Planning Justification Report

Application for Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment for Lift of Hold

Proposed Residential Development

2491837 Ontario Ltd.

Part of Lots 34 & 35, Concession 3, Town of Wasaga Beach

2320 Shore Lane

11.08.2017

Prepared for: 2491837 Ontario Ltd.
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Proposed Residential Subdivision Project
2491837 Ontario Ltd.

1.0 Introduction

We act as planners for 2491837 Ontario Ltd (Vandermeer Homes Ltd.) and have been retained to prepare a planning justification report in regards to planning applications for a Draft Plan of Subdivision, an Official Plan Amendment and a Zoning By-law for Lift of Hold to permit the development of twenty-two single detached residential lots in the Town of Wasaga Beach. The subject lands are located west of Shore Lane and south of the Georgian Bay shoreline, northwest of the intersection of Highway 26 and Mosley Street in Wasaga Beach. The lands are municipally known as 2320 Shore Lane (Figure 1: Site Location). The site has a lot area of 0.4 ha with frontage onto Shore Lane and abutting Nottawasaga Bay. The lands have access abutting Constance Boulevard and Betty Boulevard to the west and Shore Lane to the east.

2491837 Ontario Ltd., is proposing twenty-two (22) single detached residential lots. The majority of the lots will have frontage onto a proposed interior street extending from Constance Boulevard to Betty Boulevard. The remaining lots will have access from an extension of Betty Boulevard that will connect to Shore Lane. The lands are a slightly irregular lot with multiple frontages and access points.

The purpose of the Official Plan Amendment is to amend Schedule D entitled Natural Heritage System where there is a pocket of Natural Heritage System Category 1 & 2 that is proposed to now be removed as per the Scoped Environmental Impact Study prepared by Hensel Design Inc., subject to the mitigation measures as outlined in the EIS. The purpose of the Lift of Hold is to remove the holding symbol on the subject lands based on a proposed plan of subdivision that conforms to the permitted uses within the Official Plan as per Section 3.24.2 and Section 3.24.4. And lastly, the Plan of Subdivision proposed twenty two (single) residential lots.

The following reports have also been submitted in support of the applications:

- Planning Justification Report (Open Space/Trail)
- Draft Plan
-Scoped Environmental Impact Study (Tree Inventory)(Landscaping)
- Geotechnical Investigation (HyrdoG)
- Grading and Drainage Plan
- Stormwater Management Report
2.0 Property Location & Site Description

The site is located west of Shore Lane and south of the Georgian Bay shoreline, northwest of the intersection of Highway 26 and Mosley Street in Wasaga Beach. The lands are municipally known as 2320 Shore Lane and legally known as Part Lots 34 and 35, Concession 3, Nottawasaga being Parts 11, 12 & 13, Plan 51R-34095 S/T easement, as in SC385261 save and except for Parts 1 & 2, Plan 51R-3471 (Figure 1: Site Location).

The subject lands are irregularly shaped and can be described as a heavily wooded, vacant lot with some low-lying wet areas (Figure 2: Site Aerial Photograph). The site can be considered an infill site between residential uses along Constance Boulevard, Betty Boulevard and Shore Lane. The site has a lot area of 4336 m² and a frontage of 20.12 metres onto Shore Lane, and fronts onto Nottawasaga Bay that forms the northern boundary of the property. The lands have access abutting Constance Boulevard, Betty Boulevard and Shore Lane. The site is in a regulated area of Nottawasaga Valley Conservation Authority and therefore, will require approvals through the NVCA. The draft plan and EIS have been based on consultation with the Nottawasaga Valley Conservation Authority.

3.0 Area Context & Surrounding Uses

The site is located in the west portion of the Town of Wasaga Beach on the southern shore of Nottawasaga Bay. Highway 26 is located south of the site, with the intersection of Highway 26 and Mosley Street to the southeast. The area can largely be described as residential but does comprise a mix of uses including residential and industrial and natural heritage areas and commercial uses that predominantly cater to tourism in the Town. The immediate area is...
populated largely with residential homes and some service commercial uses to the west along Beechwood Road (Figure 2: Site Aerial Photograph). A large provincially significant wetland is located to the south of the property and areas to the northeast along Nottawasaga Bay and the south are identified as Natural Heritage System. Finally, the “Shore Lane Trail” extends through the unopened road allowance of Betty Boulevard that forms the southern boundary of the site.

