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Planning Justification Report

Zoning By-law Amendment & Pending Plan of Subdivision

900 County Road 6 South, Township of Tiny

West Ridge Development Corporation

October 2023

The Jones Consulting Group Ltd.
229 Maplevue Drive East, Barrie ON L4N 0W5

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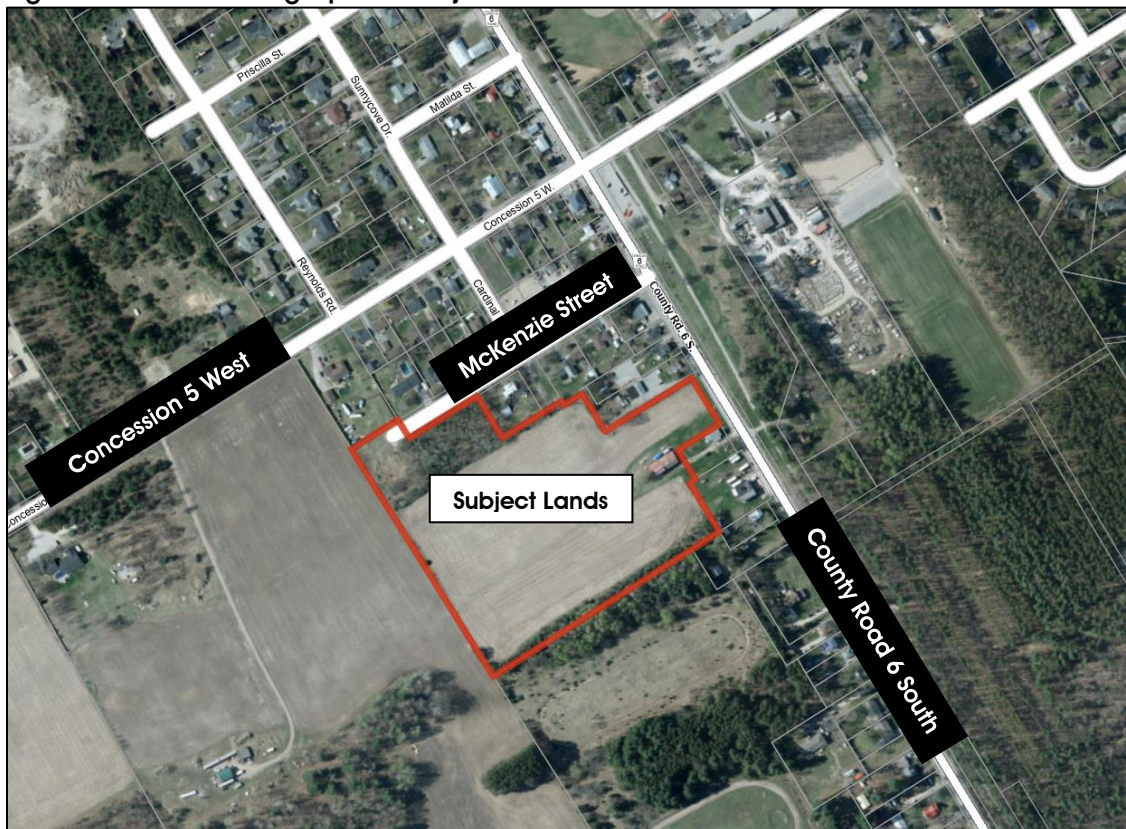
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1.0 INTRODUCTION

On behalf of our client West Ridge Development Corporation, we are pleased to provide this Planning Justification Report in support of an application for Zoning By-law Amendment and pending Plan of Subdivision Application for lands located at 900 County Road 6 South (**Figure 1**). The purpose of the application is as follows:

1. **Zoning By-law Amendment:** This application proposes to rezone the lands from Future Development (FD) to Hamlet Residential (HR), Hamlet Commercial (HC) and Environmental Protection with Special Provisions (EP-XX). The Hamlet Residential (HR) zone will consist of fourteen (14) lots to contain single detached dwellings, the Hamlet Commercial (HC) zone will consist of one (1) lot to contain future commercial uses, and the Environmental Protection with Special Provisions (EP-XX) will permit a stormwater management block.
2. **Pending Plan of Subdivision:** The Owner anticipates submitting a plan of subdivision application in 2024. When filed, the purpose of the application will be to create 14 hamlet residential lots and one hamlet commercial block, in addition to a new municipal road and a municipal stormwater management pond.

Figure 1. Aerial Photograph of Subject Lands



This Planning Report examines the subject lands, site context, land use policies, and the form of development that is proposed. This Report concludes that the application represents orderly and proper land use planning.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are legally described as Part Lot 14, Concession 4 West in the Township of Tiny. The lands are known municipally as 900 County Road 6 South (**Figure 1**). The lands are irregular in shape and have a total lot area of the lands is 5.4 hectares (13.4 acres) with a total lot frontage of approximately 51.2 metres on County Road 6 South and 73.8 metres on McKenzie Street. The subject lands are surrounded by existing residential, commercial and agricultural uses (**Figure 2**).

The surrounding land uses include the following:

- **North:** Single detached dwellings, Commercial uses, Wyevale Central Public School, Wyevale Park (**Figure 3**).
- **East:** Trans Canada Trail, Outdoor storage, Soccer Field (**Figure 4**).
- **South:** Vacant rural lands, Single detached dwellings (**Figure 5**)
- **West:** Agricultural uses, Single detached dwellings (**Figure 6**)

