



Excellence Reliance Innovation

Part of Lot 34, Concession 3

M.Romanin Contracting Ltd.
c/o Beachwood Development Inc.

Planning Justification Report

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Vacant Land Condominium

January 2021

The Jones Consulting Group Ltd.
#1-229 Mapleview Drive East, Barrie ON L4N 0W5

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1.0 INTRODUCTION

On behalf of our client, Beachwood Developments Inc., we are pleased to provide this Planning Justification Report in support of applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium for the lands located along Beachwood Road between Shore Lane and 74th Street North, in the Town of Wasaga Beach. This Planning Justification Report reviews factors relating to location, existing and proposed land uses, and relevant land use policies, and is supplementary to all applications submitted in support of the development proposal.

This Report should be read in conjunction with, but not limited to, the Functional Servicing and Stormwater Management Report, Traffic Impact Statement, Stage 1-2 Archaeological Assessment, Tree Inventory/Preservation Plan/Details and Arborist Report, Geotechnical Investigation, Urban Design Brief, Environmental Impact Statement and Hydrogeological Assessment Report that were prepared for the lands in support of the applications.

2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The subject site is located within the Settlement Boundary of the Town of Wasaga Beach and adjacent to the built-up area. The lands are legally described as Part of Lot 34, Concession 3, Town of Wasaga Beach, County of Simcoe.

The lands are irregular in shape with multiple frontages along Beachwood Road, Shore Lane and the Betty Boulevard Extension street which is not yet built. The total area of the parcel is 5.88 ha, or 14.5 acres, with a total frontage of approximately 485 metres along Beachwood Road, 20 metres along Shore Lane and approximately 151 metres along Betty Boulevard with an average depth of approximately 123 metres (Figure 1). The lands are vacant and have historically been vacant of development. There are trees located sporadically around the property with small areas of clearing.

Figure 1



Beachwood Road is formerly known as Highway 26 prior to the by-pass being constructed approximately 10 years or more ago. These lands remain in the jurisdiction of the Ministry of Transportation (MTO) for the time being with no imminent plans for them to be taken over by the Town of Wasaga Beach.

3.0 SURROUNDING LAND USES

The lands are located in the northwestern quadrant of the Town of Wasaga Beach, in the County of Simcoe.

Surrounding land uses include: (Figure 2)

- North: Single Detached Residential Dwellings, future Residential Dwellings and Georgian Bay
- West: Single Detached Residential Dwellings
- South: Vacant lands, Commercial uses
- East: Single Detached Residential Dwellings

Figure 2



Immediately adjacent to the subject lands, to the north, is a proposed Subdivision that will gain access from the Betty Boulevard extension. The proposed development on the subject lands has identified an access point to Betty Boulevard that will align with the future Subdivision access point. Both developments will be responsible for the construction of Betty Boulevard when they develop.

The lands are located within walking distance to the Bay and several beaches, along with nearby walking trails, and within easy driving distance to several commercial establishments including convenience commercial shops, restaurants and groceries. Both primary and secondary schools are located within a bus ride to the subject lands. The property is also within a 30 minute car ride to Barrie heading east or a

5 minute drive to Collingwood heading west. There is a transit/bus stop located not far from the subject lands at the intersection of Beachwood Road and 74th Street. The lands are appropriately situated for development and are a good example of an infill development through the intensification of the lands.

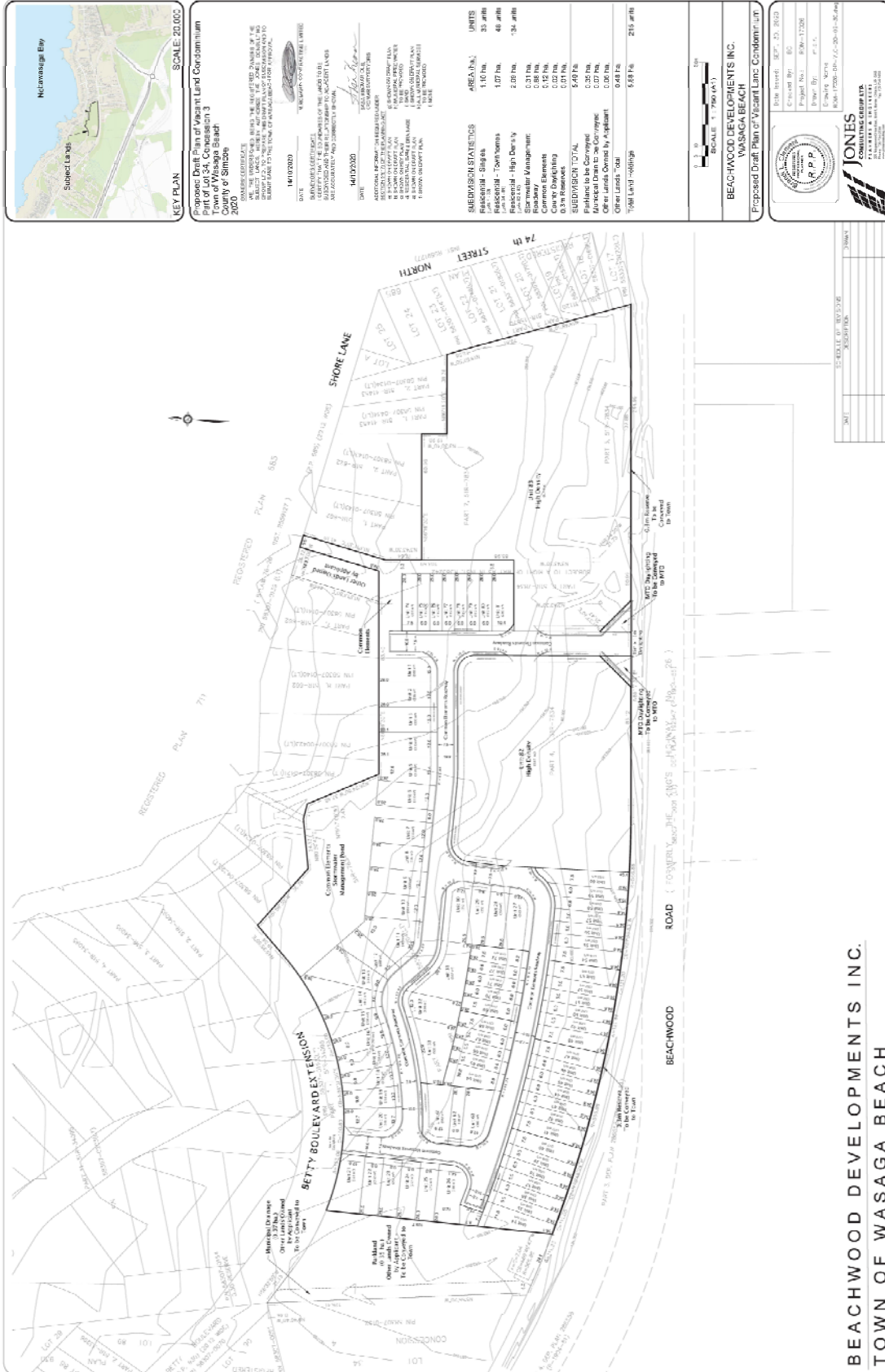
4.0 PROPOSED DEVELOPMENT CONCEPT

The applications submitted to the Town for consideration include applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium. The Draft Plan of Vacant Land Condominium will facilitate development of 33 units for single detached dwellings, 48 units for Townhouses, and approximately 134 units for high density development in the form of condominium units in 2-6 storey buildings (Figure 3).

The Official Plan Amendment application will facilitate an overall density on the lands of 51 units per net residential hectare. Policies in the Town of Wasaga Beach Official Plan identify that generally density that is more than 37 units per net residential hectare is considered high density development and requires an Official Plan Amendment.

The Zoning By-law Amendment application will recognize this form of development on the property with varied development standards such as, but not limited to, a reduced frontage, lot area, decreased interior side yard setbacks and increased lot coverage. The exceptions proposed to the zoning standards will be discussed further on in this Report.

Figure 3



Proposed Draft Plan of Vacant Land Condominium
Part of Lot 34, Concession 3
Town of Wasaga Beach
County of Simcoe
2020

COMMENTS
THIS PLAN IS A DRAFT PLAN OF THE SUBJECT LANDS AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO ILLUSTRATE THE GENERAL LAYOUT OF THE DEVELOPMENT. IT IS SUBJECT TO THE FINAL PLAN APPROVED BY THE TOWN OF WASAGA BEACH.

DATE: 14/07/2020
DRAWN BY: J. HUNTER
CHECKED BY: J. HUNTER
SCALE: 1:1000

DESCRIPTION	AREA (sq. ft.)	UNITS
Phase 1 - Single	1.16 Ha	33 Units
Phase 2 - Townhomes	1.07 Ha	48 Units
Phase 3 - High Density	2.02 Ha	24 Units
SUBDIVISION TOTAL	4.25 Ha	105 Units

ADDITIONAL INFORMATION:
 - **STREET LIGHTING:** To be provided by applicant.
 - **MTC:** To be provided by applicant.
 - **CONCRETE DRIVEWAY:** To be provided by applicant.
 - **CONCRETE SIDEWALK:** To be provided by applicant.
 - **CONCRETE CURB:** To be provided by applicant.
 - **CONCRETE BENCH:** To be provided by applicant.
 - **CONCRETE SLOPE:** To be provided by applicant.
 - **CONCRETE DRIVEWAY:** To be provided by applicant.
 - **CONCRETE SIDEWALK:** To be provided by applicant.