The surrounding uses can be described as follows:

North: Shoreline of Nottawasaga Bay
East: Residential
South: Residential
West: Residential

4.0 Proposed Development

The proposal is for a draft plan of subdivision to create a total of twenty-two residential lots on full municipal services. (Appendix 1: Draft Plan) The proposed lots range in size from 0.8 ha to 3.5 ha with frontages ranging from approximately 16 m to 43 m. The proposed lot sizes and frontages are designed to be similar to abutting lots and are a function of the irregular lot size (i.e. curves in roads). Constance Boulevard will extend through the subdivision and link up with Betty Boulevard providing access to the lots. The “Shore Lane Trail” that currently traverses through the Betty Boulevard road allowance will be relocated to the boulevard area of the road in lieu of sidewalks.

Constance Boulevard will be extended to provide access to the majority of the site. Access to Lots 1, 20 and 21 will be provided by the extension of Betty Boulevard that links with Constance Boulevard and ends at Shore Lane.

4.1 Subdivision Design

The draft plan is designed to extend Constance Boulevard through the subdivision to link up with an extension of Betty Boulevard that will access Shore Lane in the southeast corner of the subdivision. The majority of the lots will front onto Constance Boulevard. Two lots in the northern portion of the development will also have frontage along Nottawasaga Bay (Lots 9
The lots have been designed to reflect other residential lots in the area. The majority of the lots will have a minimum frontage of 15.65 m, well in excess of the 12 m frontage required by the zoning standards that apply to this property. Lot areas will range from a minimum of 820.5 m² to a maximum of 3488.1 m² which meets the permitted lot area of 0.4645 ha required by the zoning that applies to the site.

Roads will be constructed to municipal road standards with a 20 metre right of way with curb and gutters. At the Betty Boulevard connection, 4 m x 4 m sight triangles are shown on the plan. The Town of Wasaga Beach owns the semi-circle at the Shore Lane connection. Sight triangles are required at the intersection of the new interior street (extension of Constance Boulevard) and Betty Boulevard.

A high water table exists throughout much of the site resulting in low, lying wet areas on the property that drain at the Shore Lane cul-de-sac to the Nottawasaga Bay to the north. These areas will be drained as part of the development with drainage continuing off property to Nottawasaga Bay.

Finally, the existing Shore Lane Trail that runs along the southern boundary of the site will be moved to the unopened Betty Boulevard in lieu of sidewalks.

4.1.1 Preliminary Functional Servicing Report – C.C. Tatham & Associates

C.C. Tatham & Associates were retained to complete a Functional Servicing Report including Stormwater Management for the proposed development. The Stormwater Plan has been designed to recognize pertinent Provincial Guidelines on water resources and the environment along with site specific constraints and criteria. The proposed Functional Servicing Report supports the concept of an environmentally sustainable development and will mitigate stormwater impacts associated with the construction of the proposed development. The following is a summary of the report:

- Water servicing will consist of the installation of approximately 315 m of 150 dia. PVC water main connecting into the existing water mains on Shore Lane, Betty Boulevard and Constance Boulevard.
• Fire flow protection will be provided by 3 hydrants installed within the development, in accordance with the National Fire Protection Association and Town engineering standards.

• Sanitary servicing will comprise approximately 465 m of 200 mm dia. PVC sewer connecting to the existing sanitary MH 404 at the proposed intersection of Betty Boulevard and Shore Lane. Each unit will be serviced independently by a 125 mm dia SDR28 PVC sanitary service with cleanout.

• Siltation and erosion controls will be implemented for construction activities including the following: topsoil stripping, material stockpiling, road construction and grading operations.

• Water quantity control in the form of post to pre-development peak flow matching will be provided through a combination of underground storage, storm sewer pipe storage and a controlled outlet.

• Each utility company will be contacted to ensure sufficient capacity exists within current installations to support the development.


