

Planning Justification Report

Application for Draft Plan of Subdivision, Official
Plan Amendment, Zoning By-law Amendment

Proposed Residential Development

TPC. At Marlwood Inc.

Lot 26, Concession 7, Town of Wasaga Beach

31 Marlwood Avenue, Town of Wasaga Beach

July 10, 2017

Prepared for: TPC. At Marlwood Inc.

Prepared by: Loft Planning Inc.

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1.0 Introduction

We act as planners on behalf of TPC at Marlwood Inc. who own the Marlwood Golf and Country Club on Golf Course Road in the Town of Wasaga Beach. TPC is proposing a 65 lot residential subdivision on a portion of the golf course that runs along Golf Course Road. The lands are municipally known as 31 Marlwood Avenue (Figure 1 – Site Location). An Official Plan Amendment, Zoning By-law Amendment, and a Draft Plan of Subdivision are required in order to develop the lands. The amendments include the following:

- An Official Plan Amendment to re-designate two portions of the site from “Open Space” to “Residential”.
- A Zoning By-Law Amendment to re-zone two portions of the site from “Open Space (OS)” to “Residential Type 1 (R1)”.

Several reports have also been submitted in support of the applications as follows:

1. Planning Justification Report
2. Draft Plan
3. Environmental Impact Study
4. Grading and Drainage Plan
5. Functional Servicing and Stormwater Management Report
6. Traffic Impact Study
7. Geotechnical Investigation
8. Golf Course Safety Report
9. Archeological Assessment (to be finalized and submitted)

The following report is provided as part of the complete submission relating to the proposed development.

2.0 Location and Site Description

2.1 Location

The subject property is located north of Klondike Park Road in the Town of Wasaga Beach, (See Figure 1: Subject Lands). The site is the location of the Marlwood Golf and Country Club at 31 Marlwood Avenue.

The proposal comprises two phases of development best described as the north and the south parcel. The applications and this report apply to the entire development site. The development can be described as follows:

- A smaller area on Golf Course Road between existing residential units on Marlwood Avenue and Briton Court (Phase 1: North Parcel).
- A larger area along the southwest portion of the golf course just north of Klondike Park Road and south of the existing club house (Phase 2: South Parcel)

The site is legally known as Lot 26, Concession 7 in the Town of Wasaga Beach, County of Simcoe.

2.2 Site Description

The entire subject property is 55 hectares in lot area. The site is irregularly shaped with two frontages on Golf Course Road of 215 metres and 345 metres, north and south of the residential lots on Master's Lane, and has an approximate depth of 580 m. The property is the location of an existing golf course and an associated clubhouse with access via Marlwood Crescent.

In addition to being a golf course, portions of the subject property are wooded and provincially identified wetlands are within/near the development. Marl Lake, part of which is an extension of the Jack Lake Provincially Significant Wetland

Complex, runs along the eastern border of the golf course. The site can be described as a typical golf course with gently rolling terrain consisting of greens, sand pits and wooded areas.

3.0 Existing and Surrounding Land Uses

The subject property is located in an area that can be characterized by a mix of residential uses, open space and natural heritage areas, inland from Georgian Bay on the northwestern edge of Wasaga Beach. The site is within 120 metres of the Provincially Significant ANSI, Wasaga Beach Provincial Park and Wasaga Beach Backlands Park Reserve. Pedestrian trails exist to the east along Marl Lake and across Gold Course Road to the northwest (Figure 2: Site Aerial).

The surrounding uses can be described as:

North: Lands to the north include residential homes and golf course lands.

East: Lands to the east include Marl Lake and woodlot areas associated with the Marl Lake Wetland Complex.

South: Lands to the south include residential homes and wooded areas associated with the Marl Lake Wetland Complex.

West: Lands to the west include residential uses and the Wasaga Beach Provincial Park and Wasaga Beach Backlands Park Reserve.

4.0 Proposed Development

The following subsections detail the subdivision design elements and functional servicing of the proposal.

4.1 Subdivision Design

TPC at Marlwood Inc. proposes to develop two areas of the current golf course lands for residential development. The development would consist of a total of 65 single detached residential lots on full municipal services. The development would be phased. The proposal is described within two phases,

1. Phase 1 - North Parcel

The north parcel will comprise 10 single detached residential units along the western boundary of the golf course between existing residential uses on Briton Court and Marlwood Avenue. This phase of the development can be considered infill development. The lots have frontage onto and access from Golf Course Road and will be approximately 18 metres wide and 48 metres deep. This area will be the first phase of development.

2. Phase 2 - South Parcel

The south parcel will comprise 55 single detached residential units in the southwest portion of the Golf Course, just south of the Marlwood Golf and Country Club clubhouse. These lots are situated in an L-shape with an interior road extending from Masters Lane ending in a cul-de-sac. One set of lots will back onto Golf Course Road and one set onto a woodlot behind "The Boardwalk". A second access is proposed to the south parcel from Golf Course Road. An additional 15 metre tree preservation area will buffer the lots from "The Boulevard". The south parcel will be developed as a second phase of the development.

The development of the site will require some re-design of specific golf course fairways. This design work is well underway in order to ensure the golf course remains fully functional following the residential development. Further, a Golf Course Safety Report has been prepared by MBTW Consultants and is included as part of this proposal.

4.2 Functional Servicing and Stormwater Management Report – Burnside Engineering

Burnside Engineering was retained to review the existing golf course development and complete a Functional Servicing Report and Stormwater Management Report for the proposed development. The reports include details for grading, drainage and servicing for each of the phases of development.

a) Functional Servicing and Stormwater Management Report

The following is a summary of the report for Phase 1 comprising the creation of ten residential lots:

- Fire Protection for the proposed development will be achieved through the existing municipal hydrant located across the road from proposed Lot 5.
- The development will be serviced by connecting water services to the existing 400 mm watermain on Golf Course Road.
- Sanitary services will be extended through servicing laterals from the existing 250 mm sanitary sewer on Golf Course Road.
- The overland flow route remains the same pre-development to post-development conditions.
- The 1.0 ha development of each lot will be treated as “infill” from a stormwater perspective that each lot will provide soak-away pits per Town Standard Detail 11 for all impervious areas to promote infiltration, minimize runoff, maintain the hydrologic cycle.

- LID practices are achieved based on the sandy soil to infiltrate runoff. A layer of Marl exists based on the 3 boreholes, however the marl layer can be excavated or the LID measure can be cut through this layer.
- Sediment controls will be installed around all new infiltration intakes.
- Construction fencing will be required on site and will act as sediment control barrier.
- The development area is less than 2 ha and thus a sediment basin is not required.

b) **Functional Servicing and Stormwater Management Report**

The following is a summary of Phase 2 comprising the creation of 55 residential lots:

- An emergency overland flow route will direct runoff to the proposed stormwater pond and then through an emergency overflow to Marl Lake. The site will be graded to provide an overland flow route along the Masters Lane extension towards Street B to the proposed SWM facility.
- The development will be serviced by the extension of the Masters Lane 150mm watermain and connecting to the existing 400 mm watermain on Golf Course Road at proposed Street B. The watermain will be looped at the end of the proposed new cul-de-sac to provide for circulation of water.
- Sanitary is to be serviced through extensions of the Masters Lane sewer network with a 200mm diameter sanitary sewer. In order to provide a gravity sanitary sewer the grading will require a significant amount of imported fill to provide cover over the sewer. Approximate depth of fill is approaching 7m at the deepest point relative to existing grade.
- The proposed drainage patterns will generally be maintained compared to predevelopment conditions. Rear roof areas where needed will be drained to soak away pits to retain frequent runoff to aid in reduction of run-off and assist in maintaining the hydrologic cycle.
- A centralized stormwater management pond will provide quality, erosion and quantity control. The outlet structure will be designed to ensure the headwall is

located outside of the 30m buffer with a level spreader to an open channel system to dissipate energy, allow for final filtration and cleaning prior to entering the wetland of Marl Lake.