BEACHWOOD DEVELOPMENTS INC.
WASAGA BEACH
Proposed Draft Plan of Vacant Land Condominium

Scale: 1:7500 (A1)

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PROJECT INFO:
 Title: 2020-2021-2022
 Project No.: 2020-12020
 Drawn By: J. Hunter
 Checked By: J. Hunter
 Date: 14/07/2020

Lot frontages for the single detached dwellings range in size from approximately 9 metres to 12 metres, and 14 metres for corner lots, with the majority being closer to the 9-10 metres. The lot areas range from approximately 252 square metres for the smallest lots to 527 square metres for the largest lot. A 3 metre servicing easement is required on both sides of the proposed roadways for servicing, and for snow storage at the request of the Town. The overall density of the single detached units is approximately 30 units per net residential hectare. The single detached lots have been sited in the areas adjacent to the existing housing along Shore Lane to provide a transition between the lower density housing to the higher density housing proposed directly adjacent to Beachwood Road. The single detached units will be 2 storeys with either single or double car garages along with driveways large enough to park cars side by side. Glass will be used as accents on the garage door and balconies, and varying roof peaks will break the massing up along all sides of the units. Varying forms of architectural siding will be utilized along with wood accents and stone. Colours used will include various forms of grey such as charcoal and browns.

The Townhouse units proposed are 6 metres in width for the interior units and up to 12 metres in size for the corner units. Lot areas range from 167 square metres to 389 square metres. The overall density of the townhouse units is 45 units per net residential hectare. The townhouse units are focused more internally to the plan and along Beachwood Drive creating a buffer between these units and the established neighbourhood of single detached dwellings to the north along Shore Lane. The block of townhouses proposed to the east of the property is well buffered by a 6 metre grass strip between the neighbouring lands and the rear lot line of the units. Aesthetically the units are proposed to be 2 storeys in height with single car garages. A more modern design has been chosen that will mix well with the current architectural trends in the Town but at the same time stand out as a unique design for the area. A mix of architectural siding and stone will be used on all units with various roof peaks. A mix of greys, charcoal and browns will be used along with glass accents.

The larger blocks referred to as the 'high density' blocks will each house a 6 storey building with approximately 67 units in each building. Unit sizes will range from 1-2 bedrooms with various square footage depending on the model type. The overall density of both buildings is approximately 65 units per net residential hectare. Surface parking will be provided for all units behind the buildings away from Beachwood Road. The buildings will be sited to face Beachwood Road and will be as close to the road as they can be while adhering to the Ministry of Transportation setback requirements. The buildings will follow the same architectural designs as the singles and townhouses with various types of siding and stone, grey and beige hues, glass accents along all balconies and plenty of windows along all sides of the building. The peaked roof lines will break up the massing along Beachwood Drive and along with the extra windows will create a feeling that the buildings are not as tall as 6 storeys. The buildings will generally be in the shape of a rectangle running parallel to Beachwood Drive. Both buildings will be developed by way of a Condominium that is nested within the Vacant Land Condominium.

The applications will facilitate various forms of housing for the area that is compatible with surrounding land uses, at a density that is appropriate and supportable by local, county and provincial policies. The intensification of this site at the proposed density provides additional housing supply in the Town while providing various forms of housing types for all types of purchasers at various stages of their lives. The smaller lot sizes and condominium units provide a lower price point over larger single detached lots that are prevalent in the Town.

The proposed varied development standards from the Town Comprehensive Zoning By-law will allow the property to intensify at a level that can be supported for this area, and that is respectful of the existing lot fabric that is established in this area creating a neighbourhood character that is reflective of Wasaga Beach now and into the future. Municipal services are available to the land which is discussed more thoroughly in the subsequent sections of this report.

4.1 Vacant Land Condominium

A Vacant Land Condominium is a freehold condominium where the purchasers own the unit/building and the land around it but share in the expense for the common areas. In the case of the proposed subdivision, the shared expenses for the common areas include, but are not limited to, the roadway maintenance, lighting, landscape areas, garbage pick-up and stormwater management pond maintenance. In a vacant land condominium the municipality is not responsible for any internal operations with the subdivision lands. In a vacant land condominium buildings do not need to be constructed before the condominium is registered like in other types of condominiums such as common element or standard. Further, several types of structures can be constructed in a vacant land condominium like as proposed in this Plan such as single detached dwellings and townhouses. This type of condominium was chosen for this development to allow for construction of units prior to the registration of the condominium.

4.2 Pre-Consultation Meeting

A Pre-Consultation meeting was held on December 5th, 2019, with the Town of Wasaga Beach. During this meeting various Town departments and other agencies, including but not limited to the Nottawasaga Valley Conservation Authority and the Ministry of Transportation, identified a number of items that would be required for a complete submission to the Town. All items identified during this process have been submitted in support of the applications.

Further, all technical comments provided at the pre-consultation meeting and after were summarized in a Comment Response Matrix that accompanies the submission materials.

4.3 Public Consultation Strategy

The applications are proposed to follow a 'typical' public consultation process for the most part. This would include notices of complete application sent out by the Town, as well as the notice of public meeting in the local newspaper, the Town website, and notices sent out to all landowners within 120 metres of the subject lands. Further, at a date deemed appropriate by the Town, a Statutory Public Meeting will be held with Town Planning Committee where anyone interested can participate and provide comments on the applications. At the Public Meeting, a presentation will be made by the Owner 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.

Further to these processes, our team will be reaching out, via email and face-to-face meetings, to numerous individual landowners in the immediate area to explain the proposal and answer any questions that they may have at that time. More specifically, a series of meetings will be hosted by the client, in a location to be determined, where the proposed development will be presented by the consulting team and will include a question and answer period. This process has already started but will be conducted more thoroughly once a formal submission is made to the Town.

5.0 POLICY REVIEW

The following subsections summarize land use planning policies established by the Province of Ontario, County of Simcoe, and the Town of Wasaga Beach. These policies should be reviewed together and considered the analysis for why the proposed development is appropriate for the subject lands.

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

The Places to Grow Act was established in 2005, and was the catalyst for the Growth Plan for the Greater Golden Horseshoe. The current Growth Plan for the Greater Golden Horseshoe, A Place to Grow (APTG), came into effect on May 16, 2019 and was subsequently amended with Amendment 1 that took effect on August 28, 2020. A Place to Grow provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities with access to transit networks, prioritizing intensification and higher densities in strategic growth areas, supporting a range and mix of housing options, supporting and enhancing the long-term viability and productivity of agriculture by protecting prime agricultural areas and the agri-food network, protecting and enhancing natural heritage, hydrologic, and landform systems, features and functions, providing for different approaches to manage growth that recognize the diversity of communities in the greater golden horseshoe, and protecting employment areas.

The six principal parts of the APTG 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 applications conformity with the APTG Plan.

5.1.1 Where and How to Grow (Section 2.0)

The Where and How To Grow section of the APTG Plan reiterates the policy direction provided by the Building Strong Communities Section within the PPS. This section emphasizes the better use of land and infrastructure by directing growth to existing urban areas, using land wisely, providing opportunities for businesses which is fundamental to ensuring a prosperous economic future, and recognizing that healthy rural communities are key to the vitality and well-being of the whole area.

The growth policies contained in Chapter 2 of APTG place a considerable responsibility upon the upper- and lower-tier municipalities to proactively manage growth. However, this responsibility falls equally upon individual landowners to meet the policy requirements of APTG.

Section 2 of the APTG Plan contains policies applicable to the proposed application including: Managing Growth (Section 2.2.1), Housing (Section 2.2.6), and Designated Greenfield Areas (Section 2.2.7).

Managing Growth (Section 2.2.1)

Section 2.2.1.2 of the APTG Plan notes that the majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal servicing and can support the achievement of complete communities. Further, growth within settlement areas will be directed toward the delineated built-up areas, strategic growth areas, locations with existing or planned transit, and areas with existing or planned public service facilities. Section 2.2.1.4 supports the achievement of complete communities that feature a diverse mix of lands uses, including residential and employment uses; improves the social equity and overall quality of life, including human health, for people of all ages, abilities and incomes; provides 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; expand convenient access to a range of transportation options, public service facilities, an appropriate supply of safe, publicly accessible open spaces and other recreational facilities, and healthy, local and affordable food options; provides for a more compact built form; mitigates and adapts to climate change impacts; integrates green infrastructure and appropriate low impact development.

The subject lands are located within the Settlement boundary of the Town of Wasaga Beach, adjacent to the built-up area. They are also located in an area that is identified by the Town as a growth node for increased development potential. The development proposes a number of unit sizes and types to appeal to people in all stages of life. The units are smaller than existing units in the area offering a product at a lower sale point for those that are just getting into the housing market and wish to purchase a condo or townhouse, or those moving to a single detached dwelling. The lands are fully serviced with municipal sewer and water. The Environmental Impact Study concludes that there is no negative impacts to natural heritage features. Furthermore, the lands are located within easy walking distance to provincial parks, trail systems, and within a reasonable driving distance to commercial and institutional uses. A transit stop of the Simcoe County LINX transit system is located within 300 metres of the site at the intersection of Beachwood Road and 74th Street.

