

PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION APPLICATIONS

Part of East Half of Lot 114, Concession 1
Part of Block 151 Registered Plan 51M-1109
Town of Penetanguishene

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Prepared for:

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1.0 INTRODUCTION

MHBC Planning Limited was retained by Bellisle (Penetang) Developments Inc. (the “Owner”) to prepare a Planning Justification Report (“PJR”) in support of applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for the lands located west of Bellisle Road and south of École Secondaire Le Caron (the “Subject Lands”). The Subject Lands are legally described as Part of the East Half of Lot 114, Concession 1, West of Penetanguishene Road, and identified as Part of Block 151 on Registered Plan 51M-1109. The location of the Subject Lands is shown in **Figure 1**.

The purpose of the Plan of Subdivision Application is to facilitate the development of 33 detached residences with frontage on a municipal road and represents Phase 4 of the former Bellisle Plan of Subdivision, now known as Harbour Pointe. Phase 4 is the final phase of the Harbour Pointe Plan of Subdivision; Phases 1 and 2 are fully constructed. The pre-servicing agreement for Phase 3 was approved by Town’s Committee of the Whole on May 8, 2019. As of the time of this report, all of the underground services and road works required for building permits are in place, and the applicant has approximately 25 homes currently under construction in Phase 3.

The purpose of the Zoning By-law Amendment Application is to rezone the lands from the Rural (RU) and Environmental Protection (EP) Zones to three Residential Second Density Exception (R2-XX) Zones. The exception zones will establish site specific zone requirements for minimum lot frontage, minimum lot area, and maximum lot coverage, as well as the minimum provision of amenity space and maximum unit size for secondary (accessory) dwelling units.

As part of this planning analysis, the following documents were reviewed:

- Provincial Policy Statement (2014)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)
- County of Simcoe Official Plan 2008
- Town of Penetanguishene Official Plan 2019
- Town of Penetanguishene Zoning By-law 2000-022

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands are located in the south west area of the Town of Penetanguishene, south of Poyntz Street and west of Bellisle Road in the southwestern portion of the Town, as illustrated on **Figure 1**.

The Subject Lands are approximately 2.2 hectares in size and connect to Hatton Drive within Phase 3 of the Harbour Pointe subdivision and represent Phase 4 of the subdivision. The lands generally slope from west to east and are predominantly cleared. A portion of the lands do however contain a woodland feature (0.69 hectares of woodland within the site), which is on the periphery of a larger significant woodland (as identified through lower-tier municipal policy).

The surrounding land uses that exist within the immediate vicinity of the Subject Lands are illustrated in **Figure 2** and include:

- NORTH:** Residential and a secondary school
- EAST:** Residential and future residential plan of subdivision (Phase 3), elementary schools
- SOUTH:** Woodland, sand and gravel pit
- WEST:** County of Simcoe forest (woodland)

The Subject Lands are predominantly designated Neighborhood Area (a small portion of the site is designated Rural) in the Town of Penetanguishene Official Plan (**Figure 3**) and are zoned Rural (RU) and Environmental Protection (EP) in the Town of Penetanguishene Zoning By-law 2000-02 (**Figure 4**).

All of the Subject Lands lie within 750 metres of a property containing an active sand and gravel pit (see **Figure 2**). The sand and gravel pit uses are located to the immediate south of the Subject Lands. Though the active pit operations are currently well setback from the shared property line (± 450 metres), it is understood the aggregate site plan includes permissions which allow extraction close to the shared property line.

3.0 PROPOSAL

A Draft Plan of Subdivision Application and Zoning By-law Amendment Application is submitted to facilitate the proposed development. The applications propose the development of 33 detached homes with frontages ranging from approximately 12 metres to 15 metres and lot areas from 380 square metres to 450 square metres. The Subject Lands are Phase 4 of the Harbour Pointe subdivision. Residential development of this Greenfield Development Area is a logical progression of the existing residential development to the east and north east.

Phase 4 consists of low density single detached dwellings of varying lot sizes, in keeping with the surrounding residential area. The draft plan includes a single municipal street with sidewalks on one side and a turning circle in accordance with the Town of Penetanguishene and County of Simcoe design standards. The Subject Lands will be serviced by municipal water, sanitary sewer and storm sewer infrastructure. The Functional Servicing Report, which is referenced in Section 5 of this report, details the ability of the municipal services to accommodate the proposal.

The proposed Draft Plan of Subdivision is attached as **Appendix A** and consists of the following components:

- Thirty-three (33) residential lots to accommodate single detached dwellings;
- A 20-metre right-of-way (Street A) and cul-de-sac;
- A 0.3 metre reserve (Block x); and
- A 3.35 metre walkway (Block 34).

The balance of Block 151 has been designated for environmental protection in accordance with Schedule B1 of the Town of Penetanguishene Official Plan due to the resident woodland feature. A small portion of this woodland feature extends into the southwest portion of the Subject Lands. An Environmental Impact Study (EIS), summarized under Section 5 of this report, has been prepared to demonstrate that the woodland will not be negatively impacted by the development proposal.

The proposed Zoning By-law Amendment will have the effect of rezoning the Subject Lands from the Rural (RU) Zone and Environmental Protection (EP) Zone to three different Residential Second Density Exception (R2-XX) Zones. The site specific exceptions are required to provide site specific regulations for minimum lot frontage, minimum lot area, maximum lot coverage, minimum amenity space and maximum unit size limitations for secondary (accessory dwelling units). The Draft Zoning By-law Amendment is attached as **Appendix B**.

The proposed Zoning By-law Amendment and Draft Plan of Subdivision has been designed at a density of approximately 14.7 units per hectare to be compatible with the surrounding neighbourhood. The 2016 census indicated an average household size of 2.47 persons per household. Using the value of 2.47 persons per household, the 33 dwellings proposed on the Subject Lands would yield a density of 36.3 persons per hectare (PPH). This density will contribute to achieving the overall Greenfield minimum density target of 50 residents and jobs per hectare across the Municipality's Greenfield Areas and will contribute to the Town meeting its population allocations as provided through the Growth Plan.

4.0 PLANNING ANALYSIS

The following is a review of the land use policy framework related to the Subject Lands and the potential implications for the development proposal.

4.1 Planning Act

The *Planning Act, R.S.O. 1990, c. P.13* sets out the foundation for land use planning in Ontario. An application for a Plan of Subdivision is required to create the residential lots. A Zoning By-law Amendment is required to permit residential uses and facilitate the desired lot and built form characteristics. The information contained in this Planning Justification Report and the information and material enclosed within the proposed Plan of Subdivision and Zoning By-law Amendment applications satisfy the prescribed application submission requirements for a Plan of Subdivision and Zoning By-law Amendment as set out in Sections 34 and 51 of the *Planning Act*.

4.2 Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS) provides provincial policies for land use planning. The PPS seeks to sustain healthy, liveable and safe communities by promoting efficient and cost-effective development and land use patterns, by protecting resources for economic or environmental benefit, and by directing development away from areas of public health or safety risk.

The PPS has been reviewed in its entirety as it relates to the Subject Lands. The policies that are the most applicable to the Plan of Subdivision and Zoning By-law Amendment applications are detailed in this section of the report.

Section 1.1 of the PPS provides a number of directions on sustaining healthy, liveable and safe communities. It includes promoting efficient and cost-effective development and land use patterns and standards which sustain the financial well-being of municipalities over the long-term, minimizing land consumption and servicing costs, and conserving biodiversity.

Settlement areas are to be the focus of growth and development. Within settlement areas land use patterns shall be based upon densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use the available infrastructure, minimize negative impacts to climate change, and support active transportation.

As noted previously, the proposal is the fourth and final phase of the Harbour Pointe subdivision, which is located within the Penetanguishene settlement area. The proposal makes efficient use of a remaining block of developable land which will be serviced by the existing municipal infrastructure.

Housing

Section 1.4 of the PPS directs planning authorities to provide for an appropriate range and mix of housing types and densities including housing that is affordable to low and moderate income households; to permit residential intensification; to efficiently use land, resources, infrastructure and public service facilities; to support the use of active transportation; and to facilitate compact form.

Phase 4 will provide 33 detached dwellings on an assortment of lot sizes. This assortment of lot sizes is consistent with those seen in the approved Harbour Pointe Phase 2 and 3 subdivisions. It is noted that despite being limited to detached built form, there will be the opportunity for secondary dwelling units in each of the proposed units, subject to all applicable Town requirements. Further, the same opportunity exists for each existing and forthcoming detached unit in Harbour Pointe Phases 2 and 3.

