	8	2	3
Laclie Pharmacy – Orillia	12.3	126	36	9
Jason’s No Frills – Orillia	12.8	105	28	10
Severn Shores Public School	2.7	105	29	2
Canoe Fresh Food Market – Washago	10.6	210	54	7

Note: Distances and travel times are approximate.

## 2.4 Transit & Transportation

### 2.4.1 Road Network

The Subject Lands currently have approximately 231 metres of frontage along Menoke Beach Road and 445 metres of frontage along Highway 11. As shown on the proposed Draft Plan drawings, access to the Subject Lands is proposed through two entrances, both along Menoke Beach Road.

Menoke Beach Road is currently a two lane road, identified in the Official Plan as a local road. It is identified to have a right-of-way of 20 metres in accordance with Section E.

### 2.4.2 Local Public Transit

This community is not serviced by local or regional public transit. Residents in the community of West Shore are mainly vehicle dependant.

Ontario Northland operates bus route 101, which provides connections from Toronto to North Bay. This route has a stop location at Ardtree, which is at the intersection of Highway 11 and Menoke Beach Road.

## 2.5 Surrounding Development Activity

Several development application are surrounding the Subject Lands, summarized in Table 2 below. The majority of the development activity is associated with residential projects, which are compatible with the existing surrounding land uses. These development applications are shown on Figure 3 below.

**Table 2:** Surrounding Development Applications

	<b>Development</b>	<b>Current Application</b>	<b>Application Details</b>	<b>Status</b>
1a.	3735 Menoke Beach Road  Menoke Phase 1	Application for Draft Plan of Subdivision and ZBA	92 lot residential plan of subdivision with two stormwater management ponds and two walkway blocks.	Registered
1b.	3735 Menoke Beach Road  Menoke Phase 2	Application for Draft Plan of Subdivision and ZBA	Creation of 84 single detached lots, 2 townhouse blocks, a stormwater management pond block, trail/stormwater connector blocks and the extension of Lakepoint Drive	Application Under Review
2.	2627 Grand Tamarack Crescent	Application for Draft Plan of Subdivision and Condominium Exemption	Creation of 42 townhouse common-elements condominium to be serviced by municipal water and sewage	Application Under Review



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 Data Source: First Base Solutions; County of Simcoe

Figure 3  
**SURROUNDING  
 DEVELOPMENT  
 APPLICATIONS**

**LEGEND**

- Subject Lands
- 1a 3735 Menoke Beach Rd (Phase I)
- 1b 3735 Menoke Beach Rd (Phase II)
- 2 2827 Grand Tamarack Cres

DATE: December 8, 2021

SCALE 1:15000



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 Severn, Ontario

# 3.0 HISTORY & BACKGROUND

The Town of Severn, created in 1994, from the County of Simcoe, developed from a lumber milling village in the 19<sup>th</sup> century to its current status as a summer vacation destination and thriving rural gateway to the Canadian Shield. The current township of Severn was founded on January 1, 1994, as part of the restructuring of Simcoe County, by amalgamating the village of Coldwater with the townships of Matchedash and Orillia, plus portions of the townships of Medonte and Tay. Since the creation of the Trent-Severn Waterway in the early 20<sup>th</sup> century, economic activity has focused on tourism.

Severn's population has risen, with the 2016 census reporting a population of 13,477. With increased population projections through the Growth Plan, the Simcoe Sub-Area is anticipated to be home to 555,000 people by 2051. Much of this growth is being focused on Settlement Areas.

With an expected influx of new residents to Simcoe County and its surrounding areas, the Subject Lands are poised to offer new residential housing to accommodate development while maintaining the existing character and urban structure of existing residential neighbourhoods.

## 3.1 Land Needs Assessment

Lake Couchiching has provided summer homes and permanent residences alike since the early 20<sup>th</sup> century. Lake Couchiching remains a popular boating destination now with several boating and canoe launches located in close proximity to the Subject Lands. In addition, a number of surrounding land uses support tourism and recreational activities, including several commercial retail stores, small engine repair shops, and golf courses.

In conjunction with the release of the updated Growth Plan, the Province of Ontario published the final version of a revised Land Needs Assessment (LNA) methodology that upper-tier and single-tier municipalities are required to use in determining future land needs. The objective of the work will be to determine how much future growth can be accommodated within the existing settlement areas and then to identify how much additional land will be needed to accommodate the remaining amount of growth.

On October 5<sup>th</sup>, 2021, the LNA technical background information was presented by Hemson Consulting for the County of Simcoe and all lower-tier municipalities. For the Township of Severn, in 2016, there were 5,100 single and semi-detached homes, 50 row homes, and 290 apartment units. By 2051, the LNA forecasts that the Township of Severn will have 7,590 single- or semi-detached units, 60 row units, and 330 apartment units.

The 2016 Census data for the Township of Severn shows that close to 90% of dwelling types in Severn are single-detached houses, in comparison to 54% in the rest of the province. Sample data shows that just over 50% of private dwelling construction occurred between before 1960 to 1980. Providing new market housing at medium density and with a variety of housing types and forms fills a need in the Township of Severn.

In addition, the LNA establishes more ambitious intensification and density targets for the lower-tier municipalities in the County of Simcoe. The Draft 2021 LNA intensification target for the Township of Severn is 20% and the draft 2021 LNA density target for the Township of Severn is 45%.

**This proposed development will help the Township of Sever reach the density targets, as set out in the draft 2021 Land Needs Assessment, by providing a density of 17.6 UPH.**

# 4.0 THE PROPOSAL

## 4.1 Description of the Proposal

The current development proposal is the result of careful planning analysis and design work undertaken by the Project Team, including consideration of Provincial, County and Township policies for managing and directing growth, the local land use policy context, as well as the evolving physical landscape of the surrounding area in the Township of Severn and the broader residential areas of Simcoe County. The proposed Draft Plan provided in Appendix B provides an overview of the Subject Lands, while Figure 2 provides the surrounding area in relation to the Subject Lands.

Since the initial pre-consultation on July 8, 2021, the concept plan has undergone iterative revisions. These changes reflect the technical studies that have been completed for this proposal.

The proposal is for a comprehensively developed mixed residential neighbourhood on the Subject Lands. The proposal consists of 534 units, with a density of 17.6 units per hectare. The intended breakdown of dwelling types includes 149 40' single detached, 170 36' single detached, and 215 20' townhouses. The overall plan structure has been organized to locate higher density residential homes adjacent to Highway 11 and Menoke Beach Road, with a lower density transition as you move east toward the natural heritage features with a range of lot sizes.

The proposed development will be accessed via two entrances off Menoke Beach Road, which has a direct connection to Highway 11. The overall plan contemplates a modified grid network with limited cul-de-sacs to promote connectivity. On-street parking will be available to visitors within the proposed subdivision. Pedestrian sidewalks are contemplated on the proposed streets and pedestrian connections are proposed to the commercial uses to the north and Shadow Creek, allowing residents to launch canoes and access the water.

The developed of the Subject Lands will also include natural heritage features within an open space network for the enjoyment of residents. These areas are integrated throughout the development, connected through trail opportunities, creating sub-communities within the overall plan, and allowing residents to live within the natural environment.

Landscaping will be provided throughout the development through the inclusion of street trees and appropriate boulevard landscaping. This landscaping will be in addition to the natural heritage features which will be maintained and protected on site.

In terms of residential built form, most of the existing surrounding development is made up of cottages of one to two storeys in height, large front yard and side yard setbacks. Many of the lakeside developments have direct or indirect access to Lake Couchiching.



Commercial built form off of Highway 11 is made up of primarily 1-storey buildings with significant vehicle parking spaces and significant setbacks from the highway.

## 4.2 Required Applications

### 4.2.1 Zoning By-law Amendment

The Subjects Lands are currently zoned Rural (RU) and Environmental Protection (EP) within the Township of Severn Zoning By-law 2010-065. Under the existing zoning, a single detached residential dwelling is listed as permitted uses. As the proposed development is for 534 units comprised of single detached and townhouse dwelling units, a Zoning By-law Amendment (ZBA) is required.

The proposed Zoning By-law Amendment will rezone the lands from Rural (RU) and Environmental Protection (EP) to Residential One Zone (R1) and Residential Multiple One Zone (RM1), with site specific modifications. The R1 zone permits single detached residential dwellings, while the RM1 zone permits medium density developments, including townhouse dwellings.

The special exception makes the following modifications to the By-law:

1. Minimum Lot Area (m<sup>2</sup>) (R1 Zone): 300 whereas 600 is required;
2. Minimum Lot Area (m<sup>2</sup>) (RM1 Zone): 165/unit whereas 250/unit is required
3. Minimum Lot Frontage (metres) (R1 Zone): 11 whereas 14 is required;
4. Maximum Lot Coverage (%) (R1 Zone): 50% whereas 30% required;
5. Maximum Lot Coverage (%) (RM1 Zone): 62% whereas 35% required;
6. Minimum Front Yard (metres) (R1 and RM1 Zone): 6 whereas 7.5 is required;
7. Minimum Rear Yard (metres) (R1 and RM1 Zone): 6 whereas 7.5 is required;
8. Minimum interior side yard (metres) (R1 Zone): 0.6 whereas 1.5 is required;
9. Minimum exterior side yard (metres) (R1 and RM1 Zone): 2.4 whereas 7.5 is required;
10. Maximum building height (metres) (R1 and RM1 Zone): 13 whereas 9 is required
11. Maximum number of dwelling units (RM1 Zone): 53.3/ha whereas 37/ha is required
12. Sections 3.13.b) and 3.34.2.a) shall not apply and a 0m setback is permitted adjacent to an EP zone.
13. Notwithstanding Table 4.2, a parking space in the front yard of a lot in an R1-XXX and RM1-XXX Zone shall have a minimum 0.0m setback from the street line.

A draft ZBA is included as Appendix C and the justification for the zone changes is provided in Section 5.6 below. A zoning compliance table is included in Appendix D.

### 4.2.2 Draft Plan of Subdivision

The Applicant is seeking approval for a Draft Plan of Subdivision (POS) to enable the development of the above noted residential units on the Subject Lands. Table 4 summarizes the proposed subdivision blocks. A copy of the Draft Plan is included as Appendix B.

**Table 3:** Summary of Draft Plan of Subdivision

<b>Land Use</b>	<b>Block/Lot</b>	<b>Units</b>	<b>Area (ha)</b>
36' Single Detached	9-11, 44-91, 130-132, 135-140, 165-229, 232-233, 238-239, 242-265, 271-287	170	6.36
40' Single Detached	1-8, 12-43, 92-129, 133-134, 141-163, 230-231, 234-237, 240-241, 266-270, 288-318	149	6.94
20' Townhouse	Block 1-31	215	5.51
Open Space	Block 33, 36-40, 42		1.07
Pump Station	Block 47		0.10
Environmental Protection Area	Block 32, 34, 35, 41, 45		13.83
Stormwater Management Pond	Block 43-44		3.07
Waterfront Access	Block 46		0.15
Street A – K			8.42
Total		534	45.45

The Draft Plan provides for 318 lots, 46 blocks and Streets A-K. The lots are intended to be developed as a mix of 36' and 40' single detached dwellings while Blocks 1-31 will be 20' townhouse units. Blocks 43 and 44 will be stormwater management ponds, with Block 46 being a pedestrian access to Shadow Creek for use as waterfront access.

Blocks 33, 36-40 and 42 will be provided as open space for use by the neighbourhood.

Block 32, 34-35, 41 and 45 are environmental protection areas which are intended to be preserved and maintained to ensure the ecological function of the surrounding area and Shadow Creek.

Block 47 will be a pump station to facilitate this proposed development.

Street A and B will have direct connections to Menoke Beach Road. All streets will have a 20m Right-of-Way and serve as a Local Road.

## 4.3 Supporting Studies

The following studies have been identified as submission requirements through the pre-consultation process and have been prepared in support of the proposal. The studies have been considered as part of the formulation of the planning opinion expressed in this report.

### **4.3.1 Functional Servicing Report and Stormwater Management Report**

A Functional Servicing and Stormwater Management Report (the 'Report') was prepared by C.F. Crozier & Associates Inc. and has been provided with the application package. The purpose of the Report was to outline the proposed servicing, grading and stormwater management strategy for the Subject Lands. The Report concludes that the proposed development can be adequately serviced as the site will outlet to the proposed Shadow Creek SPS via an internal gravity sewer system, will have connections to the 200mm diameter watermains on Amigo Drive and Grand Tamarack Cres, two stormwater management facilities are proposed to meet the quality, quantity and erosion control criteria, and utilities are available to service the site.

### **4.3.2 Geotechnical/Soil Stability Study**

A Preliminary Geotechnical Investigation (the 'Investigation') was completed by Soil-Mat Engineers & Consultants Ltd., and has been provided with the application package. The purpose of the Investigation is to assess the subsurface soil and groundwater conditions, and to provide comments and recommendations with respect to the design and construction of the proposed development from a geotechnical point of view.

The site is relatively flat and even with gentle undulations, and an overall drop in grade from west to east resulting in elevation variations of up to approximately 7-8 metres across the site. Based on the findings of the boreholes, recommendations are provided regarding excavations, backfill considerations, pavement structure and overall house and townhouse construction.

### **4.3.3 Environmental Impact Study**

An Environmental Impact Study ('EIS') was prepared by Azimuth Environmental Consulting Inc. and has been provided with the application package. The purpose of the EIS is to provide the Township of Severn with an understanding of natural environmental conditions and potential impacts related to the proposed development on natural heritage features and functions of the property and adjacent lands. The EIS also documents natural environmental features present on the property/adjacent lands with regards to Species at Risk and their habitats.

At this time the EIS concludes that the proposed development can be achieved without impacts to Species at Risk. Consultation with the Ministry of the Environment, Conservation and Parks is recommended, along with permitting from Fisheries and Oceans Canada.

### **4.3.4 Hydrogeological Study**

A Preliminary Hydrogeological Assessment (the 'Assessment') was prepared by Azimuth Environmental Consulting Inc. and has been provided with the application package. The Assessment provides a summary of the existing environmental conditions as it relates to the soil and ground water regime on the Subject Lands. A preliminary water balance was also completed for the property. An unevaluated wetlands is present along Shadow Creek that bounds much of the eastern section of the Subject Lands.

Ground water was measured from monitoring wells installed across the site. The available data shows that water flows match the local topography. Monitoring is anticipated to continue into the summer of 2022. The water balance prepared as part of this report is considered preliminary at this time.