Housing (Section 2.2.6)

The Housing section of APTG encourages municipalities to support the achievement of complete communities. Section 2.2.6.1 (a) states Upper- and single-tier municipalities, the Province, and other appropriate stakeholders will: support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as other policies by identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents, and establishing targets of affordable ownership housing and rental housing. Section 2.2.6.2(c) promotes policies to achieve complete communities by 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. Section 2.2.6.4 notes that municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

The proposed vacant land condominium promotes the intensification of the subject lands in an area of Town that is intended to be developed in the future. The introduction of 215 additional housing units in this location, with frontages that are smaller than typically seen in this area, and a variety of housing types ranging from single detached to townhouses and condominium units, allows for an appropriate intensification of these lands while at the same time remaining compatible with the surrounding land uses. The smaller lot sizes proposed allows for a different product type in this area that is smaller than typically developed in the Town, allowing for a lower price point which provides housing supply to those looking to either just get into the housing market or perhaps down-size from a larger home. The various housing types appeals to a varied demographic. The introduction of this number of units assists the Town with maintaining at least a three year supply of residential units.

Designated Greenfield Areas (Section 2.2.7)

Section 2.2.7.1 notes that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities; supports active transportation; and, encourages the integration and sustained viability of transit services. Section 2.2.7.2 identifies that the County of Simcoe will plan to achieve a minimum density target that is not less than 40 residents and jobs combined per hectare. This target will be measured over the entire designated green field area of each upper- or single-tier municipality, excluding: natural heritage features and areas; rights-of-way; employment areas; and, cemeteries (Section 2.2.7.3).

APTG defines a Designated Greenfield Area as lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. The subject lands are located within a designated greenfield area as they are not located within the built-up area of the Town but currently have development permissions on them as identified in the Official Plan. Further, the built-up area recognizes the lands that are currently built upon which these lands are vacant. The current overall density of the Plan is 51 units per net residential hectare. The only jobs that would be located within the plan would be those temporary jobs that would exist during the construction stages, the ongoing maintenance jobs associated with the common area of the condominium and any home

occupations. The proposed development assists in creating a complete community in this vicinity of the Town by introducing a variety of housing types to the area including single detached, townhouses and condominium apartment units. Further, the parkland provided gives residents from the Plan and those in the surrounding area access to a large area where organized recreational programs can take place. A trail system is currently located along the Betty Boulevard Extension which will remain along the sidewalk once the road is constructed. This trail system provides access to the public beach areas located along Shore Lane. The proposed density of the Plan is appropriate for this area. In the future, the density will be further supported through a commercial development located along Mosley Street and Beachwood Road which would be within walking distance to the subject lands.

5.1.2 Infrastructure to Support Growth (Section 3.0)

Existing and future infrastructure is sought that will optimize growth to 2031 and beyond. Infrastructure includes, but is not limited to, transit, transportation corridors, water and wastewater systems, waste management systems, stormwater management systems and community infrastructure. Section 3.2.6.2 (Water and Wastewater Systems) notes, in part, that Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with 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; the system will serve growth in a manner that supports achievement of the minimum intensification and density targets. Section 3.2.7.2 (Stormwater Management) notes, in part, that proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan.

The lands will be serviced by municipal water and wastewater that currently exists along Beachwood Road and Shore Lane. This is a logical extension of these services and allows for an efficient means of developing the lands. Further, a municipal drain will be provided along the western edge of the property to provide a route for drainage from Beachwood Road and across to the south out to the Bay. The drain will be dedicated to the Town during registration of the plan.

The proposed internal storm sewer system will connect to the proposed stormwater management facility which ultimately discharges to the future Betty Boulevard storm sewer system. The proposed lots and blocks will be developed with buildings, driveways, parking lots, and landscaped areas. The grading of the lots will direct stormwater runoff to the internal road network, which will contain a proposed storm sewer system to convey minor flow (up to the 5 Year event) to the proposed end-of-pipe Stormwater Management Facilities (SWMF). The internal roads will also be utilized to convey the major overland flow (>5 Year event) within the right-of-way to the proposed SWMF. The proposed end-of-pipe SWMF located along the north boundary of the site is a sand filter complete with a forebay and underdrain system, aiming to provide extended detention and flood control, along with quantity and quality control functions. The proposed drainage system will also include a suite of lot level Low Impact Development (LID) source and conveyance control measures to provide controls that reduce peak flows and runoff volumes, provide upstream treatment for contaminants, promote groundwater recharge and assist in maintaining water balance to pre-development levels. LIDs proposed for the site include rear yard soakaway pits and rooftop storage on the high-density buildings.

5.1.3 Protecting What is Valuable (Section 4.0)

The APTG Plan emphasizes the importance of future developments in the Greater Golden Horseshoe ensuring that natural features and cultural heritage sites are protected. As growth continues in the area, so does the demand on the natural resources that are essential for the region's long term health and well-being. These valuable assets must be wisely protected and managed as part of planning for future growth. The APTG Plan implements a balanced approach to the wise use and management of all resources, including natural heritage, agriculture, and mineral aggregates. The APTG Plan provides policies that protect natural heritage features and functions, as well as preventing the fragmentation of prime agricultural lands, or Class 1, 2 and 3 soils.

Section 4 of the APTG Plan contains policies including: Natural Heritage System (Section 4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (Section 4.2.3 & 4.2.4), Agricultural System (Section 4.2.6) and Cultural Heritage Resources (4.2.7).

An Environmental Impact Study was prepared in support of the submission of the applications. The Report concluded that there are no impacts to any natural heritage features or functions from the proposed development. The field studies and associated assessments did not identify any significant natural heritage features requiring retention based on their ecological functions and the impact of the surrounding development. For further information refer to the Environmental Impact Study.

Section 4.2.7.1 notes that 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 and submitted in support of the applications. This Report concluded that there are no cultural heritage resources on the subject lands.

5.1.4 Simcoe Sub-Area (Section 6.0)

Section 6.0 provides additional, more specific direction, on how the APTG Plan vision will be achieved in the Simcoe Sub-Area. The policies in this Section direct a significant portion of growth within the Simcoe Sub-Area to communities where development can be more effectively serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities, with a particular emphasis on primary settlement areas. The policies recognize and support the vitality of urban and rural communities in this area. All municipalities will play an important role in ensuring that future growth is planned for and managed in an effective and sustainable manner that conforms to this Plan. The intent is that by 2051 development within Simcoe County will not exceed the overall population and employment forecasts contained in Schedule 3. Ensuring an appropriate supply of land for employment and residential growth and making the best use of existing infrastructure is important to the prosperity of the Simcoe Sub-area. By providing further direction on where growth to 2031 is to occur, it also establishes a foundation for municipalities to align infrastructure investments with growth management, optimize the use of existing and planned infrastructure, coordinate water and wastewater services, and promote green infrastructure and innovative technologies.

Section 6.1 states Simcoe County through their next municipal comprehensive review, 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 the APTG Plan, such that a significant portion of population and employment growth is directed to lower-tier municipalities that contain primary settlement areas. The Town of Wasaga Beach is not identified as a primary settlement area in the County of Simcoe. The intensification of these lands represents a portion of population allocation that can be supported through compliance with other policies identified in APTG. The lands will be designated and zoned for residential opportunities and are located in an area of the settlement boundary where the Town wishes to see future growth by identifying the lands to be within a growth node.

In summary, it is my professional planning opinion that the development of this site is an efficient and logical intensification of the land, and utilization of existing infrastructure, and conforms to the policies of the A Place to Grow Plan.

5.2 Provincial Policy Statement, 2020 (PPS)

The Provincial Policy Statement (PPS) was revised on March 1, 2005 to include new and revised policies along with the requirement to 'be consistent with' those policies. The PPS was further revised in May of 2020 bringing policies more in line with changes to the A Place to Grow (APTG) Growth Plan for the Greater Golden Horseshoe. The PPS does not require absolute conformity, however, planning decisions must be consistent with the PPS. Furthermore, the approval authority must consider all the components of the PPS and how they interrelate.

Part of the vision of the PPS is to build strong healthy communities to ensure that development patterns are efficient in terms of optimizing the use of land, resources and public investment in infrastructure and public service facilities. Land use patterns should promote a mix of housing including affordable housing, employment, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. In addition, cost-effective development standards are promoted in order to minimize land consumption and servicing costs.

The Vision of the PPS is to promote the long-term prosperity and social well-being of Ontario for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS places considerable focus on promoting opportunities for intensification, development in compact form and the establishment of a mix of uses and densities to allow for the efficient use of land. Specific to housing, the PPS requires that municipalities provide for a range of housing types and densities that are affordable to low and moderate income households. The development of new housing is directed toward locations where appropriate levels of infrastructure, public services facilities, and public transit exist. Provincial Plans, such as the PPS, and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth for the long term.

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 development of the subject lands is consistent with the PPS as outlined in the relevant policies below.