Figure 2. Surrounding Land Uses



Figure 3: Single detached dwellings on McKenzie Street

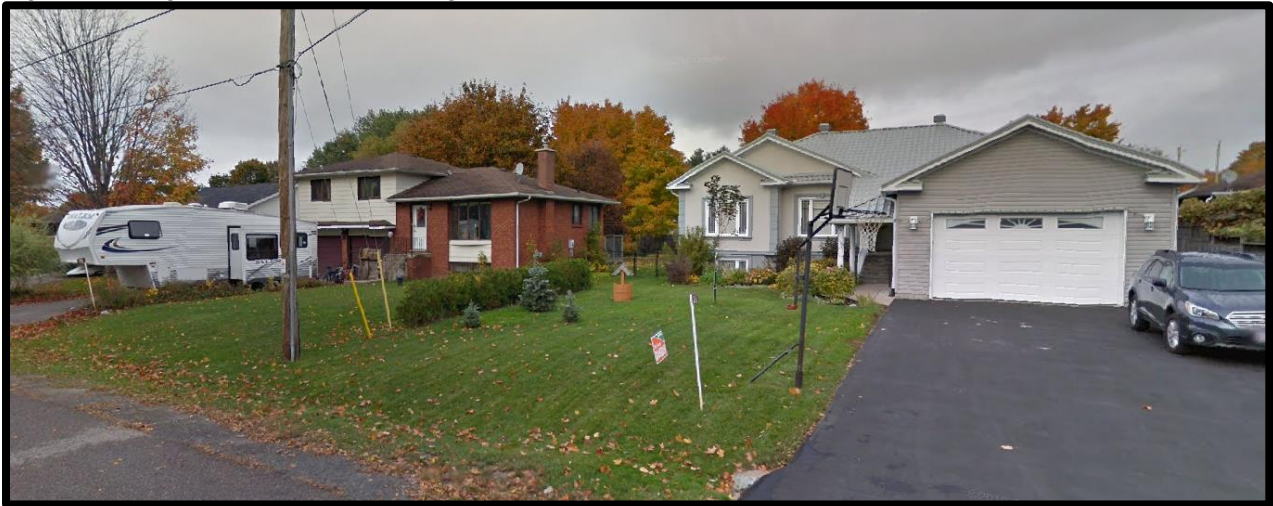


Figure 4: Trans Canada Trail



Figure 5: Single detached dwellings on County Road 6 South

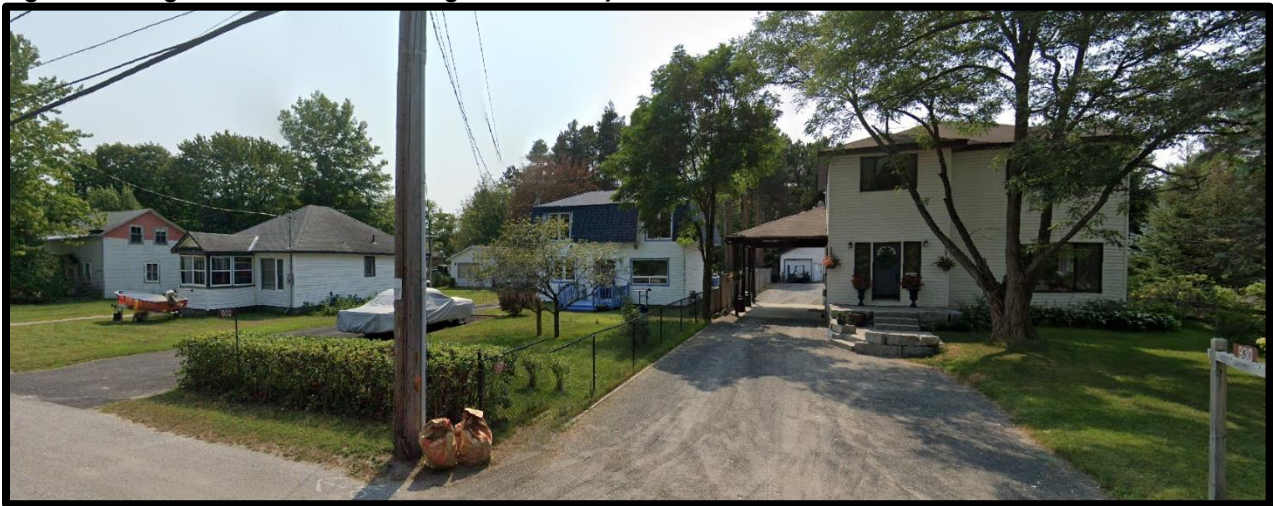


Figure 6: Agricultural Lands to the West



Figure 7: Existing Agricultural Uses on Subject Lands



Figure 8: Single Detached Dwelling adjacent to Subject Lands



3.0 PROPOSED DEVELOPMENT

The purpose of the proposed and pending applications are outlined below:

1. **Zoning By-law Amendment:** This application proposes to rezone the lands from Future Development (FD) to Hamlet Residential (HR), Hamlet Commercial (HC) and Environmental Protection (EP). The Hamlet Residential (HR) zone will consist of fourteen (14) lots to contain single detached dwellings, the Hamlet Commercial (HC) zone will consist of one (1) lot to contain future commercial uses, and the Environmental Protection with Special Provisions (EP-XX) will permit a stormwater management block.
3. **Pending Plan of Subdivision:** The Owner anticipates submitting a plan of subdivision application in 2024. When filed, the purpose of the application will be to create 14 hamlet residential lots and one hamlet commercial block, in addition to a new municipal road (Street A) that will extend McKenzie Street and Cardinal Lane. A new municipal stormwater management pond will also be proposed. **(Figure 9).**

The subject lands are irregular in shape with a total area of 5.4 hectares (13.3 acres) with approximately 50.4 metres of frontage on County Road 6 South and 73.8 metres of frontage on McKenzie Street. The subject lands currently contain a detached accessory building which will be demolished to facilitate the proposed future subdivision consisting of 14 residential lots, one commercial lot and one stormwater management block. The extension of the local roadway (Street A) and stormwater management block will be dedicated to the Township after final approval.

The subject lands are designated Settlement Area in the Township of Tiny Official Plan, and zoned Future Development (FD) in the Township Zoning By-law 22-075. A Zoning By-law Amendment is required to permit the proposed residential and commercial uses. The Hamlet Residential (HR) zone permits single detached dwellings, and requires a minimum lot area of 2,000 square metres and a lot frontage of 30 metres. The Hamlet Commercial (HC) zone permits a wide range of commercial uses, and requires a minimum lot area of 2,000 square metres and a minimum lot frontage of 38 metres. The proposed residential and commercial lots will comply with the minimum lot area and minimum lot frontage requirements of the Hamlet Residential (HR) and Hamlet Commercial (HC) zones. The Environmental Protection with Special Provisions (EP-XX) zone will permit the stormwater management pond.

Figure 9: Preliminary Concept Plan for Future Draft Plan of Subdivision Application



3.1 Pre-Consultation

The County of Simcoe and Township of Tiny provided pre-consultation comments for the proposed application in March 2023. The County and Township provided general design comments, as well as a list of reports and studies that are required for a submission.

3.2 Supporting Technical Reports & Plans

The following technical reports have been prepared in support of the proposed application.

1. Planning Justification Report

This Planning Justification Report examines the subject lands, site context, land use polices, and the form of development with specific consideration to affordable housing. The report concludes that the application represents orderly and proper land use planning.

2. Functional Servicing Report

A Functional Servicing Report has been prepared by ConSALtech Engineering Solutions in August 2023 to examine the servicing requirements for a proposed residential development. The Report notes the development is proposed to be serviced by private individual wells and private individual Class IV sewage systems on each lot. Further, the stormwater management scheme proposed will promote infiltration as the primary means of controlling runoff on the individual lot. The analysis and conceptual design outlined in the report concludes the servicing is feasible, and will become a cohesive part of the community. For more information, please refer to the Brief.

3. Stormwater Management Brief

A Stormwater Management Brief has been prepared by ConSALtech Engineering Solutions in August 2023 to consider runoff controls for a proposed residential development. The Report notes the proposed stormwater management scheme has been designed to meet the MECP, and the Township of Tiny stormwater management and water quality criteria. The Report concludes the post-development peak flows from the subject site can be adequately controlled and will not cause any adverse effects on adjacent lands. For more information, please refer to the Brief.

4. Traffic Brief

A Traffic Brief was prepared by ConSALtech Engineering Solutions in August 2023 to examine the impact of increased traffic from a proposed 14 lot residential development in the Township of Tiny. The Report notes the proposal is estimated to generate 170 vehicle trips per day and approximately 19 trips during the PM Peak Hour. The analysis concludes that development of the site is not anticipated to result in new traffic issues or exasperate existing conditions. For more information, please refer to the Brief.

5. Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment was prepared by Earthworks Archaeological Services Inc. The Assessment concludes that based on the results of the Stage 1 background investigation and the subsequent Stage 2 test pit survey and pedestrian survey, the study area is considered to be free of archaeological material. Therefore, no additional archaeological assessments are recommended. The report has been entered into the Ontario Public Register of Archaeological Reports, as confirmed by the Ministry of Heritage, Sport, Tourism, Culture Industries.

6. Hydrogeological Assessment

A Hydrogeological Assessment was prepared by Tatham Engineering in August 2023 to assess the feasibility of privately servicing the site in accordance with MECP Guidelines. The Report notes groundwater levels were noted at depths of 1.1 metre below existing grades to over 5.2 metres below existing grades. The Report concludes that it is feasible for site to be developed with in-ground Class IV septic bed designs or partially raised beds when necessary, and it is not anticipated the concurrent water taking of up to 14 individual water wells would adversely impact the available water supply. For more information, please refer to the Assessment.