The proposed development is located on the periphery of the settlement area. It is the final phase of these development lands. The location is suited for detached dwellings, complementary to existing developed and planned unit typology in proximity to the site.

This phase of the Plan of Subdivision will efficiently utilize the existing servicing infrastructure and public service facilities available in the area. The site is in close proximity to three elementary schools, a secondary school, and Penetanguishene's Main Street commercial area. The amended zoning standards will assist in facilitating a variety of lot sizes and accessory unit sizes within the proposed development.

Infrastructure and Public Service Facilities

Section 1.6 of the PPS directs growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and provides further direction for stormwater management. The preferred form of servicing development lands within settlement areas is through municipal sewage services and municipal water services.

Development of the Subject Lands will optimize the use of the existing municipal services. As set out in the Functional Servicing Plan, the existing municipal sewage services, water services, and stormwater management facilities have sufficient capacity to accommodate Phase 4 of the Harbour Pointe subdivision.

Long-term Economic Prosperity

Section 1.7 of the PPS supports long-term economic prosperity by optimizing the long-term availability and use of land, infrastructure, and public service facilities and by enhancing the vitality and viability of downtowns and main streets.

The development of Phase 4 optimizes the use of land, infrastructure, and public service facilities in the Town of Penetanguishene. Phase 4 is within walking distance to the nearby elementary and secondary schools, the commercial amenities of downtown Main Street, and recreational amenities of the nearby County Forest and Thompson Loop Trail.

Natural Heritage

Section 2.1 of the PPS protects natural features and their functions and restricts development and site alteration in and adjacent to a number of natural heritage features, including significant woodlands. The site has been reviewed and the woodland is part of a significant woodland, however, the EIS has concluded that the proposed Plan of Subdivision would be consistent with Section 2.1.5 and Section 2.1.8 of the PPS, which permit development in or adjacent to a significant woodland where it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

An EIS was completed to evaluate the proposed Phase 4 development. The EIS concluded that provided compensation is carried out for any loss of tree cover, and provided an edge management plan is implemented for the newly created forest edge, the proposed development will not negatively impact this feature or its ecological functions. The recommendations provided through the EIS are summarized Section 5.0 of this report.

Mineral Aggregate Resources

The PPS provides that mineral aggregate resources shall be protected for long-term use. As such, mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Further, the PPS provides that in known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if (1) resource use would not be feasible; or (2) the proposed land use or development serves a greater long-term public interest; and (3) issues of public health, public safety and environmental impact are addressed.

Consistent with 2.5.1 of the PPS, the County of Simcoe Official Plan provides mapping of High Potential Mineral Aggregate Resources through Schedule 5.2.1 of the County Official Plan (**Figure 6**). As identified through this Schedule, the existing pit south of the site is not within an area of High Potential for Mineral Aggregate Resources. The proposed development would not preclude or hinder the expansion or continued use of the existing sand and gravel operation given:

- (i) the proposed development is set further back than the existing and approved subdivisions of Harbour Point Phases 2 & 3; and
- (ii) neither the Subject Lands, nor the existing pit operation, are located within an area identified as having High Potential for Mineral Aggregate Resources.

Additional commentary on policy conformity to the provisions of the County Official Plan is provided under section 4.5 following.

Section 1.2.6 of the PPS provides that Major facilities (such as resource extraction) and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities. A Land Use Compatibility Assessment was prepared by Cambium in November, 2019 and found, subject to a series of recommendations, that the proposed Harbour Pointe Phase 4 subdivision and existing aggregate operations, can be compatible uses.

The Plan of Subdivision and Zoning By-law Amendment applications to enable the development of Phase 4 of the Harbour Pointe subdivision are consistent with the policies of the PPS.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("*Growth Plan*") was issued under the authority of section 7 of the *Places to Grow Act*, 2005 and the most recent document came into effect May 16, 2019. As per section 14(1) of the Act, all decisions on planning matters must conform to the Growth Plan.

The Growth Plan is a policy document that guides the building of complete communities. The Growth Plan contains principles to guide decisions on how land is developed, resources are managed and protected, and public dollars are invested. These include supporting the achievement of complete communities, prioritizing intensification, making efficient use of land and infrastructure investments, providing flexibility for employment opportunities, supporting a range and mix of housing options, protecting the environment and agricultural viability, promoting the cultural and social well-being of all communities, and planning for climate change and more environmentally sustainable communities. The following provides a review of the Growth Plan's most applicable policies.

Managing Growth

Section 2 of the Growth Plan relates to growth management policies. Among other things, these include policies to direct development to settlement areas, establish a hierarchy of settlement areas, and support the achievement of complete communities.

Section 2.2.1 of the Growth Plan directs growth to settlement areas that have a delineated built boundary and municipal water and wastewater systems. The Growth Plan supports the achievement of complete communities that feature a diverse mix of land uses and compact built form; improve social equity and quality of life; provide a range of housing options; offer access to public service facilities, open spaces and trails; and enable convenient use of active transportation.

The Town of Penetanguishene is a settlement area with a delineated built boundary. The area is serviced by existing municipal water and wastewater systems. The Subject Lands are located within the settlement area and will make efficient use of the existing municipal water and wastewater systems.

While the proposed Plan of Subdivision is limited to single detached dwellings, there will also be opportunities for secondary dwelling units in each of these units. Such secondary dwelling units will be subject to all applicable Town requirements.

Schools, local stores and services on Main Street are within walking distance of the Subject Lands. Also, the County Forest with the Thompson Loop Trail is to the immediate west.

Housing

Section 2.2.6 of the Growth Plan directs upper-tier municipalities, including the County of Simcoe, to develop a housing strategy that supports the achievement of complete communities.

Phase 4 provides a variety of lot sizes and a corresponding mixture of detached housing sizes. The initial Phases of the Harbour Pointe development are characterized by detached dwelling types and Phase 4 offers further 'rounding out' of development. Second unit opportunities will also be available.

Designated Greenfield Areas

Section 2.2.7 of the Growth Plan directs development in Designated Greenfield Areas. These policies require that new development in Greenfield Areas:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) encourages the integration and sustained viability of transit services.

The proposed development will increase the housing supply in close proximity to schools, amenities and recreation opportunities.

The Growth Plan identifies a minimum density of 40 persons and jobs per hectare to be achieved across the entire designated Greenfield area of each upper- or single-tier municipality. The Subject Lands have an area of 2.24 hectares wherein 33 units are proposed. The resultant is 14.7 units per hectare (UPH). The 2014 development charges study identified an average household size in 2011 of 2.59 persons per household. The 2016 census indicated an average household size of 2.47 persons per household. Using the value of 2.47 persons per household, the 33 dwellings proposed on the Subject Lands would yield a density of 36.3 persons per hectare (PPH). This would be a conservative estimate as the potential for some dwellings to contain a second units has not been considered.

A density of 36.3 PPH with additional capacity for accessory residential units would be a positive contribution toward the minimum 40 persons and jobs per hectare, to be calculated across all designated Greenfield areas within the County of Simcoe. The proposed development would accordingly conform to the Greenfield density requirements of the Growth Plan.

Policies for Infrastructure to Support Growth

Section 3.2.6 of the Growth Plan directs municipalities to recover the full cost of providing and maintaining municipal water and wastewater systems. Systems are to be planned, designed, constructed or expanded in accordance with;

- Opportunities for optimization and improved efficiency within existing systems are to be prioritized and supported by strategies for energy and water conservation and water demand management;
- The system is to serve growth in a manner that supports the minimum intensification and density targets of the plan;
- A comprehensive water or wastewater mast plan or equivalent, informed by watershed planning.

Section 3.2.7 addresses municipal stormwater management master plans for settlement areas and requires large scale development proposals to be supported by a stormwater management plan or equivalent.

Development of the Subject Lands does not require an expansion of the municipal water and wastewater systems and makes efficient use of existing services. A stormwater management brief was prepared as part of the functional servicing plan. As discussed in Section 5 of this report, the existing stormwater management facility will accommodate the flows from the development of Phase 4.

Simcoe Sub-Area

Section 6 of the Growth Plan is specific to Simcoe County. This section provides additional direction on how to achieve the vision of the Growth Plan in Simcoe County including directing growth to primary settlement areas where it can be most effectively serviced, and to support economic and environmental benefits through the protection of agricultural and employment lands. Municipalities will plan for strategic growth and support the achievement of complete communities in primary settlement areas.