1.0 Building Strong Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- 1.1.1 *Healthy, livable and safe communities are sustained by: promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; 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 uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concern; and promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participating in society; ensuring the necessary infrastructure and public service facilities are or will be available to meet current and projected needs; promoting development and land use patterns that conserve biodiversity; and preparing for regional and local impacts of a changing climate.*

The proposed development intensifies a parcel of land that is within the settlement boundary of the Town of Wasaga Beach and adjacent to the built-up boundary. The 215 proposed units provides additional housing supply in the Town with a variety of housing types offering something to people in all stages of life. The intensification proposed for the lands is appropriate when considering the location in relation to access to Collingwood, Barrie, commercial and institutional uses, transit and recreational opportunities. Cost-efficient development will be promoted by efficiently using land and available municipal infrastructure.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. Within settlement areas, sufficient land shall be made available through intensification and redevelopment, and, if necessary, designated growth areas.

The lands are located in an area where the Town envisions growth in the future as the lands are designated Residential. Surrounding lands include residential development to the west, east and north. The redevelopment of the property provides additional housing supply for the Town through intensification in an area that can support this type of growth with available infrastructure.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

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

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate and efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and uneconomical expansion; minimize negative impacts to air quality and climate change and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and, are freight supportive.

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.

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 subject lands are within the Settlement boundary of the Town of Wasaga Beach and adjacent to the built-up area. The lands are designated and zoned for residential purposes although an official plan amendment and zoning amendment are necessary to recognize high density development with varied development standards which will allow for further intensification on these lands. The development will facilitate additional housing supply in the Town with a housing form that is consistent with the surrounding development while also introducing additional housing types on appropriately sized lots allowing for reasonably priced dwellings for the first time home buyer or someone looking to downsize. The built form will utilize full municipal services.

1.4 Housing

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

- a) *Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) *Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans; b) permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities, and all types of residential intensification including additional residential units and redevelopment in accordance with policy 1.1.3.3; c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; 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. (In part only)*

The proposed development will add an additional 215 single detached, townhouse and condominium units to the housing supply in the Town. The smaller unit sizes and lots, along with the proposed varied development standards and housing types, will allow for intensification on the property over what the current zoning permits thereby utilizing the lands more efficiently and effectively. The units sizes will allow for a price point that is more affordable to those entering the housing market, or looking to downsize. Municipal services are available to the lands.

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

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

The subject lands will be located adjacent to a large Municipal park as these lands that are now part of the subject lands will be dedicated to the Town during the registration of the vacant land condominium. The lands are within walking distance to Georgian Bay, the adjacent Provincial Parks, and a trail system to the north. Further, Blue Mountain ski resort is nearby offering year round recreational opportunities

1.6 Infrastructure and Public Service Facilities

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are: financially viable over their life cycle, which may be demonstrated through asset management; and available to meet the current and projected needs.

1.6.6 Sewage, Water and Stormwater

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services where municipal sewage services and municipal water services are not available;

b) ensure that these systems are provided in a manner that: 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of climate change; 3. is feasible and financially viable over their life cycle; and 4. protects human health and the natural environment;

d) integrate servicing and land use considerations at all stages of the planning process...

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible prevent increases in contaminant loads; 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 d) mitigate risks to human health and safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Adequate infrastructure and public service facilities exist in proximity to the subject lands. The Functional Servicing and Stormwater Management Report prepared in support of the proposed development concludes that existing and planned infrastructure will be sufficient to meet the servicing needs of the development. The development will utilize full municipal water and sewer services that will be extended from Beachwood Road and Shore Lane.

Stormwater Management for the site will be designed in accordance with applicable standards and to the satisfaction of the Town and NVCA to ensure that impacts of development are mitigated, and any adverse impacts are avoided to the greatest extent possible. A Stormwater Management Pond on the lands will provide both quantity and quality control, with an outlet

provided out to Shore Lane and eventually the Bay. For further information please refer to the Functional Servicing and Stormwater Management Report.

1.6.7 Transportation Systems

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

1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

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

The Traffic Impact Study prepared in support of the applications identified that the increased traffic from the 215 additional units can be sustained through public transit and the existing road system with minimal upgrades required along Beachwood Road. Internal roadways will function to optimum standards even at the reduced road right-of-way width as all internal roadways will be condominium roads. For further information refer to the Traffic Impact Study.

1.6.10 Waste Management

1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives.

Waste management systems shall be located and designed in accordance with provincial legislation and standards.

Curbside garbage collection will be provided by the County of Simcoe for all but the two condominium buildings which will have private pick up services.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

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

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

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

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

2.1.5 Development and site alteration should not be permitted in b) significant woodlands in Ecoregions 6E and 7E, d) significant wildlife habitat, e) significant areas of natural and scientific interest.

- 2.1.6 *Development or site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
- 2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- 2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, 2.1.6 unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The subject lands are identified on Schedule D of the Town's Official Plan as having natural heritage features. As such, an Environmental Impact Study was prepared to assess the features on the property in relation to the proposed development. The findings of this Report support the development of the subject lands for residential purposes.

2.2 Water

- 2.2.1 *Planning authorities shall protect, improve or restore the quality and quantity of water by: using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development; minimizing potential negative impacts including cross-jurisdictional and cross-watershed level; evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level; identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed; maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas; implementing necessary restrictions on development and site alteration to 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; planning for efficient and sustainable use of water resources through practices for water conservation and sustaining water quality; ensuring consideration of environmental lake capacity, where applicable; and, ensuring stormwater management practices minimize stormwater and maintain or increase the extent of vegetative and pervious surfaces*
- 2.2.2 *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.*

Municipal water will be extended to the site from Beachwood Road and Shore Lane. The property is not located within a well head or catchment area. There is nothing to suggest that the development of these lands would provide a negative impact to the drinking water.

2.6 Cultural Heritage and Archaeology

- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

A Stage 1-2 Archaeological Assessment was prepared in support of the applications. The Report concludes that there are no cultural heritage resources on the lands. There is also no indication of any cultural heritage resources adjacent to the lands. For further information refer to the Assessment Report.

In summary, it is my professional planning opinion that the development of this site is consistent with the policies of the Provincial Policy Statement.

5.3 County of Simcoe Official Plan

The Town of Wasaga Beach is a lower-tier municipality located within the County of Simcoe. Development in the Town 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 and are illustrated as being adjacent to the built boundary of the settlement (Figure 4).

Figure 4



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 full municipal services and municipal sewage services 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.

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. The subject lands are proposed to develop by way of a Vacant Land Condominium. 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. Exceptions may occur in plans of condominium where the condominium development has access to a public highway. All proposed lots will access directly onto a condominium roadway which will then exit onto either a Provincial Highway, or Municipal roadway.

Section 3.3.19 provides various policies regarding Stormwater Management. The Functional Servicing and Stormwater Management Report prepared in support of the applications outlines how stormwater management will function. All stormwater management designs are based on Town engineering standards, and requirements of the Nottawasaga Valley Conservation Authority. The Report concluded that stormwater management can be appropriately designed for the proposed units.

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 Impact Study was prepared and submitted in support of the applications. The Report concluded that with minor upgrades to Beachwood Road the service levels of the existing roadways can sustain the additional units.

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 and directly adjacent to the built boundary. 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 and zoned for development.

The development of the lands for 215 units of varying housing types will intensify the lands at a density that is appropriate for this area. The property is located along a Provincial Highway, within a major growth node in the Town, and within a reasonable driving distance to various commercial and institutional uses. Further, the lands are within a short drive to the Town of Collingwood, and a 30 minute drive to the City of Barrie and Highway 400 providing easy access to the City of Toronto.

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 at the request of the Town to accompany the applications. The Report concluded that there are no archaeological resources on the property.

