



Zoning By-law Amendment & Draft Plan of Subdivision Planning Justification Report

To:	Township of Severn
Attention:	Andrea Woodrow, RPP Director of Planning & Development
From:	Victoria Lemieux, RPP
Date:	November 1, 2021
Delivered:	Delivered by Hand and by Email
Subject Property:	2060 Division Road, Township of Severn

1.0 INTRODUCTION

MORGAN Planning & Development Inc. has been retained by South Shore Homes to seek approval of concurrent Zoning By-law Amendment and Draft Plan of Subdivision applications to accommodate future development of a 23-lot residential subdivision on Part of Lot 1, Concession 1 in the Township of Severn.

The purpose of this Land Use Planning Report is to provide an understanding of the proposed development, the nature of the technical reports prepared in support of the development, the applicable planning framework and to demonstrate the ability of the subject lands to sustain future growth as proposed.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is located within the Settlement area of Marchmont in the Township of Severn. The property has approximately 480 meters of frontage onto Division Road, and approximately 50 metres of frontage onto Carriage Court. The site is approximately 13.04 hectares (32.2 acres) in size. Figures 1-2 (below) provide the property location and aerial imagery.

Figure 1 Location of Subject Property – 2060 Division Road

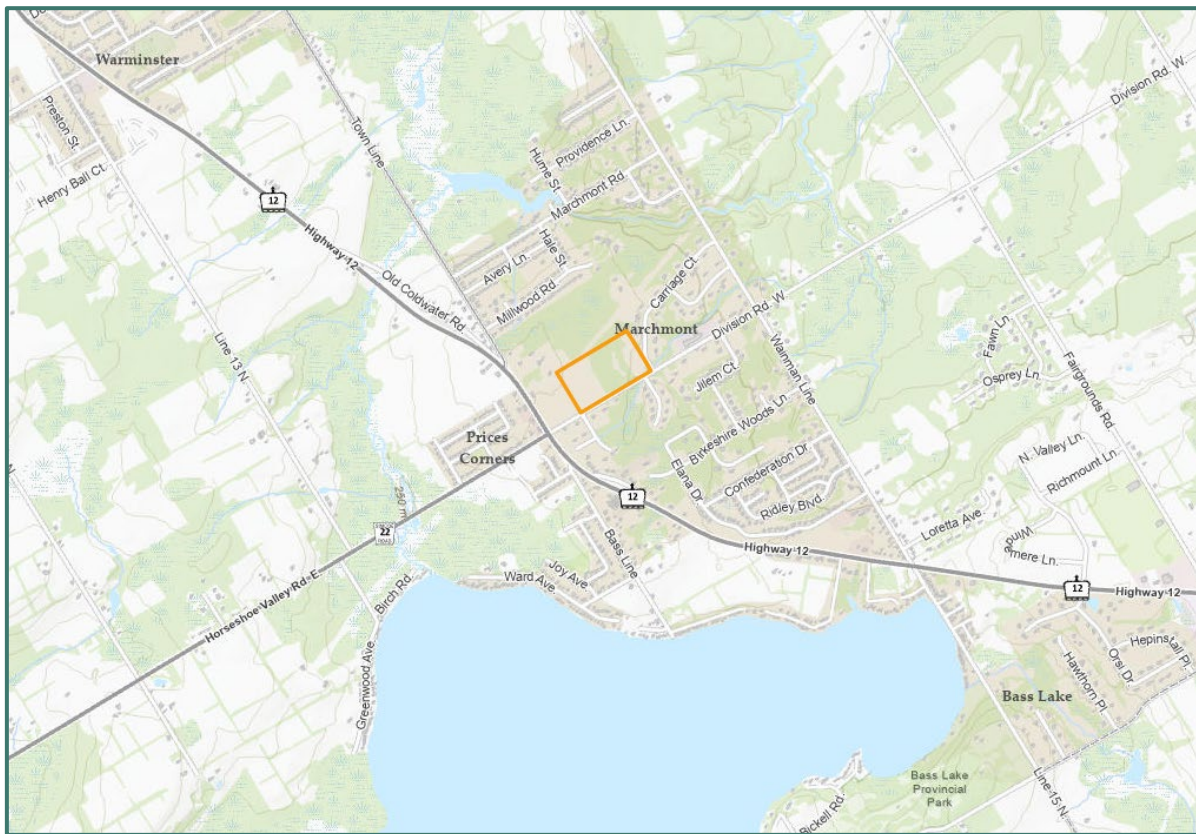


Figure 2 2018 Aerial of Subject Property – 2060 Division Road



The existing conditions of the property include meadow lands, woodland and wetland areas. The property is vacant of any structures, and it is our understanding that the lands were historically maintained in part for agricultural purposes.