#### **4.3.5 Traffic Impact Study**

A Traffic Impact Study (the "Study") was completed by C.F. Crozier & Associates Inc. and has been provided with the application package. The purpose of the Study was to assess the impacts of the proposed development on the boundary road network and to recommend warranted mitigation measures. Through the report it has been determined that the traffic generated by the Shadow Creed Subdivision can be accommodated by the boundary road network without any mitigation measures. Additionally the scenario of two full-move accesses, as shown on the Draft Plan, result in the best operation and connectivity for the site and surrounding area.

#### **4.3.6 Urban Design Brief**

An Urban Design Brief (the 'Brief') was completed by MHBC Planning and has been provided with the application package. The purpose of the Brief is to illustrate how the proposal will meet the design objectives provided for this area in the Township of Severn. The proposal is for the comprehensive development of a mixed residential neighbourhood on the Subject Lands. Based on the review of the applicable urban design policies in the County of Simcoe and Township of Severn Official Plan, the proposal is in keeping with the design direction of both documents. The Brief will set the framework for future Urban Design and Architectural Control Guidelines which are anticipated post-subdivision draft approval, to be reviewed and accepted by the Township prior to registration.

#### **4.3.7 Environmental Noise Assessment**

An Environmental Noise Assessment (the 'Assessment') was completed by SLR Consulting and has been provided with the application package. The purpose of the Assessment was to evaluate the potential for noise impacts on the proposed development. Transportation noise and stationary noise reviews were completed. Overall the Assessment findings indicate that the impacts of the environment on the proposed development can be adequately controlled with upgraded glazing, without noise controls on surrounding stationary noise, the inclusion of ventilation and warning clause requirements and the inclusion of acoustic barriers for rear yards.

#### **4.3.8 Archaeological Assessment**

A Stage 1 and 2 Archaeological Assessment (the 'Assessment') was prepared by Irvin Heritage Inc. and has been provided with the application package. The purpose of the Assessment was to evaluate the archaeological potential of the Subject Lands. This was done through historical record review and a physical property inspection, including pedestrian surveys and test pit excavations. The Stage 1 and 2 portion of the Assessment identified the Subject Lands as having archaeological value and requiring Stage 3 excavation and Stage 4 mitigation.

### 4.3.9 Commercial Needs Study

A Commercial Needs Assessment (the 'Assessment') was completed by urbanMetrics and has been provided with the application package. The purpose of this study is to determine the need, if any, for the inclusion of convenience commercial uses as part of the proposed residential development. In addition, if these uses are not warranted from a market demand perspective, will existing commercial facilities in the area be able to conveniently fulfill the consumer needs of the Study Area and specifically residents living in the Shadow Creek community.

The Assessments conclusions that a commercial block located within the proposed development would likely face difficulty finding tenants and that the future needs of the community can be more adequately met through absorption of existing vacant space.

### 4.3.10 Floodplain Assessment

A Floodplain Assessment (the 'Assessment') was completed by C.F. Crozier & Associates Inc. and has been provided with the application package. The Assessment has been prepared to establish the Regulatory floodplain limits for the Subject Lands. The Assessment confirms that the development is supportable with respect to flood hazard, and the grading plan provides a freeboard above the Regulatory floodplain.

## 4.4 Public Consultation Strategy

Effective July 1, 2016, changes to the *Planning Act* (O.Reg 545/06 and 543/06) require that applicants submit a proposed strategy for consultation with the public concerning the application as part of the "complete" application requirements.

The public consultation process for the proposed Zoning By-law Amendment and Draft Plan of Subdivision will follow the *Planning Act* statutory requirements and the Town's practices as outlined in the Township's planning documents and Rezoning process flow chart. Throughout the duration of this process, commenting agencies, members of the public, and stakeholders will be allowed to provide written comments concerning the application.

As required by the Township, an informal Neighbourhood Meeting will be held as part of this Zoning By-law Amendment and Draft Plan of Subdivision application. This meeting will be hosted in conjunction with Township Planning staff. As part of the complete application process, a Public Notice sign will be posted on the Subject Lands indicating the nature and purpose of the Zoning By-law and Draft Plan of Subdivision applications.

As required under the Planning Act, a formal Public Meeting regarding the application will be held in front of General Committee. Notice of the Public Meeting will be sent by regular mail to property owners located within 120 metres of the Subject Lands.

# 5.0 POLICY FRAMEWORK & PLANNING ANALYSIS

The following section of the Planning Justification Report provides a review and assessment of the land use policy and regulatory framework related to the Subject Lands and the proposed redevelopment. Each subsection describes the applicable policies and regulations and identifies how the proposed redevelopment and proposed Zoning By-law amendment is consistent with and implements Provincial and local policy.

## 5.1 Planning Act, R.S.O. 1990, C. P. 13

The Planning Act contains the legislative requirements to guide land use planning decisions. The following provides an assessment of the applicable sections for this Zoning By-law Amendment, as well as Draft Plan of Subdivision application.

In Section 2 of the *Planning Act*, the Province of Ontario declares matters of interest as it pertains to land use and requires that municipal councils have regard to these in all decision making.

*(2) The Minister, the council of a municipality...in carrying out its responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:*

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (p) the appropriate location of growth and development;*
- (r) the promotion of built form that,
  - (i) is well-designed*
  - (ii) encourages a sense of place, and*
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.**

**The proposed development will implement several matters of provincial interest as directed by the *Planning Act*. The proposed development will make efficient use of existing transportation, sewage, and water systems through appropriate intensification of the Subject Lands and will develop in an orderly manner to support a safe, healthy and barrier-free neighbourhood. The Subject Lands are located in close proximity to existing community amenities and infrastructure, which is the**

**appropriate location for growth and development. The proposed development represents an efficient use of land on a currently underutilized site that will provide a mix of well-designed housing options integrated into the surrounding community and creating high-quality gathering spaces which are both safe and attractive.**

Section 51(24) of the *Planning Act* requires that when evaluating a Plan of Subdivision regard 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 the 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 purpose for which it is to be subdivided;*
- 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;*
- g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- h) *Conservation of natural resources and flood control;*
- i) *The adequacy of utilities and municipal services;*
- j) *The adequacy of school sites;*
- k) *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*
- l) *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and,*
- m) *The interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.*

**The proposed development will meet several key components required of a Plan of Subdivision. The proposed development implements several matters of provincial interest in Section 2 of the *Planning Act* as discussed above. The proposed subdivision is in the public interest as it provides for a variety of housing types and forms in a Settlement Area. The proposed subdivision meets the objectives of the Official Plan of the Township of Severn and the Settlement Area policies. The Subject Lands are suitable for residential development as designated by provincial, regional, and local policies. The Subject Lands are adjacent to Highway 11. The proposed development will be accessed via two entrances off Menoke Beach Road, which then connects to Highway 11. The existing drainage features traversing the site will be conserved and protected. The proposed residential development will be fully serviced by existing municipal infrastructure. The Subject Lands are in proximity to public schools and other public facilities. The proposed development represents an efficient use of land and optimizes the available supply of land.**

## 5.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (“PPS”) is issued under Section 3 of the *Planning Act* and the most recent Statement came into effect on May 1, 2020. The PPS establishes the policy foundation for regulating the development and use of land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting a planning matter ‘be consistent with’ the policies of the PPS. As such, the PPS provides a vision for land use planning in Ontario that encourages efficient use of land, resources, and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health, and social wellbeing. These directives depend on the efficient use of land and development patterns that support strong, livable, and healthy communities that protect the environment and public health and safety, and facilitate economic growth. The 2020 PPS applies to planning decisions made on or after the effective date and applies to the proposed Zoning By-law Amendment and Draft Plan of Subdivision.

An analysis of Provincial policies contained within the PPS, and how the proposed applications are consistent with these policies, is provided as herein.

Part V of the PPS contains the Provincial policy framework to guide land use planning across Ontario. Accordingly, the policies are organized according to a series of fundamental principles, including:

- Building Strong Healthy Communities (**Section 1**);
- Wise Use and Management of Resources (**Section 2**);
- Protecting Public Health and Safety (**Section 3**); and,
- Implementation and Interpretation (**Section 4**).

Applicable policies from each of the above noted fundamental principles are analyzed and evaluated below.

Building strong healthy communities within settlement areas is one of the key policy directives of the PPS, as found in Section 1.0. The policies support the promotion of healthy, livable, and safe communities through such matters as, intensification, land use compatibility, provision of housing, and the efficient use of public services and infrastructure.

### 1.1.1 *Healthy, livable 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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*



- d) *Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *Promoting development and land use patterns that conserve biodiversity; and*
- i) *Preparing for the regional and local impacts of a changing climate.*

**The proposed development will provide for gradual intensification of a Settlement Area within the Township of Severn as supported by the PPS policy objectives. The proposal reflects an appropriate development with a market-based range and mix of residential types. The Subject Lands are located within a settlement area as defined by the PPS. No expansion to the existing settlement area boundary is required to accommodate the proposed development. As confirmed by the EIS, the proposed development will not result in negative direct or indirect impacts to habitat of wildlife. The proposal represents a development that optimizes existing infrastructure and services. The proposed dwellings will be constructed in accordance with the Ontario Building Code and all required accessibility standards. The proposed development will protect adjacent environmental areas, conserving the area's biodiversity, as outlined in the EIS.**

Additional policies in Section 1.1 include:

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

**As indicated above, the Subject Lands are located within the West Shore Settlement Area of the Township of Severn, and therefore the proposed development will provide for development of a currently underutilized site within a Settlement Area and supports the effective use of infrastructure while being sensitive to the need for integration into the existing community.**

*1.1.3.2 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;*
- d) *Prepare for the impacts of a changing climate;*
- e) *Support active transportation; and,*
- f) *Are transit-supportive, where transit is planned, exists or may be developed;*

**The proposed development will provide for the efficient use of land and resources through the redevelopment of the site to facilitate a residential development that makes use of existing water, wastewater, and stormwater infrastructure. The accompanying Functional Servicing and Stormwater Management Reports demonstrate how the proposed development can be adequately serviced by existing infrastructure. The proposed development is not expected to impact the ecological functions of the wetlands that will remain post-construction.**

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

**The proposal represents intensification with an appropriate built form. The proposed single-detached dwellings and townhomes represent an efficient development of the Subject Lands that will not result in any risks to public health and safety. The proposed built form and site layout are intended to facilitate active transportation within the development through waterfront access, which will improve public health, reduce emissions, and lead to a healthier lifestyle for future residents.**

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

**The proposed development is located within a Settlement Area of the Township of Severn and provides for a compact built form and mix of housing units that provide for the efficient use of land, infrastructure and public service facilities.**

The policies of Section 1.4, Housing, state the following:

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans;*
- b) Permitting and facilitating:
  - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  - 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;**
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*

- e) *Require transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

**The proposed development is located within a Settlement Area, as defined by the PPS. The proposed Zoning By-law Amendment and Draft Plan of Subdivision will allow for the implementation of a residential development on the Subject Lands, which will provide additional housing stock in the Township of Severn on underutilized land that is designated and available for residential development. A housing mix of 36' Single-detached, 40' Single-detached, and 20' Townhouses will be provided. The proposal supports the objectives for healthy, livable, and safe communities in the following ways:**

- **The proposed amendments will intensify underutilized lands in a designated settlement area at increased densities that represent community building intended to sustain the financial well-being of the province and the Township of Severn;**
- **The proposed amendments will provide for a range of residential uses within the Township of Severn on a site currently designated for Rural uses in the Official Plan to provide new homes for the population of the Township and to meet a growing housing need;**
- **It will promote a density and intensification target that conforms to the draft Land Needs Assessment produced for the County of Simcoe;**

The PPS provides direction for Public Spaces, Recreation, Parks, Trails and Open Space in Section 1.5:

1.5.1 *Healthy, active communities should be promoted by:*

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

**The proposed development supports a healthy and active community by providing waterfront access and open space that supports social interaction and connectivity.**

The policies of Section 1.6, Infrastructure and Public Service Facilities, state the following:

1.6.3 *Before consideration is given to developing new infrastructure and public service facilities:*

- a) *the use of existing infrastructure and public service facilities should be optimized; and,*
- b) *opportunities for adaptive re-use should be considered, wherever feasible;*

**The proposed development of the site will take full advantage of the existing public service facilities as well as support the use and optimization of existing infrastructure. The Functional Servicing and**

**Stormwater Management Report prepared in support of this application has identified that the existing infrastructure is suitable and supports the proposed development.**

*1.6.6.1 Planning for sewage and water services shall:*

- a) *Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
  - 1. *Municipal sewage services and municipal water services; and,*
  - 2. *Private communal sewage services and private communal water services, where municipal water services are not available or feasible;*
- b) *Ensure that these systems can be provided in a manner that:*
  - 1. *Can be sustained by the water resources upon which services rely;*
  - 2. *Prepares for the impacts of a changing climate;*
  - 3. *Is feasible and financially viable over their lifecycle; and,*
  - 4. *Protects human health and safety, and the natural environment;*
- c) *Promote water conservation and water use efficiency;*
- d) *Integrate servicing and land use considerations at all stages of the planning process.*

**Given that the Subject Lands are presently serviced and underutilized, the proposed redevelopment of the Subject Lands provides an opportunity to make more efficient use of the available municipal infrastructure and services. The accompanying Functional Servicing and Stormwater Management Report demonstrate how the proposed development can be adequately serviced and sustained.**

*1.6.6.2 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 proposed redevelopment intends to connect to the existing municipal water and sewer services. The accompanying Functional Servicing and Stormwater Management Report confirmed the proposed intensification can be feasibly serviced, optimizing the use of existing infrastructure.**

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

**The proposed development addresses policies 1.6.7.1 by creating two full-moves accesses to Menoke Beach Road. Given the configuration of the subject lands, one proposed access will be set back 400 metres from Highway 11 and the second 250 metres. Furthermore, a Traffic Impact Study by Crozier has been prepared in support of the applications and concludes that the proposal can be accommodated by the greater transportation network without any mitigation measures required.**

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

**The proximity of the Subject Lands to Highway 11 as a provincial highway corridor connects the proposed development to nearby commercial retail, public facilities, and recreational uses which**

**will benefit new residents. The existing transportation infrastructure will be used and supported by the proposed development.**

1.7.1 Long-term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and a range of housing options for a diverse workforce;

**The proposed development will support long term economic prosperity through the provision of a range of housing options that will support a diverse workforce.**

Section 2.1 of the PPS provides direction for development as it related to natural heritage and environmental protection.