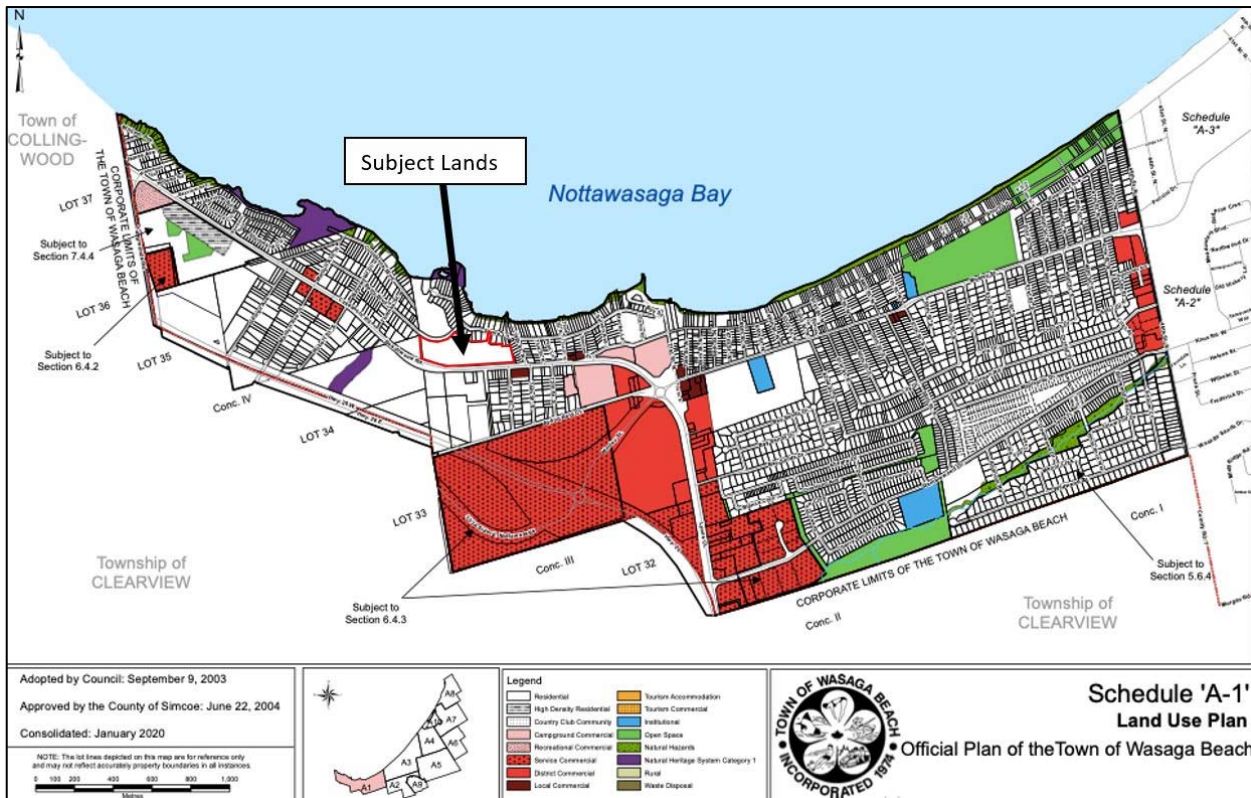
Section 4.7.4, a subsection of Section 4.7 Infrastructure: Sewage and Water Services, states that the preferred method of servicing settlement areas and other multi-lot developments is full municipal sewage and water services. The accompanying Functional Servicing and Stormwater Management Report supports the proposed development on full municipal services and with stormwater management that is to Town standards and follows best management practices.

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

5.4 Town of Wasaga Beach Official Plan

The Town of Wasaga Beach Official Plan, consolidated version January 2020, articulates the Town's current planning vision and objectives. The subject site is currently designated Residential (Figure 5) in the Official Plan. An Official Plan Amendment is required to facilitate the proposed density on the site. Further to Official Plan policies, which will be discussed in greater detail below, the development on the lands is considered to be high density. The Official Plan Amendment will implement the proposed uses in the Draft Plan of Vacant Land Condominium.

Figure 5

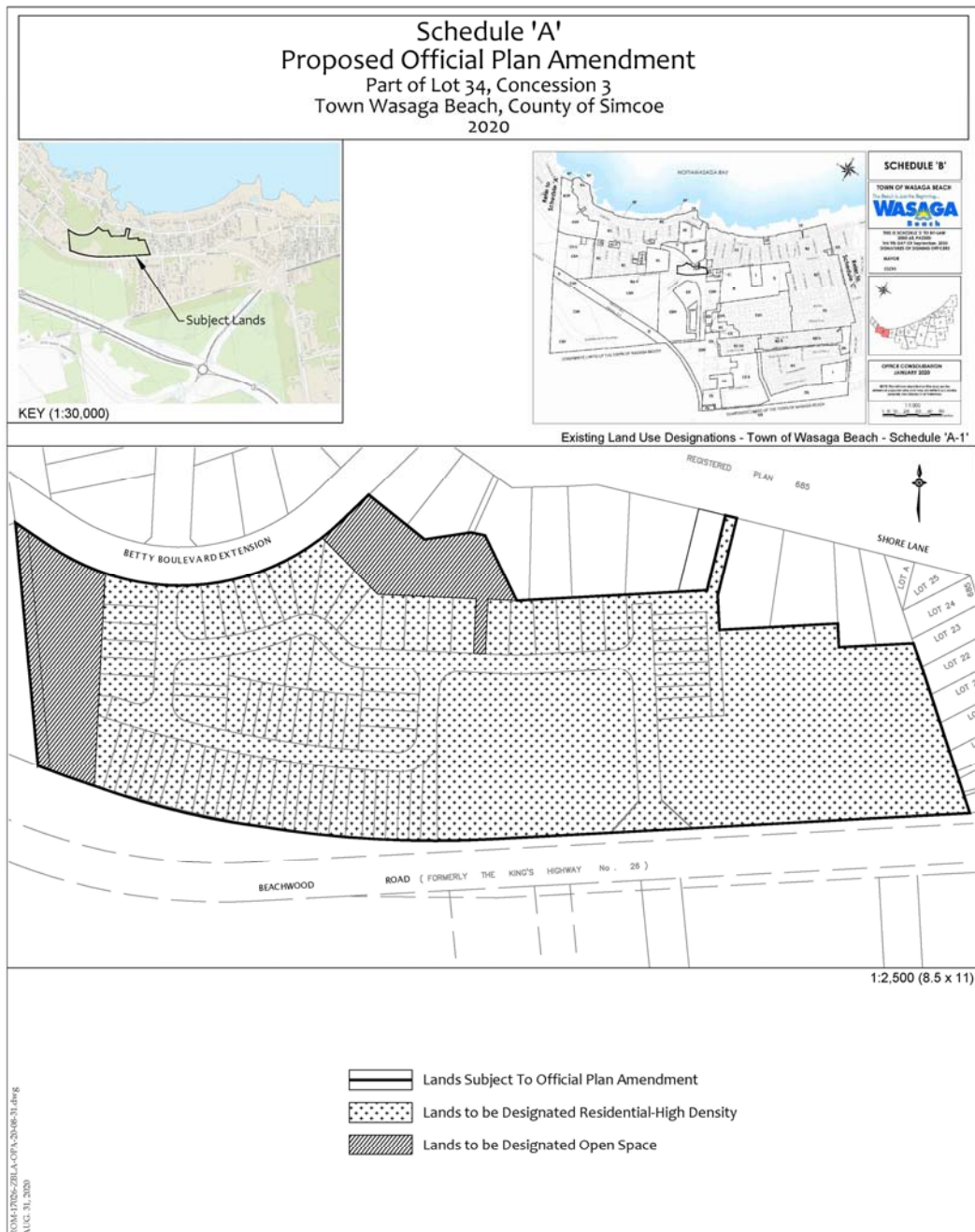


Section 5.2.4, Low Density Residential, identifies detached dwellings as permitted low density uses. Section 5.2.4(c) notes that lands that are serviced with municipal services can develop to a maximum density of 20 units per net residential hectare. The proposed single detached dwellings on the Plan will develop at a density of approximately 30 units per net residential hectare which is slightly above the low density threshold.

Section 5.2.5 defines Medium Density Residential as semi-detached, linked semi-detached, duplexes, triplexes, fourplexes, linked and street townhouses and similar multiple dwellings. The uses are generally not to exceed a density of 37 units per net residential hectare. The Plan proposes a density for the townhouse units of 45 units per net residential hectare which is slightly above the medium density threshold.

Lastly, Section 5.2.6 notes that High Density Residential shall mean apartments or similar kinds of multiple dwellings, and shall not exceed a density of 74 units per net residential hectare. The two condominium buildings are proposed at an overall density of 65 units per net residential hectare which does not exceed the high density threshold identified in this section. Overall, the density for the development is 51 units per net residential hectare. Section 5.2.6.2 notes that areas for high density residential uses will not be designated in the Plan, but will be implemented through an Amendment to the Plan. As such, an Official Plan Amendment is proposed over the entire property to Residential-High Density to recognize this overall density (Figure 6).

Figure 6



Section 3.2, discusses various goals of the Official Plan including, but not limited to: providing municipal sanitary sewer and water services to the urban development area of the Town; protection and conservation of Natural Hazards and Natural Heritage areas in their natural state; providing policies to encourage a broad range of housing choices and tenures; providing policies to plan for public streets, spaces and facilities to be safe, accessible, meet the needs of pedestrians and facilitate pedestrian movement, including but not limited to walking and cycling; and ensuring that all development or redevelopment meets a high quality of community and urban design.

General Development policies, Section 4, include, but are not limited to, providing servicing and stormwater management studies for all proposed development, Traffic Impact Studies, Tree Retention reviews, and Environmental Impact Studies if natural hazards exist. Section 4.22 notes that the Town has an interest in ensuring that all development or redevelopment meets a high quality of design relating to built form and meets all requirements of applicable Provincial legislation. The proposed development utilizes existing municipal infrastructure. All required studies were prepared in support of the project including a Functional Servicing and Stormwater Management Report, Traffic Impact Study, Geotechnical Investigation, Tree Preservation and Identification Plan and Arborist Report, Hydrogeological Report, Urban Design Study and Environmental Impact Study.

Objectives of the Residential designation, Section 5, include, but are not limited to: providing distinct residential areas which have a harmonious integration of housing types; to encourage and provide for a Town wide structure of residential communities separated from industrial and tourism areas; to encourage recreational trails system and particularly linkages to established or proposed trail systems in the design of any new development; to encourage the provision of a wide range of housing types and styles on a range of lot sizes; and ensuring that the majority of approved residential development occurs within the serviced areas. The vacant land condominium proposes a variety of housing types with various lot frontages and areas creating a diverse community in this area. Recreational opportunities are provided on the subject lands with the introduction of a municipal park and linkages to the existing trail system along Betty Boulevard which leads along Shore Lane to the Bay.