2.1 Surrounding Uses

The surrounding land uses are categorized as follows:

North: The property is bound to the north by a hydro utility corridor and vacant rural land within the Marchmont Settlement Area

East: The property is bound to the east by Carriage Court.

South: The property is bound to the south by Division Road West. On the south side of Division Road West are rural residential lots within the Marchmont Settlement Area.

West: The property is bound to the west by a vacant parcel of commercial land.

3.0 OVERVIEW OF DEVELOPMENT PROPOSAL

3.1 Draft Plan of Subdivision

The development concept proposes the creation of a 23 lot residential subdivision.

The lots are designed with a minimum lot frontage of 30 metres, and a minimum lot area of 0.2 hectares (0.5 acres). Each of the lots are designed with frontage onto municipal roads denoted as 'Street A', 'Street B' and 'Street C'.

An Environmental Impact Study was prepared by Terrastory Environmental, which established the boundaries of an unevaluated wetland feature that is present on the property. The Draft Plan has been designed to incorporate the wetland feature within the lot fabric, while a concurrent Zoning By-law Amendment (ZBA) application has been submitted to protect the feature with an Environmental Protection (EP) Zone.

As identified on the Draft Plan, there are two existing hydro easements on the property. The easement extending across the north-west quadrant of the property protects a high voltage transmission tower. We note that Lot 10 has been designed with a sufficient shape and size to accommodate the encumbrance of the large hydro easement while maintaining sufficient area for a dwelling, a septic bed and a well. The smaller easement within the north-east corner of the property is unutilized and an application to extinguish the easement has been submitted to Hydro One.

3.2 Municipal Street

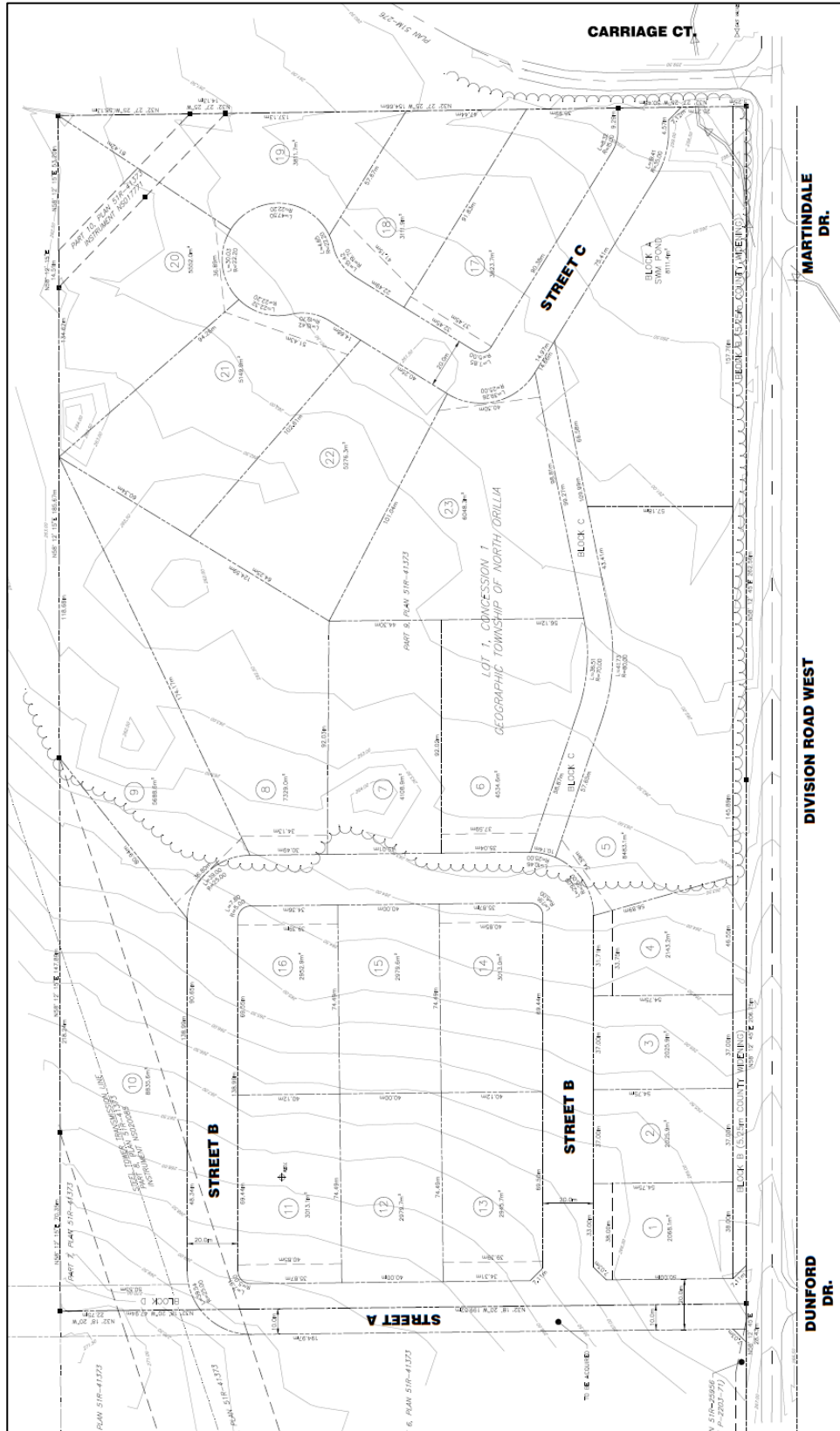
The subject property currently has frontage onto both Division Road and partially onto Carriage Court. The proposed development has been designed being mindful of existing environmental features, which resulted in a proposed plan with two separate entrances off of each road frontage. From Division Road, the internal street pattern identified as 'Street A' and 'Street B' will be developed to a rural cross section standard and is located directly across from the existing intersection of Dunford Road. This will create an aligned four way intersection at 'Street A' and Division Road. As shown on the Draft Plan (Figure 3), appropriate daylight triangles are provided.