- Grading into the 15m buffer will be required to “daylight” the vegetated channel to the lake level. The outlet of the storm pond will not be affected by the high water level of the lake.
- Construction fencing with siltation barrier will be required on site and will act as sediment control barrier. A sediment basin is required.
- The existing golf course pond that will be replaced with the proposed storm pond will provide as the temporary sediment pond.
- Construction fencing and silt fencing will define the limits of construction. Sediment controls will be installed around all new infiltration intakes (rear yard catchbasins).

4.3 Golf Course Safety Report – MBTW Golf Design

MBTW reviewed the golf course in light of the proposed development, outlining the potential impacts of the residential development with respect to the existing golf course and any potential safety implications.

MBTW advised that the proposed subdivision will have an impact on the golf course, specifically changes are required to Holes 1, 2, 3, 13, 14, 16, 17 and 18. MBTW proposed a re-design of the golf course in order to maintain the course as an 18 hole golf course and to ensure safety to residents and property. The design will aid in reducing incidents due to errant golf balls; however, MBTW also recommended the addition of safety netting along the property lines should concerns with stray balls persists.

MBTW further recommended that the renovation to the golf course should be coordinated to minimize the disruption of play on the existing golf course in the peak summer months. Implementation of the golf course modification will require the preparation of detailed grading and planting plans in concert with the plan for the development.

4.4 Environmental Impact Study – Azimuth Environmental

5.0 Policy Analysis

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

5.1 Provincial Policy Statement 2014 (PPS)

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

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

Section 1.0 Building Healthy and Safe Communities

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

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

Land use patterns are also based on a range of uses and opportunities for intensification and redevelopment and municipalities, in particular, are directed to identify appropriate locations and promote opportunities for intensification and redevelopment (**Policy 1.1.3.3**). Furthermore, **Section 1.1.3.6** directs new development to locate adjacent to existing built-up areas. The housing policies and the infrastructure policies in **Sections 1.4 and 1.6** further support intensification and redevelopment by directing planning authorities to permit all forms of housing and re-development and directing Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services wherever feasible.

The proposal involves the re-development of an existing golf course for 65 single detached residences on existing infrastructure. The proposal promotes the intensification policies of the PPS by more efficiently using municipal infrastructure and intensifying the use of an existing site adjacent to existing residential uses within a primary settlement area. The functional servicing reports confirm the ability of the site to support the both phases of development.

Section 2.1 Natural Heritage

Given the presence of provincially significant wetlands within/or near the development, including the provincially significant ANSI, Wasaga Beach Provincial Park and Wasaga Beach Backlands Park Reserve, the natural heritage policies of the PPS apply to the proposal. The natural heritage policies protect natural heritage features and areas for the long term. **Section 2.1.8** advises of the following:

“Development and site alteration shall not be permitted on adjacent lands to” ... wetlands and significant areas of natural and scientific interest... unless the ecological

function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions."

An Environmental Impact Study was undertaken as part of the proposal, and has been submitted with this overall subdivision submission.

5.2 Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017

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

Section 2 includes policies that provide direction about where and how to grow in Ontario. The plan focuses on directing growth to built-up areas through intensification and directing growth to settlement areas with existing municipal water and waste water systems and that can support the development of complete communities. Within settlement areas, growth is directed to areas within the delineated built boundary, strategic growth areas, areas with existing or planned transit and with existing or planned public service facilities. Complete communities are described as comprising a range and mix of uses and housing types including affordable housing with easy access to stores, services and public service facilities.

Section 4 provides the policies that protect the natural heritage system and key hydrologic and natural heritage features. The Province will map the natural heritage system for the Greater Golden Horseshoe but lands within a settlement area as of July 1, 2017 will be excluded from this system. **Section 4.2.2** provides the following policy for settlement areas:

6. *Beyond the Natural Heritage System, including within settlement areas, the municipality:*

a) will continue to protect any other natural heritage features in a manner that is consistent with the PPS; and

b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.

The site is also located within the Simcoe Sub-area of the Growth Plan. The Simcoe Sub-area policies provide additional direction on growth within this area. This section of the Growth Plan largely applies to primary settlement areas and Wasaga Beach is not considered a primary settlement area.

The proposed applications are consistent with the policies of the Growth Plan through the re-development and intensification of an existing site on existing infrastructure. Within settlement areas, the natural heritage policies of the PPS 2014 apply. The proposal is in keeping with the Natural Heritage System policies given conformity to the PPS 2014.

5.3 Official Plan of the County of Simcoe

The subject property is designated as “Settlements” in the Official Plan of the County of Simcoe. The County Plan also recognizes the provincial and regional ANSI’s located within/near the development, including the provincially significant ANSI, Wasaga Beach Provincial Park and Wasaga Beach Backlands Park Reserve. Relevant policies are included in **Section 3** that addresses the growth management strategy and the ‘Settlements’ designation as well as provide general development policies.

The Growth Management Strategy directs a significant portion of growth and development to settlement areas where full municipal services are available. The protection and enhancement of the County’s natural heritage system and the development of communities with a diverse range of housing also are core themes of the planning strategy. Settlement areas are mixed use areas with a range of municipal services available from full services in urban areas to private services within rural

settlements. The local official plan provides the land use policies for specific uses within settlement areas.

The general development policies in **Section 3.3.15** of the County plan include direction for development and site alteration within 120 metres of significant wetlands and areas of natural and scientific interest. Development is not permitted within this area unless the ecological function of the adjacent lands has been evaluated or it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions. Azimuth Environmental has completed an Environmental Impact Study with recommendations and mitigation measures.

Section 3.5 includes the objectives for the mixed use “Settlements” in the County of Simcoe. Growth is directed to settlements in a form that promotes the efficient use of municipal services and minimizes land consumption and **Section 3.5.7** encourages the revitalization and regeneration of settlement areas.

The proposed re-development of the site contributes to the growth management strategy of the County Plan by re-developing an existing site for additional housing within a settlement area on full municipal services. The Functional Servicing reports confirm the ability of the site to support the development.

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

5.4 Official Plan of the Town of Wasaga Beach, Office Consolidation 2016

The subject property is designated as ‘Tourism Accommodation’, “Open Space” and “Natural Heritage System Category 1” by the Town of Wasaga Beach Official Plan. (Figure 3: Town of Wasaga Beach Official Plan). The Official Plan Amendment application is proposing a re-designation of the proposed development areas from “Open Space” to “Residential”. Policies that apply to the site include the following:

Existing Designations

- Section 7 - Tourist Accommodation
- Section 11 - Open Space
- Section 13 - Natural Heritage

Proposed Designation for the proposed development portions

- Section 5 - Residential

Tourism Accommodation (Section 7)

The 'Tourism Accommodation' designation applies to the location of the "Marlwood Golf & Country Club" clubhouse in the southern portion of the site. This area fronts onto Marlwood Avenue in an area that joins with Golf Course Road just south of the intersection of Golf Course Road and Zoo Park Road. The predominant use of land in this designation "*shall be to provide accommodation for the traveling public and accommodation for seasonal residents*" (**Section 7.2.1**). A variety of accommodation types are permitted in this designation in addition to accessory uses such as restaurants, retail and entertainment facilities that are clearly accessory to the main use and within the main building of the development. This designation permits the existing clubhouse uses.