The Town of Penetanguishene is identified as part of the Midland Penetanguishene Primary Settlement Area. The development of Phase 4 will provide additional growth within the primary settlement area which has been identified as one of the key areas of growth within the County.

The Simcoe Sub-Area policies establish an allocation of residents and jobs within Simcoe County. The Growth Plan also sets out the distribution of population with the County for each municipality. The proposed development would fall within the allocation for the Town of Penetanguishene.

The proposed Plan of Subdivision and Zoning By-law Amendment applications for the development of Phase 4 of the Harbour Pointe subdivision, conform to the policies of the Growth Plan.

4.4 South Georgian Bay Lake Simcoe Source Protection Plan

The South Georgian Bay Lake Simcoe Source Protection Plan (Source Protection Plan) contains policies to protect municipal drinking water sources and to ensure that land use activities do not impact the quality or quantity of drinking water.

The Subject Lands fall within a significant groundwater recharge area. However, as the proposed residential development is within a settlement area and not considered major development, the Source Protection Plan polices do not apply.

The proposed Plan of Subdivision and Zoning By-law Amendment conform to the Source Protection Plan.

4.5 Simcoe County Official Plan

Any planning decisions by the Council of the Town of Penetanguishene must conform to the Simcoe County Official Plan (County OP). The County OP provides policy direction for the wise management of the County's resources including protection of the environment, agricultural lands, and natural resources. The County OP indicates that settlements should be the focus of growth and that compact form which provides efficient use of land on full services should be promoted. In addition, the County OP directs local official plans to include provisions for various land use designations, public service facilities, affordable housing, and infrastructure.

Part 3 of the County OP sets out the growth management strategy. This section directs population and employment growth to settlement areas where it can be effectively serviced, with a particular emphasis on primary settlement areas which will develop as complete communities. The growth management strategy includes the protection and enhancement of the natural heritage system and the development of communities with diversified economic functions and housing options.

The Subject Lands are within the Midland-Penetanguishene Primary Settlement Area (**Figure 7**) and are designated as Settlement Area in the County OP and Neighbourhood Area in the Town Official Plan.

The objectives of Section 3.5 of the County OP are to focus population growth and development within settlements, particularly within primary settlement areas which will develop as complete communities, and to promote the efficient use of infrastructure and other services through the development of a compact built form which minimizes land consumption and servicing costs.

The Subject Lands are within a primary settlement area. Additional direction is provided for the phasing of development within settlement areas including directing the development of designated Greenfield Areas to occur on the lands abutting the existing built boundary, the provision of infrastructure and public service facilities, the achievement of a complete community, the provision of a range of housing types and employment opportunities, and the absorption rate of new construction in previous phases.

The proposed Plan of Subdivision for the Phase 4 development is within a designated Greenfield Area which abuts Penetanguishene's built boundary. The subdivision will utilize existing infrastructure and public service facilities that were constructed to accommodate earlier phases of the subdivision. In accordance with Section 3.5.23 of the County OP, development within Penetanguishene's Greenfield areas will be planned to achieve a minimum density target of 50 residents and jobs per hectare. While the 36.3 PPH falls short of the 50 PPH target provided for through the County OP, Harbour Pointe Phase 4 offers the potential for additional residential density through the allowance for accessory units, and as such would be considered consistent with the Density and Intensification policies of the County OP.

The policies of Section 4.5 requires land use planning and development within the County to protect, improve or restore the quality and quantity of water and related resources and aquatic ecosystems on an integrated watershed management basis. Local municipalities must identify and protect aquifers, headwater areas, and recharge and discharge areas in the local official plan, and development in settlement areas should mitigate potential environmental impacts using all reasonable methods.

The Subject Lands are within the settlement area of the Town of Penetanguishene. Stormwater management will be undertaken in accordance with MECP requirements.

Section 4.7.4 provides infrastructure policies and states that the preferred method of servicing settlement areas is by full municipal water and sewage services with available system capacity. The Functional Servicing Report submitted in support of the Plan of Subdivision and Zoning By-law Amendment Applications provides details on the ability of the existing infrastructure to accommodate the development of Phase 4.

Consistent with the PPS, the County OP provides that high potential mineral aggregate resource areas shall be protected for potential long-term use. Accordingly, licensed mineral aggregate operations shall be protected from land uses which would preclude or hinder their expansion or continued use. The County OP identifies areas of high aggregate potential through Schedule 5.2.1 (**Figure 6**). As previously noted, the existing pit adjacent the Subject Lands is not within an area of High Potential for Mineral Aggregate Resources. Consistent with the provincial and municipal planning policy, the proposed development would not preclude or hinder the expansion or continued use of the existing sand and gravel operation. The approved Harbour Point Phases 2 and 3 subdivisions are closer to the existing pit than the proposed Phase 4 development. It is noted that the Subject Lands, nor the existing pit operation, are located within an area identified as having High Potential for Mineral Aggregate Resources.

Consistent with provincial policy, Section 3.3.22 of the County OP requires certain uses, including mineral aggregate operations, to be separated from sensitive land uses, including residential, in accordance with Provincial Guidelines. As stated, a Land Use Compatibility Assessment was prepared by Cambium in November, 2019 and found, subject to a series of recommendations, that the proposed Harbour Pointe Phase 4 subdivision and existing aggregate operations, can be compatible uses.

The Plan of Subdivision and Zoning By-law Amendment applications for Phase 4 of the Harbour Pointe subdivision conform to the policies of the County Official Plan.

4.6 Town of Penetanguishene Official Plan (Adopted by Simcoe County 2019)

The Town of Penetanguishene Official Plan (Town OP) was approved by the County of Simcoe on June 25, 2019 and came into effect on January 9, 2020 through direction of the Local Planning Appeal Tribunal. The Subject Lands are within the Settlement Area and is predominantly designated Neighbourhood Area and a small portion of the southern part of the Subject lands is designated Rural Area n Schedule A: Land Use of the Town OP (**Figure 3**). Schedule B1 Environmental Protection Overlay identifies a small portion of the Subject Lands as within an Environmental Protection Overlay (**Figure 6**) and Schedule B2: Source Protection Policy Overlays identifies the Subject Lands as being within a Significant Groundwater Recharge Area and within the area of a Highly Vulnerable Aquifer (**Figure 7**).

Section 1.7.6 of the Town OP permits minor boundary adjustments to land use schedules without requiring an amendment. Section 1.7.6 states:

Where the general intent of this Plan is maintained, minor boundary adjustments [to land use schedules] shall not require an amendment.

The small area designated as Rural Area is located in the southern portion of the Subject Lands (see **Figure 3**). The inclusion of these lands within the Neighbourhood Area designation would represent a minor adjustment and would not change the intent of the land use concept of the Official Plan in this area.

Managing Growth

The Town of Penetanguishene is a primary settlement area and is intended to accommodate significant growth to 2031. Section 2.1 of the Town OP notes a projected population of 11,000 residents and 6,000 jobs. The Town's planning and growth management activities are directed to ensure flexibility to accommodate growth while avoiding inefficient development patterns.

The development of the Subject Lands is within the 2031 population allocation for the Town of Penetanguishene.

Designated Greenfield Area

Designated Greenfield Areas are those undeveloped lands outside of the delineated built boundary for growth. Section 2.3 identifies that these Designated Greenfield Areas are intended to support compact and efficient land use patterns and will be planned to achieve a (gross) minimum density target of 50 residents and jobs per hectare across the Town's Greenfield Areas. Development within Greenfield Areas should be in a manner that respects the surrounding context of existing and planned infrastructure and servicing and provides logical transitions to existing development within the delineated built boundary.

As outlined in detail under Sections 4.3 and 4.5 of this Report, the proposed development would conform to the Greenfield density requirements of the Growth Plan, County Official Plan, and Penetanguishene Official Plan, and the development of Phase 4 will fall within the population allocation for the Town. The proposed Plan of Subdivision and Zoning By-law Amendment conform to the Designated Greenfield area of the County OP.

Community Design and Built Form

Community design and built form contribute to safe and attractive neighbourhoods and the overall health and vibrancy of the Town. Community design and built form policies of Section 3.1 promote efficient and cost-effective development design patterns that minimize land consumption; ensure that new development is designed in keeping with the traditional character of the Town and is compatible with adjacent uses; ensure the use of low impact design in new development to minimize stormwater runoff; create views of natural features where possible; encourage contextually appropriate streetscaping; and promote trail linkages.