From Carriage Court, the internal street pattern identified as 'Street C' proposes an internal cul-du-sac with access provided from Carriage Court. The proposed cul-du-sac has a radius of 22.2 metres at its end to ensure appropriate turnaround for both emergency and personal vehicles.

3.3 Servicing

Each of the lots has been designed to accommodate individual water and sewage services (well and septic). Further details on the proposed lot servicing are detailed in both the Hydrogeologic Evaluation prepared by Ian D. Wilson Associates and Tatham's Functional Servicing Report.

Figure 3 Draft Plan of Subdivision



3.4 Land Use Schedule

Land Use	Lot / Block No.	Area (ha)
Residential Lots	Lots 1 thru 23	9.8 ha
SWM Pond	Block A	0.81 ha
Road Widening (to County)	Block B	0.24 ha
SWM Easement	Block C	0.2 ha
Future Road Allowance	Block D	0.11 ha
Roads	Streets A, B and C	1.88 ha
TOTAL		13.04 ha

4.0 SUPPORTING TECHNICAL STUDIES

The following technical reports have been prepared in support of the proposed development:

4.1 Functional Servicing Report

Tatham Engineering was retained by South Shore Homes to prepare a Functional Servicing Report. The primary objective of the reports is to assess the feasibility of the proposed 23 lot residential development with respect to servicing. The report includes an evaluation of existing and future site conditions.

The FSR indicates that water supply will be provided by individual drilled wells, and serviced with private individual sewage systems (septic). These systems and wells will be developed on a lot by lot basis with their specific site development grading plans detailed through the building permit process.

The FSR indicates that Division Road is currently serviced with hydro (overhead pole line) on the north side of the corridor. It is assumed the existing hydro supply is adequate to service the proposed 23 lot residential subdivision. Hydro will be provided to each lot with underground servicing.

Union gas is available on Division Road and Carriage Court. It is expected the existing infrastructure can accommodate the proposed 23 lots. Based on the proximity of other subdivisions in the Marchmont Settlement areas, it is anticipated that both telecommunications and cable services will be available to the development, and this will be confirmed during the final design stage.

The Functional Servicing Report has been submitted in support of the enclosed applications, and is enclosed in full for review.

4.2 Preliminary Stormwater Management Design

Tatham Engineering was retained by South Shore Homes to prepare a Preliminary Stormwater Management Report. The primary objective of the report is to assess the feasibility of the proposed 23 lot residential development with respect to storm water management. The reports include an evaluation of existing and future site conditions and ensures that the development can be constructed in accordance with all applicable municipal and provincial guidelines while *'minimizing the impact of the development on local drainage systems'*.

A stormwater management facility (SWMF) (Block 'A') will be constructed in the southwest portion of the site to provide quantity and quality stormwater control, with a stormwater easement (Block 'C') provided to ensure adequate directional flow towards the stormwater area from the west development area. Development will be limited within the areas identified as environmentally sensitive, other than the SWMF design that encroached into the wetland along Division Road West (ESA 2). The report indicates that the disturbance to this area will be offset by the construction of the wetland SWMF and during the detailed design stage, recommendations from Terrastory will be implemented.

The Stormwater Management Report has been submitted in support of the development, and is enclosed in full for review.

