

PLANNING JUSTIFICATION **REPORT**

3879 Town Line Road, Marchmont
DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

Date:

DECEMBER 2017

Prepared for:

High Level Construction

Prepared by:

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Our File 15148A

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1.0 Introduction

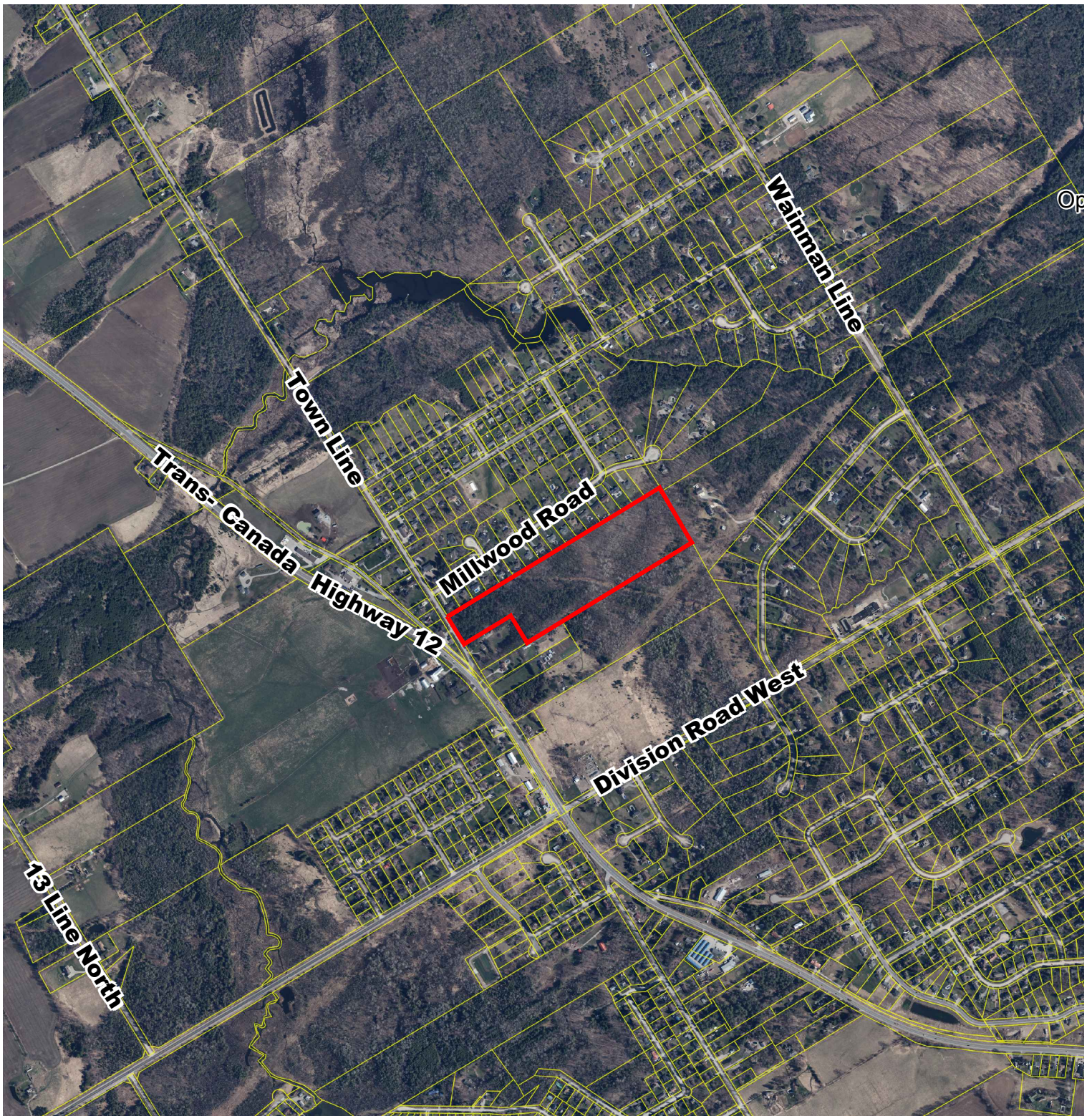
MacNaughton Hermsen Britton Clarkson Planning Limited (hereinafter “MHBC”) has been retained by High Level Construction (hereinafter the “Owner”) to seek approval of a Draft Plan of Subdivision (“DPS”) and Zoning By-law Amendment (“ZBA”) for the property municipally addressed as 3879 Town Line Road in the Township of Severn (hereafter referred to as “the Subject Lands”) (**Figure 1**). The Owner proposes to rezone and subdivide the Subject Lands to facilitate the creation of three (3) blocks consisting of a stormwater management pond (“SWM pond”), Open Space, a Future Right-of-Way, a municipal street (“Street A”) and nineteen (19) lots for future residential dwellings respectively.

Prior to submitting these applications, MHBC and the Owner pre-consulted with Township and County planning staff both on August 19, 2015 and May 2, 2017 to clarify the requirements for submission. Furthermore, Azimuth Environmental Consulting pre-consulted with the Severn Sound Environmental Association on April 15, 2016 on the approach to environmental work, resulting in an acceptance of terms of reference on June 2, 2016.

The Subject Lands are designated “Settlements” in the County of Simcoe Official Plan (“County OP”) and as “Settlement Living Areas” with a portion under “Environmental Protection” in the Township of Severn’s Official Plan (“Township OP”). The proposal is seeking approval for a DPS to implement these land use designations permitted as of right within both Official Plans. The Subject Lands are zoned Rural (RU) Zone and Environmental Protection (EP) Zone in the Township’s Zoning By-law 2010-65 (“the By-law”). The proposed ZBA is seeking to rezone the Subject Lands to a Residential (R1) zone with a site-specific exception to reduce the minimum lot frontage and area to permit single detached residential dwellings and the construction of a SWM pond to support the proposed subdivision. The ZBA would also rezone a portion of the property to protect the environmental areas on the plan.

A copy of the proposed Zoning By-law Amendment to the Township of Severn Zoning By-law 2010-65 is attached in **Appendix A** of this Report.


This Planning Justification Report has been prepared in support of the DPS and ZBA application on the Subject Lands, and provides justification thereto.



Data Source: First Base Solutions Aerial Flown 2016

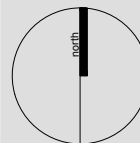
Figure 1
Location Map

LEGEND

 Subject Lands

DATE: December 19, 2017

SCALE 1:15000



3879 Town Line,
Severn Township, Orillia, Ontario

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2.0 Site and Surrounding Context

2.1 Site Description

The Subject Lands are located within the Bass Lake-Marchmont Settlement Area in the Township of Severn, and have a land area of approximately 10.8560 ha (26.82 acres) and a frontage of approximately 89 m along Town Line Road (**Figure 2**). The lands are on the municipal boundary line between the Township of Severn and the Township of Oro-Medonte.

The Subject Lands are vacant of any development or built form, and is currently covered by an existing woodlot.

2.2 Surrounding Area

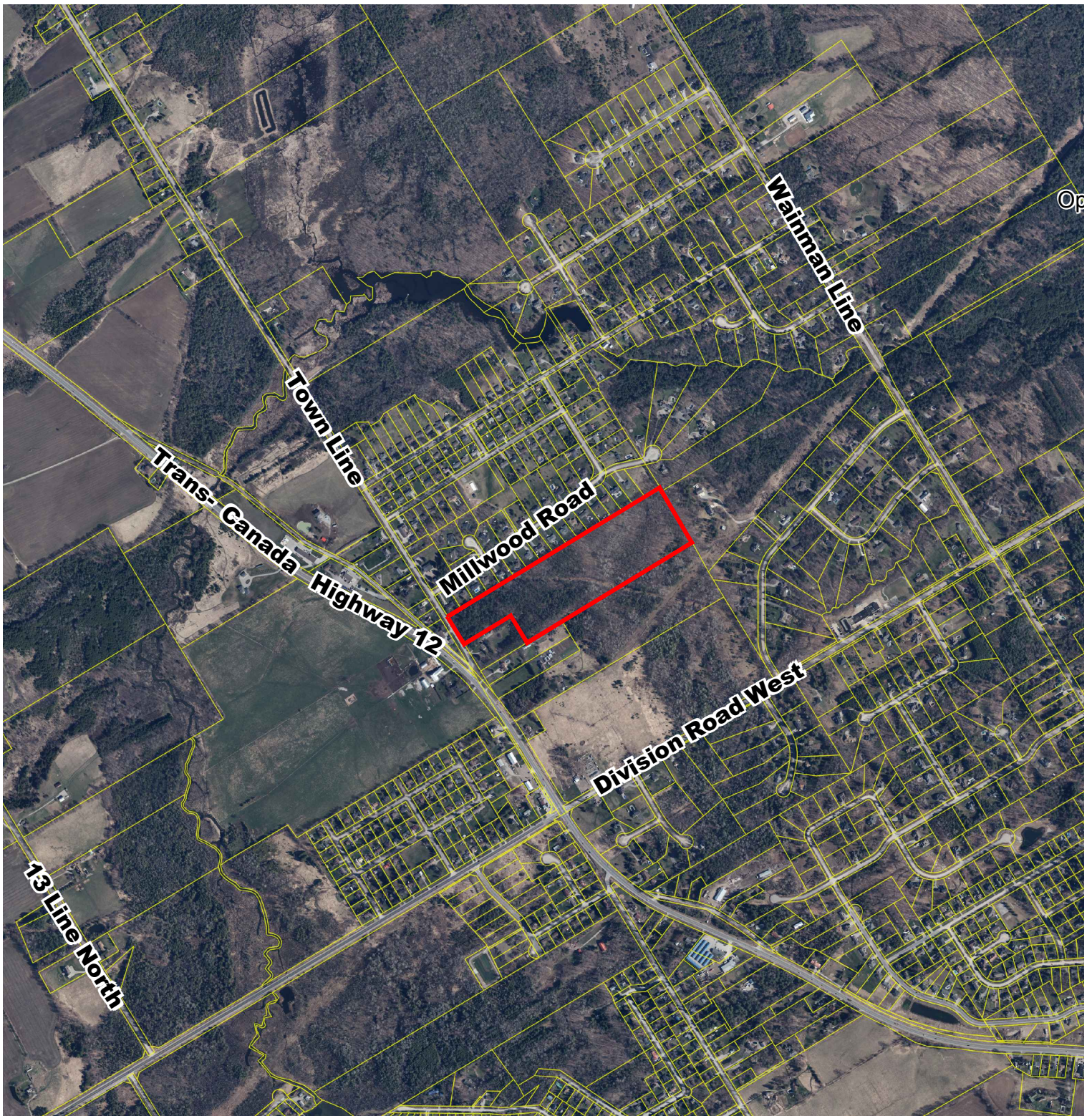
The Subject Lands are located in the Bass Lake-Marchmont Settlement Area, a community that generally consists of residential, institutional and open space uses. The lands are within approximately 70 m of Highway 12, and approximately 2 km from Bass Lake (**Figure 3**). The surrounding land uses include:

North: To the north of the Subject Lands is a subdivision consisting of single-detached residential dwellings.