A preliminary Stormwater Management Report was prepared by C.C. Tatham & Associates which demonstrates that the proposed development will meet the established SWM criteria required by the MOE and by the NVCA. The report also confirms the ability of the proposed development to proceed without negatively impacting the local drainage system and Nottawasaga Bay. The site will be divided into five separate catchment areas draining either into storm sewers or to Nottawasaga Bay.

• Level 1 ‘Enhanced’ water quality control in the form of 80% TSS removal will be satisfied utilizing an oil-grit separator and bioswales in accordance with the MOECC Guidelines.

• Water quantity control is not required due to the site’s proximity to Nottawasaga Bay.

• A Stormwater Management Maintenance Manual will be prepared outlining a recommended inspection and maintenance plan for the development.

• A flood and erosion study for lots 9 & 10 is being conducted by C.C. Tatham & Associates Ltd. and will be included as part of the final SWM Report.
- Detailed sediment and erosion control measures will be implemented before and after construction and during final design to prevent transport of deleterious materials downstream. Measures will include the installation of heavy duty silt fencing, a construction vehicle entrance during construction and rock check flow dams and straw bale check flow dams to prevent migration of materials offsite.

4.1.3 Environmental Impact Study, Hensel Design Group, 2017

A Scoped Environmental Impact Study was undertaken by the Hensel Design group to identify and evaluate the physical and ecological characteristics of the natural heritage features associated with the subject property and address potential impacts to these features through proposed minimization and mitigation measures. The study concluded that no natural heritage features are associated with the property and that the proposed development is feasible from a natural heritage perspective provided the proposed recommendations are implemented. The following recommendations were included in the report:

- Temporary barrier fencing should be installed prior to construction and remain in place until final grading and landscaping has been completed.
- Mitigation for the removal of wetland pockets be provided through enhanced plantings, bioswale creation, offsite compensation and/or a combination thereof
- Barrier fencing should be placed at the property line or at the drip-line of trees where trees identified for retention and/or protection on adjacent lands are identified and avoid inadvertent root compaction.
- Soft engineering and bioengineering techniques are recommended to control surface erosion wherever possible.
- Specific locations for stockpiling of soils and other materials should be designated and vehicle refueling should occur off-site.
- Landscape plantings should include native planting materials wherever appropriate. Vegetation clearing should occur outside of the breeding bird season (April 15 to July 30) to prevent nest destruction. The removal of vegetation will be partly mitigated by the proposed landscape plantings, the naturalized rear year buffer strips and the vegetated bioswales.
- The retrofitted SWM pond will ensure that water quality objectives will be met.
4.2 Open Space/Trails

Vandermeer Homes Ltd. is proposing twenty-two (22) single detached residential lots. The majority of the lots will have frontage onto a proposed interior street extending from Constance Boulevard to Betty Boulevard. The remaining lots will have access from an extension of Betty Boulevard that will connect to Shore Lane. As a result of the existing lot fabric, the road network is curved both on Betty Boulevard and Constance Boulevard.

The draft plan does not include a play or park area. Due to the small size of the site and availability of adequate parklands, the developer proposes to provide cash in lieu of parkland dedication to fulfill the Planning Act parkland dedication requirements for this draft plan of subdivision.

In addition, sidewalks would be provided on one side of the new municipal road extension as per the municipal standards for an urban road. Access to Georgian Bay would be in close proximity at 74th Street and continues further east to various entry points.

5.0 Policy Review

Several policies must be reviewed in light of the application: the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Simcoe County Official Plan, the Town of Wasaga Beach Official Plan and the Town of Wasaga Beach Comprehensive Zoning By-law No. 2003-60.

5.1 Provincial Policy Statement (PPS), 2014

The Provincial Policy Statement (PPS) promotes the development of strong, sustainable communities and a healthy economy while protecting resources, public health and safety and the quality of the natural and built environment. It directs growth to settlement areas and promotes efficient development patterns that encourage a mix of housing, employment, recreation and park and open space and transportation.

The Town of Wasaga Beach is considered a settlement area within Simcoe County and the PPS directs urban growth to these areas. A review of the PPS identified policies within Section
1.0, Building Healthy and Safe Communities, Section 2.0, Wise Use and Management and Section 3.0 Protecting Public Health and Safety that generally apply to the proposal.