4.3 Traffic Impact Study

Tatham Engineering was retained by South Shore Caden Estates Inc. to assess the traffic impacts associated with the proposed development of 23 additional residential lots. This report addresses the requirements of the Township of Severn and the Ministry of Transportation (MTO) as identified during the pre-consultation process, regarding the potential impacts of the development on the existing local road network. The primary conclusions of the report are outlined below.

The intersection of Division Road West with Highway 12 was analyzed under existing conditions (2020) and for the 2022, 2025 horizon periods. The subject intersection is expected to operate good operating conditions with minimal delays through the 2025 horizon.

The capacity of Division Road West was also reviewed under both existing and future traffic conditions. Division Road West is currently operating and is expected to operate well below capacity through the 2025 horizon. As such, no improvements to the road network are required to accommodate the future traffic volumes.

Finally, the need for exclusive turn lanes on was reviewed in consideration of MTO guidelines for auxiliary turn lanes at unsignalized intersections. Based on the low volume of traffic, exclusive turn lanes are not considered necessary to serve the site.

The Traffic Impact Study has been submitted in support of the development, and is enclosed in full for review.

4.4 Hydrogeologic Evaluation

Ian D. Wilson Associates Ltd. was retained by South Shore Homes to undertake a hydrogeologic evaluation of the subject property and to summarize the geological and hydrological setting of the site, subsurface conditions, sewage system suitability, sewage impact potential and potable groundwater potential for the development. The following are the most salient conclusions from the evaluation:

- Only drilled wells completed in accordance with the Ontario Regulation 9030 to wither of the intermediate or deep overburden aquifers or the bedrock aquifer are recommended;
- Prior to placing test well 1 into service, the well will be required to be re-disinfected and re-sampled for bacteriological analysis at that time;
- Based on observed water table conditions, the western 1/3 upland portion of the site, fully in-ground tile beds are considered viable. Over the remaining lower portions of the site, partially raised tile beds will be required due to observed emergent groundwater and evident of seasonally elevated water table conditions in the soil profile. In the central 1/3 of the site, the bases of tile bed trenches should be set no lower than 0.29m above current grade. In the eastern 1/3 of the site, the bases of tile bed trenches should be set no lower than 0.32m below current grade;
- For site design purposes, a conservative soil T-time of 35min/cm is recommended;
- Lot and sewage system envelope specific test pits are recommended at sewage system/building permit stage; and,
- Under MCEP procedure D-5-4, the impact of 23 lot subdivision will be acceptable using conventional subsurface sewage disposal systems.

The report concludes that from a groundwater supply and sewage disposal/impact perspective, the proposed development of 23 single detached residential lots serviced by individual on-site wells and individual on-site sewage services, is considered appropriate, safe and viable subject to the conclusions, limitations and recommendation outlined in the hydrogeological report.

The full Hydrogeologic Evaluation has been submitted in support of the development, and can be referenced for more details on the findings and recommendations for the site.

4.5 Archeological Assessment

AMICK Consultants Limited was retained by South Shore Homes to conduct a Stage 1-2 Archeological Assessment of the subject property. The assessment was undertaken as a requirement under the *Planning Act* and the *Provincial Policy Statement (2020)* in order to support the proposed development.

The entirety of the property was subject to inspection and photographic documentation, concurrently with the Stage 2 Property Assessment high intensity test pit methodology at a five-meter interval between individual test pits. No archaeological resources were encountered during the property assessment. Consequently, AMICK made the following recommendations:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed; and,
- The proposed undertaking is clear of any archaeological concern.

A letter dated January 28, 2016 from the Ministry of Tourism, Culture and Sport has been included in the submission package which confirms that AMICK's Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.

4.6 Environmental Impact Statement

Terrastory Environmental Consulting Inc. was retained by South Shore Homes to prepare an Environmental Impact Statement in reference to the proposed subdivision. The purpose of this work is to *'present a biophysical characterization of the subject property and adjacent lands as a means to assess the potential for adverse effects on the natural environment and heritage features stemming from the proposed development and site alteration activities.'*

The report found the presence of significant natural features that have policy significance, including: identified wetlands; candidate and confirmed significant wildlife habitat; confirmed habitat for endangered myotis bats; and assumed fish habitat. The report determined that no negative impacts to these features will occur, provided that all technical recommendations (appendix 9 of report) are implemented in full.

These recommendations include incorporation of EP zoning, use of a constructed wetland stormwater management facility design, timing restrictions on tree and vegetation removal, and the preparation of comprehensive erosion and sediment control plans during detailed design.

The full Environmental Impact Statement has been submitted in support of the development, and is enclosed in full for review.