East: Directly east of the Subject Lands is a woodlot and a single low rise-residential dwelling.

South: Immediately south are several low-rise residential dwellings with frontage along Town Line, and a woodlot.

West: Directly across Town Line is a single low-rise residential dwelling outside of the settlement area. Further west across Highway 12 is a Mennonite farm with a residential dwelling and accessory farm structures.



Data Source: First Base Solutions Aerial Flown 2016

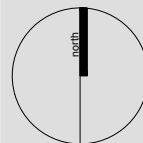
Figure 2 Site Description

LEGEND

- Subject Lands
- Area: 10.86ha (26.83ac)
- Frontage: 89.20m

DATE: December 19, 2017

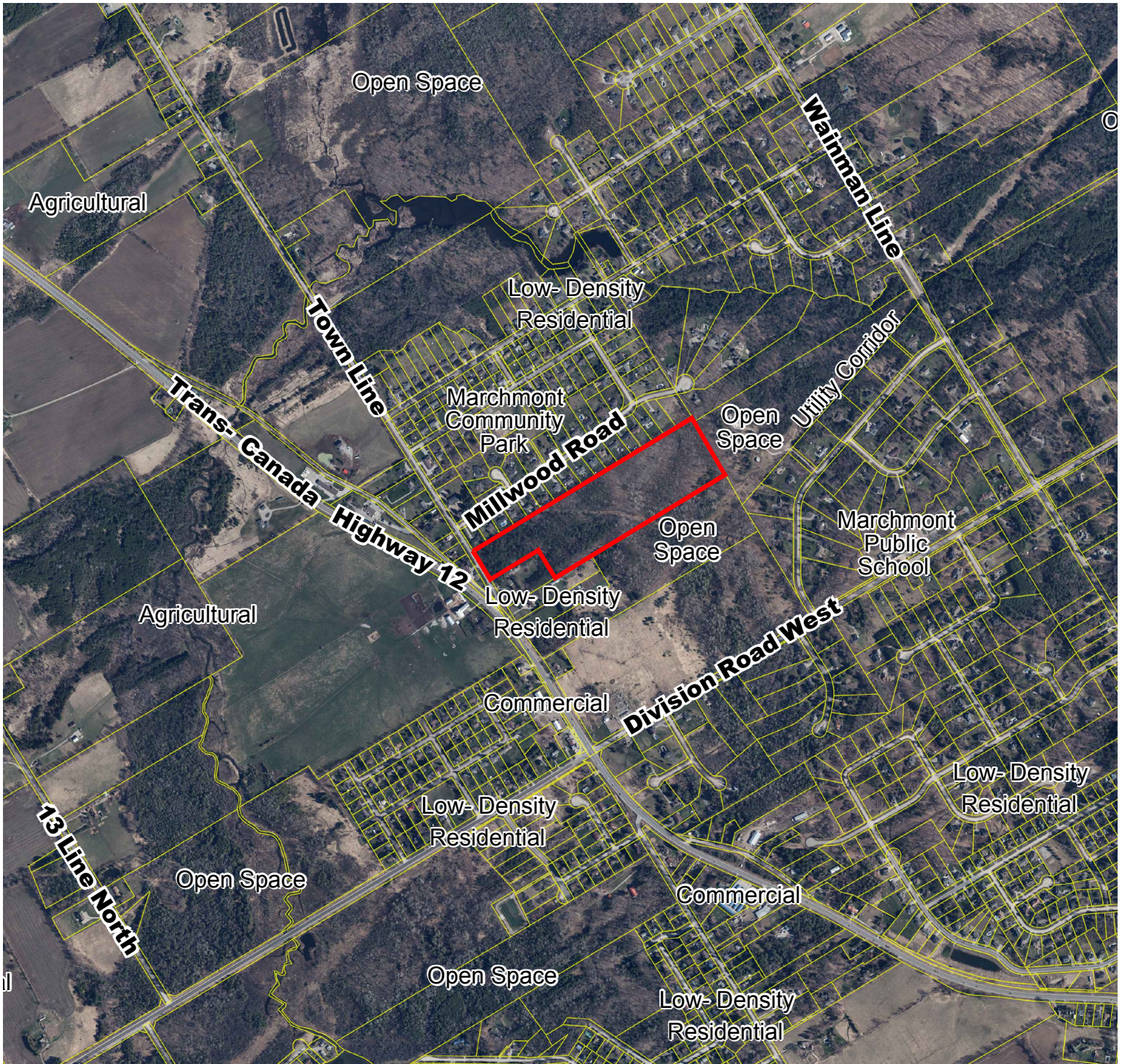
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3879 Town Line,
Severn Township, Orillia, Ontario

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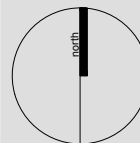
Figure 3
Context Map

LEGEND

 Subject Lands

DATE: December 19, 2017

SCALE 1:15000



3879 Town Line,
Severn Township, Orillia, Ontario

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3.0 The Proposal

3.1 Proposed Subdivision

The Subject Lands are within the established Bass Lake-Marchmont Settlement Area within the Township of Severn, are designated Settlement Living Area, and are in close proximity to the existing road network including Highway 12 and Town Line Road. The proposal for the Subject Lands is to subdivide the property into nineteen (19) new residential lots, provide a new municipal street and establish three (3) subdivision blocks in order to implement future residential uses that are permitted as-of-right in the existing land use designations outlined in both the County and Township's Official Plans. The proposed lots will have frontage on the new Street "A", having access to Town Line Road, and will be serviced through private wells and septic beds (See **Figure 4**). The proposed lots will have a similar size to the existing subdivision to the north, assisting with compatibility and transition in the area.

In total the three (3) blocks and 19 lots will be created through the DPS, as described below:

Table 1: Proposed Draft Plan of Subdivision: Block and Lots

Block and Lots	Area	Proposed Land Use
Block 1	1.08 ha	Stormwater Management
Block 2	2.57 ha	Open Space
Block 3	0.18 ha	Future Right-of-Way
Lots 1 – 10	2.99 ha (2,989 sq m/lot)	Residential
Lot 11	0.33 ha	Residential
Lot 12	0.29 ha	Residential
Lots 13-19	2.31 ha (3,303 sq m/lot)	Residential
Street "A"	1.11 ha	Roads

The subdivision design protects existing environmental areas to the east as outlined in the Natural Heritage Study prepared by Azimuth Environmental Consulting, and protects for future residential development opportunities to the south through a future right-of-way block connecting to the proposed Street A.

3.2 Supporting Reports

In support of the proposed development, the following studies have been prepared to ensure the proposal for the Subject Lands is appropriate:

- Traffic Impact Study prepared by C.C. Tatham and Associates Ltd ("C.C. Tatham")
- Hydrogeological Study prepared by Soil Engineers Limited ("SoilEng")
- Soil Investigation for Residential Development prepared by SoilEng
- Environmental Impact Study prepared by Azimuth Environmental Consulting, Inc. ("Azimuth")
- Functional Servicing and Preliminary Stormwater Management Report prepared by C.C. Tatham
- Archaeological Assessment prepared by AMICK Consultants Ltd. ("AMICK")

The reports have been reviewed and their applicability relative to provincial and local policy and regulations has been identified in Section 4.0 of this Report.

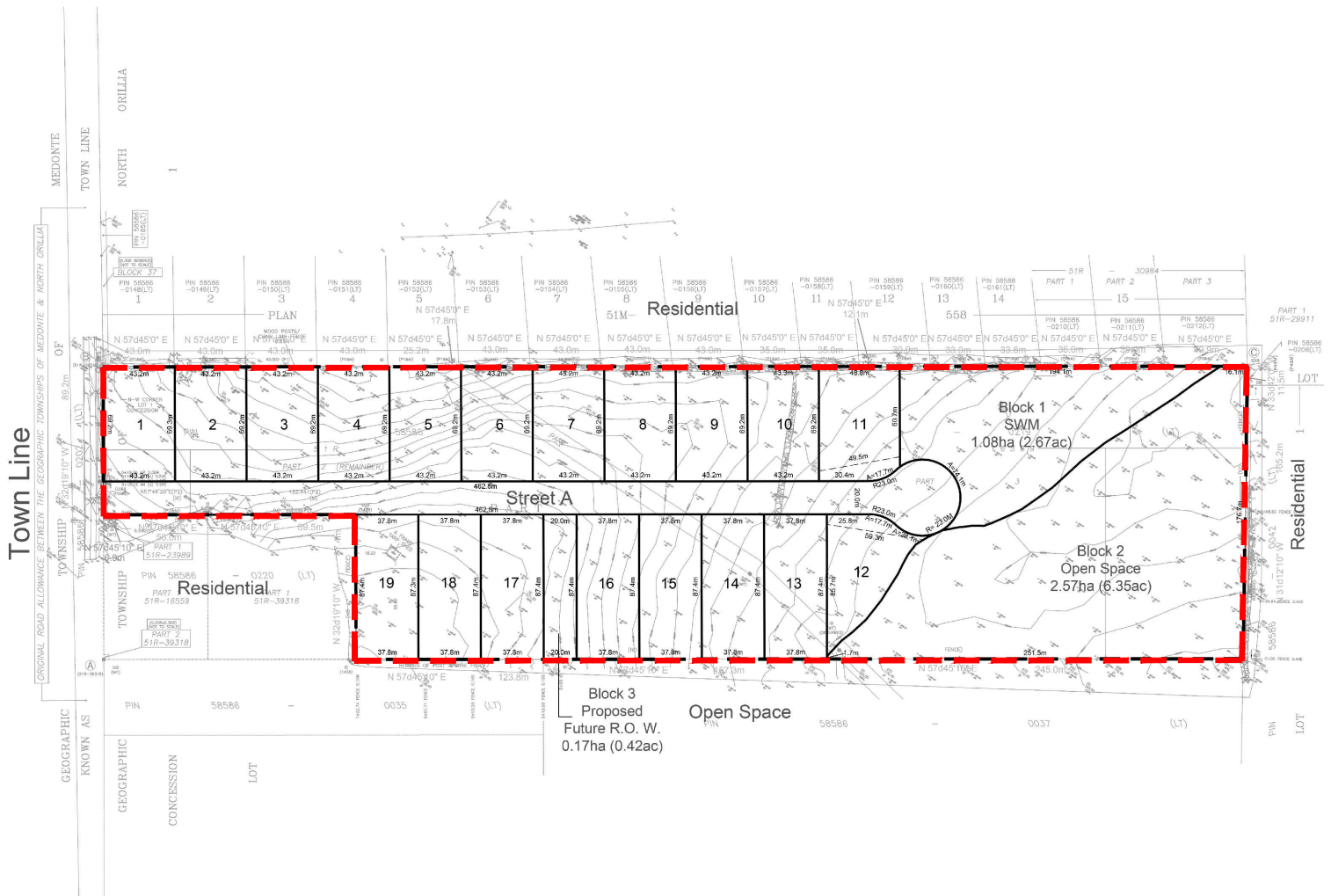



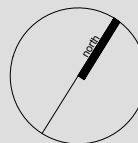
Figure 4
Proposed Draft Plan
of Subdivision

LEGEND

 Subject Lands

DATE: December 19, 2017

SCALE: 1:4000



3879 Town Line,
Severn Township, Orillia, Ontario

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4.0 Planning Analysis

4.1 Policy Context

The following are a list of policies and regulations that are applicable to the development of the Subject Lands and must be considered:

- 2014 Provincial Policy Statement
- 2017 Growth Plan for the Greater Golden Horseshoe
- County of Simcoe Official Plan
- Township of Severn Official Plan
- Township of Severn Zoning By-law

The relevant policies and regulations have been analyzed to evaluate how the proposed DPS and ZBA support the intention and goals of each, as outlined in Sections 4.2 through 4.6 of this Report. Overall, it is found that the proposed DPS and ZBA are consistent with these applicable policies and regulations.