Section 5.2.6.1 notes that Council will have regard for the following in approving high density residential development:

- (a) specific sites which are well suited to low building coverage and higher densities because of their amenities or other physical attributes;
- (b) the availability of adequate facilities and services including shopping, schools, parks and transportation;
- (c) the physical relationship between the proposed high density use and adjacent uses;
- (d) the impact of traffic on the street network;
- (e) the eventual community structure; and,
- (f) the location of other high density residential uses.

Section 5.2.6.3 notes that high density residential uses may only be permitted in areas provided with a municipal sanitary sewer and water system. Section 5.2.6.4 notes that high density residential uses should be limited to one or two properly maintained driveways emptying onto collector or arterial streets, wherever possible. Section 5.2.6.5 notes that high density uses may be subject to Site Plan Control.

The Vacant Land Condominium proposes a variety of housing types on various sized lots offering something for persons in all stages of their lives. The lands are located along a provincial highway with capacity to handle the number of units proposed. A secondary access has been provided to the north of the site. The lands are located along a transit route and in close proximity to an existing transit stop, within driving distance to a number of existing and proposed commercial and institutional uses, strategically located in close proximity to the Town of Collingwood, and in an area with numerous recreational opportunities suggesting that this is an ideal location for a high density development of this kind. The Urban Design Report submitted in support of the applications illustrates a community with exceptional design offering materials and colours that are well suited to the area but that exceed current design expectations for the area. The lands are identified within a future Town growth node where higher densities are expected.

Section 15.2.3, Cultural Heritage, notes that development proposals should be supported by the submission of an archaeological assessment. A Stage 1-2 Archaeological Assessment was completed and has been submitted in support of the applications. This Report concluded that there are not archaeological resources on the subject lands.

Section 16.1.7, Transportation, notes that an objective of this section is that where feasible, to ensure that appropriate right-of-way widths for all existing and proposed roads are provided to accommodate and allow for maximum public access to the Town's active transportation network. A Traffic Impact Study has been submitted in support of the applications which concludes that the existing transportation network and road right-of-way widths will support the proposed development with minor upgrades along Beachwood Road.

Section 17.3.1 and 17.3.2, Stormwater Management, states that all applications for plans of subdivision and condominium must be accompanied by a Stormwater Management Report that is prepared by a qualified professional to the satisfaction of the Town or other applicable agencies. A Functional Servicing and Stormwater Management Report was prepared and submitted in support of the applications.

Section 13.1, Natural Heritage Objectives, notes that the Town will conserve, maintain, and enhance the quality and integrity of the natural heritage system features and ecological processes of the Town of Wasaga Beach including air, water, land and living resources for the benefit of future generations. The Town identifies in Section 13.2 that there are two separate categories in the Official Plan within the Natural Heritage System that being Category 1 Lands and Category 2 Lands. Category 1 lands are primarily characterized as natural areas of high environmental quality and significance and/or sensitivity. Category 2 lands are characterized as areas of lesser environmental significance and/or sensitivity, although areas of high environmental quality may also be present. Further, Category 2 lands may contain lands/or waters previously altered or impacted and/or developed areas which exhibit a variety and mix of existing uses. The features are identified on Schedule D of the Official Plan. The subject lands are identified on Schedule D as having two small pockets of Natural Heritage System Category 1 and 2 Lands. Development on these lands is permitted subject to the findings of an Environmental Impact Study. As such, during the pre-consultation meeting an Environmental Impact Study was requested to form part of a complete submission. The Study concludes that development of the lands is consistent with natural heritage policies of the Official Plan in terms of protecting these lands.

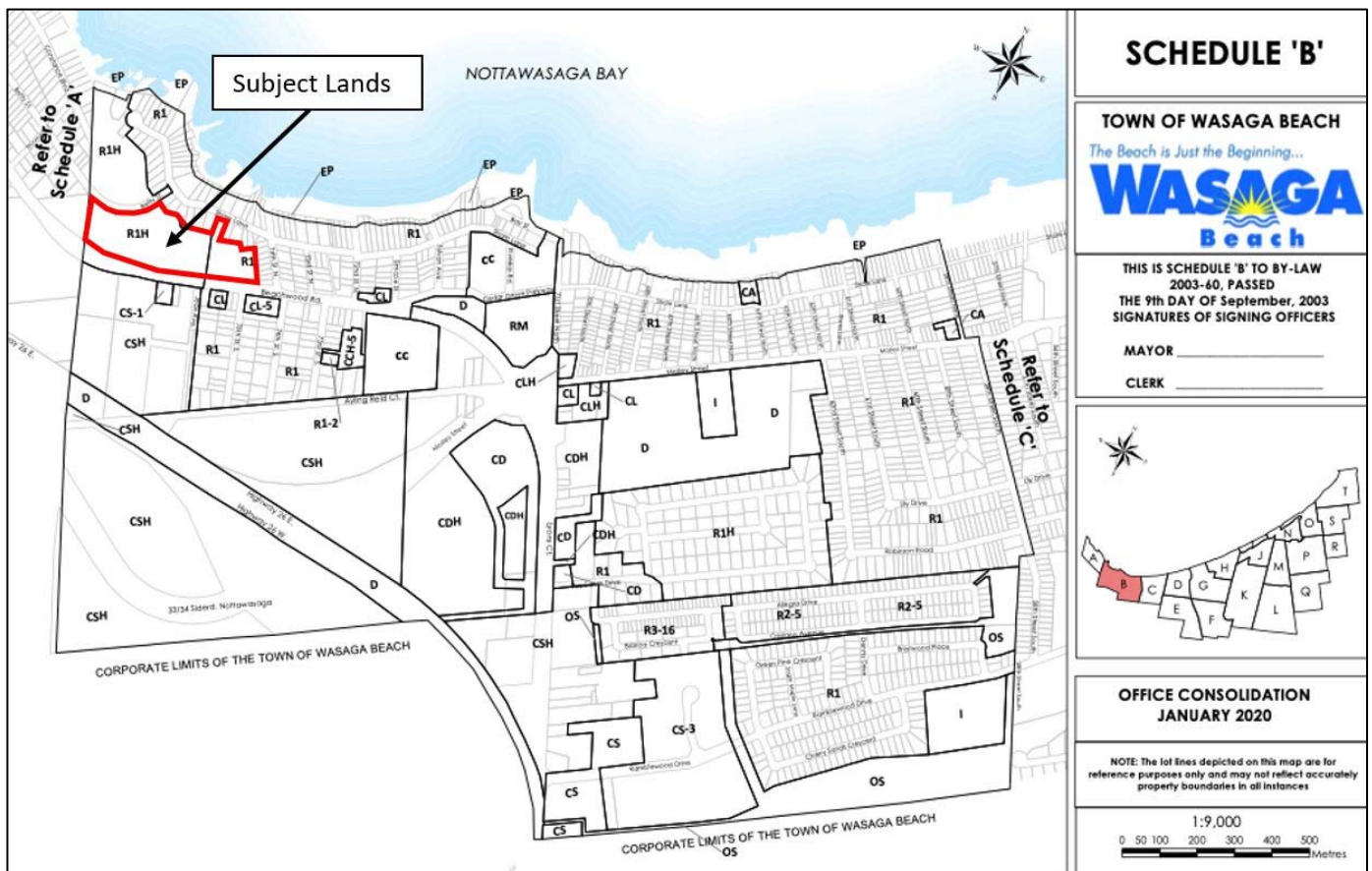
Section 19.25.1, Tree Preservation and/or Compensation, notes that prior to the removal of vegetation and/or trees for the purpose of development, a tree identification/preservation plan shall be submitted to the satisfaction of the Town, which should locate and identify the trees in terms of size, species and health. A Tree Preservation/Identification plan and Arborist Report has been prepared by a qualified arborist in support of the submitted applications. This Plan identifies any trees that are able to be retained which is very limited based on the size of the overall property and the grading required for the development.

In my professional planning opinion, the development of these lands conforms to the policies of the Town of Wasaga Beach Official Plan.