5.1.1 Building Strong Communities

Section 1.0 of the PPS recognizes that healthy and safe communities are sustained by efficient development and land use patterns, a mix and range of housing and cost effective development patterns to minimize land consumption and servicing costs (S. 1.1.1). Settlement areas are the focus of growth and development and the PPS promotes their vitality and regeneration (S. 1.1.3). Land use patterns within settlement areas must be based on a mix of land uses and densities that:

- Efficiently use land and resources and infrastructure and public facilities
- Minimize negative impacts on air quality and climate change
- Promote energy efficiency
- Support active transportation, transit and freight

Land use patterns are also based on a range of uses and opportunities for intensification and redevelopment and municipalities, in particular, are directed to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated (S. 1.1.3.3) in accordance with Section 3.0 and 4.0 of the PPS. Section 1.1.3.6 directs new development in designated growth areas to locate adjacent to existing built-up areas and to “have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities”. The housing policies and the infrastructure policies in Sections 1.4 and 1.6 further support intensification and redevelopment by directing planning authorities to permit all forms of housing and redevelopment and directing intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services wherever feasible. Finally, Section 1.5 includes policies that promote healthy and active communities by planning public spaces, recreation, parks, trails and open space “to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity” (S. 1.5.1.b)

The applications propose an infill development for 22 single detached homes on lot sizes and frontages similar to surrounding residential uses and using existing municipal infrastructure. The proposal promotes the intensification policies of the PPS by more efficiently using existing
municipal infrastructure through the development of a vacant and underutilized site adjacent to existing residential uses within a settlement area. Connectivity to open space and trails will be maintained by relocating Shore Lane Trail that currently runs along the unopened Betty Boulevard right of way to the boulevard area of the road in lieu of sidewalks.

5.1.2 Wise Use and Management of Resources

The PPS requires the wise use and management of resources to ensure that development patterns protect natural heritage features, the quality and quantity of water, agricultural, mineral, and cultural resources.

There is a provincially significant wetland located south of the site which drains towards low, lying wet areas on the subject property. A Natural Heritage System Category 1 area also exists along Nottawasaga Bay to the northeast of the site. The natural heritage policies in Section 2.1 of the PPS protect natural heritage areas and features for the long term by maintaining, restoring or, where possible, improving, linkages between and among natural heritage features and areas. Section 2.1.8 states that development on lands adjacent to natural heritage features and areas and wetlands will not be permitted 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.”

A Scoped Environmental Impact Study was undertaken as part of the proposal by Hensel Design Group. The EIS concluded that there are no natural heritage features associated with the subject property and that the development is feasible from a natural heritage perspective. The wildlife and vegetation associated with the site are not considered rare nor occur in numbers that would qualify as significant. Nevertheless, mitigation measures were proposed that will be implemented during the development of the project and compensation will be discussed as the planning process moves forward.

Further to the protection of natural features, the PPS specifically requires the protection of the quality and quantity of water and the hydrologic functions (Section 2.2). The preliminary Stormwater Management Report advised that sediment and erosion control measures will be implemented before and after construction and during final design to prevent transport of
deleterious materials downstream. Furthermore, water quantity control in the form of post to pre-development peak flow matching will be provided through a combination of underground storage, storm sewer pipe storage and a controlled outlet.

Section 2.6 provides the policies that protect Cultural Heritage and Archaeology resources. An Archaeological Report was undertaken for the site by Amick Archaeological concluding that no archaeological resources were present on the site. Correspondence has been received from the Ministry of Tourism, Culture and Sport on March 15, 2017 that indicates the Ministry is satisfied that the fieldwork and reporting for the archaeological assessment is consistent with the Ministry 2011 Standards and Guidelines for the terms and conditions for archaeological reports.

5.1.3 Protecting Public Health and Safety

Section 3.1 directs development away from areas of natural or man-made hazards where there is a risk to public safety or of property damage. The shoreline along Georgian Bay has been identified as Environmental Protection. The site has been designed to protect future property owners from shoreline hazards associated with the shore of the Nottawasaga Bay.