4.2 Provincial Policy Statement

The 2014 Provincial Policy Statement (the “PPS”) was approved by the Ministry of Municipal Affairs and Housing on April 30th, 2014 and is applicable to the Subject Lands. The PPS provides general policy direction in matters relating to land use planning and development. The PPS outlines policy for Ontario’s long term prosperity, economic health and social well-being. These directives help to inform Municipalities’ Official Plans and Zoning By-Laws, which then allow for the efficient use of lands and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth. The following is a summary of applicable policy in the PPS.

Building Strong Healthy Communities

The policies of **Section 1.1** seek to manage and direct land use to achieve efficient and resilient development and land use patterns. **Policy 1.1.1** states that healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs;*
- c) 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;*
- d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- e) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*

- f) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- g) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The proposal supports these objectives as:

- a) The proposed DPS and ZBA provides for infill development with increased density on the Subject Lands, optimizing use of existing lands and thereby supporting the financial well-being of the Township and Province.
- b) The proposal will permit a mix of residential lots that are appropriate within the context of the surrounding lotting pattern and character of the community.
- c) The proposed development will not prevent future expansion of the settlement area in the future, should it be deemed necessary.
- d) The proposal would allow for the development of an underutilized property thereby minimizing land consumption. Further, municipal servicing costs are minimized through the use of private services for each lot on the Subject Lands to support the proposed development.
- e) The proposed development will deliver accessibility where feasible through detailed engineering design of the subdivision.
- f) A Functional Servicing Report prepared by C.C. Tatham and Associates confirms that the proposal can be accommodated on the property and the Settlement Area without impacting the availability of existing services currently used by the existing population.
- g) They will balance future development of vacant lands with the protection of environmental areas, thereby minimizing the impacts on the area's biodiversity.

The proposed development meets the objective of **Policy 1.1.2** as it represents intensification within a settlement area, making use of available land and infrastructure.

Settlement Areas

Policy 1.1.3 of the PPS is applicable to the proposed development as it states that *"the vitality of settlement areas is critical to the long-term economic prosperity of our communities [...] It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures."* Within this policy, the following is relevant:

Policy 1.1.3.1 of the PPS states that *"settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted."* The Subject Lands are located in a settlement area and proposes to develop underutilized lands.

Policy 1.1.3.2a) states that land use patterns within settlement areas shall be based on densities and a mix of land which:

1. Efficiently use land and resources;
2. 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 uneconomic expansion;

3. Minimize negative impacts to air quality and climate change, and promote energy efficiency;
4. Support active transportation;
5. Are transit-supportive, where transit is planned, exists or may be developed;

The proposed DPS supports **Policy 1.1.3.2a)** as it proposes future residential uses that will efficiently use land within a settlement area and avoid the need for the unnecessary expansion of services as private services will be provided in order to support the future development. In addition, the inclusion of a future municipal road connection will promote connectivity that will help to reduce vehicular use, thereby helping to minimize negative impacts to air quality and climate change.

Policy 1.1.3.3 which states that *“Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock of areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”*

The proposal meets this policy objective as the Subject Lands are within a Settlement Living Area as designated by the Township OP, which includes policies for new growth and development to provide for opportunities for residential development. The proposal is an infill development within an existing settlement area, and will therefore optimize the use of existing infrastructure and public services available to the area, and represents the logical extension of those services.

Policy 1.1.3.4 describes the need to facilitate intensification appropriately and to avoid risks to public health and safety. The proposed DPS facilitates appropriate intensification for the Township and acknowledges the importance of public health and safety, and the avoidance of risks through the mitigation of environmental impacts and the incorporation of an open space areas within the proposed subdivision to protect environmental areas. The proposal will also utilize tertiary septic systems which provide for enhance nitrate reduction that will ensure groundwater is protected from potential nitrate loading.

Housing

The housing policies within **Policy 1.4.1** provides for *an appropriate range and mix of housing types and densities to be maintained in order to meet projected requirements of current and future residents by:*

- a) maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The proposed DPS seeks to address these policies as it allows for residential intensification on an underutilized plot that is designated and available for residential development. The proposal helps to maintain the 3 year supply of available residential units for the Bass Lake-Marchmont settlement area by allowing for draft approval on the Subject Lands.

Section 1.4 discusses housing needs and requirements for directing appropriate growth within municipalities. Furthermore, **Policy 1.4.1 a) and b)** provides for *an appropriate mix of housing types and densities to meet current and future requirements while maintaining the ability to accommodate residential intensification and redevelopment and sufficient servicing capacity to provide a minimum three-year supply of residential units on lands suitably zoned to facilitate residential intensification.* The proposed DPS addresses these policy objectives as it will provide more housing opportunities to meet the future needs of the Township and County while maintaining servicing capacity for other areas in the Township through proposed private services to sustain the subdivision.

Infrastructure and Public Service Facilities

Policy 1.6.3 speaks to *optimizing the use of existing infrastructure and public service facilities prior to considering the development of new infrastructure and public service facilities.* The proposed development will be utilizing access off of an existing municipal street (Town Line Road), connecting to the greater transportation network. A Traffic Impact Study undertaken by C.C. Tatham confirms that the proposed development will not have any impact on the greater transportation network. The only proposed new infrastructure will include a new SWM pond and new public street, which are reasonable new infrastructure required to service this DPS. The proposal will utilize private water and wastewater service which will have no impact on existing services in the area as confirmed by the Functional Servicing and Preliminary Stormwater Management Report ("SWM Report") prepared by C.C. Tatham.

Policy 1.6.6.4 states that *"Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development."* This policy applies to this DPS as municipal and communal services are not available to be expanded to the Subject Lands in the Bass Lake-Marchmont Settlement Area. This was established through a Servicing Option Study prepared for the Locke Subdivision in this Settlement Area, which demonstrated that municipal and communal services were not viable options to support infilling opportunities. A Hydrogeological Study prepared by SoilEng confirmed that up to 30 infill lots could be supported on private wells and tertiary septic systems without impact to the existing aquifer. As the proposal represents infilling within an existing settlement, this servicing option is appropriate.

Policy 1.6.6.6 states that *"Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services".* As confirmed with Policy 1.6.6.4, a Servicing Options Study previously undertaken for the Locke Subdivision in this settlement area undertook the necessary assessment which determined that private services are the most appropriate hierarchical approach to infill development in the Bass Lake-Marchmont Settlement Area. Development based on private services is the only viable option to achieve infill development within this settlement area.

Policy 1.6.6.7e) requires the promotion of stormwater management best practices, including stormwater attenuation and re-use, and low impact development ("LID"). The proposed DPS will apply best management practices and LID measures in the proposed SWM pond. These measures will include roof

leaders, low-sloped grass swales, pervious pipe systems and a wet SWM facility as outlined in the FSR prepared by C.C. Tatham.

The policies of **Section 1.6.7** provide policies with respect to Transportation Systems and their implementation through development applications.

Policy 1.6.7.1 states that *transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.* Furthermore, **Policy 1.6.7.5** requires that *transportation and land use considerations shall be integrated at all stages of the planning process.*

The proposed DPS addresses policies 1.6.7.1 and 1.6.7.5 as a future Street "A" is proposed to facilitate movement into the Subject Lands. The proposed Street "A" will provide safe, convenient and energy efficient access from Town Line. The proposal further promotes for planned infrastructure through proposing a future block for a Right-of-way extension. A Traffic Impact Study prepared by C.C. Tatham has been prepared in support of the applications and concludes that the proposal will not have any impact on the greater transportation network.

Policy 1.8.1 describes how *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*

- a) *Promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas*
- e) *Improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion*
- f) *Promotes design orientation which:*
 1. *maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and*
 2. *maximizes opportunities for the use of renewable energy systems and alternative energy systems; and*
- g) *Maximize vegetation within settlement areas, where feasible.*

The proposed DPS will assist the Township in meeting the requirements of **Policy 1.8.1** by ensuring that future development can occur within a designated Settlement Living Area, helping to shorten commute journeys and concentrating development within an established community. Future residents will be within 7 km to local amenities, thus promoting for a short commute. The proposed DPS is also designed to protect for environmental areas and will maximize the protection of vegetation on future lots to ensure infill is sensitive to the existing community character and environment.

Natural Heritage

Policy 2.1.1 states that *natural features and areas shall be protected for the long term.* Furthermore, **Policy 2.1.2** stipulates that *"The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features."* The proposed DPS provides a public open space block (Block 2) which is designed to protect the natural features and natural linkages that exist on the Subject Lands, integrating them as part of the subdivision for the long term. Furthermore, lotting design will protect for existing trees, providing buffers along rear property lines to ensure sensitive infilling within the development.

Cultural Heritage and Archaeology

Policy 2.6.2 states that *“Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”* An archaeological assessment prepared by AMICK is submitted with this application. The report confirms that there are no archaeological concerns on the Owner’s lands, complying with this policy

Based on the above analysis, it is our opinion the proposed ZBA and the DPS are consistent with the policies with the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe 2017

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is applicable to the Subject Lands. A new Growth Plan came into effect on July 1, 2017 and is therefore applicable to the proposed applications. The management of growth in existing areas, and where it should be taking place, is guided through the Growth Plan as it recognizes the importance of intensification and the way municipalities handle that growth.

An analysis of the Growth Plan policies has been conducted to demonstrate that the proposed DPS and ZBA applications conform to the direction of the plan.

The relevant policies of **Section 2.2**, which provide policies and where and how to grow, are described and addressed as follows:

Policy 2.2.1 provides that the forecasted population and employment growth identified within the Growth Plan will be used for planning and managing growth in the Greater Golden Horseshoe (“GGH”) to the horizon of this Plan. The proposed DPS and ZBA will permit the development of a residential community which will assist in achieving the population targets for the Township as set out in through this policy and in Schedule 3 of the Growth Plan.

Policy 2.2.1.2 states that the forecasted growth to the horizon of this Growth Plan shall 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;*
- b) *growth will be limited in settlement areas that:*
 - i. *are undelineated built-up areas;*
 - ii. *are not serviced by existing or planned municipal water and wastewater systems; or*
 - iii. *are in the Greenbelt Area;*
- 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; and*
- f) *the establishment of new settlement areas is prohibited.*

The Subject Lands are located within the Bass Lake-Marchmont Settlement Area, an area outside of the Greenbelt Plan and is not serviced by existing water and wastewater services. Though not located in a delineated Built-up Area, the site is adjacent to existing residential developments. In my opinion, this proposal reflects limited growth as contemplated by the Growth Plan (see **Figure 5**), as the proposal provides a lotting fabric and pattern that is comparable to that of abutting residential lots to the north, representing modest intensification that is context-sensitive. The proposed development will not require the establishment of new settlement areas and will be outside of any hazardous lands. Therefore, the proposed DPS and ZBA conform to the requirements of Policy 2.2.1.2.