Natural Heritage System (Section 13)

The majority of the area of the site designated 'Natural Heritage System Category 1' follows the shoreline of Marl Lake but one small portion of the site backing on Mulligan Lane also is identified as 'Natural Heritage System Category 1'. This designation includes natural areas of high environmental quality and significance and/or sensitivity and includes include environmentally significant lands and/or waters of inherent ecological sensitivity (**Section 13.2.1**). The portion along Marl Lake corresponds to the natural vegetation along the shoreline, some of which is located within the Jack Lake Provincially Significant Wetland Complex.

A natural heritage constraints study was undertaken for the property prior to moving forward. The following Key Natural Heritage Features and functions were found on or adjacent to the site:

- Significant Habitat for Threatened or Endangered Species
- Provincially Significant Wetland (Jack's Lake Complex Provincially Significant Wetland)
- Areas of Natural and Scientific Interest (Marl Lake Area Earth Science/Life Science ANSI)
- Potential Significant Woodlands and
- Potential Significant Wildlife Habitat.

Two areas of the site were identified as posing a high constraint to development: the presence of the Jack Lake Complex PSW and the Marl Lake ANSI. Development is controlled within 120 metres of a Provincially Significant Wetland or lands containing endangered species and 50 metres from all other natural heritage features (**Section 13.2.7**). These areas of the site are not proposed for development.

There are multiple areas of medium constraint within the property. The natural heritage study identified significant woodlots with White Pine - Red Pine, Hemlock, Sugar Maple, White Ash and Butternut (dead) in the northern portion of the development. The southern portion is the location of significant woodlands with Red Pine, White Cedar and Sugar Maple-White Ash. Finally, the property was found to be a significant habitat for several bird species and the woodlots on the property may serve as wildlife corridor between the wetlands in the area. Development may be permitted in these areas if an ecological assessment demonstrates no ecological impact to the features. A Butternut Tree assessment undertaken for the butternut tree determined that it was affected by the butternut canker and does not require protection.

For a complete review of the natural heritage features reference is to be made to the Environmental Impact Study completed by Azimuth Environmental Limited.

Open Space (Section 11)

The remainder of the subject property is designated as “Open Space” in the Town of Wasaga Beach’s Official Plan. The purpose of the open space designation is to provide a range of leisure activities for all ages and interest groups. The designation permits active and passive recreational and conservation uses.

This designation recognizes the golf course and includes the areas of the site that are proposed for re-development.

Residential (Section 5)

In order to facilitate the development of the Phase 1 and Phase 2 areas for residential purposes, an Official Plan Amendment application to re-designate the development areas to “Residential” is required. The Residential designation permits a variety of residential uses, and defines the permitted density related to low, medium and high density of development. The proposed use would be considered a low density development by the Official Plan.

The redevelopment of land for residential uses must have regard for the recreational trails in the area (**Section 5.2.3**). The municipality has advised that enhancements are required to the public trail system and a right of way at the top east end across from the new entrance way is required to enable public access to the trails around Marl Lake.

Section 5.2.4 provides policies that guide the development of low density residential. In areas with a municipal sanitary sewer and water system, detached, semi-detached

and duplex dwellings are permitted to a maximum density of 20 units per net residential hectare. The proposed development would provide a net density of Phase 1 – 10 units per net residential hectare and Phase 2 – 11.5 units per net residential hectare.

The plan includes implementation policies in **Section 5.3**. Parkland or cash-in-lieu is required prior to development (**Section 5.3.3**). The Town has advised that the area is already serviced with a park and is not seeking parkland dedication but a cash-in-lieu payment will be required. Enhancements are required to the public trail network and a right-of-way is required at the east end to provide access by the public to the trails around Marl Lake. **Section 5.3.12** states that urban design guidelines may be developed by the Town to provide direction to new development as follows:

- i) *Residential development principles, including:*
 - a) *Housing types: detached and semi detached, townhouses, apartments;*
 - b) *Siting;*
 - c) *Garage placement;*
 - d) *Focal points and priority lots;*
 - e) *Massing and articulation: roofs, facades, materials, colours, projections;*
 - f) *Landscaping and fencing;*
 - g) *Streetscaping; and,*
 - h) *Variety of housing type and style.*
- ii) *Implementation through Architectural Control;*

The areas proposed for residential development are considered as a Phase 1 and Phase 2 project. Phase 1 will include the location of ten (10) single detached homes that have direct access onto Golf Course Road. Phase 2 is located south of the clubhouse and will be developed in an L-shaped parcel running along Golf Course Road and extending north to back on The Boardwalk lots, and will include 55 single detached homes. Access will be from an internal road extending from Masters Lane

that will end in a cul-de-sac. The interior road also will connect to a second entrance onto Golf Course Road.

The density identified within the Official Plan provides for low density residential uses. Based on the net developable area the proposed density would 10 u/nh and 11.5 u/nh, where the Official Plan provides generally for 20 units per net hectare for this type of density. The proposed lots are in keeping with the existing lot fabric

The proposal conforms to the Town of Wasaga Beach Official Plan by satisfying both the Natural Heritage policies and the residential policies of the plan.

5.5 Town of Wasaga Beach Zoning By-law No. 2003.60

The subject lands are zoned “Open Space (OP)”, Environmental Protection (EP) and Accommodation Commercial Exception (CA-1) (See Figure 4: Town of Wasaga Beach Zoning By-law). An application for a zoning by-law amendment has been submitted to the Town that will rezone two portions of the lands from Open Space to Residential Type 1 (see Figure 5: Proposed Zoning). The Residential Type 1 zoning permits one single detached unit and one attached accessory unit per lot.

The Residential Type 1 Zone provisions are as follows:

Provision	Standard	Proposed
Parking	2 spaces/unit	MET
Lot Area	464.5sq.m	MET
Lot Frontage	12 m	MET
Minimum Front Yard Depth	6 m	MET
Minimum Exterior Side Yard Width	4.5 m	MET
Minimum Interior Side Yard Width	1.8 m	MET
Minimum Rear Yard Depth	7.6 m	MET

Minimum Dwelling Unit Area	93 sq m	MET
Minimum Landscaped Open Space	30%	MET
Maximum Lot Coverage	35%	MET
Maximum Height of Building	10 m	MET
Parking Spaces	2	MET

The proposed development lots will meet the Residential Type 1 zone and as such the proposal generally meets the provisions of the Zoning By-Law No. 2003-60.

6.0 Conclusion

The re-development of a portion of the Marlwood Golf and Country Club for 65 single detached homes requires amendments to the Town of Wasaga Beach Official Plan and the Town of Wasaga Beach Zoning By-law 2003-60. In support of the required planning approvals, this report has examined the planning policies that are currently in place to guide land use planning decisions.

This report demonstrates that the proposed use conforms to current land use planning policy. In light of the foregoing review, and given the nature of the existing uses within the immediate area, it is the conclusion of this analysis that the application for an amendment to the Official Plan and the Zoning By-law is appropriate and represents good land use planning.