5.0 OFFICIAL PLAN AND ZONING BY-LAW

5.1 Township of Severn Official Plan (2010)

The entirety of the subject property is located within the Marchmont Settlement Area, and is designated '*Country Residential Area*' by Land Use Schedule 'A6' of the Township of Severn Official Plan.

All development within the Country Residential Area designation shall occur by way of Plan of Subdivision, Plan of Condominium, or Site Plan Control Application.

5.2 Township of Severn Zoning By-law

The subject property is currently zoned '*Rural Holding 31 (RU-H31)*' within the Township of Severn Zoning By-law (Interactive Zoning Map – Township Website). The Rural Holding 31 (RU-H31) prohibits the development of the site prior to the execution of a Subdivision Agreement. A small portion of land within the south-west corner of the property is zoned Environmental Protection (EP).

We note that a Zoning By-law Amendment (ZBA) application has been submitted by South Shore Homes concurrent with the Draft Plan of Subdivision application. The ZBA application proposes to rezone the developable portions of the proportion from the RU (H31) Zone to a site specific Residential One Exception (R1-#) Zone. The ZBA also proposes to protect the identified natural heritage features by rezoning those features from the RU (H31) Zone to the EP Zone. Finally, the ZBA proposes to rezone the proposed stormwater easement and the future road extension from the RU (H31) Zone to the Open Space (OS) Zone.

The Residential One (R1) Zone permits single detached dwellings with a minimum area of 0.4 hectares and a minimum lot frontage of 60 metres. The lots on the subject site are proposed with a minimum frontage of 30 metres and a minimum lot area of 0.2 hectares, which will be recognized through the site specific exception.

5.3 Zone Matrix

Proposed R1-X Zone Table		
Provisions	Required (R1 Zone)	Proposed (R1-X Zone)
Min. Lot Area	4,000 m ²	2,000 m ²
Min. Lot Frontage	60 m	30 m
Max. Lot Coverage	20 %	20 %
Min. Front Yard Setback	7.5 m	7.5 m
Min. Rear Yard Setback	7.5 m	7.5 m

Min. Interior Side Yard Setback	1.5 m	1.5 m
Max. Building Height	9 m	9 m
Min. Gross Floor Area	65 m ²	65 m ²

The proposed Open Space (OS) and Environmental Protection (EP) Zone areas do not require an exception, as no physical structures are proposed within these areas.