3.3 Public Consultation Strategy

The application is proposing to follow a 'typical' public consultation process. This would include notices of a complete application sent out by the Township, as well as notices sent out to all landowners within 120 metres of the subject lands. Further, on a date deemed appropriate by the Township, a Statutory Public Meeting will be held with the Township's Planning Council where anyone interested can participate and provide comments on the applications. At the Public Meeting, a presentation will be made by the Owner's representative to the public and Council, and the consulting team and client will be available to answer any questions that may arise during this time.

4.0 LEGISLATION & POLICY REVIEW

The following subsections provide a summary assessment of how the proposed application have regard to the Planning Act, are consistent with the Provincial Policy Statement, and conform to the Growth Plan, County of Simcoe Official Plan, Township of Tiny Official Plan, and the Township of Tiny Zoning By-law.

4.1 Planning Act (R.S.O. 1990 c. P.13)

The following subsections assess how the application have regard to matters of Provincial Interest.

4.1.1 Matters of Provincial Interest

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering an application for a Zoning By-law Amendment (Section 34 of the Planning Act).

The matters of provincial interest have been listed below, along with an explanation of how the proposed application has regard to those matters.

a) the protection of ecological systems, including natural areas, features and functions;

The lands do not contain any natural heritage features.

b) the protection of the agricultural resources of the Province;

The subject lands are located within the Wyevale settlement area boundary and are not designated as being a Prime Agricultural Area. The proposed development will not result in negative impacts on adjacent agricultural uses.

c) the conservation and management of natural resources and the mineral resource base;

No mineral resources have been identified on the subject lands.

d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

A Stage 1-2 Archaeological Assessment was completed for the lands and concluded the study area is considered to be free of archaeological material, and no additional archaeological assessments are recommended.

e) the supply, efficient use and conservation of energy and water;

New buildings constructed will conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code. Further energy conservation measures can be considered during the Draft Plan of Subdivision process or detailed design process.

The development efficiently uses lands within the settlement area and optimizes the use of available municipal infrastructure in accordance with the requirements of the Growth Plan.

f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

The proposed development conforms to, or will conform to, the Township's Master Plans.

g) the minimization of waste;

The proposed development will adhere to the County's waste management program and design requirements.

h) the orderly development of safe and healthy communities;

The proposed development has been designed in consideration of Crime Prevention through Environmental Design principles.

i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Development applications in the Township of Tiny are reviewed by their Accessibility Advisory Committee. Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with Ontario Provincial Standards (OPSD) occurs at the detailed design stage, prior to construction. Matters concerning accessibility will be reviewed during the detailed design process.

j) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

Wyevale Central Public School is located approximately 300 metres to the northeast of the site. Wyevale Park is located adjacent to the Public School which contains baseball fields, play structures, and a community rink. A Township Soccer Field and the TransCanada Trail are located in close proximity to the lands.

k) the adequate provision of a full range of housing, including affordable housing;

The proposed rezoning will facilitate a pending subdivision application which will introduce additional residential units into Wyevale while also complementing the existing type and form of development within the community.

l) the adequate provision of employment opportunities;

The subject lands are located within reasonable driving distance to the Town of Wasaga Beach, Town of Midland and City of Barrie which contains a full range of employment opportunities. A commercial convenience store, which includes a post office, is located north of the lands which offers possible job opportunities. The proposed development will contribute to employment opportunities through providing a commercial lot. Home occupations will be permitted within the proposed residential units.

m) the protection of the financial and economic well-being of the Province and its municipalities;

The Township is included within the Economic Development Corporation of North Simcoe which advocates that the Township's, and other municipalities, economic well-being is maintained.

n) the co-ordination of planning activities of public bodies;

The Township will circulate the proposed application with the required agencies and public bodies identified in the Planning Act.

o) the resolution of planning conflicts involving public and private interests;

The application will be considered at a statutory Public Meeting, which will provide the public the opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant, and if any revisions are required, or if any future subdivision condition of approval are requested. During circulation of the application by the Municipality, various agencies and departments are also provided the opportunity to comment on the proposed development.

p) the protection of public health and safety;

The Building Department and emergency services (Fire, Police) will be circulated a copy of the proposed application for comment.

q) the appropriate location of growth and development;

The proposed development is located within the Wyevale settlement area boundary and is surrounded by existing low-density residential and commercial development.

r) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The lands are within approximately 5 kilometres to the nearest County of Simcoe LINX public transit stop which connects residents from the Town of Midland to the City of Barrie. The design of the subdivision will be further reviewed through the submission of the Draft Plan of Subdivision application and the detailed design process.

s) the promotion of built form that,

a. is well-designed,

- b. encourages a sense of place, and*
- c. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- d. the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The application will be reviewed by Township staff in consideration of the Township's Official Plan policies regarding General Development Policies. The application proposes fourteen (14) residential lots for single detached dwellings, which will be compatible with the existing built form and neighbourhood character.

In our opinion, the proposed Zoning By-law Amendment application has regard to the matters of Provincial Interest identified in the Planning Act.

4.2 Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The three principal parts of the PPS include (i) Building Strong Healthy Communities, (ii) Wise Use and Management of Resources, and (iii) Protecting Public Health and Safety. The following sub-sections assess the application's consistency with the PPS.

4.2.1 Building Strong and Healthy Communities

Section 1.0 of the PPS contains policies for building strong and healthy communities. The applicable policies from this section have been listed below followed by an assessment of the application's conformity with the policies.

1) Managing and Directing Land Use to Achieve Efficient and Resilient Development & Land Use Patterns.

Policy 1.1.1 states that healthy, liveable and safe communities are sustained by the following:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed development efficiently uses land at densities that meet the requirements of the Growth Plan.

- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The proposed development will permit single detached dwellings, which will be compatible with the surrounding low-density residential settlement area of Wyevale. The application also proposes commercial uses, which will provide job opportunities for future residents, as well as access to additional services. The lands are in close proximity to institutional uses, parks and open spaces to meet the long-term needs of residents.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The lands do not contain significant natural heritage features and the proposed development will not negatively impact the Natural Heritage System. The Traffic Brief concludes that development of the site is not anticipated to result in new traffic issues or exasperate existing conditions.

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The subject lands are within the Wyevale settlement area, and the proposed development will not prevent the efficient expansion of the settlement areas.

- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The proposed rezoning application will implement the Zoning By-law framework in the Township of Tiny, which will facilitate an appropriate residential design.

- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed application will be reviewed by the Township's Accessibility Advisory Committee.

- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development will meet the servicing requirements of the Township's Official Plan.

- h) *promoting development and land use patterns that conserve biodiversity; and,*

The lands do not contain significant natural heritage features and the proposed development will not negatively impact the Natural Heritage System.

- i) *preparing for the regional and local impacts of a changing climate.*

The proposed development will assist the Township in preparing for the local impacts of a changing climate by being located outside of any hazard areas (i.e. floodplain) and protecting the natural heritage system.

2) Settlement Areas

Policy 1.1.3 contains policies for settlement areas.

- a) *Policy 1.1.3.1: Settlement areas shall be the focus of growth and development*

The lands proposed for development are within the Wyevale settlement area in the Township of Tiny.

- b) *Policy 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; and*

- g) *are freight-supportive.*

The proposed application efficiently uses land, resources, infrastructure, and public services within the Wyevale settlement area boundary that are designated and zoned for future development. The proposal will be in close proximity to commercial, institutional and recreational land uses in the surrounding area, which will promote active transportation.