Policy 2.2.1.4 promotes the application of the policies of the Growth Plan in order to support the achievement of complete communities that:

- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- d) *expand convenient access to:*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
- e) *ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;*
- f) *mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and*
- g) *integrate green infrastructure and low impact development.*

The proposed DPS and ZBA will assist the Town and County in achieving a complete community by increasing housing options within the community. The proposed development will retain the existing environmental features on the site as an amenity, and is within a 5 minute walk of area amenities such as Marchmont Community Park. Implementing zoning will follow Township standards on design and orientation to ensure compatibility with the community character. The owner will also work with the Town to implement LID standards to ensure resiliency and to help combat climate change.

The policies of **Section 2.2.2** speak to the general intensification targets and built form within the Built-Up Areas as well as establishing a strategy to achieve the minimum intensification target in the delineated built-up areas, and the possibility of allowing upper and lower-tier municipalities to request a municipal comprehensive review where it is demonstrated that targets cannot be achieved. The Subject Lands are within an undelineated Built-Up Area which requires a further delineation by the Minister. Notwithstanding this, the proposed development is permitted as-of-right in County and Township Official Plans and this small infill will not impact the ability of both from achieving their residential growth targets within the delineated and undelineated Built-Up Areas.

Section 2.2.6 speaks to the Growth Plan’s housing policies.


Policy 2.2.6.1 states that *“Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:*




Data Source: Growth Plan for the Greater Golden Horseshoe- Schedule 4: Urban Growth Centres (2017)

Figure 5
Places to Grow
 Schedule 4:
 Urban Growth Centres

LEGEND


 Subject Lands

 Urban Growth Centres

 Built Up Area- Conceptual

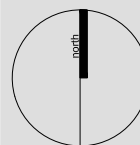
 Designated Greenfield Area- Conceptual

 Greenbelt Area

 Greater Golden Horseshoe Growth Plan Area

DATE: December 19, 2017

SCALE 1: 750,000



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3879 Town Line,
 Severn Township, Orillia, Ontario

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- a) *supports the achievement of the minimum intensification and density targets in this Plan*
- b) *identifies mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);*
- c) *aligns with applicable housing and homelessness plans required under the Housing Services Act, 2011; and*
- d) *will be implemented through official plan policies and designations and zoning by-laws."*

The proposed DPS and ZBA support the objectives of policy 2.2.6.1 by providing for gentle intensification that will accommodate future populations. The proposed DPS and ZBA comply with the County and Township's Official Plans and will be implemented through the proposed site-specific ZBA.

Policy 2.2.6.2 states that *"Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with 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."*

The proposed DPS represents a continuation of character of the existing low-rise residential subdivision to the north. The proposal will help to achieve the forecasted growth and density objectives through infill development which will intensify underutilized lands within a settlement area.

Policy 2.2.6.4 states that *"Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment."* Given that the proposed subdivision will be privately serviced, the proposal will have no impact on lands in the Township with servicing capacity to address the requirements of this policy.

Policy 3.2.7.2 requires *"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 on 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 for the settlement area, where applicable."*

A SWM Report prepared by C.C. Tatham outlines a stormwater management approach that has taken into consideration the policies noted above.

Policy 4.2 speaks to the Growth Plan's policies for 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 through an identified block (Block 2). The block has been informed by a Hydrogeological Study prepared by SoilEng and an Environmental Impact Study (EIS) prepared by Azimuth. Collectively, these reports recommended the location of the Open Space block and SWM pond in order to provide opportunities for tree retention, protect areas of unevaluated wetland and avoid impacts to bird nesting and bat maternity roosting habitats. The proposed DPS implements those recommendations, keeping development outside of the Natural Heritage System, therefore meeting the intent of this policy.

Policy 4.2.5 speaks to ensuring that provisions are made for publicly accessible open spaces whether it is by the municipalities, conservation authorities, non-governmental organizations and/or other interested parties. The proposed DPS provides for an open space block (Block 2) that can be publically accessible and can be dedicated to the Township or local conservancy to maintain the open space system.

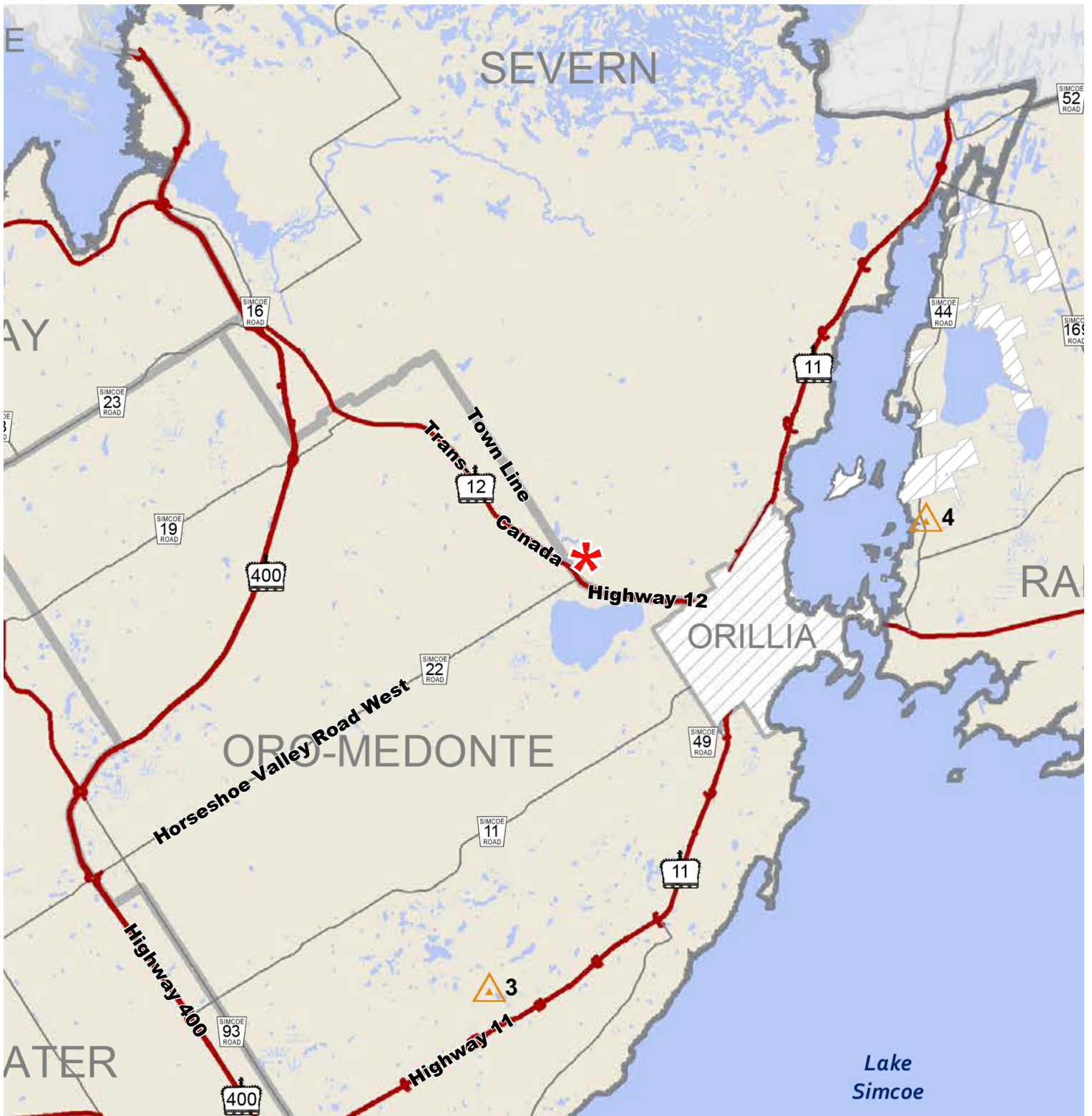
The Subject Lands are within the Simcoe Sub-area as identified on Schedule 8 (**Figure 6**). Therefore the policies within **Section 6** apply to the Subject Lands. These policies speak more specifically to the growth objectives of primary settlement areas in the Simcoe Sub-area and provide that municipalities will identify and plan for strategic growth within these areas in order to support the achievement of complete communities (**Policies 6.3.2b**) and **6.3.2c**). The proposed DPS and ZBA will assist in meeting the objectives set out for growth in the Simcoe Sub-area as the Subject Lands are identified as “Settlements” in the County’s OP and Settlement Living Area in the Township OP.

Based on the above, in our opinion the proposed DBS and ZBA conforms to the Growth Plan.

4.4 County of Simcoe Official Plan

The County of Simcoe Official Plan (“County OP”) was partially approved by the Ontario Municipal Board on April 19, 2013. Since that time, the 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 OP 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 OP is designed to assist in growth management in a County expected to









Data Source: County of Simcoe Official Plan- Schedule 5.1.2: Simcoe Sub Area (2013)

Figure 6
County of Simcoe
Official Plan

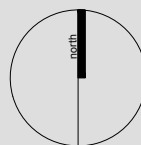
Schedule 5.1.2:
 Simcoe Sub Area

LEGEND

-  Subject Lands
-  3 Lake Simcoe Regional Airport Economic Employment District
-  4 Rama Road Economic Employment District
-  Lands Not Subject to this Plan
-  Lake Simcoe Sub Area
-  Provincial Highway

DATE: December 19, 2017

SCALE 1:200000



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experience continued strong growth in population and urban development over the next twenty years in accordance with the Growth Plan (2006) as amended and attempts to achieve a balance between the demands for economic development, community building, and environmental conservation.

The following is an analysis of the proposed DPS and ZBA in relation to the County OP.

Part 4 of the County OP identifies policy statements that supplement the policies stated in Part 3 (see discussion below). **Policy 4.11.7** is particularly relevant as it speaks to the approval of development applications.

It is recognized that the County has recently taken steps to begin a Municipal Comprehensive Review (MCR). It is anticipated that the CMR will result in policy changes to the County OP in order to implement policy directions contained the 2017 Growth Plan, including but not limited to the direction that growth be directed toward Settlement Areas. It is anticipated that the MCR process will occur over the next two (2) to three (3) years in order to inform regional planning and decision-making efforts. It is further anticipated that a focus of the MCR will be on determining how anticipated growth will be directed across the County's Settlement Areas. As a result, the review will involve an analysis of various factors including but not limited to sewer and water servicing capacity, intensification and density targets, employment growth, watershed planning and financial analysis.