6.0 PLANNING INSTRUMENTS

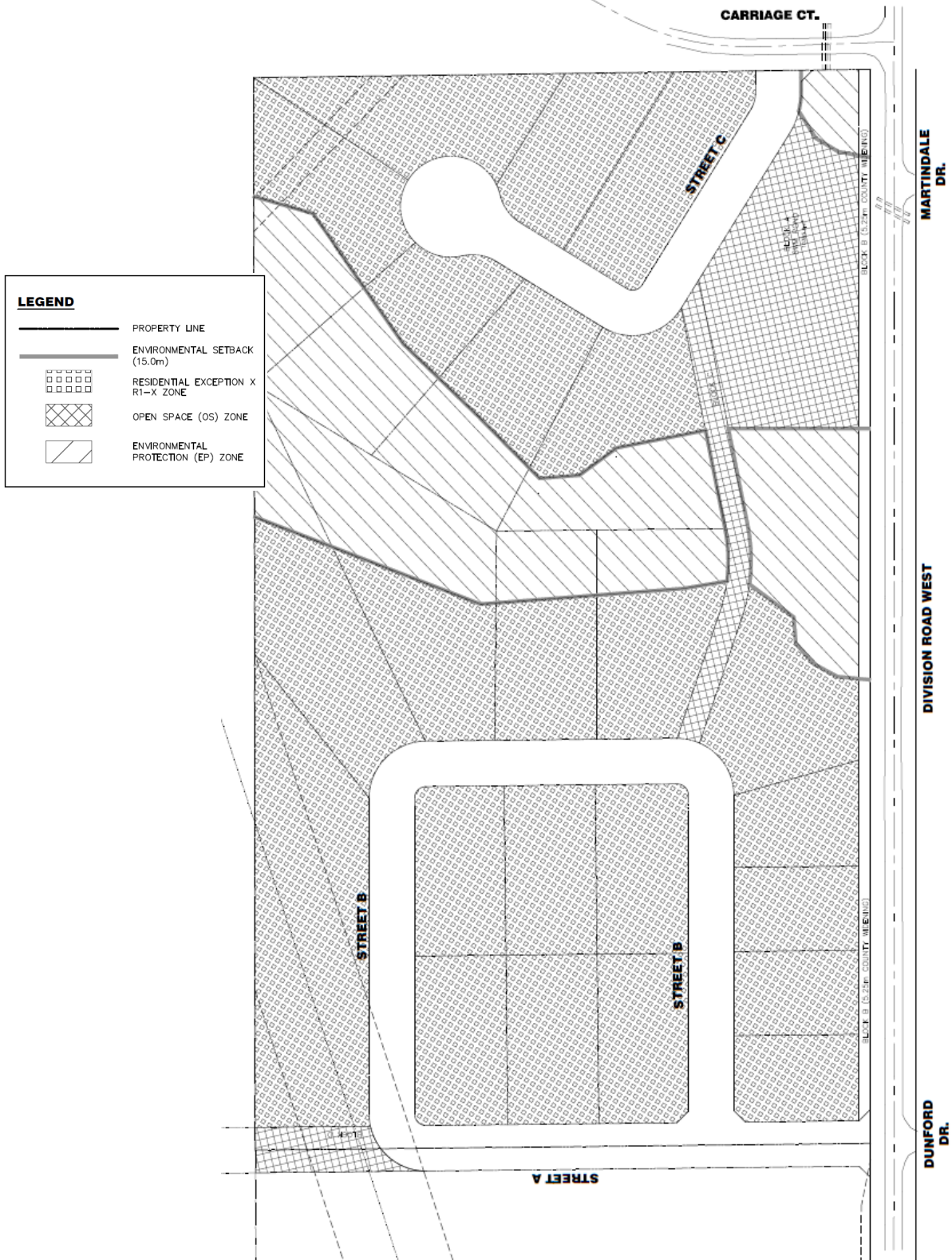
6.1 Zoning By-law Amendment Application

The purpose of the Zoning By-law Amendment (ZBA) application is to rezone the property from the Rural Holding 31 (RU-H31) Zone to place a split zoning of Residential One Exception (R1-X) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone to permit the proposed 23 lot subdivision.

Figure 4 below (*following page*) provides an excerpt of the proposed Zoning By-law Amendment Schedule that forms part of this submission. A full copy of the Schedule has been included in the submission package for review.

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Figure 4 Excerpt from Zoning By-law Amendment Schedule



6.2 Draft Plan of Subdivision Application

The purpose of the Draft Plan of Subdivision (DPS) is to create 23 residential lots to be developed residentially, as illustrated above in Figure 3. The DPS also proposes to create:

- Block A - Stormwater Management Pond
- Block B – County Road Widening along Division Road
- Block C – Stormwater Easement
- Block D – Future Road Allowance (Street ‘A’ Expansion)
- Streets A, B, C – 20 metre municipal right of ways (rural cross section)

The Draft Plan of Subdivision is one of the planning instruments used to implement the proposed residential development. Final approval of the subdivision will be subject to a series of conditions to ensure that the intent of both the Zoning By-law and the Official Plan are being met and that the lands are appropriately developed to the standard required by the approval authorities.

7.0 PLANNING ANALYSIS

In formulating the planning rationale for the proposed development, the following documents have been reviewed in their entirety:

- Provincial Policy Statement (2020)
- A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- County of Simcoe Official Plan (OMB Approved 2016)
- Township of Severn Official Plan (2010).

The following subsections provide further detail of the most salient policies related to the proposed development.

7.1 Provincial Policy Statement (2020)

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

The most directly applicable policy areas affecting the proposed residential subdivision are Section 1.1.3 (Settlement Areas); Section 1.4 (Housing); 1.5 (Public Spaces, Parks and Open Space); Section 1.6.6 (Sewage, Water and Stormwater); Section 2.1 (Natural Heritage); and Section 2.6 (Cultural Heritage and Archaeology).

Section 1.1.3 Settlement Areas

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

MP&D Comment: The subject property is located within the Bass Lake and Marchmont Settlement Areas, which is a growing community.

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

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

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

MP&D Comment: The density of the proposed development is consistent with the the settlement patterns within Marchmont over the past 20 years. The proposed development will efficiently divide the property into lots arranged around three internal street networks. A Traffic Impact Study has been submitted in support of these applications which concludes that the existing network of streets can easily accommodate the increased volume associated with the proposed development. Additionally, the location of the proposed development is in walkable distance to Marchmont Public School, encouraging active transportation and walkability to the future families within the proposed subdivision.

Section 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the

availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

MP&D Comment: The proposed development represents residential intensification through the development of currently vacant and under-utilized lands within an existing settlement area. The proposed development will assist the Township and County in achieving the population targets identified within Settlement Areas.

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

MP&D Comment: The subject property is located adjacent to the existing built-up area and is designed as a compact yet low density residential development similar in nature to the existing housing stock in Marchmont.