The policies of Section 2.1, Natural Heritage state the following:

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

2.1.2 *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

**The proposed development incorporates design measures to protect the largest drainage feature that exists by implementing mitigation measures such as buffers and planting using suitable plant species. The proposed SWMP will also maintain water quality feeding into habitat areas. For further details on natural heritage systems in relation to the proposed development, please refer to the EIS.**

Section 2.6 of the PPS provides direction for development as it relates to cultural heritage and archaeology.

The policies of Section 2.6, Cultural Heritage and Archaeology state the following:

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.*

**The accompanying Stage 1 and 2 Archaeological Assessment demonstrates the need for future excavation through Stage 3 work. The appropriate study will be completed prior to onsite alterations, ensuring the protection of any found archaeological resources. The development of the site will not alter any significant built heritage resources or significant cultural heritage landscapes.**

Section 4.0 provides direction on the implementation and interpretation of provincial policies in the PPS.

The policies of Section 4.0, Implementation and Interpretation state the following:

- 4.6 The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

**As described in Section 5.5 of this report, the Township of Severn’s Official Plan outlines the land use designations and policies applicable to the Subject Lands. The proposed development has been designed and planned in accordance with the Settlement Area designation, while the proposed Zoning By-law Amendment seeks to implement site specific permissions which will facilitate low and medium density dwellings units.**

#### **Summary/Consistency Statement**

**The PPS provides policies meant to direct land use planning and development across Ontario. The PPS focuses on ensuring growth and development is directed to appropriate areas with an emphasis on development in areas well served by infrastructure. The above analysis demonstrates that the proposed development is consistent with the PPS by allowing for development at an appropriate density, in an area served by existing infrastructure and that supports the goals of the PPS. As such, the proposed development and corresponding Zoning By-law Amendment is consistent with the policies of the PPS.**

### **5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) was prepared and approved under the *Places to Grow Act, 2005*. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved by the Province of Ontario on August 28, 2020. A Place to Grow establishes a long-term framework for growth and development in the Greater Golden Horseshoe (“GGH”) region which encourages the efficient use of land through the development of complete communities that are compact, transit-supportive and provide a range of housing and employment opportunities. A Place to Grow currently utilizes a land-use planning horizon to 2051.

The Growth Plan builds upon the policy foundations of the PPS, 2020 and previous Plans and responds to key challenges in the GGH region by providing enhanced policy directions designed to achieve complete communities that are compact, transit-supportive and make efficient use of investments in infrastructure and public service facilities while ensuring the protection of agricultural and natural areas and supporting climate change mitigation and adaptation. Guiding principles of the Growth Plan are established to support the achievement of complete communities, prioritize intensification and higher densities to make efficient use of land and infrastructure; provide flexibility to capitalize on economic and employment opportunities; support a mix of housing options; improve the integration of land use planning with planning and investment in infrastructure; protect and enhance the natural environment; conserve and promote cultural heritage; and, integrate climate change considerations into planning and growth management.

The Growth Plan provides policies for where and how to grow, stating that population and employment growth be directed to urban areas and rural settlement areas. Within these areas, the Growth Plan designates two different areas of growth: the built-up area, where growth is to be directed and accommodated through intensification; and, designated greenfield areas, which are generally undeveloped, vacant land, where growth and development should achieve a compact urban form. The Subject Lands are located within the Simcoe Sub-Area and Schedule 8 under the Growth Plan.

Schedule 3 of the Growth Plan forecasts a population of 555,000 and 198,000 jobs for Simcoe County for 2051. Census data indicates that the population of Simcoe County was 479,650 in 2016.

Applicable policies from each of the above noted fundamental principles are analyzed and evaluated below alongside a summary of policies applicable to the proposed development and how they have been addressed.

### **Where and How to Grow**

Section 2.2 sets out the policy framework for how forecasted growth can be managed to the horizon of the Growth Plan. As such, the vast majority of growth is to be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. As such, growth within settlement areas is further forecasted to occur in delineated built-up areas, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities. The following policies apply to redevelopment of the Subject Lands.

Under Sub-section 2.2.1 (Managing Growth), the Growth Plan states the following:

2. *Forecasted growth to the horizon of this Plan will be allocated based on the following:*
  - a) *The vast majority of growth will be directed to settlement areas that:*
    - i. *Have a delineated built boundary;*
    - ii. *Have existing or planned municipal water and wastewater systems; and*
    - iii. *Can support the achievement of complete communities;*
  - c) *Within settlement areas, growth will be focused in:*
    - i. *Delineated built-up areas;*
    - ii. *Strategic growth areas;*
    - iii. *Locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
    - iv. *Areas with existing or planned public service facilities;*
  - d) *Development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
  - e) *Development will be generally directed away from hazardous lands;*
  - f) *The establishment of new settlement areas is prohibited.*



**Figure 4**  
**GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE**  
 Schedule 2: A Place to Grow Concept  
**8743 Highway 11, Severn, Ontario**

**LEGEND**

- Existing Major Highways
- Built-Up Area - Conceptual
- Designated Greenfield Area - Conceptual
- Horseshoe Growth Plan Area
- Subject Lands

Date: Jan 25, 2022      Drawn By: R.M.  
 File: 15226 - X      Scale: 1:50,000

Route: H10322610 - MRR Phase II - Shadow Creek, Severn01 - MHBC Document/Revision/Date/02/2022 4/8/2022

20445 BRANT STREET, SUDBURY, ON L7N 2M4  
 T: 800.550.8882 P: 800.791.2882 WWW.MHBCPLAN.COM



In accordance with Section 2 of the Growth Plan, the proposed development focuses new growth and intensification to a Settlement Area in the Township of Severn. The Subject Lands are located within the West Shore Settlement Area. Development of the Subject Lands is supported by the Growth Plan as the site is serviced by existing municipal water and wastewater services. As shown on Figure 4, the subject lands are within a Designated Greenfield Area. Though not located in a delineated Built-up Area, the site is adjacent to existing residential developments. The proposed residential unit types and sizes will increase the density of the overall site and provide access to surrounding commercial and community facilities, as identified in Table 1. The lotting fabric and pattern of the proposed development is consistent with the abutting residential lots to the northeast, representing modest intensification that is context-specific. The proposed development do not establish new settlement areas, and are not located in proximity to hazardous lands. The proposed development will add to the range of housing choice available in the Township of Severn.

*2.2.1.4 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 facilities*
- b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) Provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) Expand convenient access to:*
  - i. A range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. Public service facilities, co-located and integrated in community hubs;*
  - iii. An appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. Healthy, local, and affordable food options, including through urban agriculture;*
- e) Provide for a more compact built form and vibrant public realm, including public open spaces;*
- f) Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*
- g) Integrate green infrastructure and appropriate low impact development.*

**The proposed development supports the achievement of complete communities by providing for a range of residential housing options, including residential dwelling units to accommodate people at all stages of life within a new neighbourhood. The proposed development will promote a high quality of life for all future residents through high-quality, compact built form that is well designed with amenity areas. It is located in close proximity to a number of community facilities and services, and has been designed to promote social interaction. The range of housing types and affordability proposed will contribute to achieving a complete community.**

**As described in Section 4.1 of this report, the proposed redevelopment includes a range of unit sizes and configurations to provide a variety of housing options. The provision of a wide range of unit**

**sizes and supports the range and mix of housing options available within the neighbourhood, and assists the community in providing accommodations for people at all stages of life. The proposed development will contribute to the creation of a complete community by providing a high-density built form on a currently underutilized site, in close proximity to a number of nearby amenities that support daily living.**

### **Section 2.2.6 Housing**

Section 2.2.6 contains policies related to housing and the achievement of complete communities. To support the achievement of complete communities, municipalities are encouraged to consider the use of available tools to require minimum intensification and density targets be achieved, require that multi-unit residential developments incorporate a mixing of unit sizes to accommodate a diverse range of households and that sufficient servicing capacity be made available to accommodate the supply of residential units. The applicable policy directions are identified below.

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

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

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

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

**In support of objectives in Policies 2.2.6.1 and 2.2.6.2, the proposed redevelopment conforms to this policy by diversifying the range and mix of housing options with the West Shore Settlement Area and the overall Township of Severn through the provision of a range of unit types and sizes. This proposal further contributes to this policy goal of providing a diversity of housing options as it**

**provides housing at a range of affordability levels, and has been designed to include units capable of accommodating residents with diverse needs, including families. The proposed density of 17.6 units per hectare supports the Township of Severn in achieving the minimum intensification and density targets of the Growth Plan and the specific land needs of Simcoe County.**

*2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

**The proposed development will provide for a total of 534 residential dwelling units of varying sizes in a residential development with a variety of built forms. Of these units, 170 will be 36' Single-Detached, 149 will be 40' Single-Detached, and 215 will be 20' Townhouses. Further, the proposed development is planned to provide for a mix of market rate units, thereby meeting the housing objectives of the Growth Plan by incorporating a mix of unit sizes to accommodate a diverse range of household sizes and incomes.**

#### Section 2.2.7 Designated Greenfield Areas

Designated Greenfield Areas are lands within settlement areas but outside delineated built-up areas that have been designed in an official plan for development and are required to accommodate forecasted growth to the horizon of 2051.

Policy 2.2.7.1 states that:

*New development taking place in designated greenfield areas will be planned, designed, zoned and designated 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.*

**The proposed development will support the achievement of complete communities through the provision of a range and mix of dwelling types, located in proximity to open space and community services.**

2.2.7.2 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 the Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.*

**The density proposed for the development is 17.6 units per hectare. This meets the provincial requirement for a minimum of 40 residents and jobs combined per hectare.**

#### Section 3.2 Policies for Infrastructure to Support Growth

Policy 3.2.7.2 states that:

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

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

**A Stormwater Management Report has been prepared by Crozier, which was informed by various reports and studies previously completed on this property and within the greater Township area. The report outlines how the flows will be treated and controlled by the proposed stormwater management facilities prior to being released. The Report uses best practices and determines that the proposed development will be able to be adequately serviced.**

#### **Section 4.2 Protecting What is Valuable**

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

- i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;*
- ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;*
- iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;*
- iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;*
- v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and*
- vi. at least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in subsection 4.2.8;*

**The proposed development protects the natural heritage system on the Subject Lands by implementing a number of mitigation measures as set out in the Environmental Impact Study (EIS). The drainage features are also not identified as a Provincially Significant Wetland (PSW) or Area of Natural Scientific Interest (ANSI). Furthermore, the stormwater management facilities will also help ensure the protection of the natural heritage system within and outside of the subdivision though**

enhancing surface water runoff quality as a result of the proposal. The most significant wetland area on the site will be protected as an Environmental Protection Area. Overall, the EIS confirms that the proposed development can be achieved without impacts to Species at Risk, therefore meeting the intent of this policy.

### **Conclusion/Conformity Statement**

In our opinion, the proposed Zoning By-law Amendment and Draft Plan of Subdivision conform to the Growth Plan for the following reasons:

- 1. The proposed Zoning By-law amendment will provide for an appropriate built-form within the settlement area of the Township of Severn and will implement residential uses that will contribute to creating a complete community. The proposed built form represents an efficient and appropriate utilization of land and represents an optimization of infrastructure.**
- 2. The proposal implements the planned vision for residential uses on the Subject Lands as implemented through the Township of Severn Official Plan, supporting and enhancing the residential directives of the Growth Plan for this area within the Township of Severn.**
- 3. The proposed development conforms to the Growth Plan by providing residential development, at an appropriate density, in an area served by existing municipal infrastructure.**
- 4. The proposed development will have no negative impacts on the existing Natural Heritage System.**

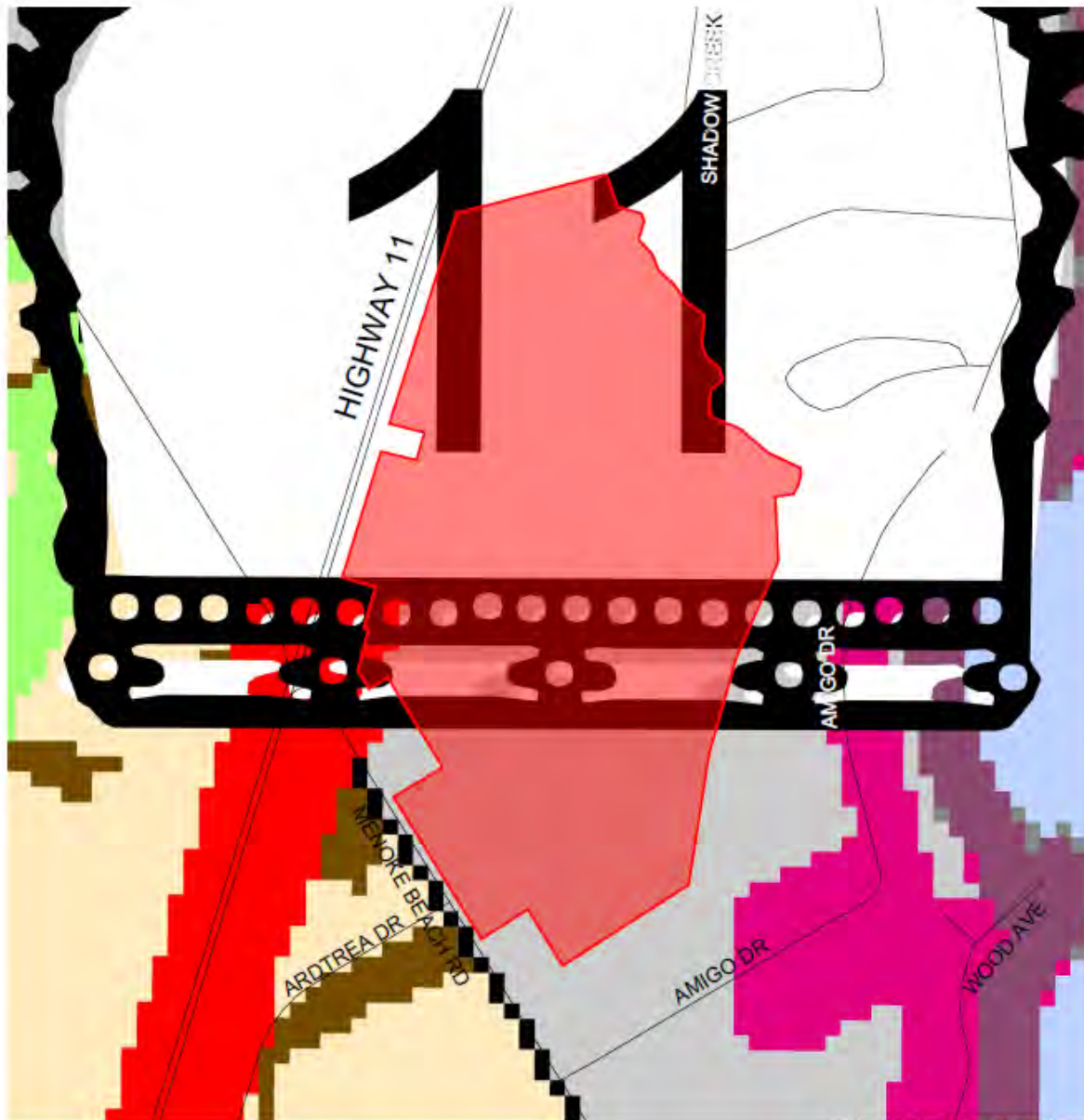
## **5.4 Simcoe County Official Plan (September 2016 Consolidation)**

The Simcoe County Official Plan ('County Official Plan') sets out the applicable land use designations and policies that apply to the Subject Lands. Simcoe County is recognized as a growing rural community with economic and employment links to the highly urbanized Greater Toronto Area immediately south.