- c) *Policy 1.1.3.2: Land use patterns within settlement areas shall 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.*

The proposed development will assist, in a small way, the Township in achieving their growth targets while allowing for an efficient use of land, considering the use of private services.

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

The proposal maintains the appropriate levels of public health and safety by providing appropriate intensification for the lands and surrounding area. The mix of uses will encourage a walkable neighborhood that promotes active transportation.

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

The lands are located immediately adjacent to existing residential uses to the north and south. The application proposes residential and commercial uses that allows for the efficient use of land, infrastructure and public service facilities.

3) Housing

Policy 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet the projected market-based and affordable housing needs of current and future residents of the regional market area.

- a) *Policy 1.4.3 a): Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

The Township of Tiny is a lower-tier municipality in the County of Simcoe, which has affordable housing policies for the region. Future residents are permitted to incorporate Garden Suites and Second Units in the Settlement Area designation in the Township of Tiny Official Plan, which would allow for more affordable housing opportunities.

- b) *Policy 1.4.3 b): permitting and facilitating (1) all housing options to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and (2) all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

The Township of Tiny Official Plan permits low density residential uses and small-scale commercial uses within lands designated Settlement Area. The subject lands are located within the Wyevale settlement area, which can accommodate additional growth.

- c) *Policy 1.4.3 c): directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

The proposed development will utilize individual water and wastewater services, as full municipal services are not available in Wyevale.

- d) *Policy 1.4.3 d): promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*

The proposal efficiently uses land, resources, infrastructure, and public service facilities through the development of residential uses on lands designated and zoned for future development. The proposal is appropriate for the lands as it will contribute to the housing supply of the Township and will contain a low-density housing type that is compatible with the surrounding area.

- e) *Policy 1.4.3 e): requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*

The proposed density is appropriate for the area. The Township of Tiny does not have a public transit system, and the County of Simcoe LINX transit stops are located within approximately 5 kilometres.

- f) *Policy 1.4.3 f): establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The proposed development will maintain the appropriate levels of public health and safety through the efficient design of residential and commercial uses on lands within the settlement of Wyevale.

4) Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 promotes healthy, active communities through the following:

- 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;*

The proposed development will provide public streets that will connect to the existing municipal transportation system.

- 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*

The proposed development is in close proximity to municipal parkland and open spaces, including the Trans Canada Trail, which are accessible to the public.

5) Infrastructure and Public Service Facilities

Policy 1.6.1 requires that infrastructure, electricity and public service facilities be provided in an efficient manner prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities should ensure they are financially viable over their life cycle and meet current and projected needs.

The proposed development will utilize individual water and wastewater services, as full municipal services are not available in Wyevale.

6) Sewage, Water and Stormwater

Policy 1.6.6.4 states where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, 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, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

The proposed development will utilize individual water and wastewater services. The proposed application will result in greenfield area development within the settlement area of Wyevale which are adjacent to existing residential uses. The Functional Servicing Report concludes the servicing of the proposed development is feasible. The Stormwater Management Brief further concludes the proposed drainage scheme has been designed to meet the MECP, and the Township of Tiny stormwater management and water quality criteria.

Policy 1.6.6.7 requires stormwater management planning to achieve the following:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*

The Township of Tiny Engineering Department and Severn Sound Environmental Association will review the stormwater management design for this subdivision to ensure their standards are being met. A Functional Servicing Report and Stormwater Management Brief was prepared by ConSALtech Engineering Solutions in support of the proposed development.

- b) *minimize, or, where possible, prevent increases in contaminant loads;*

The Stormwater Management Brief explains the stormwater management design intention.

- c) *minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure.*

The Township of Tiny Engineering Department will review the Stormwater Management design and report to ensure their standards are being met.

- d) *mitigate risks to human health, safety, property and the environment;*

The lands do not contain natural heritage features.

- e) *maximize the extent and function of vegetative and pervious surfaces; and*

The detailed engineering design for the subdivision will cover matters such as the limit and extent of grading, infiltration, stormwater management, and a calculations/modelling of pre- and post-development monitoring.

- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The proposed stormwater design is based on these objectives. The stormwater design implements the foundational details contained in the Stormwater Management Brief.

7) Transportation Systems

Policy 1.6.7.3 states as part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained. The proposed single detached dwellings will be accessed from the future extension of McKenzie Street and Cardinal Lane. The proposed commercial lot will be accessed by County Road 6 South.

Policy 1.6.7.4 promotes land use patterns, densities and a mixture of uses to minimize the length and number of vehicle trips and support current and future use of transit and active transportation. The proposed development is in close proximity to commercial, institutional, and recreational land uses which encourages active transportation. A Traffic Brief was prepared by ConSALtech Engineering Solutions in support of the development, which concludes the site is not anticipated to result in new traffic issues.

4.2.2 Wise Use and Management of Resources

Section 2.0 of the PPS contains policies for the wise use and management of resources. The applicable policies from this section have been listed below followed by an assessment of the application's conformity with the policies.

1) Natural Heritage

Policy 2.1.1 states that natural features and areas should be protected for the long term. The lands do not contain natural heritage features.

2) Water

The Policies in Section 2.2 direct planning authorities to protect, improve or restore the quality and quantity of water.

A Hydrogeological Assessment was prepared in support of the application which concludes it is not anticipated the proposed individual water wells would adversely impact the available water supply in the area.

3) Cultural Heritage and Archaeology

Policy 2.6.1 requires the conservation of significant built heritage resources and significant cultural heritage landscapes. A Stage 1-2 Archaeological Assessment was completed for the lands and concluded the study area is considered to be free of archaeological material, and no additional archaeological assessments are recommended.

4.2.3 Protecting Public Health and Safety

Section 3.0 of the PPS contains policies for protecting public health and safety. The applicable policies from this section have been listed below followed by an assessment of the application's conformity with the policies.

1) Natural Hazards

Policy 3.1 directs development away from natural hazards such as flooding or erosion hazards.

No development is proposed within any natural hazards.

2) Human-Made Hazards

Policy 3.2 deals with development on, abutting or adjacent to human-made hazards. No human-made hazards exist on or in proximity to the site.

In our opinion, the Zoning By-law Amendment application is consistent with the Provincial Policy Statement, 2020.

4.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 and was subsequently amended with Amendment No. 1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The six principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area. The following sub-sections assess the application's conformity with the Growth Plan.

4.3.1 Where and How to Grow

Section 2 of the Growth Plan contains policies applicable to the proposed application including: Managing Growth (Policy 2.2.1), Housing (2.2.6), and Rural Areas (2.2.9).

1) Policy 2.2.1: Managing Growth

4. *Applying the policies of this Plan will support the achievement of complete communities that:*

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

The proposed development features a low-density residential housing typology which will have convenient access to an elementary school and municipal parkland. The application will improve social equity and the quality of life of future residents by providing future commercial uses and being in close proximity to a range of community facilities. Further, the proposed development, through efficient layout and built form, considers the impacts to climate change.

2) Policy 2.2.6: Housing

- 2. *Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*
 - a) *planning to accommodate forecasted growth to the horizon of this Plan;*
 - b) *planning to achieve the minimum intensification and density targets in this Plan;*

- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.*

The proposed development will permit residential uses that will contribute to the housing supply in the Township. The development will promote efficient intensification on lands that will be compatible with the surrounding area.

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

The application will facilitate a low-density housing type that will be compatible with the surrounding area. The proposed units will accommodate a wide variety of people in all stages of life. Future residents will be permitted to incorporate Garden Suites and Second Units in the Settlement Area designation in the Township of Tiny Official Plan, which would allow for additional affordable housing opportunities.