The built form of Phase 4 will be in keeping with the traditional character of the Town and the neighbouring homes. The proposed homes will include a variety of bungalow and two storey designs with clay brick exterior within a consistent colour scheme. Street A will terminate with a cul-de-sac providing a link to the County Forest to the west and a trail linkage with the Thompson Loop Trail. Low impact design will be incorporated through the direction of downspouts onto grassed surfaces on individual properties. The planting of appropriate native vegetation and street

trees will help provide pervious cover and minimize stormwater runoff in accordance with the recommendations of the Functional Servicing Report.

Parks and Open Space System

Section 3.2.2 provides policies about the Town's parks and open space system. The Town will secure the maximum benefit from the parkland dedication requirements of the *Planning Act*. Due to the small size of the development site, cash-in-lieu of parkland will be provided in accordance with Section 6.3.11.2 of the Town OP.

Cultural Heritage and Archaeological Resources

The Town OP recognizes the importance of the Town's cultural heritage, inclusive of Indigenous cultures, and promotes the maintenance, improvement and conservation of the cultural heritage and archaeological resources of the Town. Section 3.4.1 requires the determination of archaeological potential and where such potential exists the preparation of an archaeological assessment.

A Stage 1 and 2 Archaeological Assessment was prepared by Archaeological Research Associates Ltd. (ARA), dated October 4, 1990, and included the Subject Lands. This report was prepared in support of the original Bellisle Heights Subdivision but did also include the Subject Lands. The findings of ARA's Stage 1 and 2 Report determined that no further archaeological works were required. The Report was accepted by the Ministry of Culture, Tourism and Recreation in August of 1993. The Stage 1 and 2 Archaeological Assessment are discussed further in Section 5 of this report.

Housing

Section 3.8 of the Town OP recognizes that market factors affect the supply and demand for housing and affords flexibility for developers to provide a varied supply of housing to meet the social, health and well-being needs of current and future residents. The provision of housing, both ownership and rental, that is attainable and affordable to low and moderate-income households is a priority of the Town OP. The Town encourages the provision of affordable and attainable housing through a number of measures including a 10% affordable housing minimum in new developments, allowing for alternative development standards, considering the development of a municipal housing strategy, discouraging the conversion of rental units to condominiums, and developing flexible zoning provisions to permit a range of housing sizes and tenures in locations with full municipal services, and by allowing secondary dwelling units.

Phase 4 provides three different lot sizes enabling the construction of a range of unit types, sizes and price points:

- 9 lots are 15 metres (49 feet);
- 16 lots are 13.5 metres (44 feet), and
- 8 are the 12.2 metres (40 feet).

In addition, purchasers may elect to include a secondary dwelling unit as part of the initial construction or as a later renovation, thereby providing additional variety and affordable rental housing options in the community.

Sustainable Neighbourhood Development Standards

The Town OP promotes improved energy efficiency, water efficiency, and air quality to achieve the local objectives for a sustainable Town. The Town encourages the sustainable design of new residential subdivisions which: locate housing and job opportunities within proximity to each other; provide walkable streets and access to public spaces and recreation; achieve various densities; provide opportunities for active transportation and access to transit; achieve energy and water efficiency through building design, solar orientation, and xeriscaping; and reduce light emissions. The policies also outline that the Town may give priority to development applications for new neighbourhoods that propose innovative sustainable infrastructure design and other innovative practices and technologies.

The proposed Plan of Subdivision represents the completion of a larger development area. The development proposal incorporates sustainable neighbourhood development standards. Housing is located in proximity to employment opportunities within the community. The street and development layout is in a slight southwest – northeast orientation enabling the homes to receive southern sun exposure and associated energy efficiency benefits. Landscaping and street trees will include native species which are naturally suited to the local environments. Street lighting will be dark sky compliant.

Natural Heritage Features and Areas

In conformity with Provincial and County policies, the Town OP encourages the protection and enhancement of natural heritage features and areas. Natural heritage features and areas include wetlands, habitat of endangered species and threatened species, significant wildlife habitat, fish habitat, significant valleylands, ANSIs, significant woodlands, and linkage areas. An EIS may refine the boundaries of these natural heritage features. The natural heritage policies require the protection of species at risk and the implementation of species recovery strategies.

Town OP policies encourage the replanting of trees removed during the development approval process at a 2:1 ratio wherever possible. In addition, the Town OP permits ecological off-setting or compensation measures where deemed appropriate by the Town, in consultation with other applicable agencies.

An EIS was conducted to assess the impact of the removal of the wooded portion of the development site and to consider the adjacent woodland and any potential significant wildlife habitat and habitat of species at risk. The EIS concluded that, subject to a series of recommendations and the implementation of other best practices, the proposed Harbour Pointe Phase 4 Subdivision would have no negative impacts on any natural heritage features or their ecologic function.

Significant Woodlands

Section 4.10 notes that the Environmental Protection Overlay includes lands where development and site alteration may be permitted subject to the preparation of an EIS. Trees exist on the southern portion of the Subject Lands which are part of a larger woodland area on the abutting lands to the south and west. The area also falls within the Environmental Protection Overlay as shown on Official Plan Schedule B1: Policy Overlays. An EIS was undertaken and is submitted in support of the Plan of Subdivision and Zoning By-law Amendment applications.

The wooded portion of Phase 4 and the woodland on the abutting lands is considered a Significant Woodland feature. The policies of Section 3.10.6 do not permit development or site alteration within or adjacent to a Significant Woodland feature unless it has been demonstrated through an EIS that there will be no negative impacts on the natural features or on their ecological functions. As stated, the EIS concluded that subject to the implementation of a series of recommendations, no negative impacts on the greater significant woodland feature are expected as a result of the proposed development.

Environmental Impact Studies (EIS)

Section 3.10.8 of the Town OP sets out policies for the preparation and review of an EIS. The Town OP requires that an EIS be conducted by a qualified individual and that the scope and extent of an EIS be established and approved by the Town prior to its preparation.

Cambium Inc., was retained to conduct a scoped EIS as it relates to the Plan of Subdivision and Zoning By-law Amendment applications for the Subject Lands. A Terms of Reference for the EIS was developed in consultation with the Town of Penetanguishene, the Severn Sound Environmental Association, and the Ontario Ministry of Natural Resources and Forestry. As noted in Section 5 of this report, the EIS concluded that subject to the implementation of the recommendations, including compensation plantings and a landscape plan, any potential negative impacts to the natural environment as a result of the proposed development can be effectively minimized.

Mineral Aggregate Resources

Subsection 3.11 of the Town OP recognizes there are limited significant mineral aggregate resources within the Town of Penetanguishene. The Town OP provides however, that should any significant mineral aggregate resources be discovered, the resources that are available should be protected from the encroachment of incompatible land uses. Further, those existing pits and quarries (or other extraction sites) are identified on Schedule B1 and are permitted to expand subject to fulfilling the requirements of this Plan, a Zoning By-law amendment, Site Plan Approval, and any other requirement deemed appropriate by the Town and, where applicable, the Province.

As stated previously, an active sand and gravel pit exists to the immediate south of the Subject Lands. It is noted that this operation is not identified as being within a High Potential Mineral Aggregate Resource Area, pursuant to Schedule 5.2.1 of the County OP. The proposed development would not impede or preclude the extraction of what mineral and sand aggregate resources remaining on this site.

Consistent with Provincial and County policy, Section 4.5.2 of the Town OP requires certain uses, including aggregate operations, to be separated from sensitive land uses, including residential, in accordance with Provincial Guidelines. As stated, a Land Use Compatibility Assessment was prepared by Cambium in November, 2019 and found, subject to a series of recommendations, that the proposed Harbour Pointe Phase 4 subdivision and existing aggregate operations, can be compatible uses.

Source Protection

The source protection policies of section 3.13.1 protect the quality and quantity of drinking water in the Town of Penetanguishene.

The Subject Lands fall within a significant groundwater recharge area. However, as the proposed residential development is within a settlement area and not considered major development, the Source Protection Plan polices do not apply to the proposed residential development.

Land Use Designation: Neighbourhood Area

Section 4.2 of the Town OP provides policy direction for development within the Neighbourhood Area land use designation. The Town's Neighbourhood Areas are generally characterized by low density residential uses with access to a local convenience retail, community facility uses, and open spaces. New development in the Town will be accommodated through infilling within the Delineated Built Boundary as well as in Designated Greenfield Areas within the Neighbourhood Area designation.