5.1.4 Concluding Comments

The proposal is consistent with the policies of the Provincial Policy Statement, 2014. The proposal supports the intensification policies of the PPS and does not have any significant natural heritage features associated with the site. Compensation will be further discussed throughout the planning process regarding the removal of wet areas in the development lands.

5.2 Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe provides a planning framework for growth and development in a way that supports the economy, protects the environment and maintains a high quality of life for communities. The growth plan is based on the development of complete communities, prioritizing intensification and integrating infrastructure and land use planning, providing a range and mix of housing and the protection of resources including agricultural, natural heritage and cultural.
5.2.1 Where and How to Grow

Section 2 of the Growth Plan includes policies that provide direction about where and how to grow in Ontario. Section 2.2.1 directs the vast majority of forecasted growth for Simcoe County to settlement areas that have a delineated built-up area, have municipal services and can support complete communities. Within settlement areas, such as Wasaga Beach, growth is directed to delineated built-up areas with access to transit and public service facilities (S. 2.2.1 2 c)). By directing growth in this manner, complete communities that feature a mix of uses with a range of housing options and convenient access to food, transportation and public services are achievable (S. 2.2.1 4). Section 2.2.2 provides guidance to municipalities on intensification targets. This section directs municipalities to use the existing intensification target of 20% (as provided in the County of Simcoe Official Plan) until the next municipal comprehensive review (S. 2.2.2 3), requiring that 20% of growth be directed to the built-up area. The intensification targets set by the Growth Plan are considered a minimum and municipalities are encouraged to exceed these targets.

The Town of Wasaga Beach is forecasted to grow to 27,500 persons by 2031. Given that the average household size in the Town is 2.3 persons (Census Profile, 2016 Census) a total of 11,957 housing units will be required, of which 2,391 must be directed to the delineated built-up area of the Town by 2031. The proposed development of 22 single detached units will contribute to the availability of housing to absorb the forecasted growth within the Town of Wasaga Beach. The proposed development further contributes to the growth management policies of the Growth Plan by providing an infill development on a vacant parcel of land with a residential area. The site has been designed to reflect the uses within the area and provides an opportunity for intensification through infill development with a settlement area.

5.2.2 Protecting What is Valuable

Section 4 provides the policies that protect the natural heritage system and key hydrologic and natural heritage features. Lands within a settlement area as of July 1, 2017 will be directed to the policies of the PPS 2014 and not be subject to the natural heritage policies of the Growth Plan. Section 4.2.2 provides the following policy for settlement areas:

6. Beyond the Natural Heritage System, including within settlement areas, the municipality:
a) will continue to protect any other natural heritage features 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.

Given that the proposal is consistent with the natural heritage policies of the PPS, the proposal conforms to this section of the Growth Plan.

5.2.3 Simcoe Sub-Area

The site is also located within the Simcoe Sub-area of the Growth Plan. The Simcoe Sub-area policies provide additional direction on growth within this area to ensure a supply of land for employment and residential growth and to make the best use of infrastructure within the County of Simcoe. The policies in Section 6.1 direct growth to communities where development can be effectively serviced and where growth improves the ability of people to work, live and play within their community.

This section of the Growth Plan largely applies to primary settlement areas. Although Wasaga Beach is not considered a primary settlement, Section 6.2 of the growth plan sets growth forecasts for all lower tier municipalities in Simcoe County, including Wasaga Beach. Municipalities are encouraged to use these forecasts by allocating forecasted growth to the lower-tier municipalities in a manner that would support the achievement of the minimum intensification and density targets (S. 5.2.3.2 e) to 2031. As described above, Schedule 7 of the Growth Plan forecasts the Town of Wasaga Beach to grow to a total of 27 500 residents by 2031 and sets an intensification target of 20% (2 391 units) based on the County of Simcoe Official Plan.

It is our opinion that the proposed applications are consistent with the policies of the Growth Plan.

5.3 County of Simcoe Official Plan

The subject property is designated as “Settlements” in the Official Plan of the County of Simcoe. Settlements include both urban and rural settlement areas and are defined as mixed use central places such as towns, villages and hamlets. Relevant policies are included in
Section 3 that addresses the growth management strategy and the ‘Settlements’ designation as well as provides general development policies that apply to development within the County.