3) Policy 2.2.9: Rural Areas

1. *Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.*

The Growth Plan defines Rural Settlements as existing hamlets or similar existing small settlement areas that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth. The lands are located within a rural settlement area that will utilize individual water and wastewater services. Further, the proposed development will contribute to providing economic opportunities to the area through the proposed commercial lot. The lands are also in proximity to commercial, institutional, and recreational uses which future residents will access with ease.

4.3.2 Infrastructure to Support Growth

Section 3 of the Growth Plan contains policies applicable to the proposed application including: Integrated Planning (3.2.1), Transportation – General (3.2.2), Moving People (3.2.3), Water and Wastewater Systems (3.2.6), Stormwater Management (3.2.7), and Public Service Facilities (3.2.8).

1) Policy 3.2.1: Integrated Planning

1. *Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.*

The Township Engineering Staff will review the proposed application and be able to provide comments.

2) Policy 3.2.2: Transportation – General

1. *Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.*

The Township Engineering Staff will review the proposed application and be able to provide comments.

3) Policy 3.2.3: Moving People

2. *All decisions on transit planning and investment will be made according to the following criteria:*
 - a) *aligning with, and supporting, the priorities identified in Schedule 5;*
 - b) *prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;*
 - c) *increasing the capacity of existing transit systems to support strategic growth areas;*
 - d) *expanding transit service to areas that have achieved, or will be planned to achieve, transit-*

supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible;

- e) facilitating improved linkages between and within municipalities from nearby neighbourhoods to urban growth centres, major transit station areas, and other strategic growth areas;*
- f) increasing the modal share of transit; and*
- g) contributing towards the provincial greenhouse gas emissions reduction targets.*

The Township of Tiny is currently preparing a Transportation Master Plan. The Township Engineering Staff will review the proposed application and be able to provide comments.

4) Policy 3.2.6: Water and Wastewater Systems

1. *Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.*

The proposed development will increase the property tax base for the Township as well as contribute to residential and limited employment growth in the settlement of Wyevale.

2. *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*
 - a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
 - b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*
 - c) a comprehensive water or wastewater master plan or equivalent, informed by watershed planning or equivalent has been prepared to:*
 - i. demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water;*
 - ii. identify the preferred option for servicing growth and development, 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 of the PPS, 2020, which must not exceed the assimilative capacity of the effluent receivers and sustainable water supply for servicing, ecological, and other needs; and*
 - iii. identify the full life cycle costs of the system and develop options to pay for these costs over the long-term.*

The settlement of Wyevale does not contain full municipal services. The proposed development will utilize individual water and wastewater services as described in the Functional Servicing Report.

5) Policy 3.2.7: Stormwater Management

1. *Municipalities will develop stormwater master plans or equivalent for serviced settlement areas that:*
 - a) are informed by watershed planning or equivalent;*
 - b) protect the quality and quantity of water by assessing existing stormwater facilities and systems;*
 - c) characterize existing environmental conditions;*
 - d) examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;*
 - e) incorporate appropriate low impact development and green infrastructure;*
 - f) identify the need for stormwater retrofits, where appropriate;*
 - g) identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and*

h) include an implementation and maintenance plan.

The Township of Tiny has not prepared a Stormwater Management Plan for the settlement of Wyevale.

2. *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 or equivalent for the settlement area, where applicable.*

A detailed Functional Servicing Report has been prepared in support of the proposed rezoning application and pending plan of subdivision application.

6) Policy 3.2.8: Public Service Facilities

1. *Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.*

The proposed development is in proximity to existing public service facilities. The lands are west of an elementary school and municipal parkland.

2. *Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.*

The location, size, configuration, and orientation of the proposed development allows for public service facilities to be within a short distance.

4.3.3 Protecting What is Valuable

Section 4 of the Growth Plan contains policies applicable to the proposed application including: Water Resource Systems (4.2.1), Natural Heritage System (4.2.2), and Cultural Heritage Resources (4.2.7).

1) Policy 4.2.1: Water Resource Systems

1. *Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.*

The lands do not contain any natural heritage features.

2) Policy 4.2.2: Natural Heritage System

1. *A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*

The GGH natural heritage mapping does not apply to the subject lands as they are located within an approved settlement area boundary as of July 1, 2017.

2. *Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*
 - a) *will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*
 - b) *may continue to protect any other natural heritage system or identify new systems in a manner*

that is consistent with the PPS.

The proposed rezoning application proposes development that will not negatively impact the natural heritage system or its related ecological functions.

3) Policy 4.2.7: Cultural Heritage Resources

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

A Stage 1-2 Archaeological Assessment was completed for the lands and concluded the study area is considered to be free of archaeological material, and no additional archaeological assessments are recommended.

4.3.4 Implementation

Section 5 of the Growth Plan contains policies applicable to the proposed application including Growth Forecasts (5.2.4).

1) Policy 5.2.4: Growth Forecasts

3. *The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of August 28, 2020 will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- or single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan.*

The proposed overall site density of the development is 4 units per hectare.

4.3.5 Simcoe Sub-Area

Section 6 of the Growth Plan contains policies applicable to the proposed application including Growth Forecasts (6.2).

1) Policy 6.2: Growth Forecasts

1. *Through the next municipal comprehensive review, Simcoe County will allocate the growth forecasts in Schedule 3 to lower-tier municipalities in accordance with policy 5.2.3.2 e) in a manner that implements the policies of this Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas.*

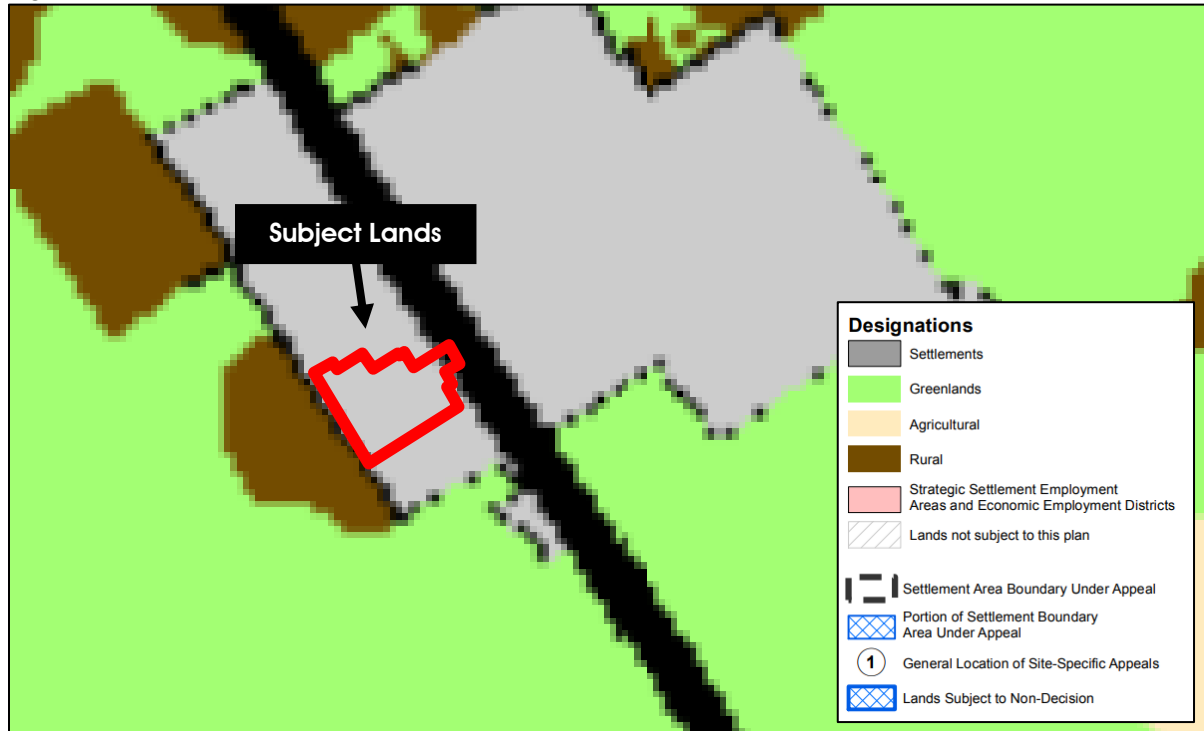
The Township of Tiny is not identified as a primary settlement area in Schedule 8 of the Growth Plan. The intensification of these lands represents a portion of population allocation that can be supported through compliance with other policies identified in the Growth Plan. The lands are designated for residential and commercial development and are located within the settlement area boundary.