Policy 4.11.7 of the County OP states that *with respect to approvals that are in effect before September 13, 2014:*

- (a) if the approval is with respect to lands for urban uses within a settlement area;*
- (b) if the approval is with respect to lands outside a settlement area but within an in-effect secondary plan;*
or,
- (c) if the approval is with respect to lands outside a settlement area and consists of (i) an official plan designation, (ii) zoning, and (iii) one of either a draft plan of subdivision or consent;*

then further applications/decisions under the Planning Act or Condominium Act, 1998 to implement that approval can proceed without an amendment to this Plan, provided that in (b) or (c) above, no amendment is required to the local municipal official plan.

The Township of Severn Official Plan was approved by the Ontario Municipal Board on June 11, 2010, and therefore was in effect prior to September 13, 2014. Furthermore, the proposal represents lands for urban uses within a Settlement Area, and does not require an amendment to either the County or Township Official Plans. The proposed DPS and ZBA provides for the approval of a modest residential development within a Settlement Area.

Part 3 of the County OP identifies growth management strategies based on four themes:

- Direction of growth and development to settlements;
- Enabling and managing resource-based development;
- Protecting and enhancing the County's natural heritage system;
- Development of communities with diversified economic functions and opportunities.

The relevant policies of Part 3 and how the proposed DPS and ZBA address them are as follows:

Policy 3.2.1 states that 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 reflects the distribution of population and employment to the year 2031 with a projected population for Severn of 17,000 and employment of 4,400 based on Schedule 7 of the Growth Plan, as amended. The proposed DPS provides for the creation of 19 new lots to permit for the future development of single-detached dwellings. Once developed, the proposed lots will contribute to the addition of approximately 48 residents towards achieving the forecasted target population for the County, more specifically in Severn.

Policy 3.2.3 has determined that the majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. Municipalities with primary settlement areas will direct a significant portion of population and employment growth forecasted to the applicable primary settlement areas. A proportion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. The primary settlement areas will develop as complete communities. Other settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5.

The Subject Lands are located within a secondary settlement area within the Township as shown on the Land Use Plan Schedule 5.1 (**Figure 7**). The proposed new lots will permit intensified residential development on an existing lot to assist in creating a complete community in a settlement area without compromising the planned growth for primary settlement areas.

Policy 3.2.4 asserts that the majority of population and employment growth will be directed to settlement areas with full municipal water services and municipal sewage services. Limited growth will be permitted in settlement areas that are serviced by other forms of water and sewage services with appropriate studies provided to support the servicing systems proposed and in accordance with Section 4.7 of this Plan.

The proposed development represents a form of limited growth within a settlement area that does not have access to full municipal services. Private services proposed for the development are supported through the preparation of a SWM Report by C.C. Tatham and a Hydrogeological Report prepared by SoilEng, submitted in support of these applications.

Policy 3.2.7 states that within settlement areas, development may be approved in accordance with Section 3.5 of this Plan. The proposed applications have considered the relevant policies outlined in Section 3.5 of the County OP, which are discussed later in this section.

Policy 3.2.12 establishes that local municipalities will delineate the boundaries of settlement areas in their official plans based on what is shown on Schedule 5.1 of this Plan, and establish land use designations and policies to ensure that new development occurring within these settlements is planned in a manner that:

- a) Provides for a mix of land uses, including residential, employment, recreational and human services as appropriate based on the settlement hierarchy and role of each settlement area as determined by the local municipality, to enable people to live, work and play in close proximity;
- c) Provides for densities and land use patterns supportive of transit service where planned to be available in the future;
- e) Is phased according to the availability and provision of infrastructure and public service facilities and the phasing policies of this Plan.

The Township of Severn has defined the settlement area boundary of Bass Lake-Marchmont in their Official Plan, and has determined land use designations which provide a mix of land uses and densities in order to

achieve a harmonious lifestyle between residents, workers and visitors. The Subject Lands are within this defined settlement area boundary and have been designed to meet the objectives of the plan. The proposal provides a design that is reflective of, and in character with the lotting fabric of the settlement area.

Policy 3.2.14 requires *“The local municipalities to manage the pace of the development of lands within settlement areas by utilizing a holding by-law or establishing appropriate draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation infrastructure according to phasing policies of Section 3.5 of this Plan.”*

Should phasing be required to control the pace of development, the Owner will work with the County and Township to establish the necessary draft approval conditions and holding provisions to achieve this objective. Given the scale of this subdivision, phasing is not anticipated to be required for this development.

Section 3.3 of the County’s OP speaks to general development policies in all land use designations to assist in guiding new development within local municipalities

Policy 3.3.1 states that *“In the Settlement designation, in addition to lots for commercial, industrial, institutional, recreational, and other urban uses, zoning bylaws may make provision for detached dwelling units,Notwithstanding the above, areas identified in local municipal official plans as lands not for urban uses within settlements/settlement areas shall be subject to the applicable policies of the local municipal official plan.”* Furthermore, **Policy 3.3.2** establishes that *“the 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.”*

The Subject Lands are designated as Settlement within the County OP which permits residential development. The Subject Lands are also designated Settlement Living Area in the Township Official Plan. The proposed ZBA will make provision for detached dwelling units on the Subject Lands, meeting the objective of these policies.

Policy 3.3.4 asserts that *“lots may be created only where they have access to and frontage on a public highway and where an access permit to that highway can be obtained in accordance with the policies of this Plan and the County of Simcoe, the Province of Ontario, or local municipalities. 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 Subject Lands currently gain access from Town Line, a local road. The proposed applications will extend connection to this road from a new public road (Street “A”) to accommodate the subdivided lots. Additionally, the proposed DPS protects for a future right-of-way for public road connections to the south to allow for lands to the south to redevelop.

Policy 3.3.6 states that *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 creation of open space block (Block 2) within the proposed DPS helps to satisfy this objective as it provides space for passive recreational uses. The proposed applications will provide private services to the

Subject Lands to support the future residential development. As confirmed through the SWM Report prepared by C.C. Tatham, private services are capable of servicing the proposed residential lots.

Policy 3.3.7 states that *“development, including lot creation, is discouraged outside of but adjacent to, or in close proximity to settlement area boundaries in order to enable the efficient expansion of settlement areas.”*

The Subject Lands are located within a Settlement Area, and will not encumber the potential expansion of the settlement deemed necessary, meeting the objective of his policy.

Policy 3.3.9 specifies that *“a local municipality shall require that applications 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.

Policy 3.3.14 stipulates that *all new land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the appropriate Minimum Distance Separation Formulae, as prepared by the Province. Decisions on the location and form of subdivision and development should be made with an objective of protecting prime agricultural areas based on agricultural designation for agriculture and minimizing land use conflicts between agriculture and other uses. Local municipalities shall determine the appropriate application of the Formulae to existing lots, consent applications for surplus farm dwellings, within settlement areas, and following destruction of all or part of a dwelling by catastrophe.*

As the Subject Lands are located within a settlement area, Minimum Distance Separation does not apply as per MDS guideline 37.

Policy 3.3.19 encourages local municipalities *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.*

Further to this, Stormwater Management Reports are to address the following:

- *Control post-development run-off rates to the County right-of-way to the predevelopment 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.

A SWM pond 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 SWM Report prepared by C.C. Tatham has been submitted with this application and address the requirements noted above in support of the proposed applications.

Policy 3.3.20 asserts that *“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.”*

A Traffic Impact Study has been prepared by C.C. Tatham 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 to the surrounding transportation network. 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.

The policies in **Section 3.4** of the County OP discusses the Land Use Designations provided to establish the framework, policy objectives, and site specific information for considering development proposals.

Policy 3.4.2 requires that *“where particular land uses or types of subdivision are permitted, a planning application will still be subject to the location and site criteria and other policies of Section 4 of this Plan, local municipal official plans, zoning bylaws, and other bylaws as appropriate, as well as the Greenbelt Plan, the Growth Plan, the Lake Simcoe Protection Plan, the Niagara Escarpment Plan and the Oak Ridges Moraine Conservation Plan, where applicable.”*

The purpose of Section 4 of this report is to assess the application against the applicable provincial plans, County and Township’s Official Plans, and the Township’s Zoning By-laws. The objective if this policy is being met.

The policies in **Section 3.5** of the County OP discuss the “Settlement” land use designation.

The objectives set out in **Policies 3.5.1 to 3.5.4** seek to *focus population and employment growth and development within settlements; to develop a compact urban form that promotes the efficient use of land and provision of water, sewer, transportation, and other services; to create healthy settlements and communities that are sustainable.; and to promote development forms and patterns which minimize land consumption and servicing costs.*

Policy 3.5.5 identifies that *the delineated settlement area boundaries and the built boundaries are shown on Schedule 5.1 – Land Use Designations of the County OP and must be identified in local municipal Official Plans. The Settlements designation applies to all lands within the settlement area boundaries. Only those settlements*

listed on Table 5.1 are recognized as designated settlement areas. The Subject Lands are identified in the settlement area boundary in both the County and Township Official Plans and are listed on Table 5.1 of the County OP, thereby satisfying this policy objective.

Policy 3.5.7 establishes settlement areas as the focus of population and employment growth and that 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 proposed DPS and ZBA address this policy objective as they will permit residential and population growth within a settlement area on lands that are designated for growth in the Township OP.

Policy 3.5.16 states that “No final approvals such as registration of plans of subdivision, will be given until the Environmental Assessment process is finalized which deals with the provision of water and sewage treatment services and confirmation that capacity exists within the approved Environmental Compliance Approvals or agreements are in place for the expansion of such facilities to service the lands.”

The Subject Lands will be serviced by private servicing. A previous Servicing Options Study undertaken for the Locke Subdivision in the Bass Lake-Marchmont Settlement Area confirmed that municipal or communal services are not feasible and that the only viable option for growth to meet County and Township objectives within this settlement is through private water and wastewater. As such, this policy does not apply.

Section 4.7 discusses the County's sewage and water services and requires that they facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions, and are financially supported by their users to enable their maintenance and effective operation (**policies 4.7.1 and 4.7.2** respectively).

Policy 4.7.6 discusses the requirement of providing sufficient on-site sewage and on-site water services where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and cannot be implemented, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling or minor rounding out of existing development.

Furthermore, **Policy 4.7.9** states that planning for sewage and water services shall:

- a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing services;
- b) ensure that the systems are provided in a manner that can be sustained by the water resources upon which such services rely; is feasible, financially viable and complies with all regulatory requirements; and protects human health and the natural environment;
- c) promote water conservation and water use efficiency;
- d) integrate servicing and land use consideration at all stages of the planning process; and
- e) be in accordance with the servicing hierarchy outlined in the policies above.

The proposal is for infill development utilizing individual private services as noted previously to support the proposed DPS and ZBA. A Hydrogeological Study prepared by SoilEng has confirmed that 30 lots can be spurted on the Subject Lands using tertiary systems, whereas the proposal only seeks to create 19 lots. The hydrogeological study confirms that there are no negative impacts to the aquifer in the settlement

through the use of these private systems, and recommends an approach to ensure water conservation and efficiency once implemented.

Policy 4.7.10 demands that “where a servicing feasibility study supports development on individual services, a proposed development must be supported by a hydrogeological study which will, among other things, provide for site specific implementation of the findings/recommendations of the servicing feasibility study, including the determination of specific site-related minimum lot sizes. Should an extension of a draft plan approval be requested, the recommendations of the hydrogeological study may be required to be reconfirmed.”