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

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

From a specific policy context, the Subject Lands are designated “Settlements” in Schedule 5.1 of the County Official Plan, as shown in **Figure 5**.



Data Source: First Base Solutions; County of Simcoe

Figure 5

**COUNTY OF SIMCOE  
OFFICIAL PLAN**

**Schedule 5.1: Land  
Use Designations**

8743 Highway 11,  
Severn, Ontario

**LEGEND**

- |                    |              |                |
|--------------------|--------------|----------------|
| Subject Lands      | Settlements  | Rural          |
| Provincial Highway | Greenlands   | Built Boundary |
| County Road        | Agricultural |                |

DATE: August 4, 2021

SCALE 1:7500



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### 5.4.1 County-wide Goals and Objectives

Subsection 3.1 of the County Official Plan contains the county-wide Growth Management Strategy to direct development in Simcoe County. This proposal addresses the following applicable themes:

- *Direction of a significant portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*
- *Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources*
- *Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.*

**The proposed subdivision directs development within a settlement area where it will effectively use existing infrastructure. The proposed development will not have any negative impact to the County's natural heritage system, as demonstrated in the Environmental Impact Study. A diverse range of housing options are being proposed that will allow future residents to meet their housing needs. Overall, the proposed development will meet the County's Growth Management Strategy and contribute to the Township of Severn's density and intensification targets.**

3.2.1 *A total population of 416,000 and a total employment of 132,000 by the year 2031 has been forecasted for Simcoe County. Table 1 above reflects the distribution of population and employment to the year 2031 to each local municipality based on Schedule 7 of the Growth Plan, as amended.*

**Once developed, the proposed lots/units will contribute to the addition of approximately 1,421 residents towards achieving the forecasted target population for the County, specifically in Severn.**

**TABLE 4 – County of Simcoe Development Charge Background Study Persons Per Unit (PPU)**

Single and Semi-Detached	3.04 PPU
Townhouses	2.40 PPU
Apartments	1.63 PPU

**TABLE 5 – Proposed Draft Plan of Subdivision PPU Calculation**

Unit Type	Net Area (in ha)	Proposed Number of Units	Persons Per Unit (per Official Plan)	Proposed Overall Residents	Residents per Hectare	Units per net Hectare
Single	13.3	319	3.04	969.76	72.91	23.98
Townhouse	5.51	215	2.40	516	93.64	39.01
<b>Total</b>	<b>18.81</b>	<b>534</b>	-	<b>1,485.76</b>	<b>78.98</b>	<b>28.38</b>

Section 3.5.23 of the County Official Plan sets density and intensification targets for the compact development of settlements for local municipalities in Simcoe County. The Township of Severn's current density target is set at 32 residents and jobs/ha and the intensification target is set at 20%.

**The proposal provides approximately 18.81 hectares of additional housing stock of various sizes and density in a designated settlement area. A density of 17.62 units per hectare is being proposed for this development. Overall, the proposed development will provide options for residents to meet their housing needs, contribute to the Township of Severn's density and intensification targets.**

## 5.4.2 General Development Policies

Section 3.3 of the County Official Plan describes general development policies which apply in all land use designations. This proposal addresses the following applicable policies:

3.3.2 *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.*

**As the Subject Lands are designated 'Settlements', subdivision of land by plan of subdivision is permitted. In addition, the proposed development maintains the intent of the Plan's objectives and policies by directing growth and development to Settlements where it can be effectively serviced and the community will be developed with a diverse range of housing options.**

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

**The proposed development will create 8.42 hectares of public roads allowing all lots have frontage on public highways. The development will have access to Highway 11 through two connections at Menoke Beach Road.**

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

**The protection of several open space blocks (Block 33, 36, 37, 38, 39, 40, 42) within the proposed development helps to satisfy this objective.**

3.3.9 *A local municipality shall require that applicants for subdivision by plan enter into appropriate agreements which shall be registered against the title of the subject lands including but not limited to such matters as financial requirements, local and County Roads, provision of services,*



*drainage, grading, landscaping, sidewalks, and dedication of land or cash in lieu for public recreation purposes where appropriate.*

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

### **Natural Heritage**

3.3.15 *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.*
- 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.*
- vi. 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 Subject Lands are not located on a significant wetland, significant coastal wetland, significant woodland, significant valleyland, or significant area of natural and scientific interest. The EIS prepared for this development shows that this development will have no negative impacts on the drainage features.**

3.3.17 *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.*

**As demonstrated in the accompanying Environmental Impact Study, a buffer area will be maintained to protect the existing environmental features running through the Subject Lands.**

### **Stormwater Management**

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

*Adjacent to County Roads where applicants are proposing new plans of subdivision and condominium; the creation of more than five (5) new lots by consent; and other large scale commercial, industrial and institutional development, the County will require a supporting SWM Report. The SWM Report shall be prepared by a qualified professional Engineers of Ontario to the satisfaction of the County and any other applicable authority. The SWM Report shall be prepared in accordance with the Stormwater Management Planning and Design Manual (Ontario Ministry of Environment, 2003) and the Fish Habitat Protection Guidelines for Developing Areas (Ontario Ministry of Natural Resources, 1994) or their successors.*

*Stormwater Management Reports are to addressing the following:*

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

**Two SWM ponds will be developed on the Subject Lands to manage the water resources associated with the proposed DPS and address any issues of stormwater runoff volumes. A Functional Servicing and Stormwater Management Report prepared by Crozier has been submitted with this application and address the requirements noted above in support of the proposed applications.**

### **Traffic Impact Studies**

3.3.20 *The County shall require proponents of commercial, industrial, institutional, or residential (5 or more lots or units) development applications to undertake and implement a Traffic Impact Study (TIS) to the satisfaction of the appropriate road authorities when the proposed development is on or would affect County Roads as determined through pre-consultation with the County. The main purpose of the Traffic Impact Study is to examine the impact of traffic generated by the proposed development at its access, at nearby intersections and interchanges to determine any necessary highway design improvements required. The Traffic Impact Study will assess the existing traffic conditions and the traffic volumes generated by the proposed development at the date of opening, 5 and 10 years horizons beyond full build-out of the site.*

*For a site specific official plan amendment, a Traffic Impact Study is required as part of a complete application. For a draft plan of subdivision, a satisfactory TIS is required prior to draft plan approval.*

*Where a secondary plan or major development is proposed either adjacent to or in the vicinity of a Provincial Highway or County Road, a Transportation Study in accordance with Section 4.8 will be required. This study shall be circulated to the Province and/or County of Simcoe for review and approval.*

*The design and construction of the recommended improvements identified within the approved Traffic Impact Study will be included as a condition of access approval for the proposed development. For highway improvements required on County Roads, the applicant will be required to enter into a legal agreement with the County of Simcoe whereby the owner agrees to assume financial and other responsibility for the construction of all necessary highway design improvements which are directly attributable to the proposed development.*

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

### **Emissions**

3.3.21 *Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulates, or other emissions may be required in accordance with appropriate provincial government guidelines. Some uses (e.g. residential) may be sensitive to the odour, noise, vibration or other emissions, associated with facilities such as highways, arterial roads, railway corridors,*

*various types of industries, and sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the County and/or a local municipal council and other appropriate agencies and shall include recommendations on how impacts can be mitigated. The approval of the development proposals shall be based upon the achievement of adequate separation distances between land uses where required and other mitigation recommendations.*

**The accompanying Acoustic Study prepared by SLR Consulting shows that the impact of the environment on the proposed development can be adequately controlled with upgraded glazing, without noise controls on surrounding stationary noise, the inclusion of ventilation and warning clause requirements and the inclusion of acoustic barriers for rear yards.**

### 5.4.3 Settlement Area Designation

The County Official Plan designates the Subject Lands as within a Settlement Area.

The County defines 'Settlement Area' as follows:

*SETTLEMENTS or SETTLEMENT AREAS means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) where:*

- a) Development is concentrated and which have a mix of land uses; and*
- b) Lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement, 2014.*

The objectives of this designation are to focus population, employment growth, and development within settlement areas, to develop a compact urban form that promotes the efficient use of land and provision of municipal services, and to develop mixed use settlements as strong and vibrant central places and to create healthy settlements and communities that are sustainable.

- 3.5.7 Settlement areas shall be the focus of population and employment growth and their vitality and regeneration shall be promoted. Residential, commercial, industrial, institutional, and recreational land uses shall be developed within settlement area boundaries on land appropriately designated in a local municipal official plan for the use.*

**The Subject Lands are designated 'Settlement Area', therefore residential uses are appropriate. As well, an increase in the maximum density will allow for the proposed development to meet the proposed density target set out in the Land Needs Assessment Draft.**

- 3.5.8 Local municipalities with more than one settlement area shall undertake growth management studies or similar strategic planning to identify the hierarchy of settlements within the municipality, and the distribution of population and employment among the identified settlements and rural areas based on criteria including but not limited to type of sewage and water servicing available and capacity of that servicing, density and intensification targets, range and mix of uses within each settlement area and the settlement area role in providing services to a broader area. Only where appropriate based on the hierarchy, settlement areas are encouraged to develop as complete communities with a diverse mix of land uses, a range and mix of*

*employment and housing types, high quality public open space and easy access to local stores and services.*

**On October 1, 2021, Hemson Consulting published a Growth Management and Land Needs Assessment Explanatory Memo for Simcoe County. This memo sets out the preliminary results of the County's Land Needs Assessment. This proposal is consistent with and helps to achieve the proposed 20% intensification target and proposed 45% density target set for the Township of Severn. In addition, the proposed development can be fully serviced by existing municipal services, as demonstrated in the Functional Servicing Report. The proposed development also provides a mix of housing types including 36' Single-detached, 40' Single-detached, and 20' Townhomes. The proposed development is also providing public open space and waterfront access. The Subject Lands are located in close proximity to public and commercial facilities.**

*3.5.9 Development may be approved in settlement areas in excess of what is needed to accommodate the forecasts, provided the development*

- a) Contribute to the achievement of the density targets or intensification targets as applicable;*
- b) Is on lands for urban uses as of January 19, 2012;*
- c) Can be serviced in accordance with applicable provincial plans, provincial policies and the Sewage and Water Services Policy Statement of this Plan; and*
- d) Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.*

**As per the County of Simcoe's draft Land Needs Assessment, the proposed development of the Subject Lands will contribute to the proposed density and intensification targets set out for the Township of Severn. The Subject Lands can be fully serviced appropriately with municipal services.**

*3.5.15 The progression of development within a settlement area will be based on a sustainable and logical progression of development and in accordance with Provincial, County and local municipal official plan policies. Consideration will be given to the following matters when determining phasing of development:*

- a) The required infrastructure and public service facilities are approved and implementable in a timely and cost-effective manner;*
- b) The development promotes sustainability and energy efficient design and contributes to the achievement of a complete community, including the provision of a full range of housing types, and/or the provision of commercial and employment opportunities;*
- c) Priority given to infill and intensification proposals that utilize existing infrastructure and public service facilities;*
- d) Absorption rate of new construction in previous phases and the need for additional phases of development;*

**A range of housing types will be provided and the development will be built to all Ontario Building Code standards. The progression of this development was designed with considerations for the**

**absorption rate of construction in surrounding area and to ensure that existing municipal infrastructure and public service facilities could properly service the Subject Lands.**

*3.5.26 Settlements, and the downtowns and main streets of primary settlement areas, shall be promoted as focal points for residential, commercial, and institutional uses, through the following:*

- *Establishing safe and pleasant pedestrian environments which encourage movement by foot and bicycle and transit*
- *Protection of heritage buildings and structures*
- *Development of attractive streetscapes*
- *Encouragement of downtown economic development initiatives*
- *Development of a range of housing types and cost*

**The proposed development establishes a safe and pleasant pedestrian environment to encourage pedestrian movement by foot and bicycle. In addition, the proposed development will offer waterfront access for the community in the form of a canoe launch at the northeast portion of the site. In addition, the existing wetland/drainage feature will be conserved and maintained with a land buffer of native vegetation. A range of housing types and costs will be offered to provide options to residents.**

*3.5.28 Settlement form and building design shall consider conservation in energy, water and wastewater management, the current use or eventual introduction of public transit, the integration of paths and trails, bicycle routes, a compact and convenient design which encourages walking, the incorporation of natural heritage features and areas, public safety including the impact on policing services, and the preservation of public access to shorelines.*

**The proposed 40' Single-detached, 36' Single-detached, and 20' Townhomes will be designed with the conservation in energy, water and wastewater management in mind. The subdivision will encourage walking through the use of sidewalks and will offer waterfront access, along with proposed trails. The proposed building forms will offer a compact design to encourage walking and active transportation. The existing wetland/drainage feature will be conserved and incorporated into the residential community with appropriate buffers.**

*3.5.29 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. The local municipalities may explore means to ensure compatibility through such measures as transitional densities, built form and land uses.*

**The proposed density of 17.6 units per hectare will achieve the general policy directives of the County Official Plan while providing for a gradual intensification from the adjacent residential areas to the northeast. In addition the draft Lands Needs Assessment for the Township of Severn proposes an increased density target of 45% which this proposed development will significantly contribute towards. The higher density 20' townhomes will also be positioned towards Highway 11, promoting a gradual increase in intensification from existing residential neighbourhoods and built form.**

- 3.5.30 *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 will provide a range of types of housing, such as 36' Single-detached, 40' Single-detached and 20' townhomes. This range of housing types will be able to meet a variety of housing needs for a growing community.**

#### 5.4.4 Healthy Communities and Housing Development

Part 4 of the County Official Plan contains specific policy statements that supplement the policies stated in Section 3, and deal with special topics, procedures, or land uses. This proposal specifically addresses these policies of the 'Healthy Communities and Housing Development' Policy Statement:

- 4.1.3 *The County encourages the provision of a full range and equitable distribution of publicly accessible built and natural settings for recreation, including parkland, open space, trails, and water-based facilities.*

**Public recreation facilities will be offered on the Subject Lands in the form of water access through a canoe launch and open space. These areas will be publicly accessible and will offer various forms of recreation for residents. A trail system will also be incorporated adjacent to the stormwater management facilities.**

- 4.1.4 *Development form shall facilitate accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society.*

**The proposed development will be Ontario Building Code compliant.**

- 4.1.6 *Local municipalities will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.*

**The proposed development consists of 36' Single Detached, 40' Single Detached, and 20' Townhomes with a total of 534 residential dwelling units varying in size, to accommodate a variety of housing options for future residents. The increased residential density and compact built form will more efficiently use the lands and increase the overall supply of housing in the area.**

- 4.1.7 *Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure.*

**This proposal provides an appropriate mix of townhouses and single-detached homes at different densities to meet various needs of the Simcoe County community and the proposed intensification and density targets set in the draft Land Needs Assessment for the Township of Severn. A range of housing styles in close proximity to a provincial transportation corridor, commercial services, and**

recreational uses while promoting the efficient use of land will create a vibrant and healthy community.