The Neighbourhood Area policies permit low and medium density residential uses and secondary dwelling units among other limited uses appropriate to the Neighbourhood Area. Specific built form policies are included for various uses, with the exception of low density residential.

The Subject Lands are designated Neighbourhood Area in the Town OP. They are considered a Designated Greenfield Area as the lands fall outside of the delineated built boundary. The development of the Subject Lands for low density residential would be permitted. The site location represents a logical location for new development adjacent to the existing developed area.

Roads & Complete Streets

Section 5.2 of the Town OP provides criteria for development proposals with respect to road and active transportation infrastructure. This includes the determination of any impact of development on the transportation system to be examined through a Traffic Impact Study (TIS). Standards for new local roads will be determined by the Town's road standards for engineered design, layout, drainage and construction. The Town encourages the implementation of the County's Complete Streets Environmental assessment for new roads and development projects. Complete streets provide for multiple means of transportation including vehicular and active transportation, and streetscape features such as landscaping, sidewalks, street lighting, and traffic calming.

A TIS was completed to support the overall plan of subdivision and an update to the TIS was prepared in support of Phase 4 as outlined in Section 5 of this report. Phase 4 will include a new local road with a 20 metre right-of-way which will access the existing roads in the Harbour Pointe subdivision. The new road will be constructed to municipal standards including the planting of street trees and construction of a sidewalk to encourage active transportation. 'Street A' terminates in a cul-de-sac with a linkage to the Thompson Trail Loop in the County Forest to the west of the Subject Lands. In addition, the Midland-Penetanguishene Transit system will serve residents of the neighbourhood with a bus stop on nearby Gignac Street less than a kilometre from the site, further supporting a livable community.

Water, Wastewater & Stormwater

Section 5.3 of the Town OP addresses the efficient provision, utilization, and planning of municipal water, wastewater and stormwater services. Priority is given to the development of land that is presently serviced by piped water and sewage systems, or those areas that can most easily be serviced. It is a policy of the Town that draft approved plans of subdivision may only proceed to

registration if sufficient servicing capacity continues to exist. The Town requires best management practices be applied with respect to stormwater management and sets out a number of criteria.

The Subject Lands will be serviced by the municipal water, sanitary sewer, and storm sewer systems which currently service the balance of the Harbour Pointe subdivision. A Functional Servicing Report was completed in support of the earlier phases of the Harbour Pointe subdivision. An update, specific to the Phase 4 lands, has been undertaken and is submitted in support of the Plan of Subdivision and Zoning By-law Amendment applications, as outlined in Section 5 of this report. Sufficient capacity exists to service the proposed development.

Land Division

Section 6.3.5 of the Town OP provides policy for the approval of a draft plan of subdivision. The Town has the approval authority for draft plans and will address applications in accordance with the relevant provisions of the *Planning Act*, Growth Plan, PPS, County OP, and Town OP. Applications for a plan of subdivision must conform to the policies of the Town OP including, among others, compliance with the land use designation, consistency with the PPS, availability of servicing infrastructure and community facilities and the capacity to accommodate the development proposal, frontage on a public road for all lots, the protection of natural heritage features, parkland dedication, and the entering into a subdivision agreement with the Town.

The Subject Lands are designated Neighbourhood Area which permits low density development. Sections 4.2, 4.3, and 4.4 of this report outline how the proposal is consistent with the PPS, and conforms with the Growth Plan and County OP respectively.

As noted previously, a Functional Servicing Report was submitted in support of the earlier phases of the Harbour Pointe subdivision and an update to the FSR is submitted in support of this Plan of Subdivision application, as discussed in Section 5 of this report.

The capacity of community facilities to accommodate the proposal will be addressed through the application review process. A new municipal road is provided in the proposed plan of subdivision and all lots will have frontage on this municipal road. The protection of natural heritage features is addressed in the EIS, as discussed in Section 5 of this report.

In lieu of conveying parkland, a cash-in-lieu payment is proposed to be provided.

The proposed Plan of Subdivision and Zoning By-law Amendment applications for Phase 4 of the Harbour Pointe development area conform to the policies of the Town of Penetanguishene Official Plan.

4.7 Town of Penetanguishene Zoning By-law

The Subject Lands are zoned Rural (RU) and Environmental Protection (EP) in the Town of Penetanguishene Zoning By-law 2003-14 (**Figure 4**). The EP Zone reflects the area of trees on the Subject Lands.

The Zoning By-law Amendment application seeks to rezone the lands from the Rural (RU) Zone and the Environmental Protection (EP) Zone to Residential Second Density (R2) Zones with site specific exceptions for minimum lot frontage, minimum lot area, maximum lot coverage, minimum amount of amenity space and maximum unit size provisions associated with secondary (accessory) dwelling units. The rezoning will permit the development of 33 residential lots for single detached dwellings in keeping with the surrounding residential area. A copy of the draft Zoning By-law Amendment is provided in **Appendix B**.

An EIS was completed to inform the proposed rezoning of the lands from the Environmental Protection (EP) Zone to the Residential Second Density Exception (R2-XX) Zones. The EIS concluded that, subject to the implementation of the recommendations, including compensation plantings and an edge management plan, no negative impacts to the natural environment and its functions are expected as a result of the proposed development.

Table 1 provides a summary of the performance standards for the site specific exceptions to the Residential Second Density (R2) Zone proposed by the Zoning By-law Amendment application.

Rationale

Amendments to the standard R2 requirements for minimum lot frontage, lot area, lot coverage, accessory dwelling unit amenity areas, as well as increased allowance for maximum accessory unit GFA, will assist the Town in achieving greater residential densities, and a greater diversity of housing unit sizes and forms, as anticipated by Official Plan policies.

The Subject Lands offer a maximum of approximately 224 metres of total frontage on either side of the right-of-way (20-metre width) central to the Harbour Pointe Phase 4 development. Based on the existing R2 zoning provisions, a maximum of 24 residential lots which would result in a residential density of approximately 23.3 persons per hectare. The proposed exceptions to the R2 zoning would be generally in keeping with the type of development anticipated by this zoning but would also allow for a density of 33.4 persons per hectare which will assist the Town in achieving its overall density targets.

Exceptions for minimum lot area, minimum lot frontage and minimum lot coverage would conform to the density targets described under the Designated Greenfield Area policies of the Town of Penetanguishene Official Plan, as described under Section 4.6 of this Report.

We note that the density estimate of 33.4 persons per hectare would be conservative given other site-specific provisions are proposed which will provide greater opportunity for accessory residential units (e.g., basement apartments). Rather than using a minimum and maximum square footage for an accessory unit, the proposed site specific provisions include a gross floor area percentage. This method recognizes that accessory apartments would be permitted within the R2 zone but also links the size of such units to the size of the main dwelling itself. The zoning exceptions also propose removing the accessory apartment private amenity space recognizing the opportunity for shared versus separate amenity space for both units. This approach is relatively common in urban centres, as the provision of separate amenity spaces can be burdensome and unnecessary, particularly in existing neighborhoods.

The proposed accessory apartment exceptions will provide greater opportunities for a diversity of accessory dwelling unit sizes. Providing for and augmenting this greater diversity of household

compositions would be in keeping with the Housing Supply policies of Section 3.8.1 of Penetanguishene's Official Plan.

In summary, the proposed exceptions relating to minimum lot frontage, lot area, lot coverage, accessory dwelling unit amenity areas, and accessory unit GFA, will accommodate a built form which would be in keeping with and serve to implement the policies of the Penetanguishene Official Plan.