5.5 Town of Wasaga Beach Comprehensive Zoning By-law 2003-60

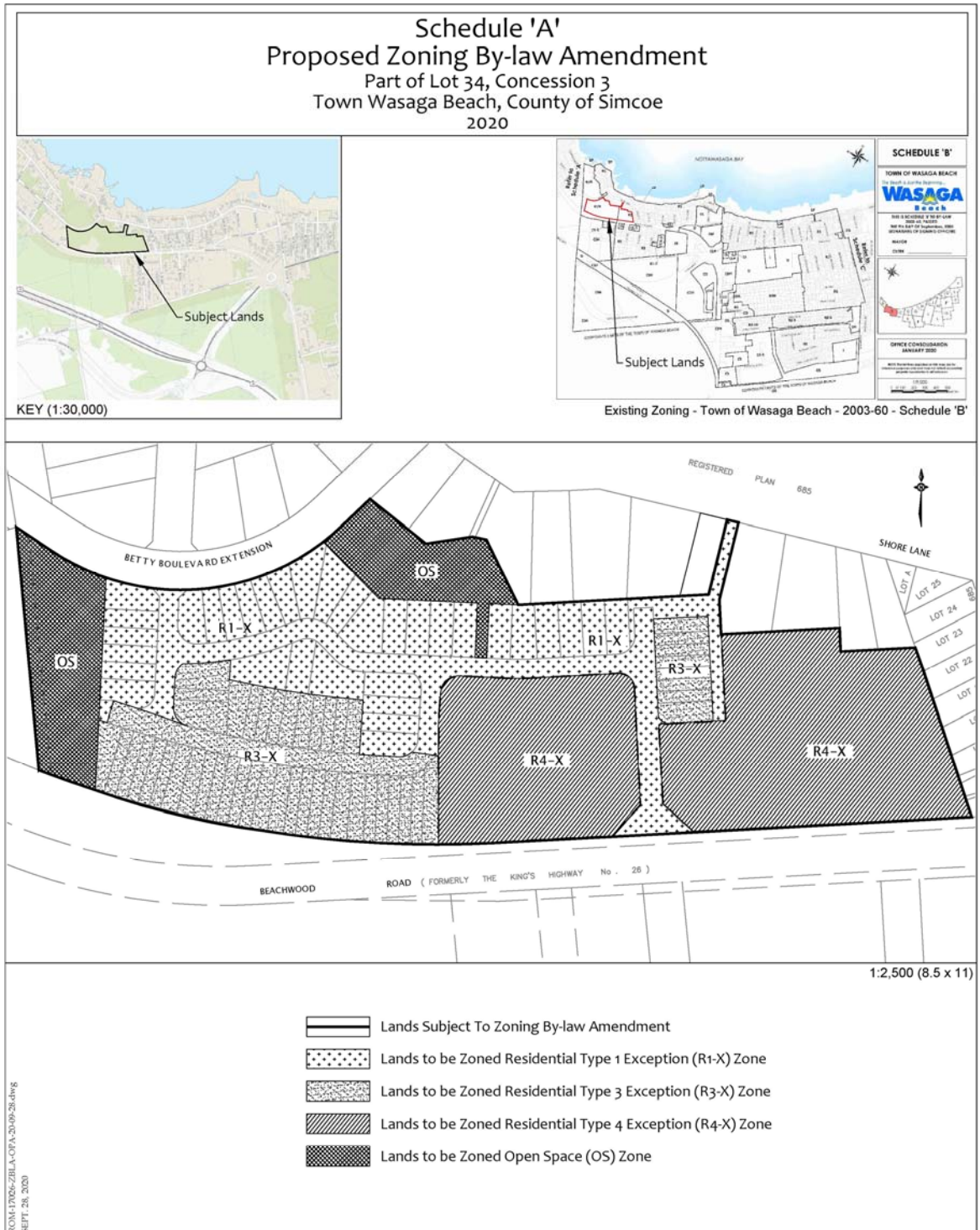
The subject lands are currently zoned Residential Type 1 (R1) and Residential Type 1 (R1-H) Holding Zone in the Town of Wasaga Beach Comprehensive Zoning By-law 2003-60 Schedule B (Figure 8). The uses permitted in this zone include single detached dwelling units, attached accessory dwelling units, accessory use directly related to the uses permitted in the R1 Zone, home occupation, public use and bed and breakfast. A Zoning By-Law Amendment has been submitted to facilitate the development of the submitted Draft Plan of Vacant Land Condominium with site specific development standards for reduced frontages, decreased lot areas, decreased interior side yard setbacks and increased lot coverage. The application for a Zoning By-Law Amendment has been submitted together with the Official Plan Amendment and Draft Plan of Vacant Land Condominium Applications.

Figure 7



A Zoning By-Law Amendment to the Residential Type 1 Exception (R1-X) Zone, Residential Type 3 Exception (R3-X) Zone, Residential Type 4 Exception (R4-X) Zone and Open Space (OS) Zone is proposed to facilitate the development of the lands (Figure 8). The Zoning By-law Amendment will permit the proposed land uses on the site and introduce development standards that will facilitate the proposed uses.

Figure 8



The following Table 1 identifies the proposed exceptions to the development standards:

Table 1

Residential Type 1 Exception (R1-XX) Zone			
Development Standard	Required	Proposed	Variation
Lot Frontage	12 m	9 m	3 m decrease
Minimum Lot Area	464.5 sq.m.	250 sq.m.	214.5 sq.m. decrease
Front Yard Depth	6 m	4 m	2 m decrease
Interior Side Yard Width	1.8 m	1.2 m	0.6 m decrease
Exterior Side Yard Width	4.5 m	3 m	1.5 m decrease
Rear Yard Depth	7.6 m	6 m	1.6 m decrease
Maximum Lot Coverage (%)	35%	45%	10% increase
Residential Type 3 Exception (R3-XX) Zone			
Development Standard	Required	Proposed	Variation
Lot Frontage	27 m	6 m	21 m decrease
Minimum Lot Area	210 sq.m.	165 sq.m.	45 sq.m. decrease
Front Yard Depth	6 m	4 m	2 m decrease
Interior Side Yard Width: townhouse dwelling exposed end or side wall	6 m	1.2 m	4.8 m decrease
Exterior Side Yard Width	5 m	3 m	2 m decrease
Rear Yard Depth	7.6 m	6 m	1.6 m decrease
Maximum Lot Coverage (%)	40%	55%	15% increase
Residential Type 4 Exception (R4-XX) Zone			
Development Standard	Required	Proposed	Variation
Building Height	12 m	21 m	9 m increase

Further Exceptions Requested include:

Section 3 – General Provisions

Section 3.3.4 Porches/Verandas

Notwithstanding any provision of this By-law to the contrary, porches/verandas may project into any required front or rear yard a maximum distance of 3 metres provided that they are not more than 1.2 metres above finished grade and shall not exceed an area of 1.5 square metres.

Section 3.3.6 Steps and Accessibility Ramps

Notwithstanding any provisions of this By-law to the contrary, steps and/or accessibility ramps to an entrance may project into any required front yard a maximum distance of 3 metres and may project into any required interior or exterior side yard a maximum distance of 0.9 metres provided that such uses are not below grade or not more than 0.6 metres above grade within the required yard.

Section 3.38.9 Minimum Parking Requirements

The minimum parking requirement for Residential Apartment Uses shall be 1.5 parking spaces per dwelling unit.

Section 6 – Residential Type 3 (R3) Zone

Section 6.3.11 Width Per Unit

The minimum width of each townhouse or street townhouse unit shall be 6 metres.

Section 6.3.13 Play Areas

For the purposes of this development, Section 6.3.13, is not required over and above the land that will be dedicated to the Town for a park on the west side of the subject lands.

Section 7 – Residential Type 4 (R4) Zone

Section 7.3.14 Privacy Yards

Notwithstanding all other provisions of this By-law to the contrary, in the R4 Zone a Privacy Yard will not be required.

The requested exceptions will allow for an appropriate intensification of the subject lands by way of a Vacant Land Condominium at a density that is compatible with the surrounding land uses while still providing intensification opportunities within the settlement boundary along a provincial highway and on a transit route.

In my professional planning opinion, the proposed Zoning By-law Amendment continues to meet the intent of the Town of Wasaga Beach Comprehensive Zoning By-law and implements the Town's Official Plan as amended.

6.0 SUPPORTING STUDIES

The following studies were prepared in support of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium applications and have informed various sections of this Report.

6.1 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report has been prepared by The Jones Consulting Group in support of the applications. The Report identifies the recommended servicing design for the proposed development. Included with the Report are Civil Engineering Preliminary Design Drawings that illustrate the proposed infrastructure required to service the lands with respect to water, wastewater, stormwater management, roads and grading.

The provision of storm sewers, Low Impact Development (LID) measures and an end-of-pipe stormwater management facility are proposed which will provide an environmentally sound approach to stormwater management and drainage issues. The Pond has been sized to provide a Level 1 quality control, quantity control up to the 100-year post to pre-development flows and the extended detention for the 25 mm storm event for erosion control. The additional request of the NVCA to capture and retain the first 5 mm of each and every rainfall event on-site will be met by implementing at source LID's to meet the runoff volume control target which will also assist in achieving established quality and quantity control targets and site-specific water balance.

In order to meet the development's potable water and fire water demands, the subject lands will be connected to the existing municipal water system through proposed connections to the existing system at Shore Lane and the future Betty Boulevard extension. Internally the subject lands will be serviced with water mains of 150mm diameter, including all appropriate appurtenances in accordance with the Town standards.

There are existing sanitary sewer systems in both Shore Lane and Beachwood Road. There is also a proposed (by others) sanitary system within the future Betty Boulevard extension right-of-way. There are no external sanitary catchment areas draining into the subject lands. All internal sanitary drainage will be captured and conveyed by the internal system. The proposed works will involve the construction of an internal gravity sanitary collector sewer system that will collect wastewater flows and convey flow to the existing sanitary sewer system within Shore Lane. The internal sewers will be constructed in accordance with Town's engineering standards and the MOE guidelines. The sewer design has ensured that the minimum and maximum velocities are maintained under full flow conditions as well as the flushing velocities outlined in the Town standards.