#### CONFORMITY STATEMENT

As discussed above, the proposal conforms to the policies of the Simcoe County Official Plan. The proposed development will implement the goals and objectives of the County through providing a residential development within a Settlement area serviced by existing municipal infrastructure.

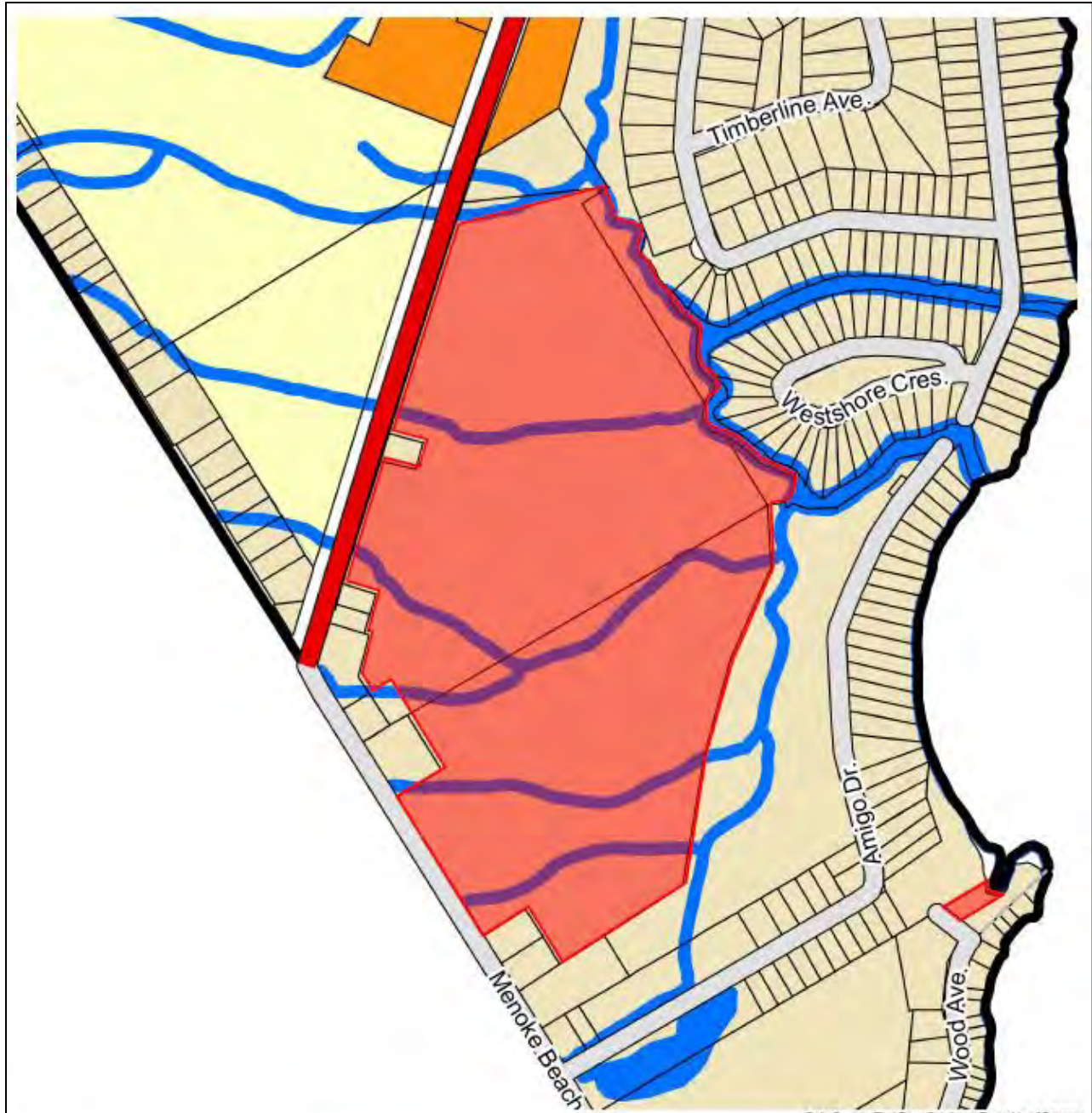
## 5.5 Township of Severn Official Plan (September 2010 Consolidation)

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

The Township of Severn Official Plan (2010) (the "Official Plan") sets out the applicable land use designations and policies that apply to the Subject Lands. Severn is recognized as a growing rural community within Simcoe County along a major provincial transportation corridor and recognizes its role as a Settlement Area in terms of the Provincial Growth Plan framework. In implementing the goals and policies of the Official Plan, the Township will direct most forms of development to settlement areas to protect and enhance significant natural heritage features while achieving its goal to be a safe, friendly and healthy place to live, work, and play.

From a specific policy context, the Subject Lands are within the West Shore area and are designated "Settlement Living Area" in Schedule A3 of the Official Plan, as shown in **Figure 6**.





Data Source: First Base Solutions; Township of Severn

Figure 6

**SEVERN  
OFFICIAL PLAN**

Schedule A3:  
Westshore  
Settlement Area

8743 Highway 11,  
Severn, Ontario

**LEGEND**

- Subject Lands
- Settlement Living Area
- Settlement Employment Area
- Environmental Protection Area
- Agricultural Land

DATE: January 24, 2022

SCALE 1:7500



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### 5.5.1 City-wide Goals and Objectives

Subsection A2.2.2 of the Official Plan contains township-wide objectives for development in Severn. The proposal addresses the following applicable goals:

- c) To direct the majority of new residential and employment growth to settlement areas.*
- e) To encourage the more efficient use of land in the settlement areas, where appropriate.*
- g) To encourage the establishment of an optimum balance between residential and non-residential assessment in the Township.*
- h) To ensure that all development is appropriately phased and in conjunction with required infrastructure improvements where appropriate.*

**The Subject Lands are located within the West Shore Settlement Area, where full services exist. The proposed development consists of modest residential intensification on existing municipal services, within an area of the Township identified for new residential growth.**

### 5.5.2 Subdivision Development Policies

B8.3 *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.*

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

**As previously stated, the proposed development is in the public interest and conforms to provincial policies and objectives. The Subject Lands will be fully serviced through existing municipal infrastructure, and are in close proximity to schools, parkland, community facilities and other amenities as demonstrated in Table 1. The proposed unit types conform to the existing residential neighbourhoods to the northeast. As discussed above, the proposal conforms to Section 51 (24) of the Planning Act regarding Plan of Subdivisions.**

### 5.5.3 Natural Heritage System

The following policies apply to the Environmental Protection Areas within the Subject Lands under Subsection C1.2:

#### C1.2.1 Protection of the Natural Heritage System

*It is a policy of this Plan to restrict alterations to the physical and/or biological features and the ecological processes which make up the Natural Heritage System and to thereby maintain biodiversity.*

*Any proposed alteration to a natural feature and/or ecological system within the Natural Heritage System shall be considered by an Environmental Impact Study. The precise boundary of natural features and ecological systems shall be determined as a component of the required Environmental Impact Study prepared to the satisfaction of the Township of Severn in consultation with applicable agencies.*

**The accompanying Environmental Impact Study prepared for this development demonstrates that a buffer area will protect and preserve the existing wetland/drainage feature on the site as an Environmental Protection Area, along with delineating the boundary of any natural features.**

The following policies apply to the Environmental Protection Areas within the Subject Lands under Subsection C1.4:

#### C1.4.2 Limitations to Development and Site Alterations

*Development and site alterations are prohibited on Environmental Protection Area lands (except as otherwise permitted by this Plan) unless it can be demonstrated in an Environmental Impact Study satisfactory to the Township in consultation with appropriate agencies that there will be no negative impacts on the natural features or their ecological functions and therefore that the biodiversity of the Natural Heritage System is maintained.*

**The accompanying Environmental Impact Study demonstrates that the proposed development is not expected to negatively impact the ecological functions on site.**

#### C1.4.4 Environmental Protection Lands located within a Settlement Area

*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. Water courses may be removed, altered or relocated without an Official Plan Amendment subject to favourable results of the EIS and provided that a Storm Water Management Plan (SWMP) is prepared. The EIS and SWMP shall demonstrate, to the satisfaction of the Township, with input from appropriate agencies, that removal, alteration or relocation of the water course and the proposed development, will not create negative drainage impacts on the surrounding area, and further, the proposed development must take place subject to an approval process under the Planning Act.*

**The accompanying Environmental Impact Study and Storm Water Management Plan show that the removal of drainage features will not create negative drainage impacts on the surrounding area. In addition, the drainage features to be removed have been determined to not be fish habitat or a habitat for species at risk. The drainage system on the north side of Highway 11 will also be preserved and protected. Two stormwater ponds will be created on the Subject Lands and appropriate mitigation measures will be introduced.**

#### C1.7.1 Purpose of an EIS

*The purpose of an EIS is to identify and evaluate the potential environmental impacts of a proposed development or site alteration, determine whether site design and/or mitigative measures are necessary to minimize disturbance to the natural environment and to thereby conclude whether the proposed development and site alteration at that location is appropriate given the goals, objectives and policies of this Plan.*

**The EIS prepared by Azimuth Environmental was prepared in consultation with Township, County and Severn Sound Environmental Association. The purpose of the Report is to provide an understanding of the natural environmental conditions and potential impacts related to the proposed development on natural heritage features and functions of the property and adjacent lands.**

#### **5.5.4 Settlement Living Area Designation**

Settlement living area land-use policies are contained under Section C.2 of the Official Plan. The objectives of settlement living 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;*
- e) Promote the efficient use of existing and planning infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;*
- 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; and*
- g) Establish a comprehensive set of design guidelines and policies that foster the establishment of an urban environment that is safe, functional and attractive.*
- 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 development achieves several objectives of the 'Settlement Area' designation. The Subject Lands represent an efficient use of existing infrastructure to intensify an area located in close proximity to a provincial highway corridor. It provides a diverse range of housing options which will significantly contribute to the Township of Severn's existing and future housing stock as it meets provincial and regional intensification and density targets. Open space areas will be provided on the site. The lots with higher density will be situated towards Highway 11, allowing for a gradual intensification to maintain and enhance the character of the existing residential neighbourhoods to the northeast.**

#### C2.2 Location

The Settlement Living Area of the Township of Severn applies to developed and undeveloped lands in the Settlement Areas of Coldwater, Washago, the West Shore, Port Severn, Ardtrea, Bass Lake, Marchmont, Fesserton, and Severn Falls. The Settlement Living Area is intended to provide opportunities for residential development at densities that are intended to ensure that a full range of housing types is provided.

**The Subject Lands are located within the West Shore Settlement Living Area and an appropriate place for the proposed residential development.**

C2.2.1 Permitted Uses

The main permitted uses in the 'Settlement Living Area' designation include:

- Single detached dwellings;
- Semi-detached dwellings; and
- Duplex dwellings.

Also permitted within the 'Settlement Living Area' designation, subject to a Zoning By-law Amendment include:

- Triplex dwellings;
- Quattroplex dwellings;
- Multiple dwellings;
- Street Townhouse dwellings;
- Block Townhouse dwellings; and,
- Low-rise apartment dwellings.