5.3.1 Growth Management Strategy

The Growth Management Strategy in Section 3.1 directs a significant portion of growth and development to settlement areas where full municipal services are available. The protection and enhancement of the County’s natural heritage system, promotion of resource-based development and economic diversity and the development of communities with a diverse range of housing also are core themes of the planning strategy. Settlement areas are mixed use areas with a range of municipal services available from full services in urban areas to private services within rural settlements. The local official plan provides the land use policies for specific uses within settlement areas.

5.3.2 General Development Policies

The general development policies in Section 3.3.15 of the County plan include direction for development and site alteration within 120 metres of significant wetlands and areas of natural and scientific interest. Development is not permitted within this area unless the ecological function of the adjacent lands has been evaluated or it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions. As has already been discussed in this report, the Scoped EIS concluded there are no natural heritage features associated with the subject property and that the development is feasible from a natural heritage perspective.

Sections 3.3.19 and 3.3.20 require that a stormwater management report and a traffic impact study be undertaken for developments of 5 or more lots. Both a stormwater management report and a traffic impact study were undertaken which demonstrated the ability of the site to support the development.

5.3.3 Settlements Policies

Section 3.5 provides the policies for “Settlements” in the County of Simcoe. The Growth Management policies direct growth to settlements in a form that promotes the efficient use of municipal services and provision of water, sewer, transportation, and other services and
minimizes land consumption. **Section 3.5.7** encourages the revitalization and regeneration of settlement areas and advises that lands may be developed for residential uses on land so designated within the local municipal official plan. Development may be approved in settlement areas beyond the growth forecast (**S. 3.5.9**) provided the following:

a) Contributes to the achievement of the density targets or intensification targets as applicable, in accordance with sections 3.5.23 and 3.5.24 of this Plan;
b) Is on lands for urban uses as of January 19, 2012;
c) Can be serviced in accordance with applicable provincial plans, provincial policies and section 4.7 of this Plan; and
d) Is in accordance with the requirements of the Lake Simcoe Protection Plan, 2009, if applicable.

Finally, **Section 3.5.23** sets density targets for the County within Greenfield Areas of Wasaga Beach at 39 residents and jobs/hectare and the intensification target for new residential uses within the built area of Wasaga Beach at 20% (**S. 3.5.24**). The proposed development will contribute to the Town’s ability to meet this target. The **Town of Wasaga Beach Municipal Residential Land Budget - Summary Results, 2017** does project a municipal wide surplus of housing units at 2031. As was described in the Growth Plan, however, the growth plan encourages municipalities to exceed growth projections. The site is located within an existing urban area on full municipal services and can be considered an extension of residential uses along Constance Lane and the proposed development is in accordance with applicable plans and policies as described within this report.

The proposed development of the site contributes to the growth management strategy of the County Plan by developing a vacant parcel of land within an existing residential area and providing additional housing within an established settlement area on full municipal services.

The proposed development conforms to the **County of Simcoe Official Plan**.

### 5.4 Town of Wasaga Beach Official Plan

The Town of Wasaga Beach is recognized as a residential centre in the Simcoe-Georgian Bay area. The goals of the Plan direct the Town to establish policies that encourage the following:

- a range of housing choices,
- development on full municipal services,
• conservation of natural areas and the natural environment,
• maintenance of the trail system, protect water and water resources,
• minimization of health and safety issues from flood hazards and
• development that meets high urban design standards.

The subject property is designated as “Residential” on Schedule ‘A-1’ in the Town of Wasaga Beach Official Plan (Figure 3: Town of Wasaga Beach Official Plan) and is located just outside of a Natural Heritage System Category 1 area and has Natural Heritage System lands associated with the site as noted on Schedule D – Natural Heritage. The property also is located within the West End Community Improvement Project Study Area. The West End Community Improvement Area is an area that has been identified by the Town as requiring servicing, infrastructure, transportation, and aesthetic improvements.

A review of the Official Plan reveals relevant policies in Section 4, General Development, and Section 5, Residential, Section 13 and Natural Heritage.