In our opinion, the proposed Zoning By-law Amendment application conforms to the Growth Plan.

4.4 County of Simcoe Official Plan

The Township of Tiny is a lower-tier municipality located within the County of Simcoe. Development in the Township is subject to the policies of the County of Simcoe Official Plan. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the region. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas throughout the County, while preserving prime agricultural land and respecting the environment. The subject lands are designated as Settlement in the County Official Plan Schedule 5.1 (Figure 10).

Figure 10. County of Simcoe Official Plan Schedule 5.1



4.4.1 General Development Policies

Section 3 of the Plan, Growth Management Strategy, identifies the themes of the planning strategy discussed throughout the document. More specifically, this section suggests that development is directed to settlement areas to create complete settlements with diversified economic functions and opportunities, and a diverse range of housing options. Section 3.1 notes that a significant portion of growth and development will be directed to settlement areas where it can be effectively serviced, the importance of managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation, the protection and enhancement of the County's natural heritage system and cultural features and heritage resources, and developing communities with diversified economic functions and opportunities and a diverse range of housing options. Policies are stated throughout the Plan to assist in achieving these goals.

Section 3.2.3 and 3.2.4 notes that the majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. A portion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. In addition, settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5. The lands are located within the settlement of Wyevale in the Township of Tiny.

Section 3.3 of the Plan, General Development Policies, applies to all land use designations. Section 3.3.2 states that subdivision of land by plan or consent, or plans of condominium, are permitted only for the land uses permitted in the Designation, or that maintain the intent of the Plan's objectives and policies. Section 3.3.4 notes 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, the Province of Ontario, and local municipalities. The proposed lots will have direct access onto the municipal roadways of McKenzie Street and the proposed Street A. Further, the proposed commercial lot will have access to County Road 6 South, which will be reviewed by the County of Simcoe.

4.4.2 Infrastructure Policies

1) Sewage and Water Services

Section 4.7.6 states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where a study concludes that the provision of full municipal sewage services and municipal water services or private communal sewage services and private communal water services 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.

The proposed development will appropriately intensify a parcel of land that is within the settlement area of Wyevale and adjacent to existing residential uses. Further, the accompanying Functional Servicing Report and Stormwater Management Brief supports the proposed development on individual water and wastewater services and with stormwater management that is to Township standards and follows best management practices.

2) Stormwater Management

Section 3.3.19 provides various policies regarding Stormwater Management. The Functional Servicing Report and Stormwater Management Brief prepared in support of the application outlines how stormwater management will function. All stormwater management designs are based on Township engineering standards.

3) Traffic

Section 3.3.20, Traffic Impact Studies, notes that the County shall require a Traffic Impact Study where a draft plan of subdivision is proposed. A Traffic Brief submitted in support of the application, which concludes the development is not anticipated to result in new traffic issues.

4.4.3 Settlement Area Policies

Section 3.5, Settlements, states as an objective that development is to focus within existing settlements as the location for urban uses and most non-resource related growth and development. Furthermore, development forms and patterns are to be promoted that minimize land consumption and servicing costs and mixed-use settlements should be strong and vibrant central places to create healthy settlements and communities that are sustainable. Section 3.5.5 identifies that Schedule 5.1-Land Use Designations illustrates the settlement area boundaries along with the built boundaries. The subject lands are located in the settlement of Wyevale in the Township of Tiny. Section 3.5.9 notes that development may be approved in settlement areas in excess of what is needed to accommodate the forecasts in Table 1, provided that the development contributes to the achievement of the density targets or intensification targets as applicable, is on lands for urban uses and can be serviced. The lands are designated for development in the Township of Tiny Official Plan.

The development of the lands for 14 residential units will intensify the lands at a density that is appropriate for the area as it will provide additional housing units that will be consistent with the existing neighbourhood. The property is located within proximity to residential, commercial, and recreational uses. Further, the lands are within a 30 minute drive to the Town of Midland, City of Barrie, and Highway 400 which provides easy access to the City of Toronto and the District of Muskoka.

4.4.4 Protection of Resources

Section 3.3.15, Natural Heritage, states development and site alteration shall not be permitted within natural heritage features and areas. The lands do not contain any natural heritage features.

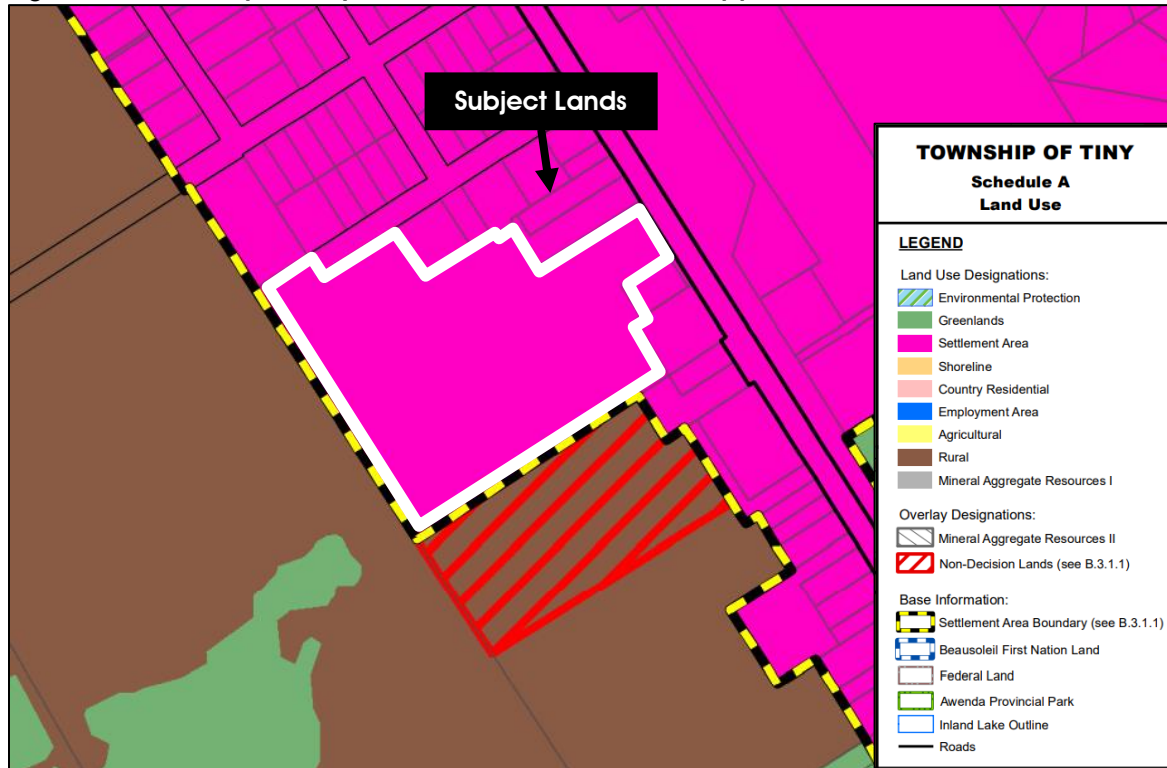
Section 4.6.8, Cultural Heritage Conservation, notes that the local municipality shall determine the need for archaeological assessments for applications where they are the approval authority in accordance with the County's Cultural Heritage Guidelines and notify the County of any significant archaeological resources. A Stage 1-2 Archaeological Assessment was completed for the lands and concluded the study area is considered to be free of archaeological material, and no additional archaeological assessments are recommended.