Section 1.4 Housing

Section 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and

MP&D Comment: The proposed development will assist the Township of Severn in accommodating the projected residential growth as anticipated by Provincial policy.

b) maintain 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.

MP&D Comment: The Bass Lake and Marchmont Settlement Areas are a growing area within the Township of Severn. A Hydrogeological Study has been completed by Ian D. Wilson Associates which indicates that the 23 proposed lots on

private septic systems and private wells are feasible on the subject site. The proposed subdivision is compatible with the existing service levels used in surrounding area.

Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space

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

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

MP&D Comment: The proposed subdivision is within easy walking distance of parks, an elementary school and convenience retail outlets. The proposed site is within an existing community with appropriate amenities and recreational facilities to promote a healthy lifestyle.

Section 1.6.6 Sewage, Water and Stormwater

Section 1.6.6.1 *Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- b) *ensure that these systems are provided in a manner that:*
 - 1. *can be sustained by the water resources upon which such services rely;*
 - 2. *prepares for the impacts of a changing climate;*
 - 3. *is feasible and financially viable over their lifecycle; and*
 - 4. *protects human health and safety, and the natural environment;*
- c) *promote water conservation and water use efficiency;*
- d) *integrate servicing and land use considerations at all stages of the planning process; and*
- e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability*

to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

MP&D Comment: The Hydrogeologic Evaluation and the Functional Servicing Report submitted herein collectively confirm that the utilization of private servicing is appropriate given site characteristics.

Section 2.6 Natural Heritage

2.1.4 *Development and site alteration shall not be permitted in:*
a) significant wetlands in Ecoregions 5E, 6E and 7E1; and
b) significant coastal wetlands.

2.1.5 *Development and site alteration shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*
a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E1; c) significant valleylands in Ecoregions 6E and 7E1; d) significant wildlife habitat; e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy

2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

MP&D Comment: Terrastory Environmental Consulting Inc was retained by South Shore Homes to conduct an environmental assessment. Terrastory determined that the proposed development plan addresses natural heritage provisions of the PPS for the following reasons:

- No provincially significant wetlands, ANSIs, woodlands, or valley lands are present with the subject property

- No negative impacts to the significant amphibian breeding habitats and/or movement corridors are anticipated given the preponderance of such habitats in the local landscape and provided that the recommended mitigation measures are implemented in full.
- No negative impacts to foraging/roosting habitat for Endangered Myotis bats are anticipated given the implementation of the proposed development plan provided that the recommended mitigation measures are implemented in full.
- No negative impacts to fish habitat are anticipated given implementation of the proposed development plan provided that the recommended mitigation measures are implemented in full.

Section 2.6 Cultural Heritage and Archaeology

Section 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

MP&D Comment: AMICK Consultants Limited was retained by South Shore Caden Estates Inc. to conduct a Stage 1-2 Archaeological Assessment of the subject property. No archaeological resources were encountered during the property assessment. Consequently, AMICK made the following recommendations:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The proposed undertaking is clear of any archaeological concern.

It is the opinion of the undersigned that the proposed development, and associated Draft Plan of Subdivision and Zoning By-law Amendment applications, are consistent with the policy direction provided by the Provincial Policy Statement.

7.2 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan is a document prepared under the Places to Grow Act, 2005 that implements the Government of Ontario’s vision for building stronger, prosperous communities by better managing growth. This plan provides leadership for improving the way our cities, towns and villages grow over the long term. This Plan is about accommodating forecasted growth in complete communities.

To support the achievement of complete communities that are healthier, safer, and more equitable; decisions about where and how growth occurs in the GGH need to be made carefully. Efficient use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas.

The Growth Plan policies on planning and managing growth in the Great Golden Horseshoe are detailed in Section 2.2.1.

- directs growth to built up areas and settlement areas;
- promotes the use of public transit with a mix of residential and employment land uses;
- preserving employment lands for future economic growth;
- linking urban growth centres through an efficient public transit and effective highway system that can accommodate the numbers of people who need to use it;
- plan for community infrastructure to support growth;
- ensure water and sanitary services are adequate and available for future growth;
- conserve natural systems and prime agricultural areas; and,
- support the protection and conservation of water, air, energy and cultural heritage.

MP&D Comment: The proposed development is located within the Settlement Areas of Bass Lake and Marchmont and as such is in accordance with a primary goal of the Growth Plan which is to direct growth to existing settlement areas.

The development proposes an orderly and compact development through a minor extension of the existing road pattern. The lot sizes and proposed servicing are in keeping with the surrounding area.

It is the opinion of the undersigned that the proposed development, and associated Draft Plan of Subdivision and Zoning By-law Amendment applications, is consistent with the policy direction provided by the Growth Plan.