Respectfully Submitted,

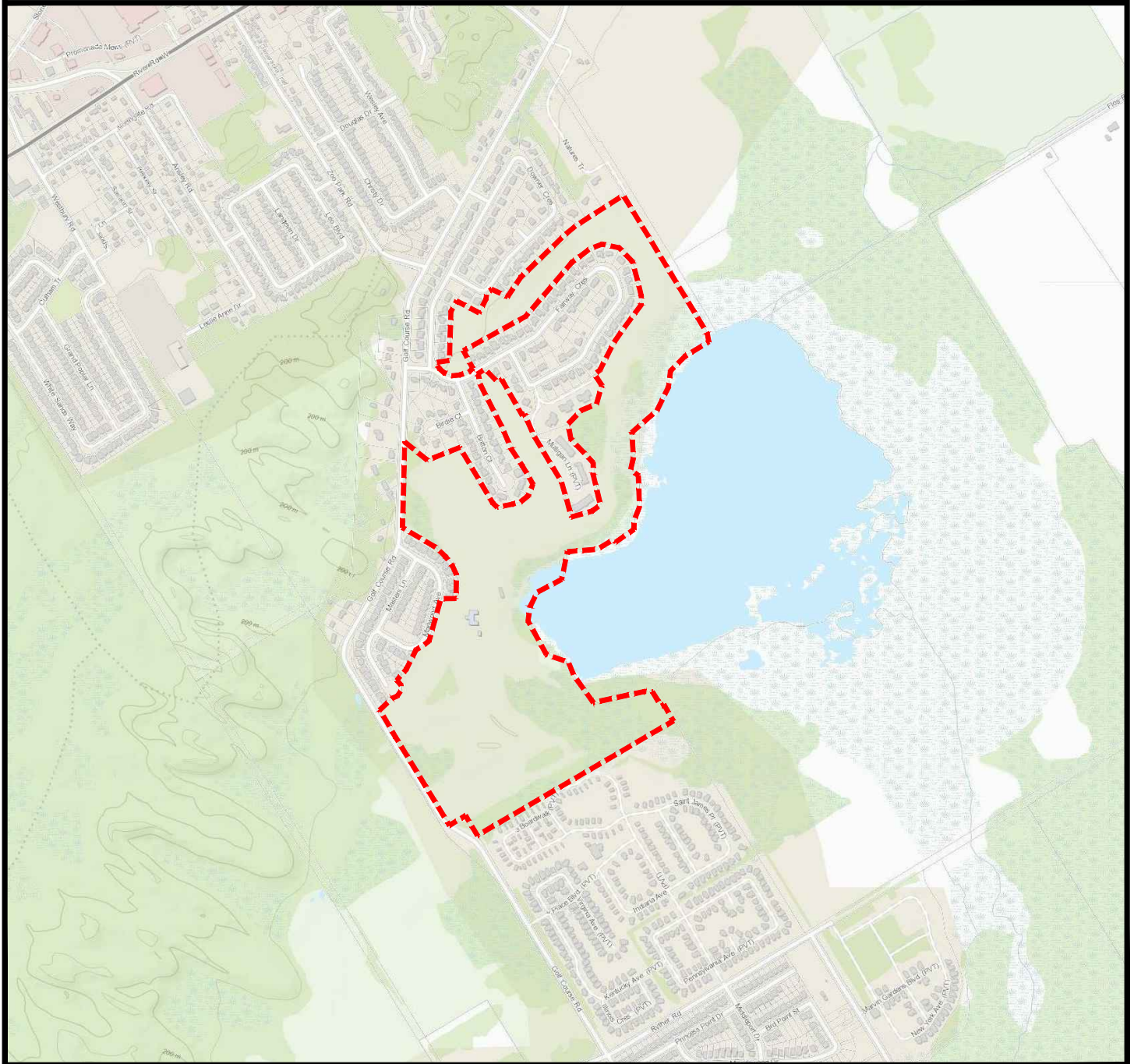
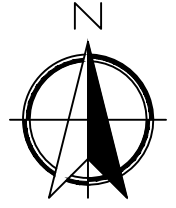
LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP

Principal


Figure 1: Site Location

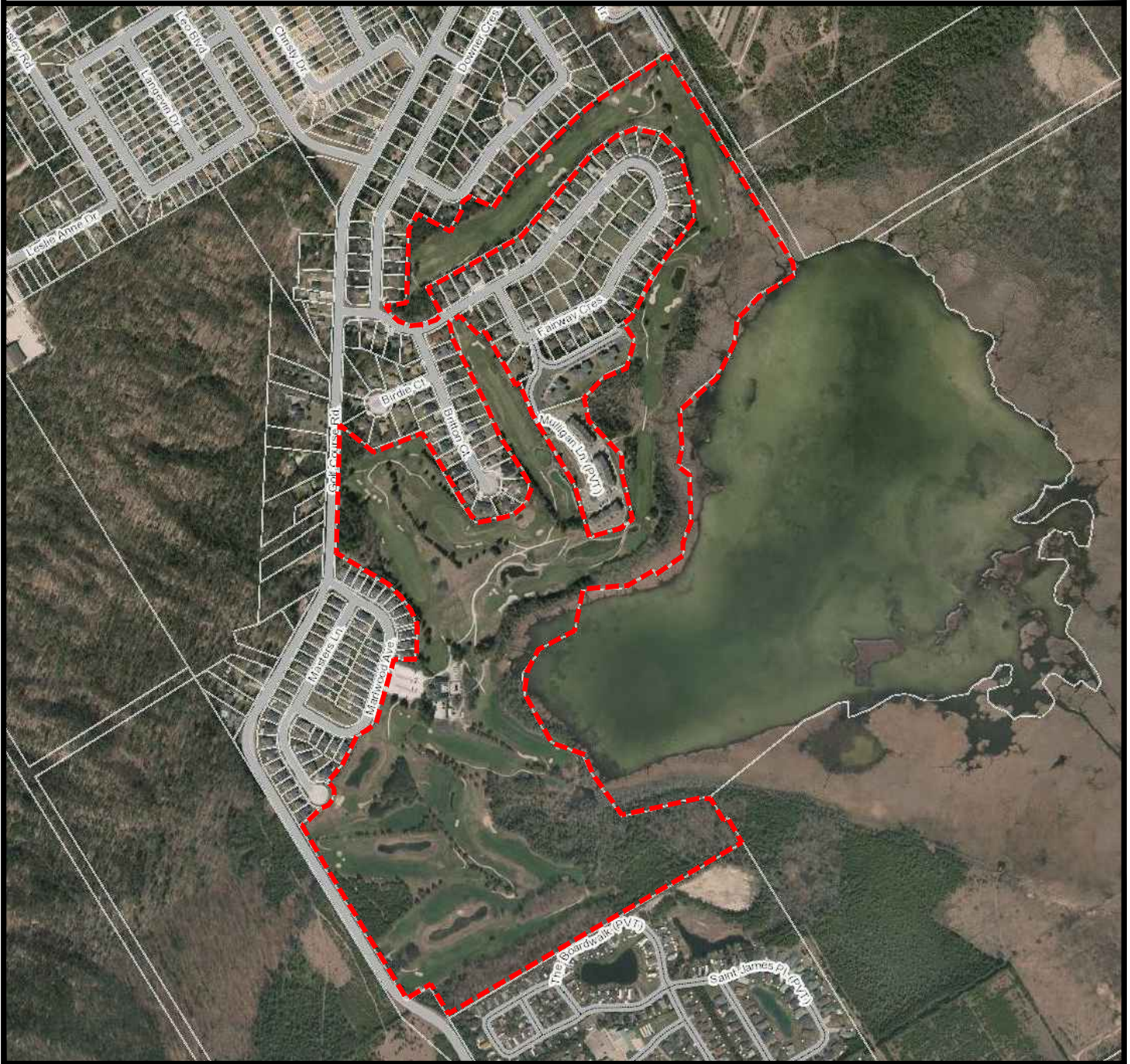
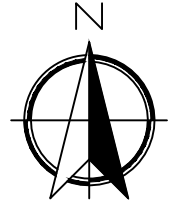
 Subject Lands