In conclusion, it is our professional planning opinion that the proposed development of these lands conforms to the County of Simcoe Official Plan.

4.5 Township of Tiny Official Plan

The Township of Tiny Official Plan, approved by the County of Simcoe in December 2021 and consolidated in December 2022, articulates the Township's current planning vision and objectives. The subject site is within the settlement of Wyevale and designated Settlement in the Official Plan (Figure 11).

Figure 11. Township of Tiny Official Plan, Schedule A, Appendix 2



4.5.1 Growth Management Policies

Section A provides an introduction to the Official Plan, and specifically Section A.3 contains policies on Growth Management. The general policies state development is to be directed to settlement areas. Further, the Township completed a Growth Management Strategy (GMS) Report as a background document to the update of the Official Plan. The GMS identified a need for an additional 171 units within the Township to accommodate the forecasted growth based on various factors. The proposed development is located within the settlement of Wyevale and will contribute to the housing supply of the Township.

4.5.2 Settlement Area Designation

1) Permitted Uses

Section B.3.3 contains specific policies on the permitted uses in the settlement area designation. The uses permitted on lands designated settlement area include low density residential uses, garden suites and second suites, group homes, housing for older persons, small scale commercial uses, institutional uses, bed and breakfast establishments, public parks, open space areas and trails, home occupations and community gardens, and legally existing small scale industrial uses. Additional permitted uses in Perkinsfield, Wyevale and Lafontaine include multi-unit residential, mixed-use developments, small scale industrial development, and accommodation facilities.

The proposed development will facilitate fourteen (14) single detached dwellings and one (1) lot for small scale commercial uses.

2) General Policies

Policy B.3.4.2 states Wyevale is defined as one of the Major settlement areas which are to be the focus for development and these communities will strive to develop as complete communities. Further, the controlled development of vacant land within Settlement Areas is to generally take place by a plan of subdivision (Policy B.3.4.8).

The future subdivision is located in the settlement of Wyevale and will introduce low density residential uses. A commercial lot is also proposed, which will contribute to the settlement of Wyevale in becoming a complete community.

3) Development Policies

Section B.3.5, Development Policies, contains policies on settlement area design. New development in the settlements maintain and/or enhance the character of the Settlement Area by encouraging:

- a) All new roads to blend into the character of the existing road pattern established within the Settlement Area;

The future subdivision proposes to extend the existing local roadways of McKenzie Street and Cardinal Lane (Steet A) to maintain the existing character of the road pattern.

- b) All new and upgraded roads within the Settlement Area are to emphasize active transportation through the use of widened shoulders, bicycle lanes, abutting trails and/or sidewalks, as appropriate; and,

A Traffic Brief was completed which concludes the development is not anticipated to exasperate existing conditions.

- c) The preservation and enhancement of historic features that exist in each Settlement Area.

The subject lands do not contain any historic features.

4) Commercial and Industrial Development Policies

Section B.3.7.1, Commercial and Industrial Development, states new commercial development may be permitted subject to approval of a Zoning By-law Amendment and will be developed in accordance with the following:

- a) Be at a scale that conforms to the character of the applicable Settlement Area;

The proposed commercial lot will contain small-scale commercial uses that will be compatible with the character of Wyevale.

- b) Is appropriate for the available water and sewage services available to the site;

The Functional Servicing Report concludes the lands will be efficiently serviced by individual water and wastewater services.

- c) Traffic is appropriately addressed;

A Traffic Brief has been prepared in support of the application.

- d) Drainage is appropriately addressed;

The Stormwater Management Brief concludes the post-development peak flows from the subject site can be adequately controlled and will not cause any adverse effects on adjacent lands.

- e) Provide for adequate off-street parking and loading on the same lot as the permitted use. Consideration shall be given to the provision of bicycle racks;

This will be reviewed through the detailed design stage.

- f) Provide for appropriate buffers and landscaping between the permitted use and institutional, recreational and residential uses;

This will be reviewed through the detailed design stage.

- g) Provide that any required lighting shall be consistent with dark sky lighting principles and shall not flood adjacent properties with light;

This will be reviewed through the detailed design stage.

- h) Provide for appropriate façade treatments which are compatible with the character of the neighbourhood;

This will be reviewed as a potential future condition of draft plan of subdivision approval.

- i) Provide for appropriate landscaping, including abutting any main transportation routes such as Provincial Highways and County Roads; and,

This will be reviewed through the detailed design stage.

- j) Outdoor storage shall be appropriately screened and where appropriate, located at the rear of buildings.

This will be reviewed through the detailed design stage.

5) Plan of Subdivision Development in Settlement Areas

Section B.3.10, Plan of Subdivision Development, states prior to the consideration of an application for Plan of Subdivision, the Township shall be satisfied that the proposed Plan of Subdivision is of a scale and density that is compatible with existing development in the area.

If approved, the proposed application would permit additional single detached dwelling units that will be compatible with the adjacent residential uses in Wyevale. The development will facilitate appropriate intensification of vacant lands within a settlement area that will establish a low density residential built form.

4.5.3 Environmental Management Policies

Section C contains Environmental Management and Groundwater Management Policies which provides protection of watercourses, hazardous lands, and municipal drinking water sources from incompatible development. Section C.6, Municipal Drinking Water Supply – Source Water Protection, states Wellhead Protection Areas, Highly Vulnerable Aquifers, Significant Groundwater Recharge Areas and Issues Contributing Areas are mapped on Schedule E to this Plan. The Wellhead Protection Areas (WHPAs) A through E relate to water quality considerations.

The lands are within Wellhead Protection Area D (WHPA-D) on Schedule E of the Official Plan, which is described as twenty-five (25) year travel time for water to enter the well. A Hydrogeological Assessment has been prepared in support of the proposed development.

4.5.4 General Development Policies

1) Water and Sewage Servicing

Section D.1, Water and Sewage Servicing, states the preferred means of servicing each settlement area is by full municipal water and sewage services. However, given the existing form of servicing in Perkinsfield, Lafontaine, Wyebridge, Wyevale and Toanche, the provision of full municipal services in these areas is not feasible. On this basis, the preferred means of servicing in Perkinsfield, Wyevale and Lafontaine is by municipal water systems and individual on-site sewage services, and the preferred means of servicing in Wyebridge and Toanche is by individual on-site sewage services and individual on-site water services.

The lands will be efficiently serviced by individual water and wastewater services, as municipal services are not available, as concluded in the Functional Servicing Report.

2) Stormwater Management

Section D.2.1.1, Stormwater Management, states all major commercial, industrial, institutional and residential development proposals shall be supported by a Stormwater Management (SWM) Report. Further, 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 (Section D.2.1.3).