7.3 County of Simcoe Official Plan (OMB Approved 2016)

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

The proposed development is located within a defined Settlement Area, and will be developed in similar fashion to the existing built form and servicing level of the surrounding community. The development will provide additional housing supply within the community, assisting the County to accommodate the anticipated population growth as outlined in Provincial policy.

It is the opinion of the undersigned that the proposed development, and associated Draft Plan of Subdivision and Zoning By-law Amendment applications, conform with the general intent and purpose of the County of Simcoe Official Plan.

7.4 Township of Severn Official Plan (2010)

The entirety of the subject property is located within the Marchmont Settlement Area, and is designated '*Country Residential*' by Land Use Schedule 'A6' of the Township of Severn Official Plan. It is the goal of this Plan to direct most forms of development to settlement areas where full wastewater and water services are available or the community has developed as a settlement area and to support the efficient use of land in these areas.

Section A2.3.1 Settlement Areas Goal

It is the goal of this Plan to protect and enhance the character of existing settlement areas and to maintain them as diverse, liveable, safe, thriving and attractive communities.

Section A2.3.2 Settlement Areas Objectives

- a) *To encourage the further*
- b) *development and use of the lands within the Settlement Areas, as appropriate.*
- c) *To ensure that all new development within a settlement area has a positive contribution on urban life in the Township.*
- d) *To ensure that the character and stability of existing and well established settlement areas are maintained and enhanced by ensuring that development and redevelopment is compatible, in terms of built form, with the character of adjacent buildings and neighbourhoods and the scale and density of existing development.*
- e) *To encourage a high quality of site and building design for all forms of development within the Settlement Areas.*
- f) *To exercise appropriate municipal development control in order to achieve a consistently high standard of site, building and landscape design.*
- g) *To ensure that new development areas are integrated into the fabric of the existing community.*
- h) *To ensure that Settlement Areas are compact, pedestrian-friendly with the mix of housing types, community facilities, commercial uses and open spaces.*

Section B8.3

Subdivision Development Policies

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

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

MP&D Comment:

The proposed 23 lot development will be serviced by individual water and sewage facilities (well and septic). The proposed development by Plan of Subdivision will ensure the road system, stormwater controls and individual water and sewage services are developed in a safe, efficient and orderly manner.

The proposed built form, density and servicing levels are consistent with those existing within the Settlement Area. The proposed development is located in close proximity to schools, parks and local convenience commercial land uses, and has been designed to function with the existing road network (Division Road and Dunford Drive intersection).

Section C8

Country Residential Area

Section C8.1

To recognize existing estate, country estate and mobile home residential development in the Township.

Section C8.2

Permitted Uses

Permitted uses on lands designated Country Residential Area on the schedules to this Plan are limited to single detached dwellings, mobile homes within existing mobile home parks, home occupations, bed and breakfast establishments and accessory uses.

Section C8.3 Form of Development

All development within the Country Residential Area designation shall occur by way of Plan of Subdivision, Plan of Condominium, or Site Plan Control Application.

MP&D Comment: The proposed development is located within an existing Settlement Area consisting of country residential estate development, and single detached dwellings as proposed are permitted within this area. The proposed development will be developed by way of a Plan of Subdivision, as required per Section C8.3.

It is the opinion of the undersigned that the proposed development, and associated Draft Plan of Subdivision and Zoning By-law Amendment applications, conform to the general intent and purpose of the Township of Severn Official Plan.

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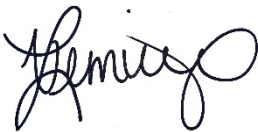
8.0 CONCLUSION

The Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) applications submitted herein will facilitate the development of a 23 lot residential subdivision within a designated settlement area in the Township of Severn.

It is the professional planning opinion of the undersigned that the proposed development represents good land-use planning. This opinion has been reached for the following reasons:

- The proposed development conforms to the goals, objectives, and policies of the Provincial Policy Statement (2020), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020), the County of Simcoe Official Plan (2016), and the Township of Severn Official Plan (2010).
- The development is located within an identified Settlement Area which has been identified as the preferred focus of growth by the Province, County, and Township.
- The development is located within walking distance of park and recreational areas, a public school, and convenience retail outlets.
- In keeping with surrounding developments, the development will be serviced by private wells and private septic systems as municipal water and sewage services are not available in the area.
- The development facilitates appropriate residential growth through the efficient use of land within an identified settlement area
- The proposed residential development complements the surrounding residential uses.

Respectfully submitted,
MORGAN Planning & Development Inc.



Victoria Lemieux, MCIP RPP
Senior Planner



Joshua Morgan, RPP
Principal