The lands will be serviced by secondary utilities including Bell or Rogers, Hydro and Gas. There are currently existing services on Beachwood Road and Shore Lane. Please refer to the Report for further information.

6.2 Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment has been prepared by AMICK Consultants Limited in support of the applications. The entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 property assessment by high intensity test pit methodology at five-metre intervals between individual test pits, and by test pit survey at a ten-metre interval to confirm disturbance on the lands. As a result of the Stage 1-2 Assessment no archaeological resources were encountered, as such no further archaeological assessments are required. Please refer to the Assessment for further information.

6.3 Urban Design Brief

An Urban Design Brief was prepared by Orchard Design Studio Inc. which illustrates the layout of the Plan including the apartment building blocks. The prepared concept plan identifies that the main entry to the site is from Beachwood Road with the apartment buildings located on either side of the road creating a gateway to the development. Further, the townhomes are arranged either adjacent to the mid-rise buildings or along the private street parallel to Beachwood Road. Single detached units fill the remainder of the development adjacent to the existing homes on Betty Boulevard and Shore Lane. The project has been planned so that the densest housing types are as far away as possible from the existing housing. The architectural design of the subject lands is such that a new community will be created with a distinct architectural character which was the main goal for the development. The facades of all building types were developed using similar shapes and massing, as well as materials. Varied wall planes have been incorporated, open porches and balconies that project forward of solid wall planes. Elevation materials are arranged in varied blocks to break up large surfaces and work in conjunction with large windows to create patterns and rhythms throughout the different facades. Angled roof lines of similar but varied compositions top the facades to create interesting roof lines. Landscaped designs will complement the architectural design throughout the subdivision. For further information refer to the Brief.

6.4 Tree Inventory/Preservation Plan and Arborist Report

JDB and Associates Ltd. was retained to prepare a Tree Inventory/Preservation Plan & Arborist Report for the subject lands in support of the applications. The prepared drawings illustrate the existing trees on the subject lands, existing boundary trees, existing trees shared on the lot line, the trees that could be conditionally saved depending on final grading, the trees that would need to be removed to accommodate the development, and the trees that could be preserved including the location of tree preservation fencing. Along with the drawings, an Arborist Report was prepared which provides a general assessment of the vegetation inventory specifying the forest cover and composition and the 61 boundary trees that may be affected by the proposed development. For further information please refer to the Report and Drawings.

6.5 Geotechnical Investigation

A Geotechnical Investigation was completed by Cambium Inc. in March of 2020. The purpose of the investigation was to confirm the subsurface conditions at the Site to provide geotechnical design parameters as input into the design and construction of the proposed development. The Report includes a borehole investigation that was completed in December of 2019. A total of seven boreholes were advanced within the site and were terminated at depths ranging from 2.7 metres to 9.6 metres below ground surface. Due to shallow refusal encountered across the site, the original investigation scope had to be modified in order to determine the deeper soil conditions. The moisture content of the soils generally ranged from 4% to 49% and the soils were generally brown to grey in colour. The Report concluded with several recommendations/considerations that should be followed during construction of the site including, but not limited to, recommendations for site preparation, frost penetration, dewatering, excavations and backfill, foundation design, buried utilities, and pavement design. Please refer to the Investigation for further information.

6.6 Hydrogeological Assessment Report

A Hydrogeological Assessment Report was completed by Cambium Inc. in August of 2020. The Assessment was required to characterize the hydrogeological setting of the Site and assess impact, if any, to sensitive receptors upon development. This Report is to be read in conjunction with the Geotechnical Investigation. Overburden at the site consists predominately of interbedded sand, silty sand, silt and sand and silty clay. There were no confining layers identified in the overburden, as such all of the saturated sediments encountered as part of the drilling investigation are considered hydraulically connected. Groundwater levels measured at the monitoring wells ranged in depth from 3.71 metres to 0.65 metres below ground surface. Groundwater elevations ranged from 177.54 metres above sea level and 180.86 metres above sea level. The direction of groundwater flow is north toward Georgian Bay. The

dewatering assessment indicated that registering dewatering activities on the EASR may be required. Actual dewatering rates should be monitored during construction to determine if and when registration is required. The Report recommends that a Water Taking and Discharge Management plan be prepared prior to the commencement of excavation activities to avoid delays should construction dewatering need to be registered on the EASR. Further, a water well survey should be completed prior to dewatering to confirm private water servicing in the area of the Site. If sensitive wells are identified within or near the projected zone of influence then a water monitoring program should be established for those wells. Further, stormwater management and LID enhanced infiltration features should be designed to reinfiltrate this volume of water per year (at a minimum) and sourced from roof drainage or landscaped/parkland areas. Please refer to the Investigation for further information.

6.7 Environmental Impact Study

An Environmental Impact Study (EIS) was completed through a partnership with Cunningham Environmental Services, Orion Environmental Solutions and Sage Earth Environmental with a completion date of January 2021. The property is within a Regulated Area under Ontario Regulation 172/06 administered by the Nottawasaga Valley Conservation Authority. There are two intermittent drainage swales fed by culverts that cross Beachwood Road from the south. The Report documents and evaluates the on-site natural and cultural features, to identify potential impacts as a result of the proposed residential development, and provides mitigation measures. Further, the Report assesses the potential of the site as Species at Risk (SAR) habitat. The Report further concludes that the proposed development will have no negative impacts to any Species at Risk endangered or threatened species or their habits; the development will not contravene ESA, 2007, as it relates to SAR bats; and the on-site woodland features do not fulfill the Significant Woodland criteria defined in the MNRF Natural Heritage Reference Manual nor has the Town mapped this feature on the subject property. Generally, the Report concludes that the findings of the EIS support the development of the subject lands for residential purposes. Section 6 outlines Recommendations to avoid and/or reduce impacts. These mitigation measures are to be implemented to facilitate the proposed development on the subject property. For further information refer to the EIS.

6.8 Traffic Impact Study

A Traffic Impact Study (TIS) was completed by JD Northcote Engineering Inc. in July 2020. The TIS assesses the impact of traffic related to the development on the adjacent roadway and provides recommendations to accommodate this traffic in a safe and efficient manner. A reduction in the proposed parking supply in relation to the Town Zoning By-law standards was also assessed in the Study. The proposed development includes one full-movement access driveway onto Beachwood Road, directly across from Joan Avenue (south access), and a secondary access onto the proposed extension of Betty Boulevard, directly across from a future access for the Wasaga Shores Subdivision (north access). The scope of the study included an analysis of the south access and Jean Avenue/Beachwood Road and the north access and Wasaga Shores Access/Betty Boulevard. The Study concludes that a westbound left turn lane will be required by 2023 along Beachwood Road/Joan Avenue and South Access and an eastbound left turn lane required at Beachwood Road/Joan Avenue and South Access to ensure land balance through the intersection. The Study further notes that the eastbound turn lane is only recommended from a lane balance perspective and not from an operational standpoint. The eastbound and westbound lanes are recommended to be completed together. The Study further concludes that the site accesses will operate efficiently with one-way stop control for egress movements. A single land for ingress and egress movements will provide the necessary capacity to convey the traffic volume generated by the proposed development. The sight distance available for the proposed site accesses is also suitable for the intended use.

The closest bus stop to the subject lands is at the Beachwood Road and 74th Street North intersection. It is noted that with the construction of the proposed development, it is expected that an additional bus stop will be placed adjacent to the subject site.

Regarding the proposed parking supply, the Study notes that the proposed parking ratio of 1.5 parking spaces /unit is considered sufficient for the intended use.

In summary, the Study concludes that the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network. For further information refer to the Traffic Impact Study.

7.0 CONCLUSION

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium will allow for the development and intensification of a site that is within the Settlement Boundary of the Town of Wasaga Beach and adjacent to the built-up area. The proposed density is appropriate for the location of the lands as reviewed thoroughly throughout this Report. This Report was prepared in support of the applications and analyzes all applicable policies at the Provincial, County and local levels.

The principles for development, as articulated in the Town of Wasaga Beach Official Plan, serve to implement the A Place To Grow Greater Golden Horseshoe Growth Plan (APTG) and the Provincial Policy Statement (PPS) regarding efficient, cost-effective development and land use patterns. Broadly, the APTG Plan and PPS encourage mixed use development within settlement areas through intensification where possible, and focuses on the coordinated, efficient use of land, infrastructure and public service facilities. The introduction of various housing types in this area provides a future supply of residential units for the Town at all price points accommodating those in all stages of their lives. The development will utilize the existing infrastructure in the area efficiently and effectively, will create an environment where people can enjoy active transportation opportunities, and will contribute to the Town of Wasaga Beach intensification projections in becoming a complete community.

In my professional planning opinion, the proposed development is appropriate and represents good planning as the proposal develops land that is within the settlement boundary of the Town of Wasaga Beach, that is adjacent to existing and proposed development, that is located on a Provincial Highway and along a public transit route, that utilizes existing and proposed infrastructure without the need for expansion, and takes into consideration the surrounding land uses so as to avoid any negative impact to adjacent lands. Lastly, the property is located in an area where the Town envisions development.

In conclusion, the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Vacant Land Condominium Applications represent good and desirable planning for the Town of Wasaga Beach.

Respectfully Submitted

THE JONES CONSULTING GROUP LTD



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