As noted previously, a Hydrogeological study has been prepared by SoilEng and is submitted in support of this application. It is anticipated that its recommendations will be implemented as draft approval conditions.

Policy 4.7.11 requires Municipalities to only consider the construction of new, or expansion of existing, municipal sewage services and municipal water services or private communal water services and private communal sewage services where:

- i. strategies for water conservation and other water demand management initiatives are being implemented in the existing servicing area;

As noted previously, the Hydrogeological study prepared by SoilEng provides recommendations that include strategies for water conservation and protection for the existing aquifer. Those strategies will be applied as draft approval conditions to be implemented as part of the registration of the plan of subdivision.

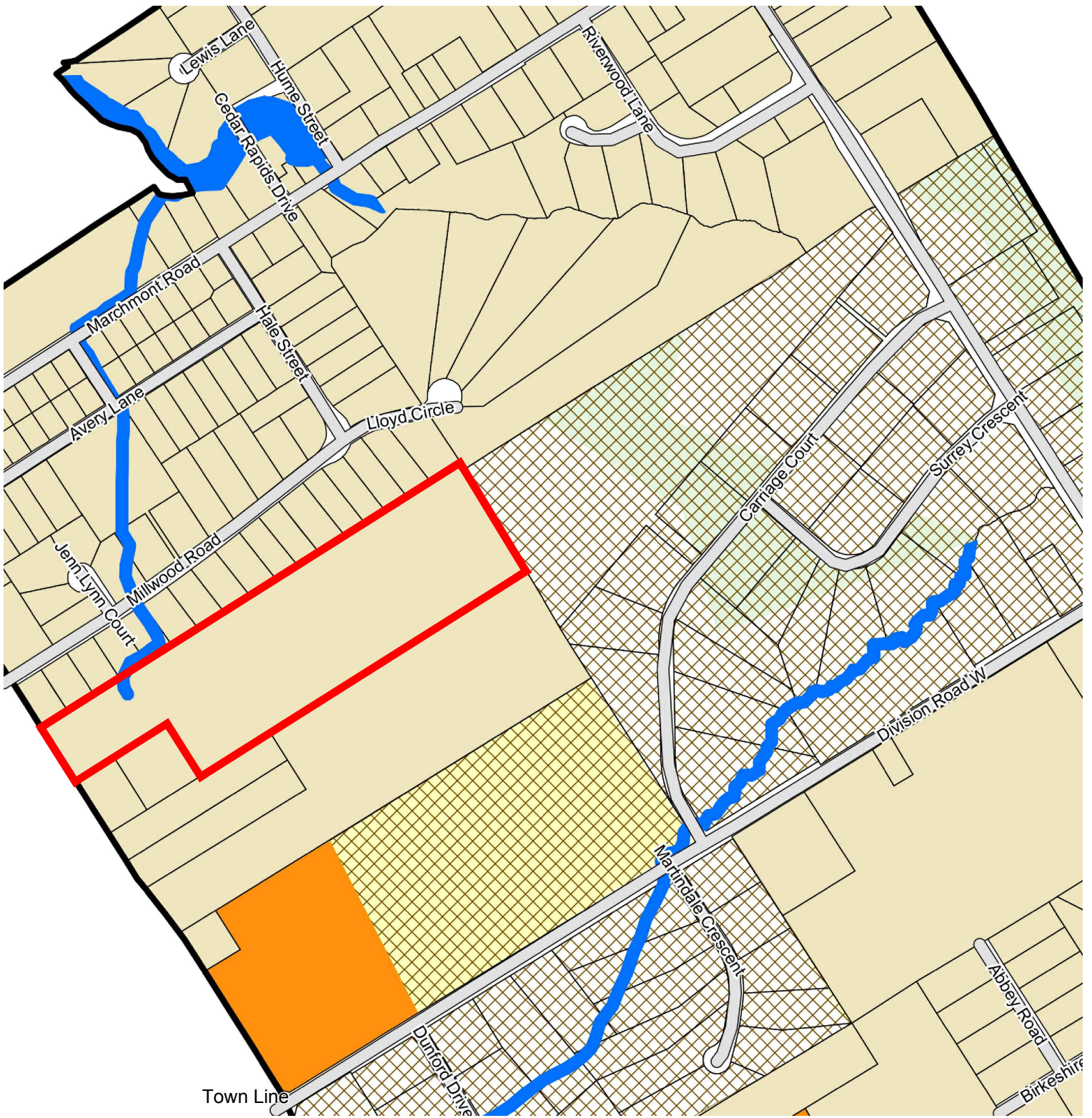
Policy 4.7.18 requires that any servicing capability study, servicing feasibility study, or hydrological study must be prepared to the satisfaction of the County and local municipality in consultation with relevant agencies. A previous Servicing Options Study undertaken for the Locke Subdivision in the Bass Lake-Marchmont Settlement Area confirmed that municipal or communal services are not feasible the only viable option for growth to meet County and Township objectives within this settlement is through private water and wastewater. A SWM Report and Hydrogeological Report have been prepared and submitted in support of this application, supporting the proposal and addressing this policy.

Based on the analysis, the proposed DPS and ZBA conform to the County’s Official Plan.

4.5 Township of Severn Official Plan

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 (“Severn OP”) provides the basis for managing growth that will support and emphasize the Township’s unique character, diversity, civic identity, rural lifestyle and heritage features. The Severn OP establishes a vision for the future land use structure of the Township and is intended to serve as a guiding document over the next twenty years. The Subject Lands are designated Settlement Living Area in the Township OP as identified in **Figure 8**.



Data Source: Township of Severn Official Plan Schedule A6: Bass Lake and Marchmont Settlement Areas (2010)

Figure 8
Township of Severn
Official Plan
 Schedule A6:
 Bass Lake and Marchmont
 Settlement Areas

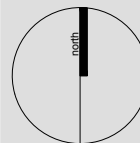
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 Severn Township, Orillia, Ontario

LEGEND

- | | | |
|--|---|--|
|  Subject Lands |  Agricultural Land |  Settlement Area Boundary |
|  Settlement Living Area |  Greenlands |  Environmental Protection |
|  Settlement Employment Area |  Countryside Residential |  Local Road |

DATE: December 19, 2017

SCALE 1: 7500



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The following is a review of the relevant policies and how the proposal has or will address them:

Land Division

Policy B8.1 speaks to land division through the Consent process but notes that a Plan of Subdivision is the preferred means of land division when the effect of a severance would be to create more than one building lot. It also states that *“land division by Plan of Subdivision, rather than by consent, shall generally be required if, among others, a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner.”* Since the proposal seeks approval of a DPS, this policy objective is addressed.

Policy B8.3 stipulates that *“prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:*

- a) the approval of the development is not premature and is in the public interest;*
- b) the lands will be appropriately serviced with infrastructure;*
- 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.”

An assessment of Township OP policies later in this section will confirm how the proposed applications for DPS and ZBA address the requirements for approval of a Plan of Subdivision identified in this policy.

Settlement Living Areas

As noted previously, the Subject Lands are designated Settlement Living Area in the Township OP. **Section C2.1** outlines the objectives of the Settlement Living Areas designation. These objectives include:

- a) having the defined Settlement Areas be the focus of new growth and development within the Township;*
- b) maintaining and enhancing the character and identity of existing residential areas within defined Settlement Areas;*
- c) encouraging 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) encouraging the provision of a full range of housing opportunities to meet the Township’s projected housing needs;*
- e) promoting the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential intensification, where appropriate;*
- f) ensuring that residential areas permit a variety of complementary and compatible land uses including open space areas;*
- h) new development occurring 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 proposal addresses these Settlement Living Area policy objectives as it supports residential growth and gentle intensification in the Township, respects and enhances the existing residential character of the

community with a compatible development form, and provides for increased housing opportunities, all within an existing built-up area. The proposal efficiently utilizes land and services in the settlement area, and does not take away from allocated municipal servicing of other designated growth areas in the Township. Further, public open space areas are provided which ensures that the character and identity of the residential areas is maintained.

The permitted uses in the Settlement Living Area designation are identified in **Policy C2.2.1** and include single detached dwellings, semi-detached dwellings, and duplex dwellings. The proposal will result in the creation of 19 residential lots for development of single detached dwellings which conforms to the permitted uses under this policy.

Policy C2.3.1 requires that *“the maximum permitted density in unserviced or partially serviced Settlement Areas shall be based on the environmental capacity of the area and in accordance with the servicing policies of Section F to this Plan. The maximum building height shall generally not exceed three storeys in the Settlement Living Area designation.”*

The proposal contemplates the development of 19 lots for low-rise residential development which is supported by a Hydrogeological Study prepared by SoilEng. While the SoilEng study confirms that 30 lots could be supported through tertiary systems on the Subject Lands, the proposal for 19 lots provides a lotting fabric that is more compatible with the surrounding context. Implementing zoning will be consistent with adjacent properties where building heights do not exceed three storeys in height. Further discussion on servicing will be addressed later in this section in the response to Section F of the Township OP.

Policy C2.3.10 speaks to the intent of the Township to provide an appropriate mix of housing types, tenures and costs throughout the Township. *The balance of housing is established at 80-90% low density housing and 10-20% medium density housing. On the basis of the above, new development which assists in maintaining the above balance shall be encouraged.*

The proposal will provide for the development of low density housing thus contributing to the housing balance established through this policy objective.

Policy C2.3.12 is identical to **Policy C1.4.4** above and is therefore important to recognize again that the removal of the watercourse on the Subject Lands as contemplated by the proposed DPS and ZBA 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 proposed DPS recognizes and protects areas of unevaluated wetland and unmapped drainage features located on the Subject Lands.

Environmental Protection Area

It is noted that a small portion of the property is identified as Environmental Protection Area as shown in **Figure 8**. It has been determined that this small portion of the property is in fact a controlled drainage feature that moves north along a swale between residential lots, and along municipal ditches and pipes as it outlets further north within the Settlement Area.

Policy C1.2.4 states *“that the boundaries of the Greenland designation and the Environmental Protection Area designation are delineated in a conceptual manner on the Schedules to this Plan. The extent and exact location*

of the boundaries are intended to be delineated in the implementing Zoning By-law in accordance with mapping provided by the County and Provincial agencies, and will not require an amendment to this Plan.”

The Natural Heritage Assessment submitted with this application confirms that this feature has no environmental significance and can be controlled through engineering. The Natural Heritage Assessment has instead identified an intermittent watercourse on the easterly portion of the Subject Lands. This feature has been protected within an Open Space Block (Block 2) and will be further protected in the implementing Zoning By-law. Given the above policy, the ZBA to rezone the Subject Lands to relocate and accurately reflect the actual Environmental Protection Area lands does not require amendment to the Township OP.

Policy C1.4.2 declares that *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.*

An EIS prepared by Azimuth has been submitted with this application in response to this policy. The assessment confirms that there will be no negative impact on the natural features or their ecological functions through the development of the Subject Lands.