A Stormwater Management Brief has been prepared in support of the proposed application, which concludes the proposal has been designed to meet the MECP, and the Township of Tiny stormwater management and water quality criteria. The Zoning By-law Amendment application proposes to rezone the block containing the stormwater management pond to Environmental Protection with Special Provisions (EP-XX).

3) Transportation

Section D.3, Transportation, states proposals for development on Local Roads will be evaluated for safety and drainage and may be evaluated for other traffic impacts and buffering. Further, when considering new entrances or new roads onto County Roads, or development in the vicinity of County Roads, the County of Simcoe may require, to their satisfaction, land dedication for applications on lands abutting County Roads, a traffic impact analysis, noise attenuation; and/or, stormwater management analysis.

A Stormwater Management Brief has been prepared in the support of the proposed application. In addition, the Traffic Brief states the development of the site is not anticipated to result in new traffic issues or exasperate existing conditions.

4) Cultural Heritage Resources

Section D.5, Cultural Heritage Resources, states the Township's cultural heritage resources be identified, inventoried, and shall be conserved and will be enhanced whenever practical, and that all new development should occur in a manner which respects the Township's physical heritage.

A Stage 1-2 Archaeological Assessment was completed for the lands and concluded the study area is considered to be free of archaeological material, and no additional archaeological assessments are recommended.

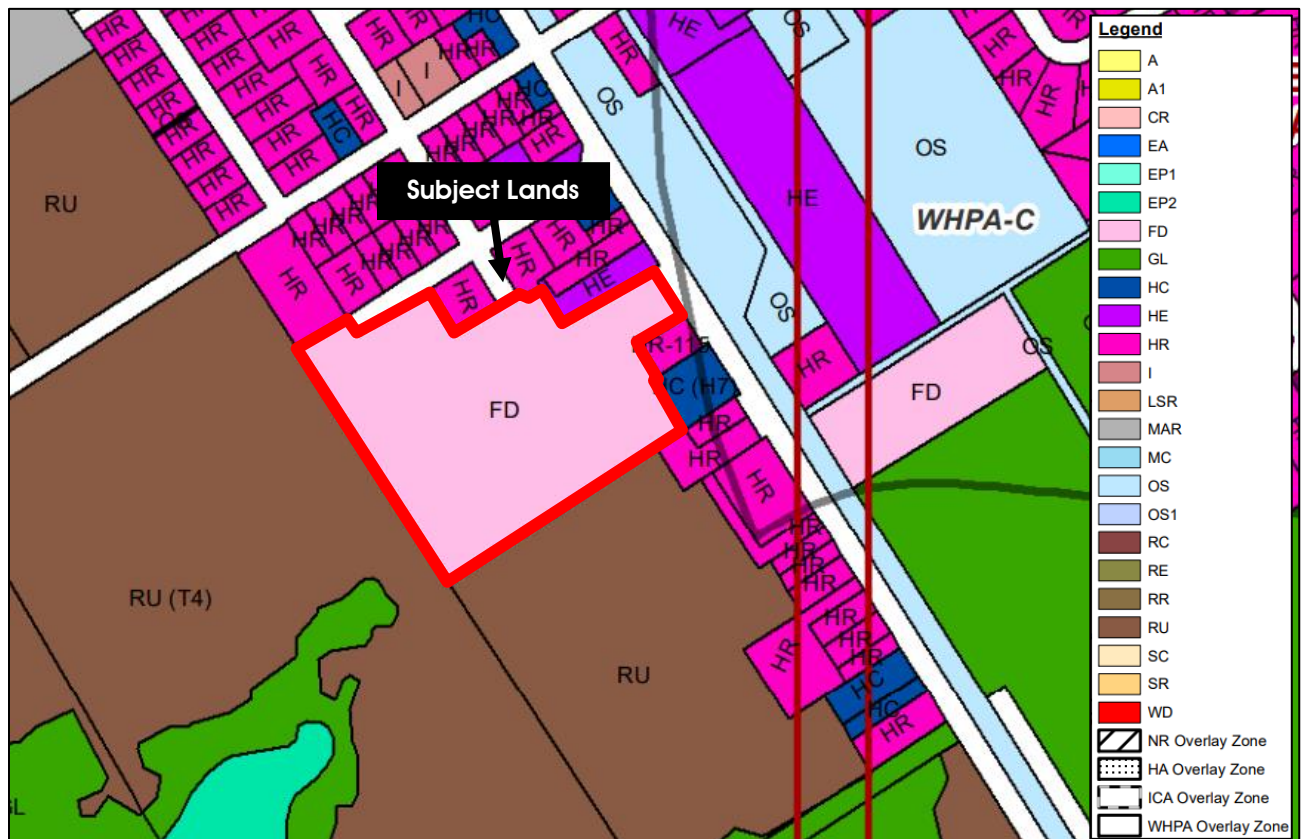
The Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports, as confirmed by the Ministry of Heritage, Sport, Tourism, Culture Industries.

In our professional planning opinion, the development of these lands conforms to the policies of the Township of Tiny Official Plan.

4.6 Township of Tiny Zoning By-law

The subject lands are zoned Future Development (FD) in the Township of Tiny Zoning By-law 22-075 which permits agricultural uses, conservation uses, detached dwelling, and forestry uses (**Figure 12**).

Figure 12. Township of Tiny Zoning By-law 22-075



The **purpose** of the application for a Zoning By-law Amendment is to rezone the lands from Future Development (FD) to Hamlet Residential (HR), Hamlet Commercial (HC) and Environmental Protection with Special Provisions (EP-XX) (**Figure 15**).

The Hamlet Residential (HR) zone permits single detached dwellings, and requires a minimum lot area of 2,000 square metres and a lot frontage of 30 metres. The Hamlet Commercial (HC) zone permits a wide range of commercial uses, and requires a minimum lot area of 2,000 square metres and a minimum lot frontage of 38 metres. The proposed fourteen (14) residential lots and one (1) commercial lot will comply with the minimum lot area and minimum lot frontage requirements of the Hamlet (HR) and Hamlet Commercial (HC) zones.

Section D.2.1.3 of the Township Official Plan states all stormwater management facilities in a Plan of Subdivision shall be placed in the Environmental Protection (EP) Zone. The proposed Environmental Protection with Special Provisions (EP-XX) zone will permit the stormwater management pond on the proposed block (Block 16). No other special exceptions are required.

5.0 CONCLUSION

This report reviewed the land use planning merits for a Zoning By-law Amendment application and a pending Plan of Subdivision application for the lands located at 900 County Road 6 South in the Township of Tiny. The proposed application is consistent with the PPS, and conform to the policies of the Growth Plan, and the Township of Tiny Official Plan. The application proposes to rezone the lands to permit residential and commercial uses on the lands.

The proposed development will efficiently utilize vacant land within a settlement area and optimizes the use of planned infrastructure. The proposed development will not result in negative impacts to natural heritage features or adjacent agricultural uses. Further, the proposed development will contribute to the future housing and employment needs of Wyevale and to a smaller extent the overall Township of Tiny, with convenient access to the nearby parkland, commercial uses, and an elementary school.

In our professional opinion, the proposed application a Zoning By-law Amendment and pending plan of subdivision application represents good planning and will contribute in a positive way to the future growth and quality of life in the Township of Tiny.

Sincerely,

THE JONES CONSULTING GROUP LTD.



Amanda Hoffmann, BURPI., MCIP, RPP
Planner



Ray Duhamel, M.C.P., MCIP, RPP
Partner