Smardenka
31 Marlwood Avenue
Town of Wasaga Beach, County of Simcoe
SMA15715

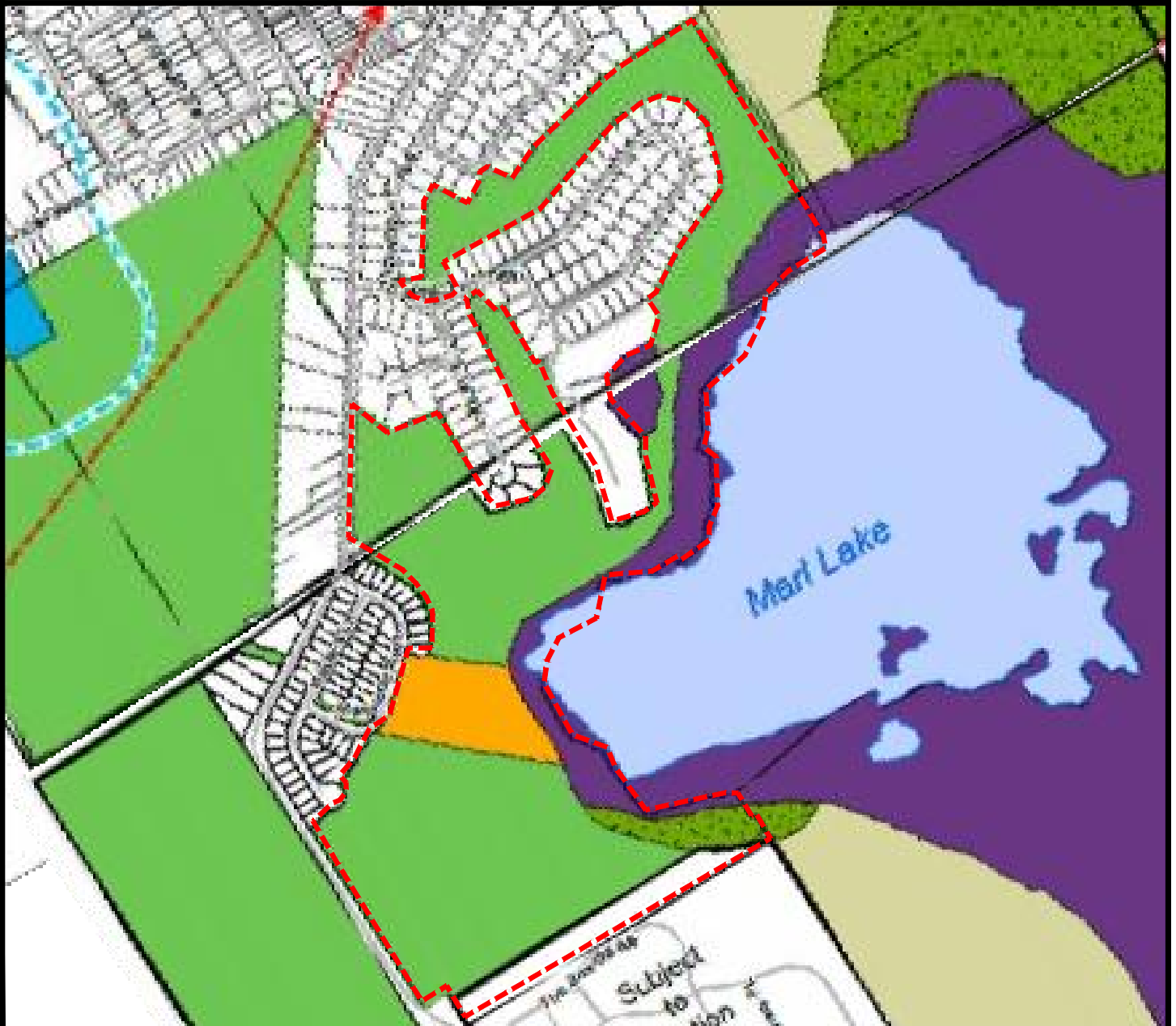
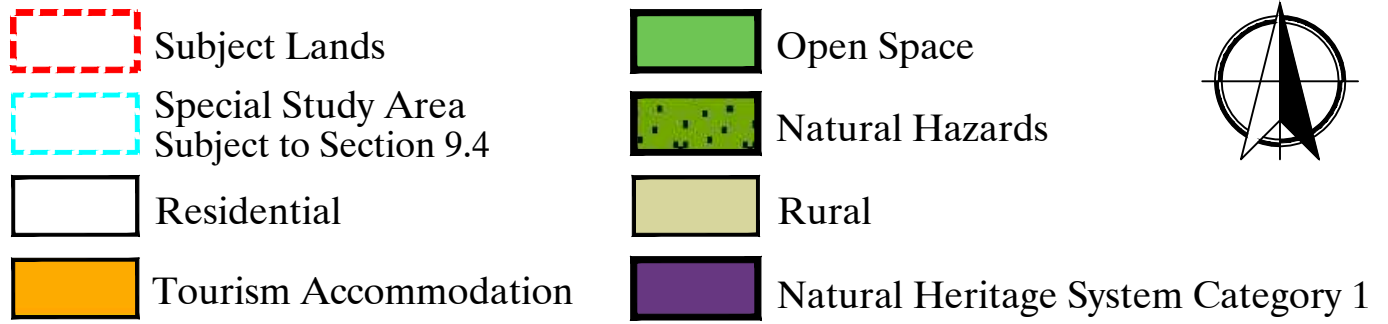
Figure 2: Site