Table 1: Existing and Proposed Zoning Provisions

	Required (R2)	Proposed R2-X	Proposed R2-XX	Proposed R2-XXX
Lot Frontage (Min.)	18 m	12.2 m	13.5 m	15.0 m
Lot Area (Min.)	613 m ²	380 m ²	400 m ²	450 m ²
Lot Coverage (Max.)	35%	45%	45%	45%
Front Yard (Min.)	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard (Min.)	1 m each side (with attached garage) 1 m and 3 m (no attached garage)	1 m each side (with attached garage)	1 m each side (with attached garage)	1 m each side (with attached garage)
Exterior Side Yard (Min.)	4.5 m	3.0 m	3.0 m	3.0 m
Rear Yard (Min.)	7.5 m	7.5 m	7.5 m	7.5 m
Ground Floor Area (Min.)	83 m ²	83 m ²	83 m ²	83 m ²
Height (Max.)	11 m	11 m	11 m	11 m
Accessory Building Height (Min.)	4 m	4 m	4 m	4 m
Accessory Dwelling Unit Size	32.5 m ² Minimum and 52.0 m ² Maximum 2.65; Must also have a lesser floor area than the principal dwelling.	32.5 m ² Minimum Maximum 49% of the GFA of the primary dwelling unit (if located in the basement may include the entire basement)	32.5 m ² Minimum Maximum 49% of the GFA of the primary dwelling unit (if located in the basement may include the entire basement)	32.5 m ² Minimum Maximum 49% of the GFA of the primary dwelling unit (if located in the basement may include the entire basement)
Accessory Dwelling Unit Amenity Area (Min.)	14 m ²	0 m ²	0 m ²	0 m ²
Parking Spaces per Unit (Min.)	1	1	1	1

5.0 SUPPORTING STUDIES

A number of technical studies were completed to support the development of the earlier phases of the Harbour Pointe subdivision. Scoped updates to these studies have been completed to support the development of Phase 4.

5.1 Functional Servicing Report

A Functional Servicing Report (FSR) update was prepared by Aecom dated August 2018. The report confirms that servicing can be provided to Phase 4 through Phase 3.

Municipal Water Service

The report notes that a 200 mm watermain stub from Phase 3 is proposed to service Phase 4. The additional demand of Phase 4 is anticipated to be adequately accommodated. The pressures and flows will need to be confirmed with the Town.

Municipal Sanitary Sewage Service

The report notes that the 200 mm sanitary stub from Phase 3 has sufficient capacity to provide sanitary sewer service to Phase 4.

Municipal Storm Sewer Service

Stormwater management will be provided by connection to the storm sewer system servicing Phase 3. The system has capacity for the development of the Phase 4 lands.

5.2 Traffic Impact Study

A Traffic Impact Study (TIS) was completed by J.D. Engineering, revision dated September 6, 2018. The report assesses the impact of traffic related to the development of Phase 4 on the adjacent roadway.

The study noted that no additional lane improvements or traffic signal improvements are recommended in the study area to accommodate the traffic generated by Phase 4. As stated in the report,

"[...] the Harbour Pointe Subdivision will not cause any operational issues and will not add a notable delay or congestion to the local roadway network."

5.3 Environmental Impact Study

The southwestern portion of the Subject Lands includes a treed area (0.68 hectares). These trees are part of a larger significant woodland as identified through Schedule B1 of the Town of Penetanguishene Official Plan. A scoped Environmental Impact Study (EIS) was required to demonstrate that the development of Phase 4 would not negatively impact this natural heritage feature or its function.

The woodland was evaluated for significant wildlife habitat, habitat of threatened and endangered species, and species at risk. No endangered Butternut trees were found on or adjacent to the development area. No evidence of habitat of threatened Bank Swallow, Eastern Hog-Nosed Snake, Massasauga Rattlesnake, or Blanding Turtles were found. The EIS noted that the woodland may provide habitat for Whip-poor-will but none were observed. No evidence was found of the habitat for Snapping Turtles, a species of special concern. The surrounding woodlands may provide habitat for Eastern Wood-Pewee and Wood Thrush, also species of special concern, but none was observed. The two potential bat maternity roost trees on the adjacent woodland fell below the criteria for significant wildlife habitat.

The EIS identifies a number of mitigation measures and recommendations to ensure that the integrity of the current existing natural areas is protected and/or enhanced and that previously disturbed areas outside the development envelope are rehabilitated and/or stabilized (revegetated). The recommendations are to:

- Delineate the development envelope and grading areas prior to activity on site;
- Implement sediment and erosion control measures (fencing, rock check dam) around the perimeter of the site until the site is successfully revegetated;
- Avoid construction in spring, fall, and during heavy rainfall events;
- Clear and grub the site outside of bird breeding season (April 15- August 15);
- Store machinery and building materials on site;
- Incorporate Low Impact Development (LID) features, and direct downspouts to vegetated areas;
- Prepare a Landscape Plan and/or Edge Management Plan to enhance the diversity of vegetation in adjacent areas and to prevent encroachment into the adjacent woodlands;
- Regularly inspect the site for wildlife (especially turtles and snakes, turtle nesting season is May 15 – August 15), take photographs and wait for the wildlife to move out of harm's way;
- If any Species at Risk (SAR) are discovered, they must be left undisturbed, photographed, and reported to Midhurst MNR immediately;
- Minimize construction and heavy equipment noise;
- Minimize the impact of artificial lighting by using timers rather than motion sensors and directing outdoor lighting (low wattage) to the ground;
- Limit the spread of invasive species through best practices such as planting local species, not composting invasive species, and reducing human contact with invasive species; and
- Compensation planting, in consultation with the Town and Severn Sound Environmental Association (SSEA), will be required for the loss of tree cover.

Provided compensation is carried out for any loss of tree cover, and provided an edge management plan is implemented for the newly created forest edge, the EIS concluded that the proposed development will not negatively impact the larger significant woodland feature or its ecological functions. Based on the species at risk assessment completed as part of the greater EIS, the proposed development is not expected to result in negative impacts to the habitat of threatened or endangered species.

5.4 Stage I & 2 Archaeological Assessment

Stage I & 2 Archaeological Assessments were previously completed in October of 1990 in support of the original Bellisle Heights Draft Plan of Subdivision. These studies included the Subject Lands. During the Stage 2 component of the assessment, one undecorated body sherd was found within the Subject Lands. It was determined that this finding constituted only a 'find spot' and that no further archaeological study was required. This report was accepted by the Ministry of Culture, Tourism and Recreation in August of 1993.

5.5 Land Use Compatibility

A Land Use Compatibility Assessment was prepared by Cambium in November, 2019 to evaluate the compatibility of the proposed Harbour Pointe Phase 3 and 4 subdivisions with adjacent aggregate operations and road infrastructure. The Assessment identifies certain mitigation measures to ensure compatibility between residential and mineral aggregate uses. Subject to the recommendations of the Assessment, the proposed Harbour Pointe Subdivision would be consistent with all levels of planning policy.

6.0 SUMMARY & FINDINGS

Based on a review of all applicable Provincial, Regional and local planning policy, as well as considering the site location, condition, context and surrounding uses, it is our opinion that:

1. The proposed development is consistent with the Provincial Policy Statement;
2. The proposed development conforms to the policies of the Growth Plan;
3. The proposed development conforms to the policies of the County of Simcoe Official Plan;
4. The proposed development conforms to the policies of the Town of Penetanguishene Official Plan; and
5. The proposed development applications represent good planning.