**The proposed uses for the Subject Lands are Single-detached Dwellings and Street Townhouse dwellings, subject to a Zoning By-law Amendment.**

The following general policies apply to the Subject Lands under Sub-section C2.3:

C2.3.1 Density and Height

*The maximum permitted density for low density development shall not exceed 20 units per residential hectare in the fully serviced Settlement Areas. The maximum permitted density in unserviced or partially serviced Settlement Areas shall be based on the environmental capacity of the area. The maximum building height shall generally not exceed three storeys in the Settlement Living Area designation.*

**The proposed density for the Subject Lands is within the maximum permitted density of the Township Official Plan and will achieve the goal of providing a full range of housing opportunities to meet the Township's projected housing needs. The maximum building height proposed will not exceed three storeys in height.**

C2.3.7.2 New Medium Density Uses

*New medium density residential areas shall be established by way of Amendment to the Zoning By-law and shall not exceed 37 units per residential hectare in the fully serviced Settlement Areas.*

**A portion of the Subject Lands will be townhouse blocks that provided for medium density development. These units are being established by way of Zoning By-law Amendment and will not exceed 37 units per residential hectare.**

#### C2.3.7.3 Criteria for Medium Density uses

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

- a) Is located on and has direct access to a collector or arterial road unless it can be demonstrated to the satisfaction of the township to an alternative road frontage and access is appropriate and acceptable;*
- b) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;*
- c) Can be easily integrated with surrounding land uses;*
- d) Will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;*
- e) Is located in close proximity to community facilities, such as parks, schools and open spaces;*
- f) Is located on a site that has adequate land area to incorporate the required parking, recreational facilities, landscaping and buffering on-site; and*
- g) Can be serviced by municipal water and wastewater services.*

**The purpose of the Zoning By-law Amendment is to allow for a new low and medium density development on the Subject Lands. The proposed zoning for, found in Appendix C, will not permit units greater than three storeys in height, which is consistent with zoning standards of adjacent properties. As described above, this Zoning By-law Amendment will maintain the general intent of the Township of Severn Official Plan as described in Section 5.5 of this report. This proposed development provides a mix of dwelling types that offer a range of housing options and respects the character of adjacent residential neighbourhoods while achieving the overall general goals of the Township.**

#### C2.3.10 Housing Mix

*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;*

*On the basis of the above, new development which assists in maintaining the above balance shall be encouraged.*

**The Plan of Subdivision proposes a development mix of approximately 40% medium density housing and 60% low density housing. This housing mix is supported by the draft Land Needs Assessment for the Township of Severn completed for the County of Simcoe.**

#### C2.3.12 Environmental Protection Area

*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. 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.*

**Policy C2.3.12 is identical to Policy C1.4.4 above and is therefore important to recognize again that the adjustment of the drainage features on the Subject Lands as contemplated is permitted and can be achieved without the need for an Official Plan Amendment and with the support of favourable results from an EIS. Again, the EIS prepared and submitted in support of this application confirms that the wetland/drainage features are not expected to be negatively impacted through the proposed development. The EIS also demonstrated that no direct wildlife habitat function was attributed specifically to the drainage features proposed to be altered. Furthermore, the implementation of mitigation measure outlined in the EIS, and design features contained within the SWM Plan, will have the combined positive outcome of habitat rehabilitation while also enabling surface water management.**

### 5.5.5 Servicing and Transportation

Policies related to servicing and transportation are contained within Part F of the Official Plan. With respect to transportation, Section F1 of the Official Plan contains the following Township transportation objectives:

- a) *Facilitate the movement of people and goods within the Township's communities and to and from adjacent municipalities;*
- b) *Establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, cycling and walking;*
- c) *Protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses due to the inter-dependency of land use and transportation planning decisions in relation to environmental and topographical features;*
- d) *Ensure that new roads in development areas are constructed safely, and designed to help distribute car and truck traffic evenly and provide access for the future operation of an efficient roads system;*
- e) *Ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act;*
- f) *Encourage the use of alternative development standards for roads, where appropriate;*
- g) *Restrict development on private roads.*

**The proposed development is intended to be accessed via Menoke Beach Road, a local road with a right-of-way width of approximately 20 metres. No private roads are proposed as part of this development. All new roads will be constructed to the Township of Severn standards, ensuring appropriate widths and the inclusion of appropriate pedestrian features.**

With respect to water and sewage servicing, the Official Plan contains the following principles (Section F2):

- a) *The staging of development must be coordinated to ensure that adequate services are available to provide for the projected growth;*
- b) *Sewage treatment and water supply capacity are essential to meet the development requirements of the Townships identified Settlement Areas;*
- c) *Servicing options should be based on a hierarchy which considers environmental, technical, and capital and operating costs to determine the appropriateness of the servicing for new developments;*

In support of the above principles, the Official Plan contains the following general policies under sub-section F2.2.1 with respect to sewage treatment servicing:

- i. *Within the Coldwater, Washago, and West Shore Settlement Areas, all sewage treatment servicing shall only be by way of the existing or proposed centralized treatment facility.*

The Official Plan contains the following general policies under subsection F2.3.1 with respect to water servicing:

- i. *Within the Coldwater, Washago, and West Shore Settlement Areas, all water supply servicing shall be by way of the existing or proposed centralized water supply facility;*

**The Subject Lands will be developed on existing full municipal services for both sanitary sewage and water services and will not require an unnecessary expansion of Township services. As demonstrated in the associated FSR, the proposal will be adequately serviced via a connection to the centralized water supply facility.**

With respect to stormwater management, the Official Plan contains the following relevant objectives and policies under Section F3.1:

*The objectives of a stormwater management plans are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:*

- *Maintain groundwater quality and flow and stream baseflow;*
- *Protect water quality;*
- *Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;*
- *Present increases in stream channel erosion;*
- *Prevent any increase in flood risk, and protect aquatic species and their habitat.*

*The SWM Report shall be prepared by a qualified professional to the satisfaction of the Township, the County of Simcoe, and the appropriate agencies and be prepared in accordance with the MOE "Stormwater Management Practices Planning and Design Manual" (2003) and the Fish Habitat Protection Guidelines for Developing Areas (1994) or their successors and shall:*

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



**As demonstrated in the associated Stormwater Management Report the proposed development has been designed with suitable methods for attenuation and treatment of stormwater runoff through the proposed development of two stormwater ponds (Block 43 and Block 44), which demonstrates compliance with the Ministry of Environment's Stormwater Management Practices Planning and Design Manual.**

## 5.5.6 Urban Design Guidelines

Policies related to urban design are contained under Section G1.5 of the Official Plan. Urban design policies provided under Subsection G1.5.2 are as follows:

### G1.5.2 Public Realm

#### G1.5.2.1 Streetscape

- a) *An integrated design and treatment of streetscape features shall be promoted throughout the municipality. Specialized streetscape designs and treatments may be adopted for particular areas of the Township in accordance with area, or site-specific, Council-adopted Urban Design Guidelines.*
- b) *Streetscape features located within public rights-of-way, such as lighting fixtures, directional and street signs, parking meters, transit shelters, and street furniture shall be complementary in their design and located in an integrated manner, so as to avoid visual clutter.*
- c) *Gateway features shall be established at strategic locations within the municipality, as identified in Council-adopted Design Guidelines and may include specialized boulevards, landscape medians, decorative street lightings, and/or decorative signage treatments.*
- d) *Planned road reconstruction shall be encouraged to include improvements to the existing streetscape consistent with the policies of this Plan or any Council-adopted Urban Design Guidelines.*

**The proposed development will consider gateway signage to provide a sense of arrival to the community. This signage will also provide wayfinding to provide guidance to the main entrance of the community from Menoke Beach Road.**

#### G1.5.2.2 Roads

- a) *Road designs shall include well-designed streetscape features, incorporating, among other things: street tree planting, street lighting and furnishings, sidewalk and boulevard treatments, a variety of paving materials, and where appropriate, bicycle lanes, community mailboxes.*
- b) *Road designs may incorporate traffic calming techniques such as narrower rights-of-way, traffic circles, and speed control devices, where appropriate, to promote a safer pedestrian environment and/or to maintain vehicles within designated speed limits.*
- c) *The design of roads shall incorporate a high quality of urban design standards:*
  - i. *Road rights-of-way shall be designed to secure a separation of vehicles and pedestrians and should provide an appropriate sidewalk for pedestrian use.*
  - ii. *On collector and arterial roads with Settlement Areas a suitable boulevard may be provided to separate the road curb from the sidewalk and such boulevard*

- shall include hard and/or soft landscape materials, street trees and pedestrian-level street lights, where appropriate.*
- iii. Where medians are provided within the road rights-of-way, such medians shall be encouraged to include hard and/or soft landscape materials, where appropriate.*
  - iv. A regularized pattern of street tree planting shall be encouraged along roads within Settlement Areas, and the Township shall establish minimum planting standards and species types in the Site Plan Manual and/or Council-adopted Design Guidelines.*
  - v. The number and location of access points onto the public road system shall be minimized by encouraging common access points to be shared by adjacent development.*
  - vi. Street lighting shall, where appropriate, incorporate pedestrian-level lighting to maintain pedestrian safety.*

**The proposed road network is laid out as a modified grid network that ensures a high level of connectivity throughout the plan with only one cul-de-sac proposed. Two points of access have been provided from Menoke Beach Road to provide access for the entire community. Sidewalks are proposed on all streets allowing for pedestrian connectivity.**

### G1.5.3 Private Realm

#### G1.5.3.1 Building Design

- a) The design of new buildings and redevelopment should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials, energy conservation techniques and innovative built forms.*
- b) The design of all buildings shall have regard to pedestrian safety and direct street access. Buildings should be massed to recognize pedestrian scale and provide an appropriate street wall height at the street line and be architecturally articulated to provide visual variety and interest, yet be sensitive to high wind speeds, and long periods of shadowing. Generally, building articulation features should be used to reinforce a pedestrian scale.*
- c) Buildings shall be encouraged to orient themselves to the public street, where possible, and present their principal building facades with an appropriate building design and fenestration to the public street. The design of corner buildings shall take into account exposure to multiple street frontages and high public exposure; as well as incorporate elements such as increased height, fenestration and roof features, and well-articulated entrances.*
- d) Buildings located at major vista terminations in their settlement setting, or on view corridors within the development site, shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials.*
- e) The protrusion of garages on residential buildings into the front yard, beyond the main front building wall, shall be discouraged.*
- f) Building functions that do not directly serve the public, such as loading areas, shall not face a public street.*

**The proposal intends to provide a wide range of building model types with an architectural palette. All dwellings will be in the range of one to two storeys and include architectural fenestration, porches, porticos and wrap-around verandas. All rooflines will have a consistent style and colour to achieve a harmonious roof-top.**

**For a more detailed response on urban design guidelines, see the submitted Urban Design Brief prepared by MHBC Planning**

#### **CONFORMITY STATEMENT**

**As discussed above, the proposal conforms to the policies of the Township of Severn Official Plan. The proposed development will implement the goals and objectives of the County through providing a residential development within a Settlement area serviced by existing municipal infrastructure.**

## **5.6 Town of Severn Zoning By-law 2010-65**

The Subject Lands are identified as being in the Rural (RU) zone and an Environmental Protection (EP) zone in the Township of Severn Zoning By-law 2010-065 (**Figure 7**).

To facilitate the proposed development, the existing Rural (RU) and Environmental Protection (EP) zones are proposed to be amended to a mix of Residential One (R1) and Residential Multiple One (RM1) zones and Environmental Protection (EP). The proposed EP zone is intended to reflect the assessed boundaries of the Natural Heritage Features as recommended by Azimuth.

The Township of Severn Zoning By-law 2010-065, Section 6, Table 6.1 outlines the current Rural uses permitted on the Subject Lands as follows:

- Abattoir
- Agricultural Produce Warehouse
- Conservation or Wildlife Area
- Dwelling, Single Detached
- Equestrian Facility
- Farm
- Farm Produce Sales Outlet
- Forestry
- Group Home
- Home Occupation
- Kennel
- Outdoor Recreational Use, Passive
- Park, Public
- Public Use
- Veterinary Clinic

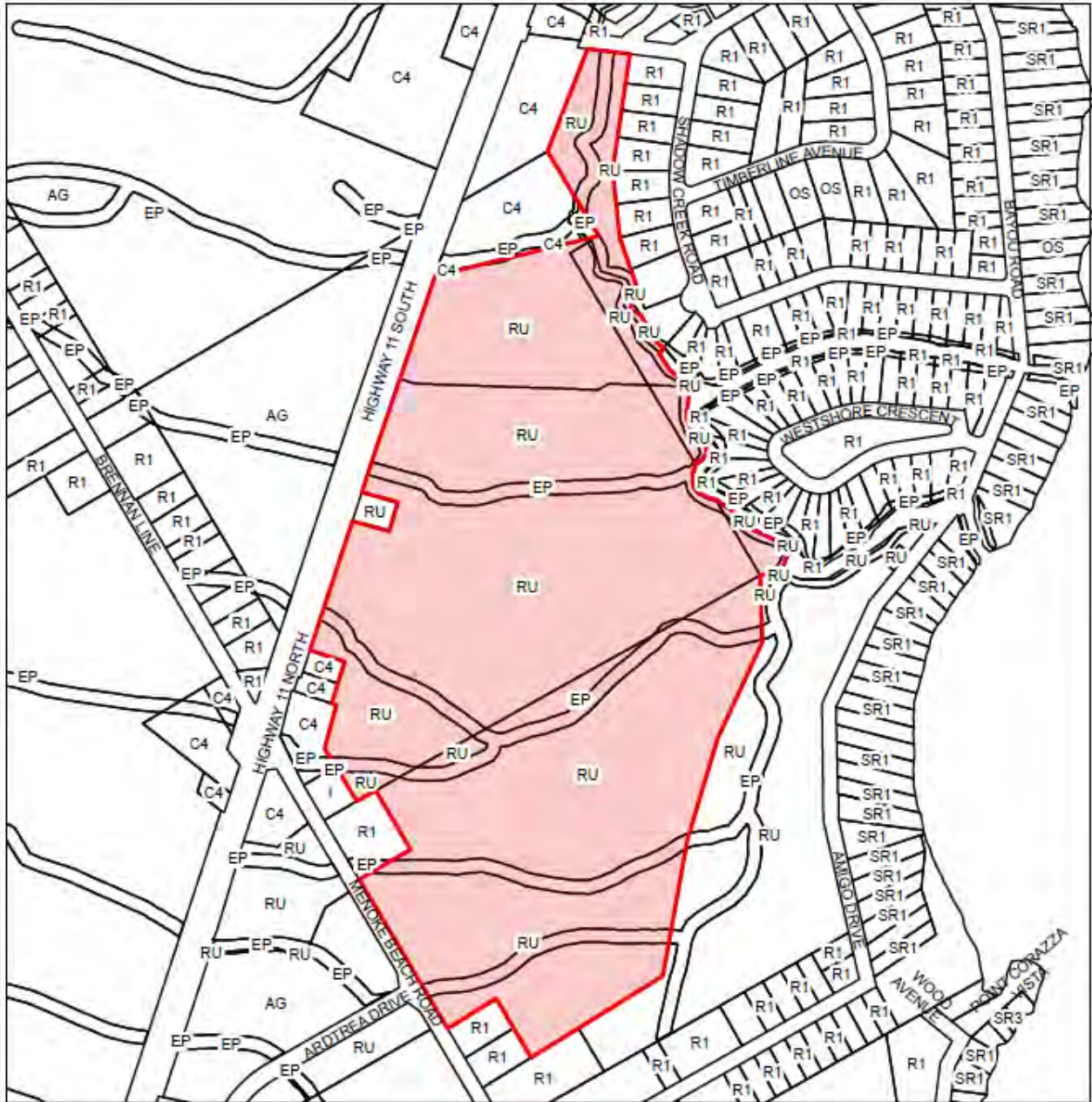


Figure 7  
**TOWNSHIP OF SEVERN ZONING BY-LAW**

**8743 Highway 11,  
 Severn, Ontario**

Date: Jan 24, 2022      Drawn By: R.M.  
 File: 16226 - X      Scale: 1:10,000



**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE

20445 BRANT ST. SUITE 200, BURLINGTON, ON L7R 4S4  
 T: 905.335.8888 F: 905.331.8889 WWW.MHBC-PLN.COM

The following table shows the regulations that are applicable to RU and EP zones, based on Table 5.2 in Section 5 of the Township of Severn Zoning By-law 2010-065 and Table 9.2 in Section 9 of the Township of Severn By-law 2010-065.