 Subject Lands



Swardenka
31 Marlwood Avenue
Town of Wasaga Beach, County of Simcoe
SMA15715

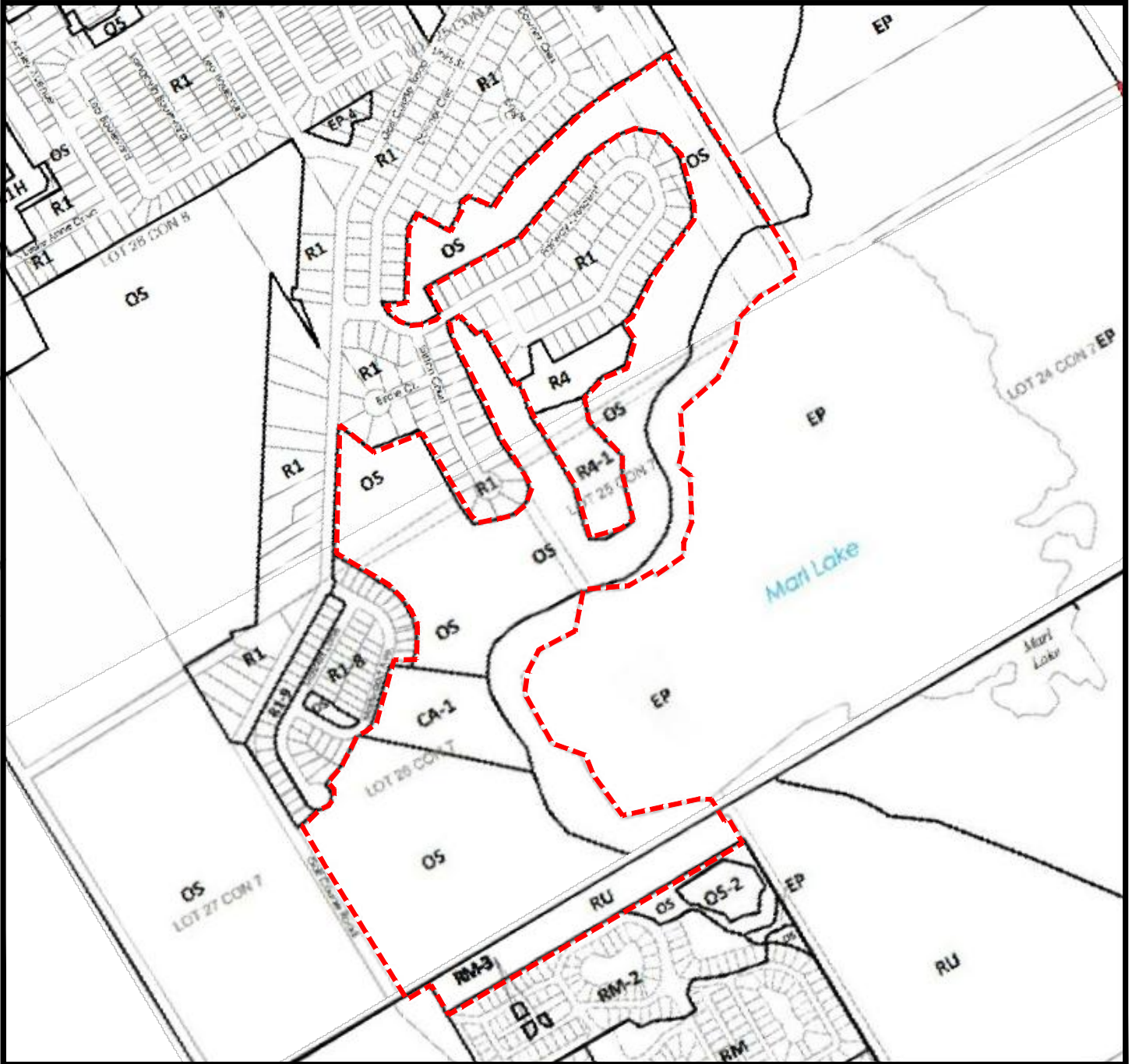
Figure 3: Town of Wasaga Beach Official Plan



Smardenka
 31 Marlwood Avenue
 Town of Wasaga Beach, County of Simcoe
 SMA15715

Figure 4: Town of Wasaga Beach Zoning By-law

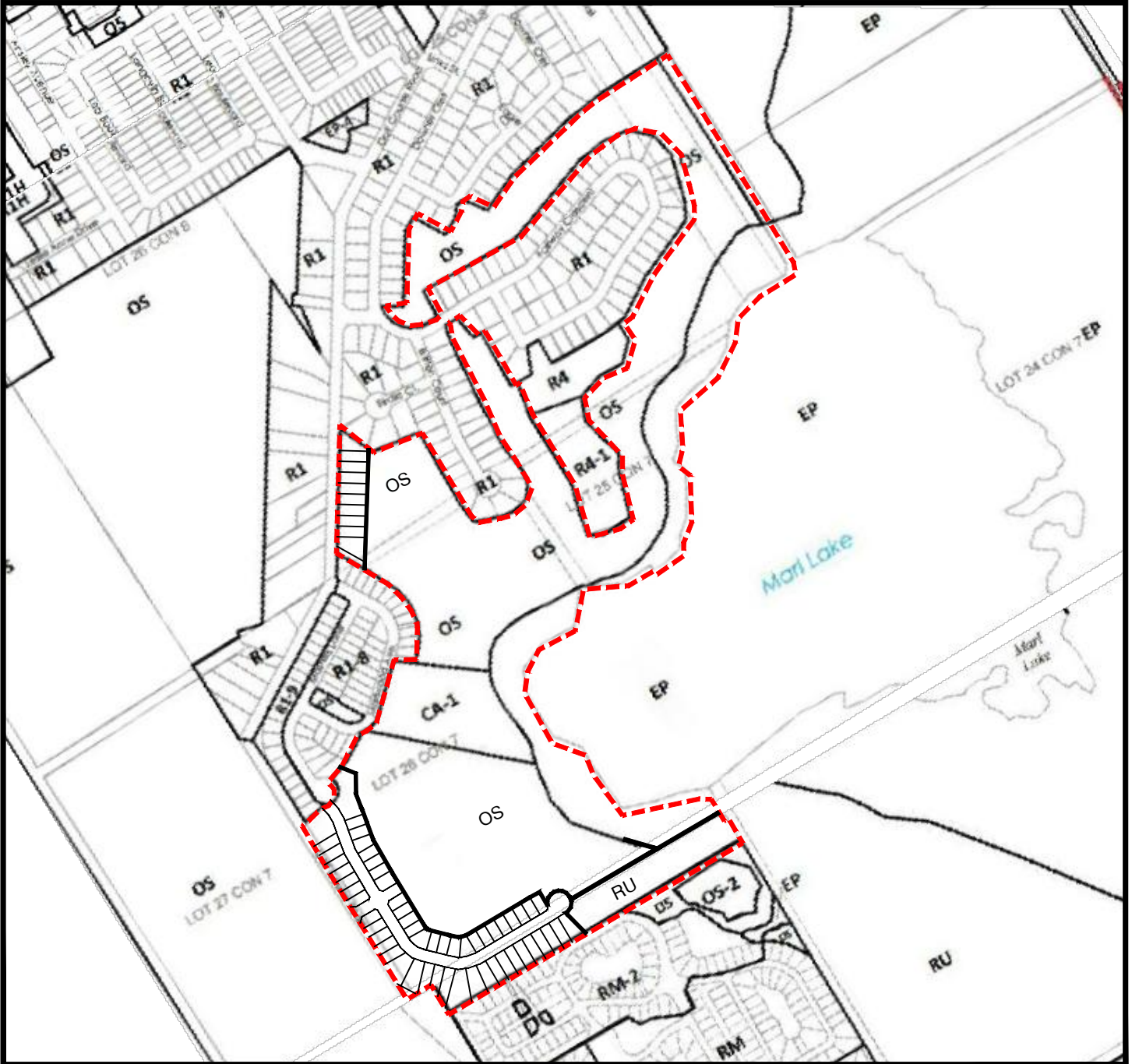
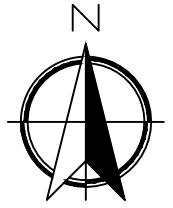
 Subject Lands



