

# Addendum

## Planning Report

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

TPC. At Marlwood Inc.

Lot 26, Concession 7, Town of Wasaga Beach

**31 Marlwood Avenue, Town of Wasaga Beach**

**February 2020**

Prepared for: TPC. At Marlwood Inc.

Prepared by: Loft Planning Inc.

## 1.0 Introduction

We represent TPC at Marlwood Inc., in regards to the development applications for the Marlwood Golf and Country Club in the Town of Wasaga Beach. A Supplemental Planning Report has been prepared to provide further analyses with respect to the Growth Plan 2019 as per the meeting held with Town of Wasaga Beach planning staff on May 10, 2019. This supplementary report focuses only on the policy sections discussed at this meeting and is an addendum to the Planning Justification Report by Loft Planning Inc (July 10, 2017).

## 2.0 Growth Plan for the Greater Golden Horseshoe, (May 2019)

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (May 2019)**

Section 2 includes policies that provide direction about growth in the Greater Golden Horseshoe. 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.

In accordance with Section 2.2.1 of the Growth Plan, "Where and How to Grow: Context", growth will be based on a number of factors, including growth within Settlement Areas that have a delineated built boundary. The proposed development is on lands that are a large parcel of land and is an operating golf course. These lands are bound by existing residential development that was once part of the golf course lands. The development application proposes a low-density residential development on lands that are located on the fringe areas of the golf course and will back onto the golf course similar to those existing residential neighbourhood that exist in the immediate area. The form and location of the residential development proposed will help the Town meet the requirement to facilitate a significant portion of new growth through intensification. Given its density and proximity to commercial and institutional uses, the proposed development helps foster residential units that are more transit-supportive and pedestrian friendly in an urban environment. The Town is considered a

Settlement Area, and directing development such as this to settlements that can utilize full municipal services is a key factor of how the Growth Plan requires population growth to be accommodated.

Section 2.2.2 of the Growth Plan includes policies regarding Delineated Built-up Areas. The proposed development contributes to achieving residential development within the Delineated Built-up Area up to the year 2031 as per Schedule 7 (Simcoe Sub Area). The Growth Plan includes policies regarding Housing in Section 2.2.6 and identifies that upper and single-tier municipalities in consultation with lower-tier municipalities will support minimum intensification and density targets, identify a range and mix of housing options and density including second units and affordable housing.

Section 3.2 of the Growth Plan contains the policies for infrastructure to support growth. Infrastructure includes but is not limited to transit, transportation corridors, water and wastewater systems, waste management systems and community facilities. Infrastructure planning, land use planning and infrastructure investment shall be coordinated. Developing lands by way of plan of subdivision does facilitate coordinated review of infrastructure. This overall submission includes an engineering second submission prepared by Burnside Engineering and response to the Town's engineering comments related to transportation, water and waste water as well as storm water management. Final design of infrastructure will be completed through detailed design and required as a condition of draft approval, and the commitment of allocation and facilitation of construction will be assigned through a Subdivision Agreement.

Section 3.2.2 contain policies related to transportation and Section 3.2.3 includes policies related to moving people. The site is located along Golf Course Road situated in close proximity to River Road West and the east end of Wasaga Beach which is now the focus of new planning policy to focus development opportunities including both greater density residential uses as well as commercial opportunities. The Town's public transit route is located on River Road West and travels to various other locations within the Town in an east west direction.

Section 3.2.6 relates to Water and Wastewater Systems. The area is fully serviced by municipal water and sewer infrastructure. Preliminary Servicing Reports have been submitted and comments have been received from the Town's Engineering staff in terms of required infrastructure. This response submission includes an engineering second submission prepared by Burnside Engineering and response to the Town's engineering comments related to water and waste water. Final design of these infrastructure systems will be completed through detailed design and required as a condition of draft approval, and the commitment of allocation and facilitation of construction will be assigned and secured through a Subdivision Agreement.

Section 3.2.7 are policies related to stormwater management for large scale developments such as those that are proceeding by way of Plan of Subdivision. A stormwater management plan has been submitted including additional work completed based on Town review comments and peer review comments. We have also met with the Nottawasaga Valley Conservation Authority as it relates to SWM. Final design of the stormwater management solution will occur in support of the project and will be developed in conjunction with municipal staff to implement any requirements identified. Further NVCA will be an approval authority with respect to the regulatory process.

Section 4 contains the policies for "Protecting what is Valuable". The site is located in an area adjacent to Marl Lake. A number of natural heritage features and functions depend on the protection of Marl Lake and the adjacent wetland. Azimuth Environmental has been retained throughout the planning process to provide all of the field work and opinion and have also met and communicated with Ministry of Natural Resources and Forestry and Nottawasaga Valley Conservation Authority. MNRF has now provided favourable comments on the proposal based on limited changes to the plan and further field work. Further, addendum documents have also been submitted to NVCA from both Azimuth Environmental and Burnside Engineering relating specifically to the items raised by the NVCA in their correspondence dated June 25, 2018 and a meeting held of March 26, 2019.

The Town of Wasaga Beach is subject to the Simcoe Sub-Area policies of Section 6 of the Growth Plan and is considered a Primary Settlement Area. A component of this Section is growth forecasts for

the municipalities of the County of Simcoe, which are outlined in Schedule 7 of the Growth Plan. Wasaga

Beach is forecasted to have a population of 27,500 people by the year 2031. In 2016, Statistics Canada identified the Town to have a population of 20,675. These figures indicate that it is expected that approximately 6,800 new residents will locate to the Town. According to the County of Simcoe's 2016 Simcoe County Land Budget Update, the persons per unit for a single detached dwelling in 2016 is 2.31 persons, therefore the development can expect a population of 117 persons.

Section 6.3.5 also applies to the Simcoe Sub Area. Section 6.3.5 provides that, "Any lands that are designated for agricultural uses or rural uses in a lower tier official plan as of January 20, 2017 can only be re-designated for the purposes of development within a settlement area subject to the policies in subsection 2.2.8. The subject lands are designated Open Space and are not designated for agricultural uses and are within the existing settlement boundary. This was also identified during the pre-consultation correspondence from the County of Simcoe (March 14, 2016) at the outset of the planning submission as follows, "The subject lands have been designated Open Space on Schedule A-6 Land Use Plan to the Town of Wasaga Beach Official Plan. As the lands are not designated for agricultural or rural uses, they are considered lands for urban uses as per the Growth Plan and the applicant will be required to demonstrate conformity with policy 6.3.2.1". We have reviewed the policies of Section 6.3.2.1 which were from the Growth Plan for the Greater Golden Horseshoe (June 2013). Through the submission of the technical reports, we are of the opinion that the development conforms. Under the current Growth Plan the review is based on Section 2.2.8. In our opinion as the subject lands are within the Settlement Area, the proposal does not trigger a settlement expansion.

In our opinion, the application conforms to the direction provided in the Growth Plan for the Greater Golden Horseshoe.

Respectfully Submitted,

**LOFT PLANNING INC.**



Kristine A. Loft, MCIP RPP  
Principal