**Table 6:** Applicable RU and EP Zone Regulations

Requirement		RU Zone	EP Zone
Minimum Lot Area (hectares)		10 m	-
Minimum Lot Frontage (metres)		60 m	-
Maximum Lot Coverage (%)		10%	10%
Minimum Yard Requirements (metres)	Front Yard	15 m	15m
	Rear Yard	15 m	15m
	Interior Yard	15 m	15m
	Exterior Yard	15 m	15m
	Interior Abutting Residential	n/a	15m
	Rear abutting Residential	n/a	15m
Maximum Building Height (metres)		11 m	11m

As previously discussed, the proposal is to develop the Subject Lands into a residential neighbourhood with a combination of townhouses and single detached dwellings. The Township of Severn Zoning By-law 2010-065, Section 6, Table 6.1 provides the list of permissible uses in the R1 and RM1 zones as follows, where '✓' is permitted and an '✗' is not permitted:

**Table 7:** Permitted Uses

Township of Severn Official Plan: Excerpt Table 6.1: Permitted Uses in Residential Zones		
Uses:	Residential One	Residential Multiple One
	R1	RM1
Dwelling, Single Detached	✓	✗
Dwelling, Semi-Detached	✗	✗
Dwelling, Duplex	✗	✗
Dwelling, Multiple	✗	✓
Dwelling, Townhouse	✗	✓
Dwelling, Apartment	✗	✗
Group Home	✓	✗
Mobile Home	✗	✗
Home Occupation	✓	✗
Park, Public	✓	✓
Public Use	✓	✓

The following table shows the regulations that are applicable to Residential One (R1) and Residential Multiple One (RM1) Zones, based on Table 6.2 in Section 6 of the Township of Severn Zoning By-law 2010-065 in comparison to the draft plan of subdivision:

**Table 8:** Applicable Regulations for R1 and RM1 Zone

Requirement		R1 Zone Required (36' and 40')	Provided 36'	Provided 40'	RM1 Zone Required (20')	Provided 20'
Minimum Lot Area	Full services	600m <sup>2</sup>	300m <sup>2</sup>	300m <sup>2</sup>	250m <sup>2</sup> /unit	165m <sup>2</sup> /unit
Minimum Lot Frontage	Full services	14m	11m	12.2m	6m/unit	6m/unit
Maximum Lot Coverage	Full services	30%	50%	50%	35%	62%
Minimum Yard Requirements	Front Yard	7.5m	6m	6m	7.5m	6m
	Rear Yard	7.5m	6m	6m	7.5m	6m
	Interior Yard	1.5m	0.6m	0.6m	1.5m (a)	0m
	Exterior Yard	7.5m	2.4m	2.4m	7.5m	2.4m
Maximum Building Height		9m	13m	13m	9m	13m
Minimum Gross Floor Area		65m <sup>2</sup>	65m <sup>2</sup>	65m <sup>2</sup>	n/a	-
Maximum Number of Dwellings		1	1	1	n/a	-
Maximum Number of Dwelling Units		2	1	1	37/ha	53.3/ha
Minimum Landscaped Open Space (%)		n/a	n/a	n/a	30%	30%

Notes:

(a) For a semi-detached dwelling or townhouse dwelling and where the dwelling units share a common wall, there shall be no required interior yard for the common wall.

**Table 9:** General Provisions

Zone Requirement	Required	Proposed
Landscaping and Buffers (Section 3.13.b)	Where a lot abuts a watercourse, a shoreline buffer shall be restored and maintained across a minimum of 50% of the lot, and shall maintain a minimum width of 15.0 metres. Areas not built on with structures will have soft landscaping.	Where a lot abuts a watercourse, a shoreline buffer shall maintain a minimum width of 0.0 metres.
Environmental Protection (EP) Zone (Subsection 3.34.2.a)	No building or structure, other than those permitted within the EP Zone, shall be erected within 3.0 metres of an	Where a lot abuts an EP Zone, a setback of 0.0 metres to an

Zone Requirement	Required	Proposed
	Environmental Protection (EP) Zone, identified within the Settlement Areas on Schedules "S-1" to "S-8"	Environmental Protection (EP) Zone shall be provided.

The EP Zone proposed through the Draft Plan of Subdivision includes the provision of a 15m buffer area. An additional buffer or setback to this boundary is not required.

**5.6.1 Parking and Loading**

Section 4 of Zoning By-law 2010-065 outlines the parking and loading provisions for lands in the Township of Severn.

**Table 10:** Parking and Loading Provisions

Type or Nature of Use	Required	Proposed
Residential – single detached, duplex, semi-detached townhouse (Table 4.1)	2 parking spaces per unit	2 parking spaces per unit
Residential – apartment building, dwelling, multiple (Table 4.1)	1.5 parking spaces for each dwelling unit	2 parking spaces per unit
Parking Space Size (Subsection 4.2.4)	A motor vehicle parking space shall have: a) A minimum width of 2.75 metres; and, b) A minimum length of 6.0 metres, except for parallel parking, where a minimum length of 6.7 metres is required.	2.75m x 6.0m
Parking Area Location on a Lot (Table 4.2)	R1 and RM1 Zone – All yards permit required parking. No parking space shall be permitted within 3.0 metres of a street line.	All yards permit required parking. Parking shall be permitted at 0.0m setback within a provided parking area or driveway to any lot line adjacent to a street.

Based on the above, a Zoning By-law Amendment is required in order to permit the proposed Draft Plan of Subdivision. It is recommended that the Subject Lands be rezoned from Rural (RU) Zone and Environmental Protection (EP) Zone to Residential Type One (R1-XXX) Zone and to Residential Multiple One (RM1-XXX) Zone.

The following Site-Specific Exceptions will be required:

- Minimum Lot Area (m<sup>2</sup>) (R1 Zone): 300 whereas 600 is required;

- Minimum Lot Area (m<sup>2</sup>) (RM1 Zone): 165/unit whereas 250/unit is required
- Minimum Lot Frontage (metres) (R1 Zone): 11 whereas 14 is required;
- Maximum Lot Coverage (%) (R1 Zone): 50% whereas 30% required;
- Maximum Lot Coverage (%) (RM1 Zone): 62% whereas 35% required;
- Minimum Front Yard (metres) (R1 and RM1 Zone): 6 whereas 7.5 is required;
- Minimum Rear Yard (metres) (R1 and RM1 Zone): 6 whereas 7.5 is required;
- Minimum interior side yard (metres) (R1 Zone): 0.6 whereas 1.5 is required;
- Minimum exterior side yard (metres) (R1 and RM1 Zone): 2.4 whereas 7.5 is required;
- Maximum building height (metres) (R1 and RM1 Zone): 13 whereas 9 is required
- Maximum number of dwelling units (RM1 Zone): 53.3/ha whereas 37/ha is required
- Sections 3.13.b) and 3.34.2.a) shall not apply and a 0m setback is permitted adjacent to an EP Zone.
- Notwithstanding Table 4.2, a parking space in the front yard of a lot in an R1-XXX and RM1-XXX Zone shall have a minimum 0.0m setback from the street line.



# 6.0 SUMMARY & CONCLUSIONS

As outlined in this report, together with the supporting technical reports, the proposed development and associated Zoning By-law amendment and Draft Plan of Subdivision represent an appropriate intensification of the Subject Lands. Based on the existing physical context and the surrounding neighbourhood, technical assessment of the proposal, and an analysis of the proposal within the current policy and regulatory context, we conclude the following:

1. The proposal provides an enhanced range of permitted dwelling types on the Subject Lands in the form of single-detached and townhouse units that are compatible with surrounding existing residential neighbourhood as well as the planned function of the site in terms of the existing land use planning framework;
2. The proposal represents an efficient form of urban development as an intensification of a currently vacant site that will be fully serviced by existing municipal infrastructure;
3. The proposal provides an appropriately designed and compatible development for the area that will contribute to the provision of new dwelling units and the achievement of a complete community, including increased densities;
4. The proposal is consistent with the Provincial Policy Statement;
5. The proposal conforms to the Growth Plan;
6. The proposal maintains the general intent of the policies of the County of Simcoe Official Plan and Township of Severn Official Plan;
7. The proposal maintains the general intent of Zoning By-law 2010-65;
8. The proposal can be adequately serviced and does not create any adverse impacts on the existing site and surrounding area; and,
9. The proposed development is in keeping with the character of the surrounding area, provides an opportunity for intensification and upholds the overall urban structure as set out in the County of Simcoe and Township of Severn Official Plans.

The proposed development is appropriate, justified, and represents good planning. Based on these conclusions, the application for a Zoning By-law Amendment and Draft Plan of Subdivision is appropriate and recommended for approval.

Respectfully Submitted,

**MHBC**

A handwritten signature in black ink, appearing to read 'E. Theodore'.

Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP  
Partner & Urban Designer

A handwritten signature in black ink, appearing to read 'K. Rauscher'.

Katherine Rauscher, MCIP, RPP  
Senior Planner

# APPENDIX A

## Pre-Consultation Comments



## PRE-CONSULTATION MEETING MINUTES

DATE:	July 8, 2021
FILE NUMBER:	SV-PRE-2102
PROPERTY ADDRESS:	8743 Highway 11 North, Township of Severn
OWNER:	LIV Communities
AGENT/ APPLICANT:	Eldon Theodore, MHBC

ATTENDEES	
Ministry of Transportation	Peter Dorton
County of Simcoe	Julie Nolan
Township of Severn	Andrea Woodrow, Planning Director Katie Mandeville, Senior Planner Tim Collingwood, Engineering Consultant
Development Team	Eldon Theodore, Lead Planning Consultant Amie Chung, Planning Consultant Katherine Rauscher, Planning Consultant Sam Badawi, Owner Scott Tarof, Environmental Consultant Ted Kruska, Engineering Consultant

### ***Development Proposal***

LIV Communities is proposing a Draft Plan of Subdivision that would consist of 811 dwelling units. The draft plan is proposing 439 single detached, 222 townhouse units and a condominium multi-story building with 150 units, all of which would be on Municipal services.

The proposed draft plan has been designed to include a distribution of housing types across plan, having the higher density/intensity along the corridors to Highway 11.

With respect to the open space areas identified on the proposed draft plan, the applicant is seeking an opportunity to execute privately owned/publicly accessible park space to connect to other surrounding lands i.e., walkways, commercial uses (Webers), etc. along highway 11.

The applicant wishes to promote pedestrian and active transportation movement.



- If/when the highway becomes fully controlled, having more local road connections will be imperative.
- There are currently no plans for an intersection/overpass to be completed at Menoke Beach Road and Highway 11. The Ministry does not have a current Environmental Assessment for future expansion. The best guess as to where interchanges would go if/when the Highway is converted to a “freeway”, and those locations would most likely be where there are existing flyovers and interchanges. Someday this intersection could disappear, but it is not contemplated at this point in time. The local connections would be necessary.
- No new accesses off of Highway 11 are being permitted and the existing entrances will be flipped to ensure access is off of a local road.
- All public Road accesses are to be a minimum of 400m from Highway 11. The current proposed Draft Plan does not appear to meet this requirement.
- The Traffic Study should review the following items:
  - The implementation of a 4-way intersection if the road entering the development is changed.
  - The intersection at highway 11 and Menoke Beach Road as well as the queuing at the accesses of the proposed Draft Plan and whether or not a signalized intersection is required.
  - The distance of the first entrance into the subdivision from Highway 11. The first access shown from Menoke Beach Rd. is too close, but the second access, opposite Ardtrea may be feasible, subject to queuing analysis in the TIS.
  - Other ways to access the subject lands locally from other subdivisions.
  - Lighting plans to ensure they do not affect the Highway
  - Stormwater Management to ensure no negative impact on Highway 11.
  - Detailed grading/servicing plans to show no negative impacts on Highway 11.
- A connection to Weber’s would be desirable if possible.
- MTO will have to review the proposed lot fabric in relation to whether or not any road widening of the Highway would be required for taking.
- A 14 metre minimum setback from Highway 11 is required for any buildings / structures, essential land uses.
- MTO can provide a list of conditions that would be required with respect to development along the Highway upon circulation of formal draft plan of subdivision application.
- Through the findings of the Traffic Study, if there are any upgrades or improvements required to any ramps, intersections, overpasses etc., it would be the developer’s responsibility to pay for these improvements including design, construction etc. Legal agreement between owner and MTO would be required if approved TIS identifies need for highway improvements.

**Simcoe County**, Julie Nolan, Planner III

- From a policy conformity perspective, the proposed subdivision is in the Settlements designation of the County Official Plan and generally conforms to the Settlements policies.
- A review of the site conditions i.e., natural heritage features, species at risk, etc. will need to be completed to ensure the suitability and form of the development and ensure no negative impacts and/or mitigation as found appropriate.
- Part of the lands are within the Delineated Built Boundary identified by MMAH, as the majority is outside. Please review these policies with respect to densities.
- Further investigation into the servicing capacity is required to confirm the phasing and dictate the density of the proposed Draft Plan. Please work with the Township to confirm.
- Typically, two entrances are preferred for emergency services to access the subdivision. The Traffic Study should explore the options to incorporate this in conjunction with MTOs 400m intersection spacing criteria from Highway 11.
- With respect to the design of the internal roadways, it may more efficient and desirable to have development on both sides of the street instead of a single sided road adjacent to open space (this speaks specifically to the road along the south boundary). Additionally, to prevent individual subdivisions becoming stand-alone “island” type developments, it is encouraged to create a more complete community by connecting the proposed Draft Plan with adjacent neighbourhoods/Draft Plans.