5.4.1 General Development Policies

Section 4 provides policies to guide growth and development with the Town of Wasaga Beach. Several policies apply directly to the proposed development:

a) Section 4.4 – Council may require an environmental analysis of existing site conditions including servicing and stormwater management. The proponent undertook an environmental impact study and a functional servicing study that included stormwater management. These reports confirmed the ability of the site to support the proposed development.

b) Section 4.6 & 4.7 – New development is encouraged to consider the latest and most appropriate healthy community standards and features and alternative and sustainable energy features and designs.

c) Section 4.8 – Council will encourage the maintenance of cultural heritage features. An archaeological impact assessment was undertaken which advised that no archaeological resources were present on the site. Accordingly, no cultural heritage features are associated with the site.

d) Section 4.9 – The development of open space areas as parks and recreational facilities
is encouraged and natural hazard and natural heritage areas are to be protected from damaging forms of development.

e) **Section 4.10** - Council encourages development to integrate recreational trail aspects and active transportation considerations in the design of new development. The “Shore Lane Trail” that currently traverses through the Betty Boulevard road allowance will be relocated to the boulevard area of the road in lieu of sidewalks.

f) **Section 4.11** - A Traffic Impact Study is required for development. CCTA has provided a traffic impact review, and the draft plan was vetted through the consultation process to determine the road network and connectivity points.

g) **Section 4.14 & 4.15** - Development is to be designed to have regard for natural topography of the site. The Stormwater Management report advised that the proposed development meets the established criteria with respect to stormwater management and will not negatively impact the local drainage system. As well, development must retain natural tree cover and vegetation as much as possible. Every effort will be made to retain natural vegetation on the site.

h) **Section 4.18** - Development within a flood plain, fill plain and within watercourses requires approval of NVCA. Hensel has met with the NVCA prior to the finalizing of the EIS report, and further consultation will take place through the process. The EIS conclusions and mitigation measures were based on discussions with the NVCA.

i) **Section 4.22** - Development must meet a high quality of urban design. The single family homes will be designed to meet a high quality of urban design as required by the Town of Wasaga Beach. The owner is a developer that the Town is aware of. Vandemeer Homes is the owner, developer and also the builder for these lots. Vandemeer Homes did develop and build the abutting homes on Shore Lane.

### 5.4.2 Residential Policies

The residential policies in Section 5 also encourage a high level of community design through the implementation of urban design guidelines (S. 5.1.3) and the requirement for linkages to the trail system in the design of any new development (S. 5.1.4).

**Section 5.2** provides policies to guide residential development. Lands within the ‘Residential’ designation are to be used for residential purposes but other public and institutional uses compatible with and serving residential uses are also permitted (S. 5.2.1.2). **Section 5.2.3**
requires that new development supports the multi-level recreational trails system.

The applications propose a low-density residential subdivision at a density of 6.8 units/ha. In areas with full municipal services, detached, semi-detached and duplex dwellings may be permitted to a maximum density of 20 units per net residential hectare (8 units per net residential acre) \( (S \ 5.2.4\ c) \). New residential development may require parkland or funds in lieu \( (S \ 5.3.3) \) and must conform to the Town’s urban design guidelines \( (S. \ 5.3.12) \).

As already discussed in this report, the “Shore Lane Trail” that currently traverses through the Betty Boulevard road allowance will be relocated to the boulevard area of the road in lieu of sidewalks. Furthermore, the homes will be designed to meet all current urban design guidelines as required by the Town. Finally, the 3.22 ha site will support a total of 22 single detached units and, therefore, density of the development is proposed to be 6.8 units per ha.

5.4.3 Natural Heritage Policies

Natural Heritage System - Category 1 Lands are natural areas of high environmental quality and significance and/or sensitivity. Adjacent Lands are lands contiguous to a natural heritage feature or area where development or site alteration might have a negative impact on a natural heritage feature or area. The width of adjacent lands for provincially significant wetlands and lands containing endangered species is 120 metres and for every other natural heritage feature, the width is 50 metres except fish habitat (30 metres) \( (S. \ 13.2.7) \).