Smardenka
31 Marlwood Avenue
Town of Wasaga Beach, County of Simcoe
SMA15715

Figure 5: Proposed Zoning

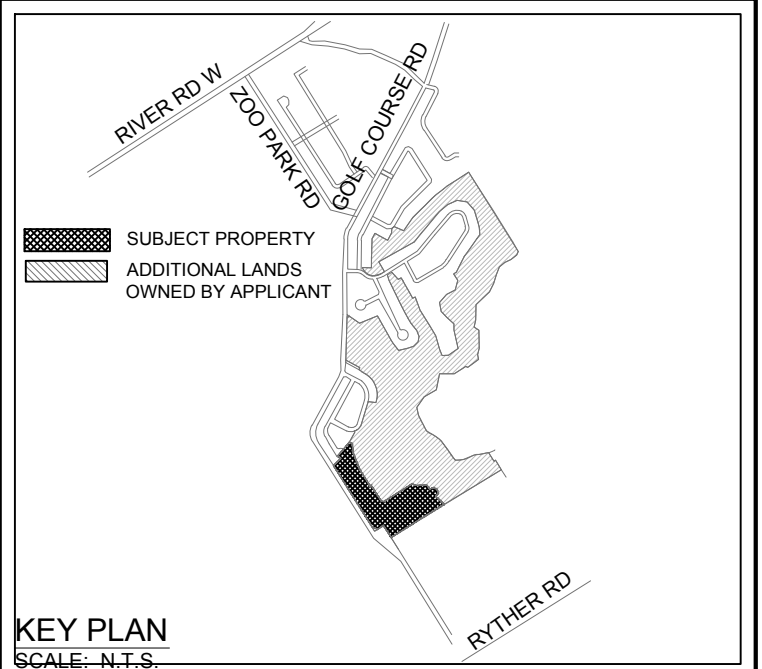
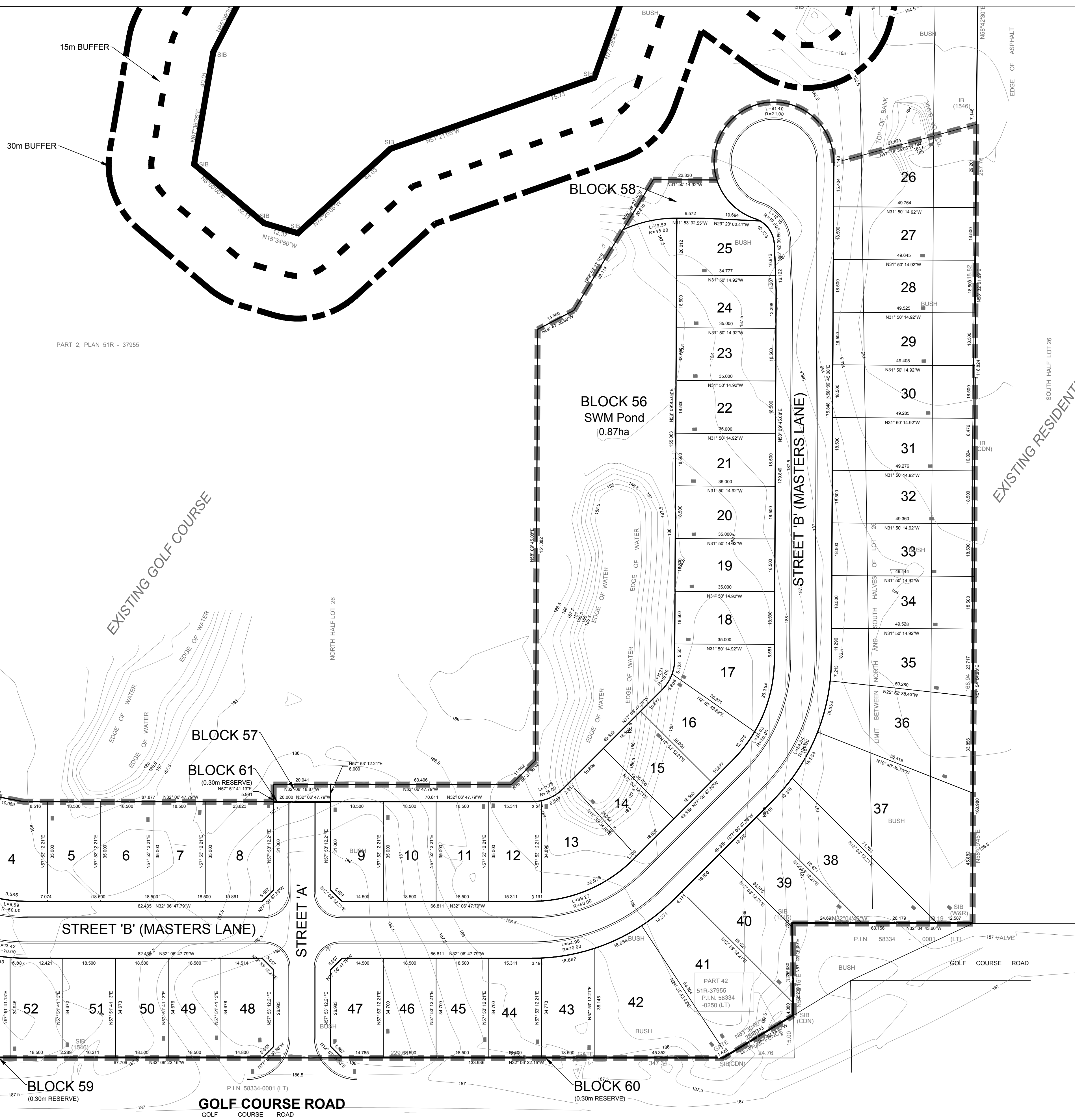
 Subject Lands



Swardenka
31 Marlwood Avenue
Town of Wasaga Beach, County of Simcoe
SMA15715

STATISTICS

PROPOSED LAND USE	LOT/BLOCK AREA
SINGLE DETACHED RESIDENTIAL	1-55, 62-66 4.81ha
PROPOSED ROADS (717 LIN.M.)	1.46ha
OPEN SPACE & RESERVES	57-61 0.07ha
STORMWATER MANAGEMENT	56 0.87ha
TOTAL AREA	7.17ha



ADDITIONAL INFORMATION
As required under Section 51(17) of the Planning Act.
a), b), e), f), g) & j) - on plan
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - sandy
k) - all municipal services to be made available
l) - nil

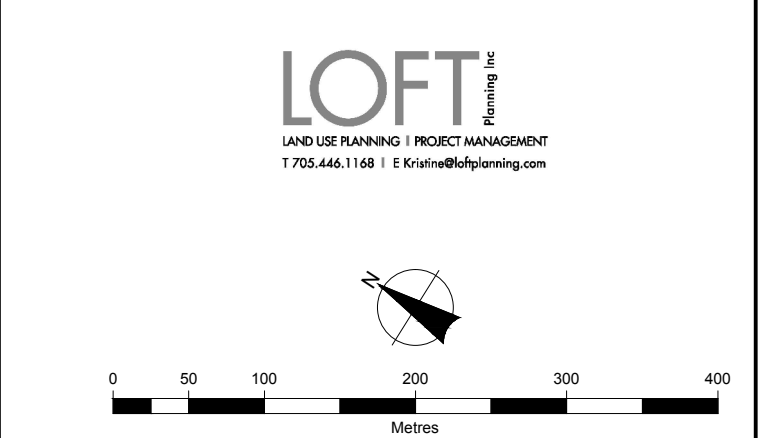
APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, CAP. P.13, AS AMENDED.
THIS _____ DAY OF _____
DIRECTOR OF PLANNING, DEVELOPMENT AND TOURISM,
COUNTY OF SIMCOE

OWNER'S CERTIFICATE
We authorize LOFT Planning Inc. to prepare and submit this Plan of Subdivision for approval.