**Township of Severn**, Andrea Woodrow, Planning Director, Katie Mandeville, Senior Planner

- It would be desirable to incorporate a commercial/convenience block within the proposed subdivision based on the location and size of the proposed development.
- There are a couple developments to the north of the subject lands that have provided parkland dedication for future trail connections. Lands within the shadow creek area were dedicated to the Town for future park and trail purposes. The Township is undertaking a recreational master plan so there will be opportunity for connections for potential pedestrian connectivity. Please follow up with the Township for more information.
- The Township of Severn has a maximum of 3 stories due to Fire services’ lateral fire trucks. Buildings higher than 3 storeys are not permitted due to fire safety restrictions.
- The proposed Draft Plan exceeds the prescribed density of the Official Plan. An Official Plan Amendment is required.
- The subject lands are within an intake protection zone (IPZ2). Severn Sound Environmental Association (SSEA) provides environmental review services to the Township of Severn and acts as their Risk Management Official.

- With respect to remaining water and wastewater capacity in West Shore, a report from 2018 (Township is undertaking uncommitted capacity reports to evaluate development capacity) stated that approximately 17090 additional units for water and 890 units for wastewater. However, that does not reflect what is left as of July 2021 due to recent subdivision approvals. Please confirm with the Township the capacity and sequencing of the next servicing EA to determine phasing. The next EA commences once servicing is at 85% capacity.
- SSEA works with the Township as a peer reviewer for all environmental works. Should the applicant wish to engage them earlier on in the process, a deposit would be required for their time. Engaging SSEA early on in the process will help better scope the environmental works to be completed.
- Please review the Township's pre-consultation form if you wish to engage the Township's engineer or peer reviewers while scoping and initiating the process.

### ***Questions/Discussion***

- During the Public Information Meeting held for Menoke Beach Phase 2 Draft Plan of Subdivision, community members had concerns about the traffic and road quality along Ardtrea Drive/Campbell Road. The Traffic Study should address the additional traffic and access to the interchanges/bridge both north bound and southbound, ability to take on study should include volumes from Ardtrea, and southbound access to southbound traffic access to highway 11.
- The Township would like the exploration of local road connections from the proposed draft plan to other adjacent subdivisions. The applicant will explore the possibility to connect to local roads, however, there is a PSW and environmentally sensitive areas along the river and this may not be feasible to the south/east. The applicant would also need permissions from other landowners. The Township offered that there are still some vacant lots to the south along Amigo Drive Cres. (Simcoe Estates), that there may be some opportunity for a connection to link communities. Having that connectivity would be desirable to better connect the community.
- The applicant is happy to explore the feasibility of the option to link another road to other communities, however, due to the environmental features, it is difficult to create trails, roads, etc. while maintaining buffers. Further investigation through the EIS will determine what is on the ground and whether these types of connections are possible.
- Applicant would like water access along Shadow Creek canal system asking if the Town sees any issues with this waterway connection. The Town had no immediate concerns provided the results of the EIS prove to support it. The Town did note that the canal is very dry Aug-Sept. and has been dredged in the past.
- The Town suggested having more public consultation at the front end to mitigate any concerns or questions from local homeowners.



## ***Next Steps***

- Revisions to the Draft Plan based on the pre-consultation discussion.
- EIS
- Confirmation of the servicing capacity from the Township to determine the phasing and potential for units
- Review of the geotechnical/hydrogeology by Azimuth to determine the feasibility of the site

## ***Additional Information and Material Required for Complete Application***

### ***Legal & Related***

- Legal and/or Topographic Survey
- Parcel Register/PIN Abstract
- Corporate Profile or Articles of Incorporation

### ***Historical & Environmental Conditions***

- Archaeological Assessment
- Environmental Impact Study
- Tree Identification/Preservation Plan

### ***Policy Review & Supporting Studies***

- Planning Justification Report
- Commercial Needs Study (To demonstrate if it is or is not feasible/needed for a complete community)

### ***Architectural, Urban Design and Master Planning***

- Landscaping Plan
- Conceptual Building Renderings
- Open Space/Trail/Active Transportation Plan
- Urban Design Report/Guidelines

### ***Engineering/Technical Plans, Studies and Reports***

- Servicing Plan
- Functional Servicing Report
- Geotechnical/Soil Stability Report
- Hydrogeological Study/ Hydrology Study or Water Budget
- Lot Grading Plan
- Operations and Maintenance Manual (should you have condominium elements)
- Lighting Plan per MTO specifications

- Stormwater Management
- Traffic Impact Study including on ramp to Highway 11, off ramp to Menoke Beach Road and surrounding roads to the proposed development
- Watershed/Sub-watershed / Source Water Protection Study
- Acoustic Study

*Other*

- Pre-consultation comments response matrix
- One (1) digital copy of all submission materials

The above list should be used with respect to the initial submission in deeming the application complete. Upon further review of the submitted materials, it may be determined that further investigation/studies may be required.

# APPENDIX B

**Draft Plan**

Agricultural

Residential

Residential

Residential

Agricultural

Agricultural

Legal Description  
PART OF LOTS 3, 4, AND 5  
CONCESSION 9 (NORTH DIVISION)  
(GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA)  
NOW IN THE  
TOWNSHIP OF SEVERN  
COUNTY OF SIMCOE

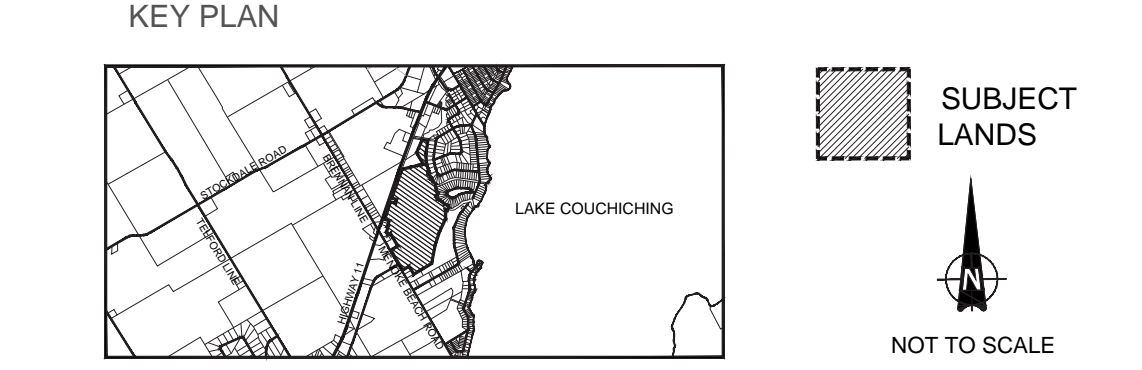
Owner's Certificate  
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED  
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: \_\_\_\_\_ LIV Communities

Surveyor's Certificate  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN  
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY  
SHOWN.

DATE: \_\_\_\_\_ PIER DE ROSA - O.L.S.  
J.D. BARNES LIMITED

Revision No.	Date	Issued / Revision	By
Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended			
A. As Shown		B. As Shown	C. As Shown
D. Residential, Parkland		E. As Shown	F. As Shown
G. As Shown		H. Municipal Water Supply (Piped)	I. Toga Loamy Sand
J. As Shown		K. All Services As Required	L. Lowering Silty Clay Loam
L. As Shown			Alliston Sandy Loam



County Signing Block  
APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT RSO, 1990, CHAPTER  
P.13, AS AMENDED  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DIRECTOR OF PLANNING, DEVELOPMENT AND TOURISM  
COUNTY OF SIMCOE

Area Schedule	Description	Lots/Blocks	Units	Area
11m (36) Single Detached		9-11, 44-91, 130-132, 135-140, 164-229, 232-233, 238-239, 242-265, 271-287	170	6.36 ha (15.70 ac)
12.2m (40) Single Detached		1-8, 12-43, 92-129, 133-134, 141-163, 230-231, 234-237, 240-241, 266-270, 288-316	149	6.94 ha (17.14 ac)
6.1m (20') Townhouses		Block 1-31	215	5.51 ha (13.62 ac)
Open Space		Block 33, 36, 37, 38, 39, 40, 42		1.07 ha (2.63 ac)
Pump Station		Block 47		0.10 ha (0.25 ac)
Environmental Protection Area		Block 32, 34, 35, 41, 45		13.83 ha (34.18 ac)
Stormwater Management Pond		Block 43, 44		3.07 ha (7.59 ac)
Waterfront Access		Block 46		0.15 ha (0.38 ac)
Street A-K				8.42 ha (20.80 ac)
Total			534	45.45 ha (112.31 ac)

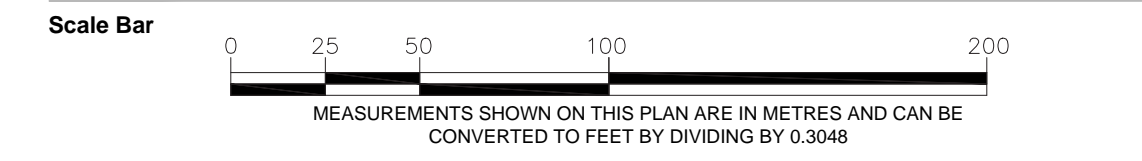
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

230-7030 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 | P: 905 761 5388 F: 905 761 5389 | WWW.MHBCPLAN.COM

Stamp	Date	November 9, 2021
File No.	15226X	
Plan Scale	1:2000 (Arch D)	
Drawn By	T.H.	
Checked By	E.T.	
Other		

Project  
**8743 Highway 11**  
Draft Plan of Subdivision

File Name **DRAFT PLAN OF SUBDIVISION** Dwg No. **1 of 1**



# APPENDIX C

## Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW No. 2022-XXX

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS LOCATED IN PART OF LOTS 3, 4 AND 5, CONCESSION 9 (NORTH DIVISION), GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN, COUNTY OF SIMCOE.

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

AND WHEREAS the Council of the Corporation of the Township of Severn deems it advisable to amend the provisions of Zoning By-law No. 2010-65, as otherwise amended, as they apply to those lands located in Part Of Lots 3, 4 And 5, Concession 9 (North Division), Geographic Township Of North Orillia, Now In The Township Of Severn, County Of Simcoe.

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

1. THAT Schedule "S3-5" and "S3-6" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classifications on certain lands located in Part Of Lots 3, 4 And 5, Concession 9 (North Division), Geographic Township Of North Orillia, Now In The Township Of Severn, County Of Simcoe from Rural (RU) and Environmental Protection (EP) to Residential Type One (R1-XXX) and Residential Multiple One Zone (RM1-XXX), in accordance with Schedule 'X' attached hereto and forming part of this By-law.
2. THAT the following Section shall be added following Section XXXX of the Zoning By-law:

XXXX                RESIDENTIAL TYPE ONE EXCEPTION 'XXX' (R1-XXX) ZONE  
  
PART OF LOTS 3, 4 AND 5, CONCESSION 9 (NORTH DIVISION), GEOGRAPHIC  
TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN, COUNTY OF  
SIMCOE

Notwithstanding the provisions of Section 6.4 hereof to the contrary, within a Residential Type One Exception 'XXX' (R1-XXX) Zone as delineated on the Zone Map attached hereto as Schedule X and forming part of this By-law, the following provisions shall apply and be complied with:

Minimum Lot Area – Full Services	-	300m <sup>2</sup>
Minimum Lot Frontage	-	11m
Minimum Lot Coverage	-	50%
Minimum Front Yard	-	6m
Minimum Rear Yard	-	6m
Minimum Interior Side Yard	-	0.6m

Minimum Exterior Side Yard	-	2.4m
Maximum Building Height	-	13m

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

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

XXXX RESIDENTIAL MULTIPLE ONE EXCEPTION 'XXX' (RM1-XXX) ZONE  
 PART OF LOTS 3, 4 AND 5, CONCESSION 9 (NORTH DIVISION), GEOGRAPHIC  
 TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN, COUNTY OF  
 SIMCOE

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

Minimum Lot Area – Full Services	-	165m <sup>2</sup>
Minimum Lot Frontage	-	11m
Minimum Lot Coverage	-	62%
Minimum Front Yard	-	6m
Minimum Rear Yard	-	6m
Minimum Interior Side Yard	-	0.6m
Minimum Exterior Side Yard	-	2.4m
Maximum Building Height	-	13m
Maximum Number of Dwelling Units	-	53.3/ha

In all other respects, the provisions of the Residential Multiple One (RM1) Zone shall apply and be complied with.

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

By-law read a first and second time this \_\_\_ day of \_\_\_\_\_, 2022.

By-law read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2022.

CORPORATION OF THE TOWNSHIP OF SEVERN

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MAYOR

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CLERK-TREASURER



# APPENDIX D

## Zoning Compliance Table

Requirement		R1 Zone Required (36' and 40')	Provided 36'	Provided 40'	Proposed ZBLA Exception R1-XXX	RM1 Zone Required (20')	Provided 20'	Proposed ZBLA Exception RM1-XXX
Minimum Lot Area	Full services	600m <sup>2</sup>	300m <sup>2</sup>	300m <sup>2</sup>	300m <sup>2</sup>	250m <sup>2</sup> /unit	165m <sup>2</sup> /unit	165m <sup>2</sup> /unit
Minimum Lot Frontage	Full services	14m	11m	12.2m	11m	6m/unit	6m/unit	-
Maximum Lot Coverage	Full services	30%	50%	50%	50%	35%	62%	62%
Minimum Yard Requirements	Front Yard	7.5m	6m	6m	6m	7.5m	6m	6m
	Rear Yard	7.5m	6m	6m	6m	7.5m	6m	6m
	Interior Yard	1.5m	0.6m	0.6m	0.6m	1.5m (a)	0m	-
	Exterior Yard	7.5m	2.4m	2.4m	2.4m	7.5m	2.4m	2.4m
Maximum Building Height		9m	13m	13m	13m	9m	13m	13m
Minimum Gross Floor Area		65m <sup>2</sup>	65m <sup>2</sup>	65m <sup>2</sup>	-	n/a	-	-
Maximum Number of Dwellings		1	1	1	-	n/a	-	-
Maximum Number of Dwelling Units		2	1	1	-	37/ha	53.3/ha	53.3/ha
Minimum Landscaped Open Space (%)		n/a	-	-	-	30%	30%	-