The policies in Section 13.4 direct development in and around natural heritage areas:

a) **Section 13.4.1** - Natural heritage system features and areas and their adjacent lands are to be conserved, maintained, and enhanced and not subject to the impact of incompatible and inappropriate land uses and development.

b) **Section 13.4.3** - The re-designation of lands for development and site alteration purposes situated adjacent to Natural Heritage System - Category 1 lands requires an Environmental Impact Statement that shows no impacts and that proposed development will not negatively impact the natural heritage features or functions of an area.
The purpose of the Official Plan Amendment is to amend Schedule D entitled Natural Heritage System where there is a pocket of Natural Heritage System Category 1 & 2 that is proposed to now be removed as per the Scoped Environmental Impact Study prepared by Hensel Design Inc., subject to the mitigation measures as outlined in the EIS.

A Scoped Environmental Impact Study concluded that there are no significant natural heritage features associated with the subject property and that the development is feasible from a natural heritage perspective. The wildlife and vegetation associated with the site are not considered rare nor occur in numbers that would qualify as significant. Nevertheless, mitigation measures were proposed that will be implemented during the development of the project.
5.5 Town of Wasaga Beach Zoning By-law No. 2003.60

The subject lands are zoned Residential Type 1 (R1) Holding and Environmental Protection (EP) along the shoreline of Georgian Bay. (Figure 4: Zoning, Town of Wasaga Beach) A Lift of Hold application is required to lift the holding symbol on the site. The lots would meet the Residential Type 1 (R1) zone. The EP lands would remain unchanged. Should an implementing zoning bylaw amendment be required moving forward this can be applied for, however at this time based on the proposed draft plan the lots would meet the minimum requirements, subject to commenting agencies and any changes that may need to be through the process.

The following is a chart identifying the R1 provisions:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Required Area</th>
<th>Proposed Area</th>
<th>Required Frontage</th>
<th>Proposed Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>464.5 sqm</td>
<td>991.6 sqm</td>
<td>12 m</td>
<td>27.48 m</td>
</tr>
<tr>
<td>Lot 2</td>
<td>464.5 sqm</td>
<td>1183.3 sqm</td>
<td>12 m</td>
<td>34.59 m</td>
</tr>
<tr>
<td>Lot 3</td>
<td>464.5 sqm</td>
<td>906.4 sqm</td>
<td>12 m</td>
<td>16.97 m</td>
</tr>
<tr>
<td>Lot 4</td>
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<td>946.7 sqm</td>
<td>12 m</td>
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<td>Lot 5</td>
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<td>892.5 sqm</td>
<td>12 m</td>
<td>17.29 m</td>
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<tr>
<td>Lot 6</td>
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<td>912.3 sqm</td>
<td>12 m</td>
<td>16.87 m</td>
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<tr>
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<td>20.24 m</td>
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</tr>
<tr>
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</tr>
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</tr>
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</table>
The purpose of the Lift of Hold is to remove the holding symbol on the subject lands based on a proposed plan of subdivision that conforms to the permitted uses within the Official Plan as per Section 3.24.2 and Section 3.24.4.

6.0 Conclusion

This Planning Report has been prepared in support of the proposed draft plan of subdivision and related OPA, to permit the development of 22 single detached residential lots on 3.22 ha of land in the Town of Wasaga Beach. The proposal has been reviewed in light of the policy structure.

The proposed applications conform to the Growth Plan for the Greater Golden Horseshoe, are consistent with the Provincial Policy Statement, and conform to the County of Simcoe and the Town of Wasaga Beach Official Plans.

Based on the above review, it is our opinion that the proposed development is good planning.

Respectfully Submitted,

LOFTPLANNING INC.

Kristine A. Loft, MCIP RPP
Principal
Figure 1: Site Location

Subject Lands
Figure 2: Site Aerial Photograph

Subject Lands
Figure 3: Town of Wasaga Beach Official Plan

- Subject Lands
- Residential
- Natural Hazards
- Natural Heritage System Category 1

Plan of Subdivision
2320 Shore Lane
Town of Wasaga Beach, County of Simcoe
VAN 17016
Figure 4: Town of Wasaga Beach Zoning By-law

Subject Lands

Plan of Subdivision
2320 Shore Lane
Town of Wasaga Beach, County of Simcoe
VAN 17016