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown.

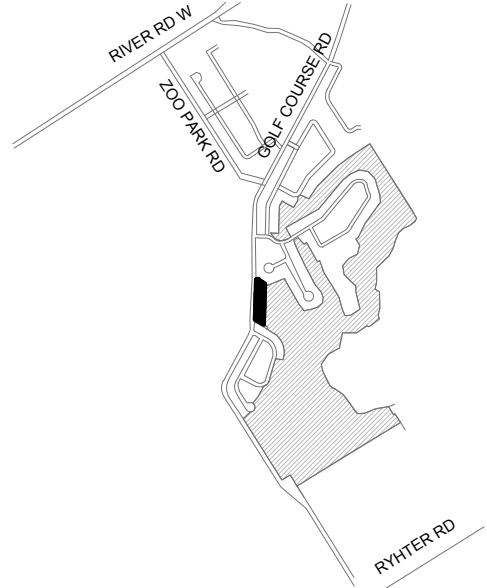
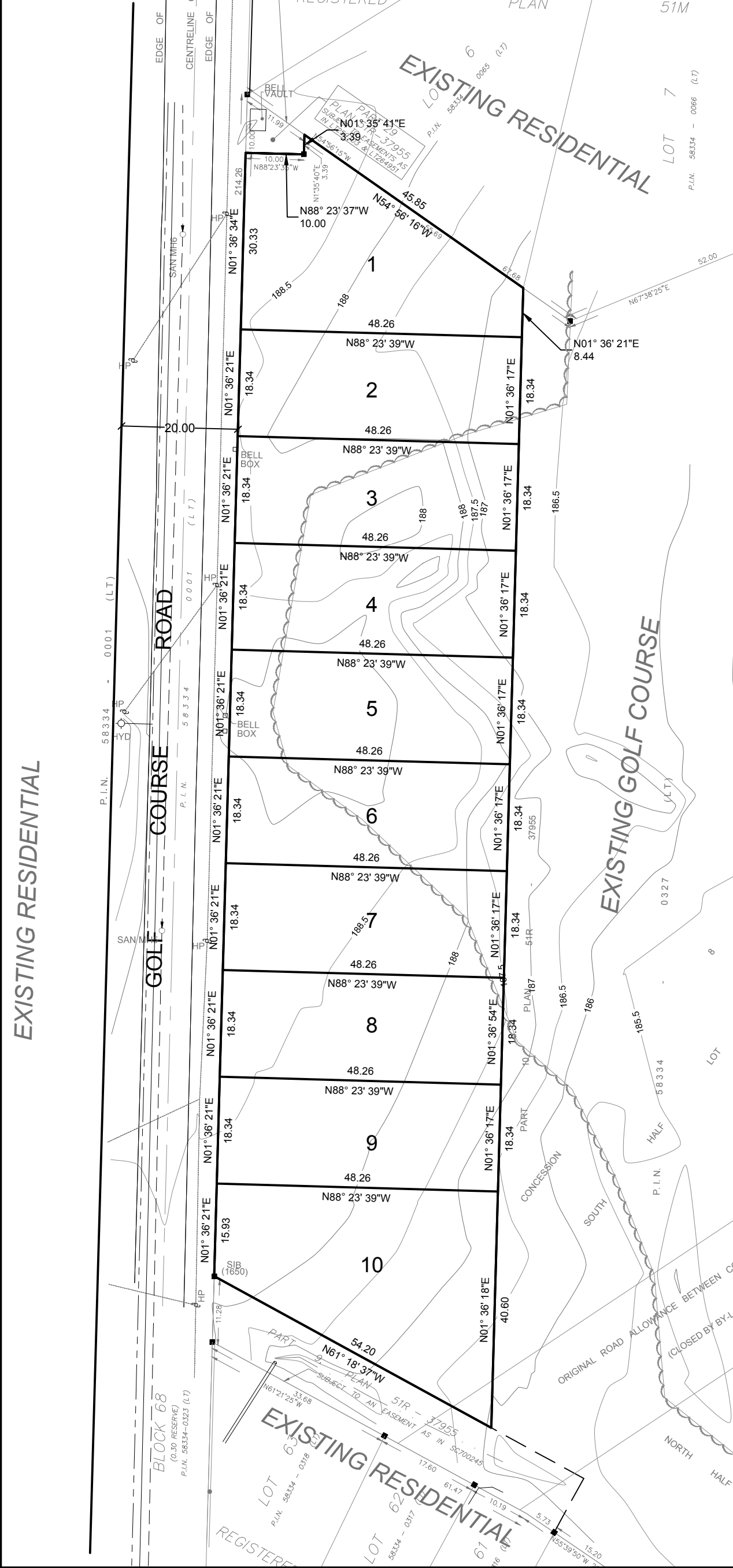
RUDY MAK SURVEYING LTD. date

TPC MARLWOOD INC. date



BURNSIDE			
Client TPC MARLWOOD INC.			
Figure Title MARLWOOD MASTER'S LANE EXTENSION			
PRELIMINARY DRAFT PLAN			
Drawn KAG	Checked DM	Date 17/06/24	Figure No. 2
Scale 1:750	Project No. 300037815		

FILE: \02024\Burnside Work Areas\031916 - 1646000 Preliminary Engineering\07 - Figures\012 - Draft Plan\012916_PLP.dwg Date Plotted: July 02, 2017 1:53:38 PM



KEY PLAN
 N.T.S. SUBJECT PROPERTY
 ADDITIONAL LANDS OWNED BY APPLICANT

ADDITIONAL INFORMATION
 As required under Section 51(17) of the Planning Act.
 a), b), e), f), g) & j) – on plan
 c) – on key plan
 d) – see statistics
 h) – piped water to be installed by developer
 i) – sandy
 k) – all municipal services to be made available
 l) – DO WE HAVE TO INCLUDE THE BELL EASEMENT AND DRAINAGE BLOCK TO THE SOUTH IN THIS DRAFT PLAN

STATISTICS

PROPOSED LAND USE	LOT/BLOCK	AREA
SINGLE DETACHED RESIDENTIAL	1-10	0.96ha

APPROVED SUBJECT TO CONDITIONS IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, CAP. P.13, AS AMENDED,
 THIS _____ DAY OF _____,
 DIRECTOR OF PLANNING, DEVELOPMENT AND TOURISM,
 COUNTY OF SIMCOE

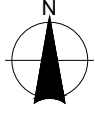
OWNER'S CERTIFICATE

We authorize LOFT Planning Inc. to prepare and submit this Plan of Subdivision for approval.
 _____ A.S.O. _____ date
 TPC MARLWOOD INC.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown.
 _____ date
 RUDY MAK SURVEYING LTD.

I-T-0003
DRAFT PLAN OF SUBDIVISION
 Part of south half of Lot 26
 Concession 7
 Town of Wasaga Beach
 County of Simcoe
 (Geographic Township of Flos)



Date: June 23, 2017