Policy C1.4.4 states that:

“Lands designated Environmental Protection within Settlement Areas as shown on Schedule A, are water courses of varying degrees of importance and may include wetlands. Some of the water courses have limited ecological importance and function only as seasonal drainage courses. To determine the importance and function of the watercourse, an Environmental Impact Study (EIS) is required prior to development. Notwithstanding Section C1.4.2, water courses may be removed, altered or relocated without an Official Plan Amendment subject to favourable results of the EIS and provided that a Storm Water Management Plan (SWMP) is prepared. The EIS and SWMP shall demonstrate, to the satisfaction of the Township, with input from appropriate agencies, that removal, alteration or relocation of the water course and the proposed development, will not create negative drainage impacts on the surrounding area, and, further, the proposed development must take place subject to an approval process under the Planning Act.”

This policy reinforces and echoes the response to Policy C.1.2.4 noted previously, where it has been determined that the water courses identified in the Township OP have limited ecological importance. This was confirmed by the EIS prepared by Azimuth, which confirmed that those wetlands and aquatic habitat features on the Subject Lands are maintained. Furthermore, a SWM Report prepared by C.C. Tatham has determined that the proposed alternation to this watercourse, the location of the proposed SWM pond will not create negative impacts on the surrounding areas, particularly to the north.

Section C1.7.1 explains that when an EIS is required, it shall be prepared in accordance with **Policy C1.7.1**, among others, which states that *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 was prepared in consultation with Township, County and Severn Sound Environmental Association to solidify the terms of reference on the evaluation of environmental impacts and potential mitigation measures. The report concludes that the proposed development and site alteration is appropriate for the Subject Lands, subject to recommendations which will be implemented through draft approval conditions.

Sewage Treatment

The policies regarding sewage treatment and servicing are outlined in **Section F2.2**. More specifically, **Policy F2.2.1** requires that the evaluation of any development applications confirm that the feasibility of the following sewage treatment options is considered in the following order:

- a) *Extensions of servicing from a centralized sewage treatment facility;*
- b) *Extensions of servicing from a communal sewage treatment system;*
- c) *The development of a new communal sewage treatment system; or,*
- d) *Private sewage treatment systems.*

In addition to the above, **Policy F2.2.4** requires that the minimum servicing requirement for private sewage treatment systems throughout the Township shall be an in-ground sewage treatment system on an individual lot basis. It further states that *“Each development application shall comply with the policies of Section F2.2.1 of this Plan regarding the sewage servicing hierarchy. Private sewage treatment systems shall be approved by the appropriate agency pursuant to the Ontario Building Code Act or the Environmental Protection Act. Well/septic systems adjacent to a County road shall comply with the County’s requirements.”*

Finally, **Policy F2.2.4** requires that a hydrogeological study be submitted for any development application for five or more residential units generating wastewater in excess of 10,000 litres per day that proposes the use of private sewage treatment systems, in order to demonstrate to the satisfaction of the appropriate agency that the systems will operate satisfactorily, prior to any approvals.

The proposal will include the development of new residential lots which will be privately serviced and maintain individual on-site tertiary sewage treatment systems, meeting the minimum requirements of the Township. A SWM Report and Hydrological Study have been submitted with this application outlining the approach and justifying the implementation and operation of these systems.

Water Servicing

The policies in **Section F2.3** discuss the requirements for private water servicing. **Policy F2.3.1** requires that the evaluation of any development applications confirm that the feasibility of the following water servicing options is considered in the following order:

- a) *Extensions of servicing from a centralized water supply facility;*
- b) *Extensions of servicing from a communal water supply system;*
- c) *The development of a new communal water supply system; or,*
- d) *Private wells.*

Further, **Policy F2.3.4** requires that the minimum water servicing requirement throughout the Township shall be a private well on an individual lot basis. *It states that "Each development application shall comply with the Policy F2.3 of this Plan regarding the water supply servicing hierarchy. Private wells shall be constructed in accordance with the Ontario Water Resources Act. Prior to the approval of any development application for five or more residential units or industrial and commercial developments that proposes the use of private wells, a Hydrogeological Study shall have demonstrated that such wells will provide sufficient quantity and quality of potable water without impacting adjacent wells."*

The proposed private servicing for the planned subdivision will meet the Township's minimum requirements for water servicing. The SWM Report and Hydrogeological Study prepared and submitted with this application confirm that the proposed private wells will be constructed in accordance with the Ontario Water Resources Act and will provide sufficient quantity and quality of potable water without impact to adjacent wells.

Stormwater Management

The stormwater management policies within **Section F3** require that all applications for residential development of five units or more be supported by a conceptual Stormwater Management Report. **Policy F3.1** states that *"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 predevelopment 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."*

Further, this policy requires that *"All stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection Zone in the implementing zoning by-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized...Agreements with the Township may be required as a condition of approval, to provide for their continued maintenance."*

The proposal includes Block 1 which provides for a SWM Pond in order to properly manage stormwater accumulated on the Subject Lands. The SWM Report submitted in support of this application addresses the requirements identified above in order to appropriately design proposed the SWM pond facility.

Urban Design

The policies in **Section G1.5** discuss the Urban Design principles that will be required through the approval of a DPS for residential lots within Settlement Areas. Through **Policies G1.5.1, G1.5.3, G1.5.3.8,**

and **G1.5.9**, the Township’s Urban Design principles are established in order to ensure that new development enhances the quality of built form that is sensitive to the Township’s heritage.

The Urban Design principles specifically related to the development of the proposed subdivision which are found within the policies identified above include the following:

- *Enhance the unique character of the Township’s settlement areas by encouraging high quality design that is complementary and compatible with existing development;*
- *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;*
- *The protrusion of garages on residential buildings into the front yard, beyond the main front building wall, shall be discouraged;*
- *For residential subdivision plans the Township shall require, prior to draft plan of subdivision approval, the preparation of Community Design Guidelines for the subdivision plan, to guide the overall character of the proposed subdivision through such design features such as street light design, sidewalk materials and locations, perimeter fencing, community mailbox locations and/or facilities, gateway or entrance features, street tree planting in the public right-of-way, and park and public open space design.*

The proposed DPS provides for a lotting fabric that is compatible and complementary to the unique character of Bass Lake-Marchmont community. Relationships in terms of lot area, frontages, setbacks, building height will be carried forward in the implementing Zoning By-law. Specifically, provisions will be added to the implementing zoning to ensure that garages do not project beyond the main building façade. Given the scale of the development, which represents infill rather than greenfield development, it is our opinion that Community Design Guidelines are not required to achieve high quality design and community consistency through this DPS.

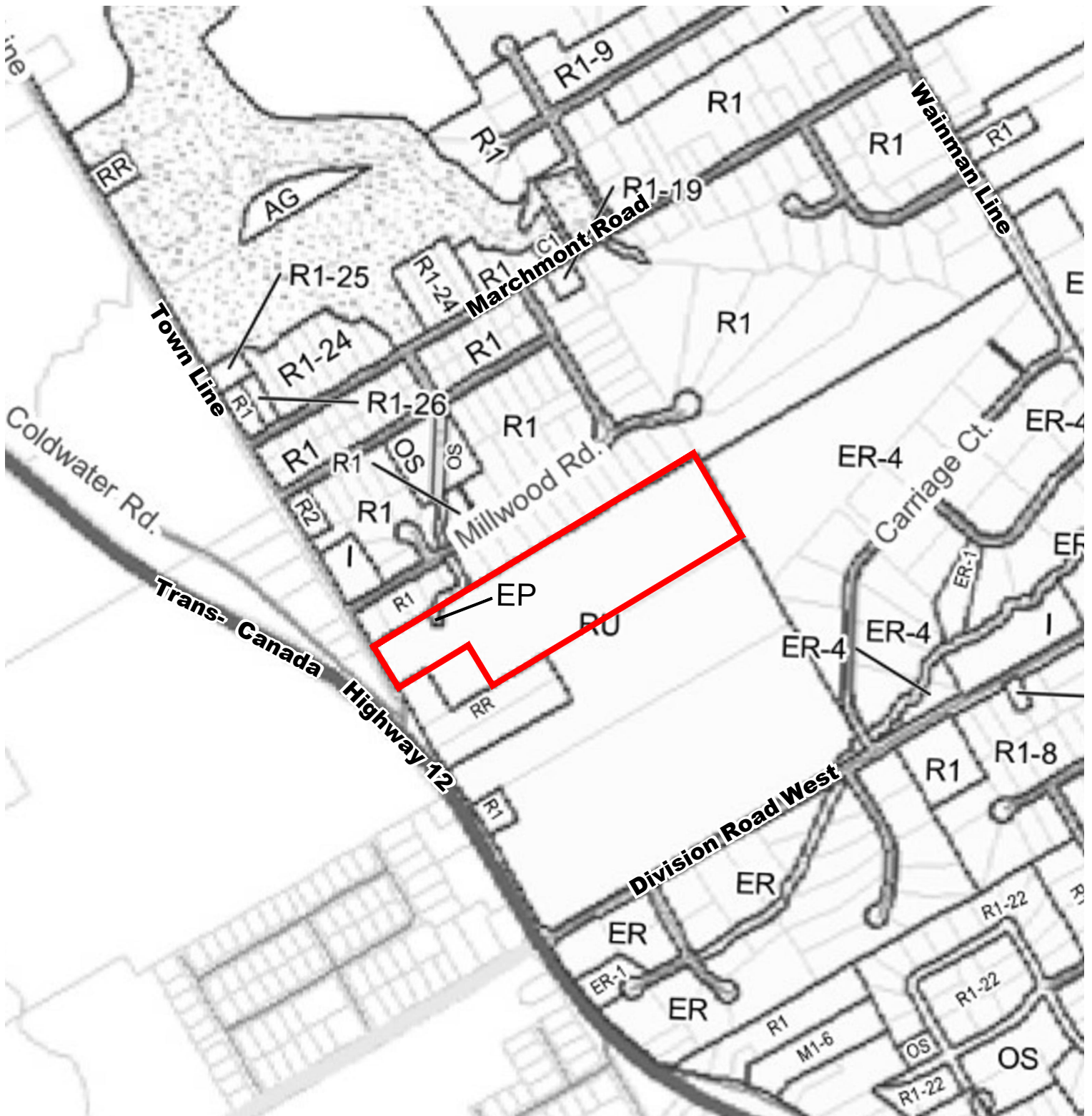
Based on the analysis, in our opinion the proposed amendment conforms to the Township’s Official Plan.

4.6 Township of Severn Zoning By-law 2010-65

The Township of Severn Zoning By-law 2010-65 is the in-force zoning for this area and is applicable to the Subject Lands. The Subject Lands are zoned Rural (RU) Zone with a portion of the lands under the Environmental Protection (EP) Zone as shown in **Figure 9**. The RU Zone permits a range of agricultural uses including, single detached residential dwellings and outdoor recreational uses. A single detached dwelling is defined as a “dwelling occupied or capable of being occupied as a dwelling unit.” The portion of the Subject Lands zoned as Environmental Protection (EP) Zone is comprised of a constructed, controlled drainage feature that has no environmental significance. This feature is being realigned through the DPS design so that the flow of the natural system continues on its natural path.