Respectfully submitted,

MHBC Planning



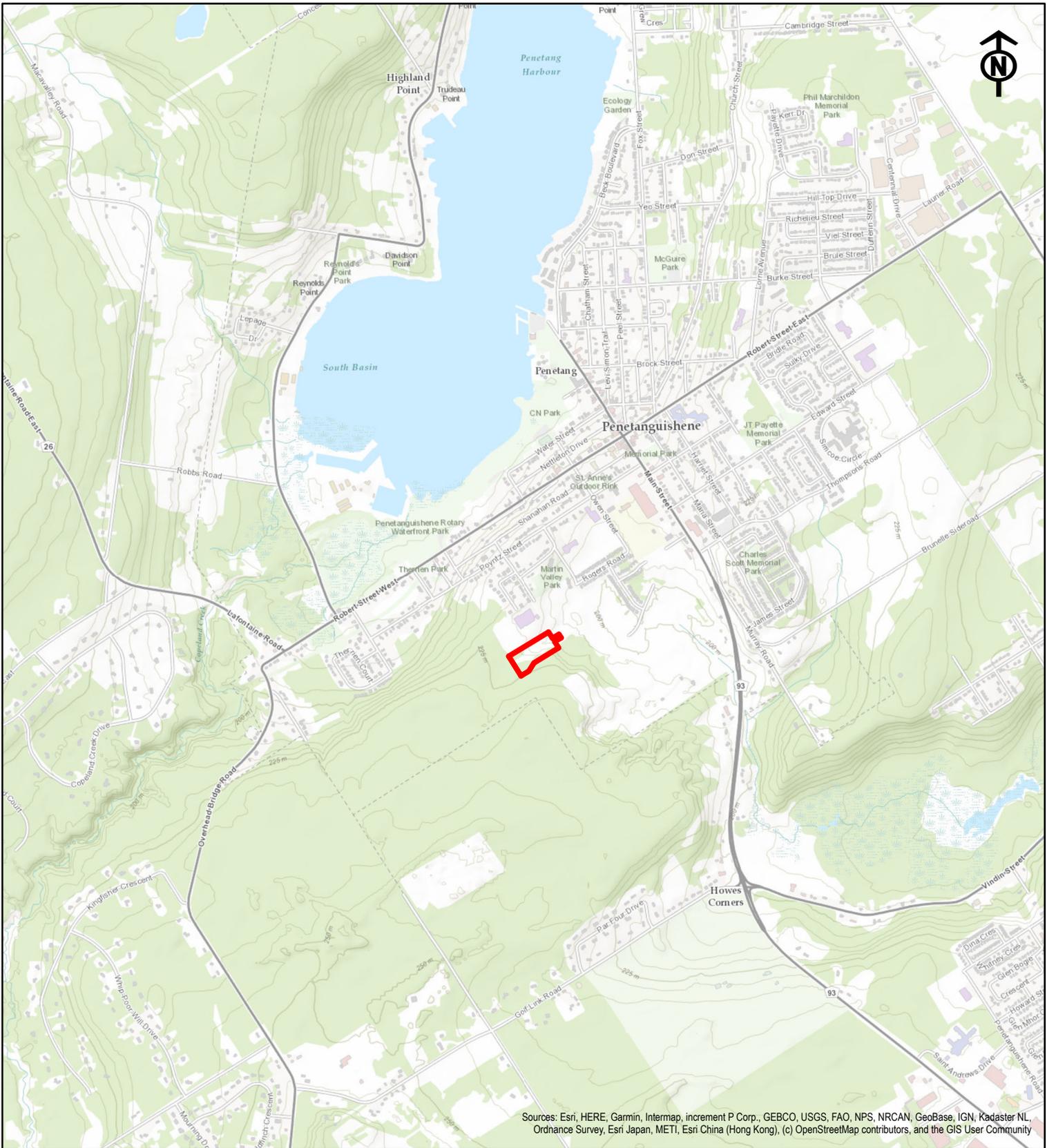
Tyler Searls, BCD
Planner



Jamie Robinson, BES, MCIP, RPP
Partner

Figures

Figure 1



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**FIGURE 1
GENERAL LOCATION**

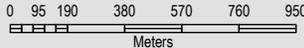
Bellisle Subdivision
Part of East Half of Lot 114, Con 1
West of Penetanguishene
Town of Penetanguishene
County of Simcoe

LEGEND

 The Subject Lands

DATE Feb. 6, 2020

SOURCES ESRI Topographic



17143A - Bellisle



Figure 2



FIGURE 2
AERIAL

Bellisle Subdivision
Part of East Half of Lot 114, Con 1
West of Penetanguishene
Town of Penetanguishene
County of Simcoe

LEGEND

 The Subject Lands

DATE Feb. 6, 2020

SOURCES County of Simcoe

0 20 40 80 120 160 200
Meters

17143A - Bellisle

Figure 3

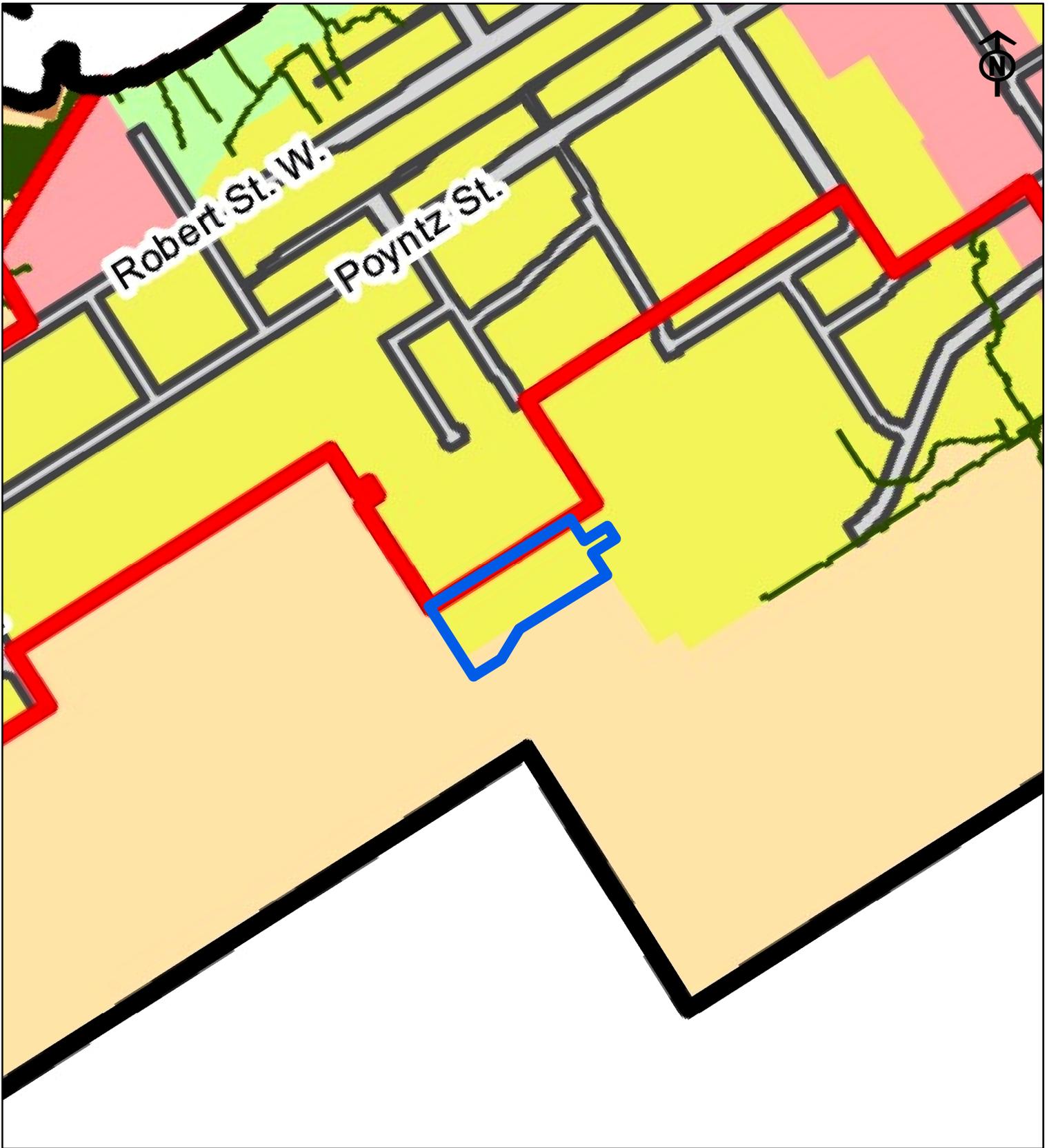


FIGURE 3
LAND USE
 TOWN OF PENETANGUISHENE
 OFFICIAL PLAN - SCHEDULE A

Bellisle Subdivision
 Part of East Half of Lot 114, Con 1
 West of Penetanguishene
 Town of Penetanguishene
 County of Simcoe

- LEGEND**
-  The Subject Lands
 -  Rural Area
 -  Neighbourhood Area
 -  Delineated Built Boundary