The following is a summary of the applicable zoning regulations and the proposal’s compliance with those regulations:

By-law Standard	Required	Provided
Minimum Lot Area (hectares)	10	0.29 ha
Minimum Lot Frontage (metres)	60	37.8 m



Data Source: Township of Severn Zoning By-law 2010- 65 (2010)

Figure 9
Township of Severn
Zoning By-law
2010-65

LEGEND

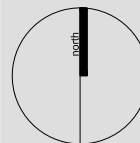
Subject Lands

- (RU) Rural
- (EP) Environmental Protection Area
- (ER) Estate Residential

- (R1) Residential Type One
- (RR) Rural Residential
- (R2) Residential Type Two
- (C1) General Commercial
- (OS) Open Space
- (M1) Light Industrial
- (AG) Agricultural
- (I) Institutional

DATE: December 19, 2017

SCALE 1:10000



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3879 Town Line,
 Severn Township, Orillia, Ontario

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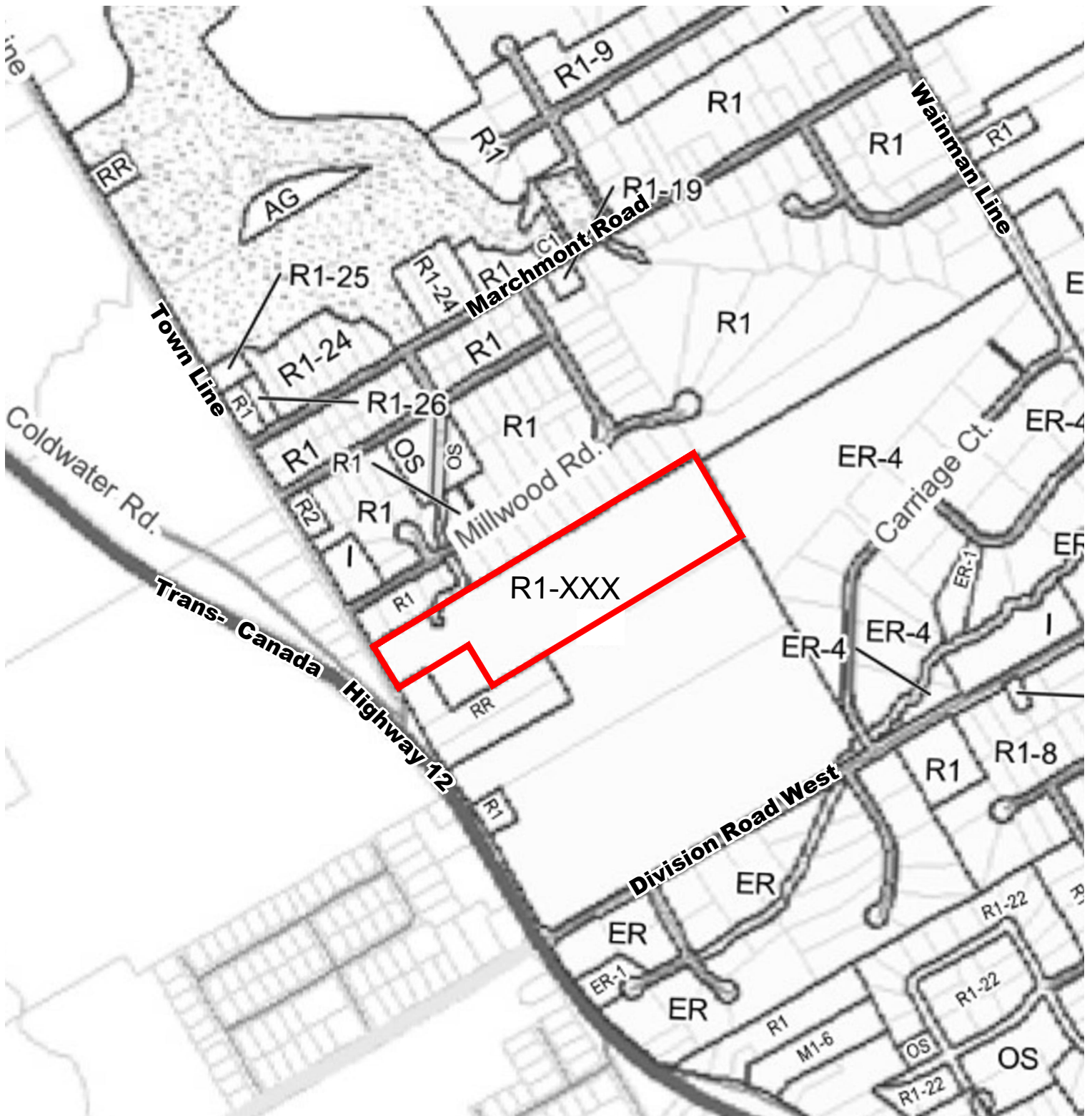
Based on the above, a Zoning By-law Amendment is required in order to permit the proposed Draft Plan of Subdivision. It is recommended that the Subject Lands be rezoned from RU and EP to both Residential Type One (R1) Zone, similar to the existing subdivision to the north, and to Environmental Protection (EP) Zone. Using the R1 zone will ensure compatible and comparable development standards to lots in the community. The following Site-Specific Exceptions will be required to implement the DPS:

- Minimum Lot Area (hectares): 0.29 ha whereas 0.4 ha is required;
- Minimum Lot Frontage (metres): 37.8 m whereas 60m is required;
- Require that garages not project beyond the front building facade or patio; and,
- Permit Stormwater Management Facilities

The proposed Amendment attached as **Appendix A** outlines the amendment from Environmental Protection (EP) Zone and Rural (RU) Zone to Environmental Protection (EP) Zone and Residential Type One (R1) Zone with special provisions (R1-XXX) for the entirety of the Subject Lands (**Figure 10**). The specifics of the R1 zone suffix "XXX" are a placeholder which will be determined by Township staff as part of the approval process.

The proposed Amendments to reduce the Minimum Lot Area and Minimum Lot Frontage recognize the new residential lots being created through the Draft Plan of Subdivision as supported by a Hydrogeological Study. These proposed lot areas and frontages are consistent with the existing low-rise residential lotting patterns to the north and southeast of the Subject Lands. The lots have been evenly distributed on both the north and south sides of the proposed Street "A" in order to maintain the lotting pattern and character of the established subdivisions. The provision for garage projections implements design requirements of the Township for the subdivision. The addition of Stormwater Management Facilities as a permitted use is required in order to implement the stormwater management services on the Subject Lands, allowing for the same management of water and drainage.

Based on the above, it is our opinion that the proposed amendments are in the public interest and represent good planning. **Approval of the Zoning By-law Amendment will implement the Township's Official Plan policies for the Subject Lands and will implement the DPS as set out in this proposal.**



Data Source: Township of Severn Zoning By-law 2010- 65 (2010)

Figure 10
**Township of Severn
 Zoning By-law
 2010-65**

LEGEND

 Subject Lands

(RU) Rural

(EP) Environmental Protection Area

(ER) Estate Residential

(R1) Residential Type One

(R2) Residential Type Two

(OS) Open Space

(AG) Agricultural

(RR) Rural Residential

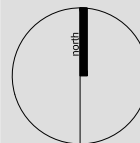
(C1) General Commercial

(M1) Light Industrial

(I) Institutional

DATE: December 19, 2017

SCALE 1:10000



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5.0 Summary and Conclusions

For the above reasons, we respectfully submit that the proposed amendment is appropriate and we respectfully request its approval.

The proposed Plan of Subdivision and Zoning By-law Amendment will facilitate the creation of 19 residential lots, a municipal street, a SWM pond and an open space area on the lands municipally address as 3879 Town Line Road in the Township of Severn. It is our opinion that the proposal is in the public interest and represents good planning for the following reasons:

1. The proposal is consistent with the relevant policies of the Provincial Policy Statement.
2. The proposal conforms to the relevant policies of the Growth Plan for the Greater Golden Horseshoe 2017.
3. The proposal conforms to the relevant policies of both the County of Simcoe and Township of Severn Official Plans.
4. The proposed amendment to Zoning By-law 2010-65 will implement the Township Official Plan policies through the implementation of the Draft Plan of Subdivision.
5. The proposal will allow for the creation of various sized lots that offer residential opportunities to assist in meeting the Township and County's population growth targets.
6. The proposed subdivision will achieve infill and intensification within the Bass lake and Marchmont Settlement Area, supporting the development objectives of the County's Official Plan policies and designation.
7. The proposal will be sufficiently serviced by a private water and wastewater systems, and on-site stormwater will be mitigated through the proposed Stormwater Management Pond.
8. The proposal will create a new public road with access from Town Line Road, while also protecting for future public road access should the lands to the south redevelop in the future. The proposed public road provides access to the newly created lots and blocks in a safe and efficient manner.
9. The proposal will not result in any environmental or public health and safety concerns through the development of this subdivision.
10. The proposal has been desired and oriented to ensure the highest level of compatibility with both existing and potential future land uses in the area.

For the above reasons, we respectfully submit that the proposal is appropriate and we respectfully request its approval.

Yours truly,
MHBC

A handwritten signature in black ink, appearing to read 'E. Theodore', with a large, stylized initial 'E' that loops around the start of the name.

Eldon Theodore, BES, MUDES, MCIP, RPP, LEED AP
Partner & Urban Designer

APPENDIX **A**

THE CORPORATION OF THE TOWNSHIP OF SEVERN

BY-LAW NO. 2017-xx

BEING A ZONING BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS OR STRUCTURES ON CERTAIN LANDS DESCRIBED AS PART OF LOT 1, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF NORTH ORILLIA, NOW IN THE TOWNSHIP OF SEVERN (3879 TOWN LINE)

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 described as Part of Lot 1, Concession 1, geographic Township of North Orillia, now in the Township of Severn, municipally known as 3879 Town Line;

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

1. THAT Schedule "F-1" of Zoning By-law No. 2010-65, as otherwise amended, is hereby amended by changing the Zone Classification on certain lands described as Part of Lot 1, Concession 1, geographic Township of North Orillia, from the Rural (RU) Zone and the Environmental Protection (EP) Zone to the Residential Type One (R1-XXX) Zone and the Environmental Protection (EP) Zone in accordance with Schedule "1" attached hereto and forming part of this By-law.
2. THAT Section 5.3 entitled "Permitted Uses" and Section 5.4 entitled "Lot Requirements" of Zoning By-law No. 2010-65, as otherwise amended, is hereby further amended by adding the following exception Zone to the end thereof:

Exception	By-law	Location	Schedule	Special Provisions
R1-XXX	2017-XXX	3879 Town Line	F-1	<p><u>Permitted Uses:</u></p> <p>In addition to the permitted uses of the RU Zone, the following uses shall also be permitted:</p> <p>i) Stormwater Management Facilities</p> <p><u>Lot Requirements:</u></p> <p>i) Minimum Lot Area – 0.29 ha</p> <p>ii) Minimum Lot Frontage – 37.8 m</p> <p><u>Special Provisions:</u></p> <p>i) Garages shall not project beyond the front building façade or patio</p>

All other provisions of the Rural (R1) Zone shall apply and be complied with.

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

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

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

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

CORPORATION OF THE TOWNSHIP OF SEVERN

MAYOR

CLERK-TREASURER



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E