DATE	Feb. 13, 2020
SOURCES	Township of Penetanguishene
	17143A - Bellisle



Figure 4

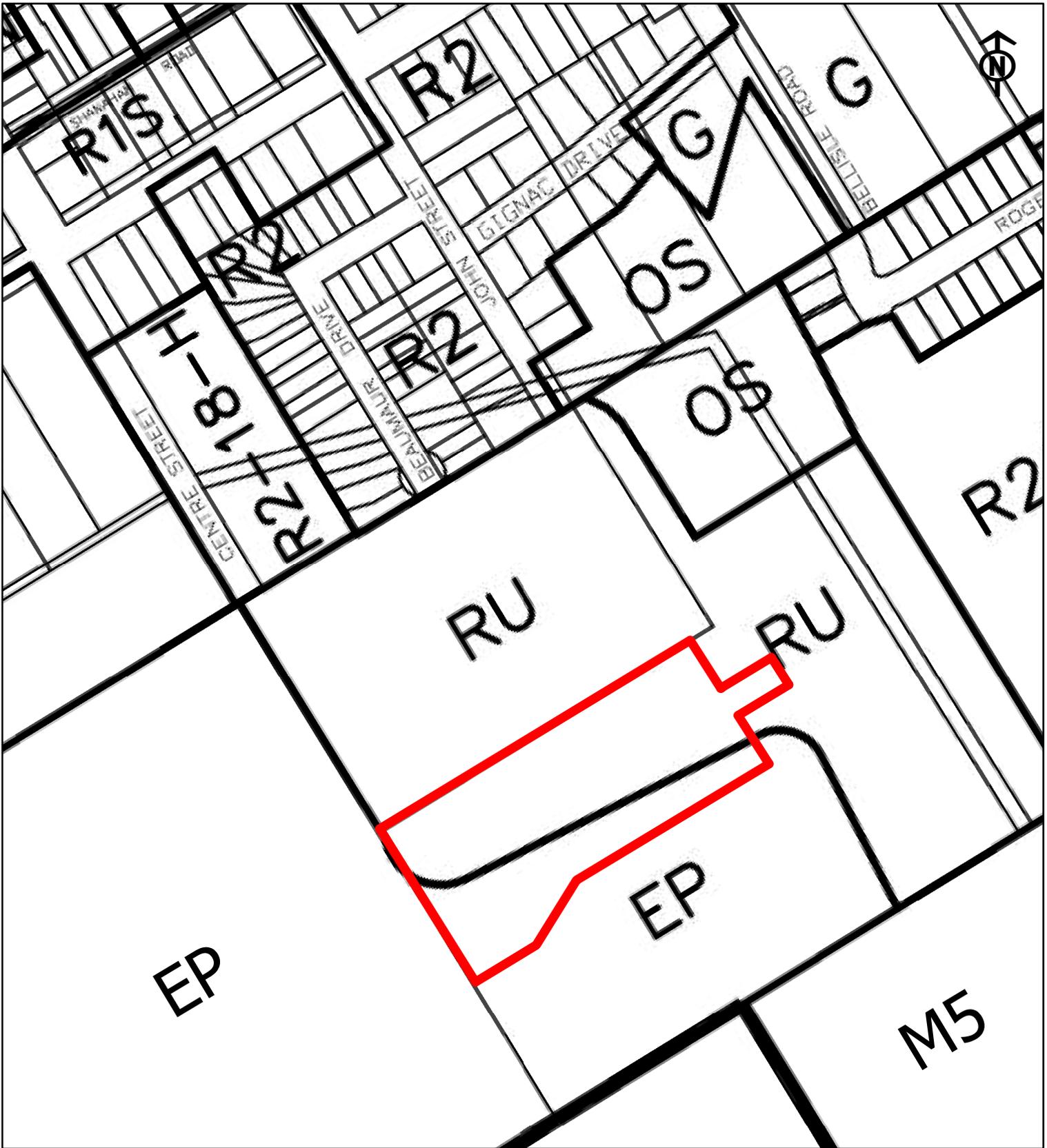


FIGURE 4
ZONING
 TOWN OF PENETANGUISHENE
 ZONING BY-LAW - SCHEDULE A

Bellisle Subdivision
 Part of East Half of Lot 114, Con 1
 West of Penetanguishene
 Town of Penetanguishene
 County of Simcoe

- LEGEND**
-  The Subject Lands
 - RU Rural
 - EP Environmental Protection
 - R2 Residential Second Density
 - OS Open Space
 - G Institutional
 - M5 Extractive Industrial

DATE	Feb. 6, 2020
SOURCES	Township of Penetanguishene
	17143A - Bellisle
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE	

Figure 5



FIGURE 5
COUNTY LAND USE
 COUNTY OF SIMCOE
 OFFICIAL PLAN - SCHEDULE 5.1

Bellisle Subdivision
 Part of East Half of Lot 114, Con 1
 West of Penetanguishene
 Town of Penetanguishene
 County of Simcoe

LEGEND

-  The Subject Lands
-  Settlements
-  Greenlands
-  Built Boundaries

DATE Feb. 6, 2020

SOURCES County of Simcoe

17143A - Bellisle

Figure 6

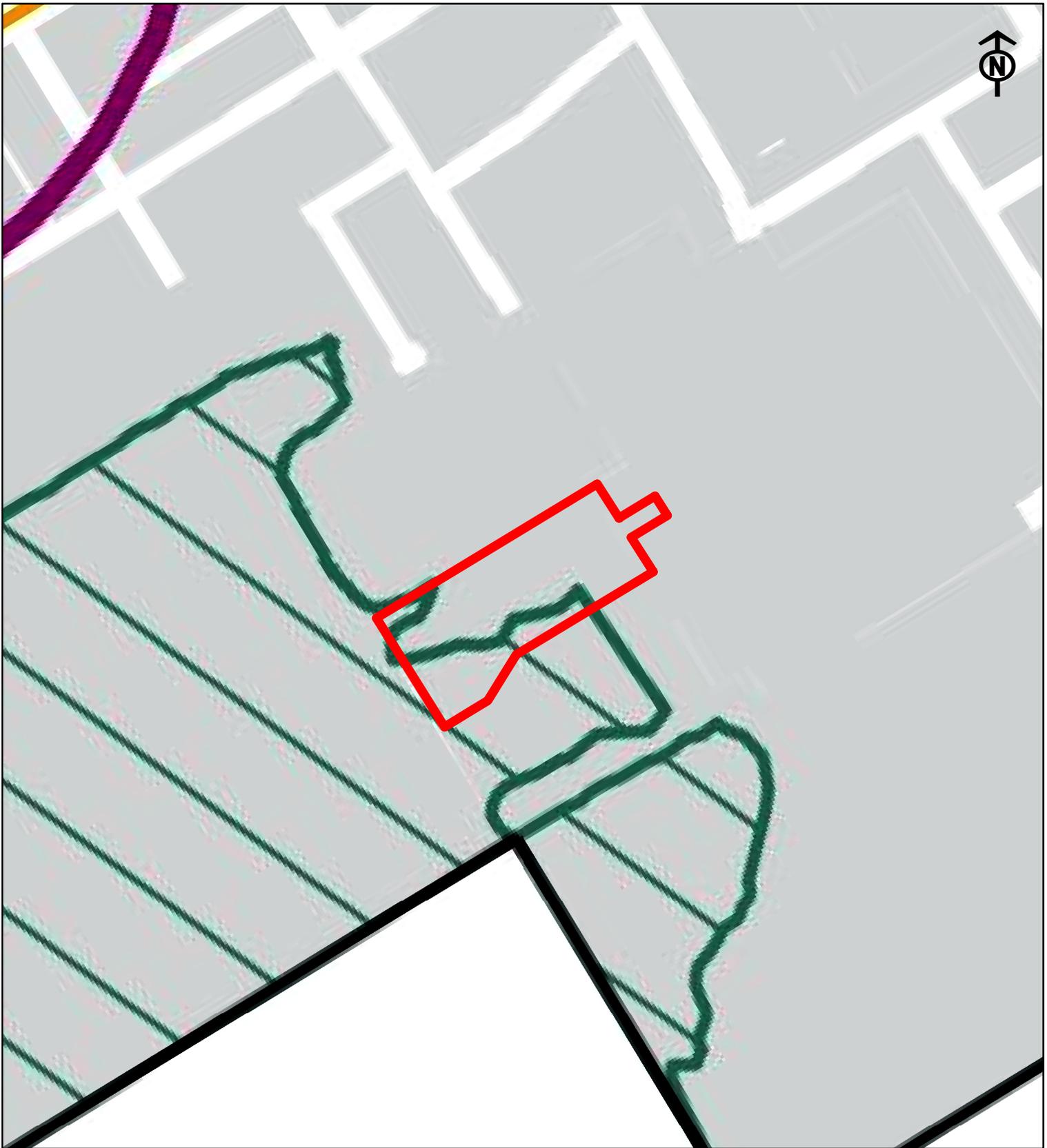


FIGURE 6
POLICY OVERLAYS
 TOWN OF PENETANGUISHENE
 OFFICIAL PLAN - SCHEDULE B1

Bellisle Subdivision
 Part of East Half of Lot 114, Con 1
 West of Penetanguishene
 Town of Penetanguishene
 County of Simcoe

- LEGEND**
-  The Subject Lands
 -  Environmental Protection

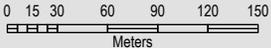
DATE	Feb. 6, 2020
SOURCES	Township of Penetanguishene
 0 15 30 60 90 120 150 Meters	
17143A - Bellisle	

Figure 7

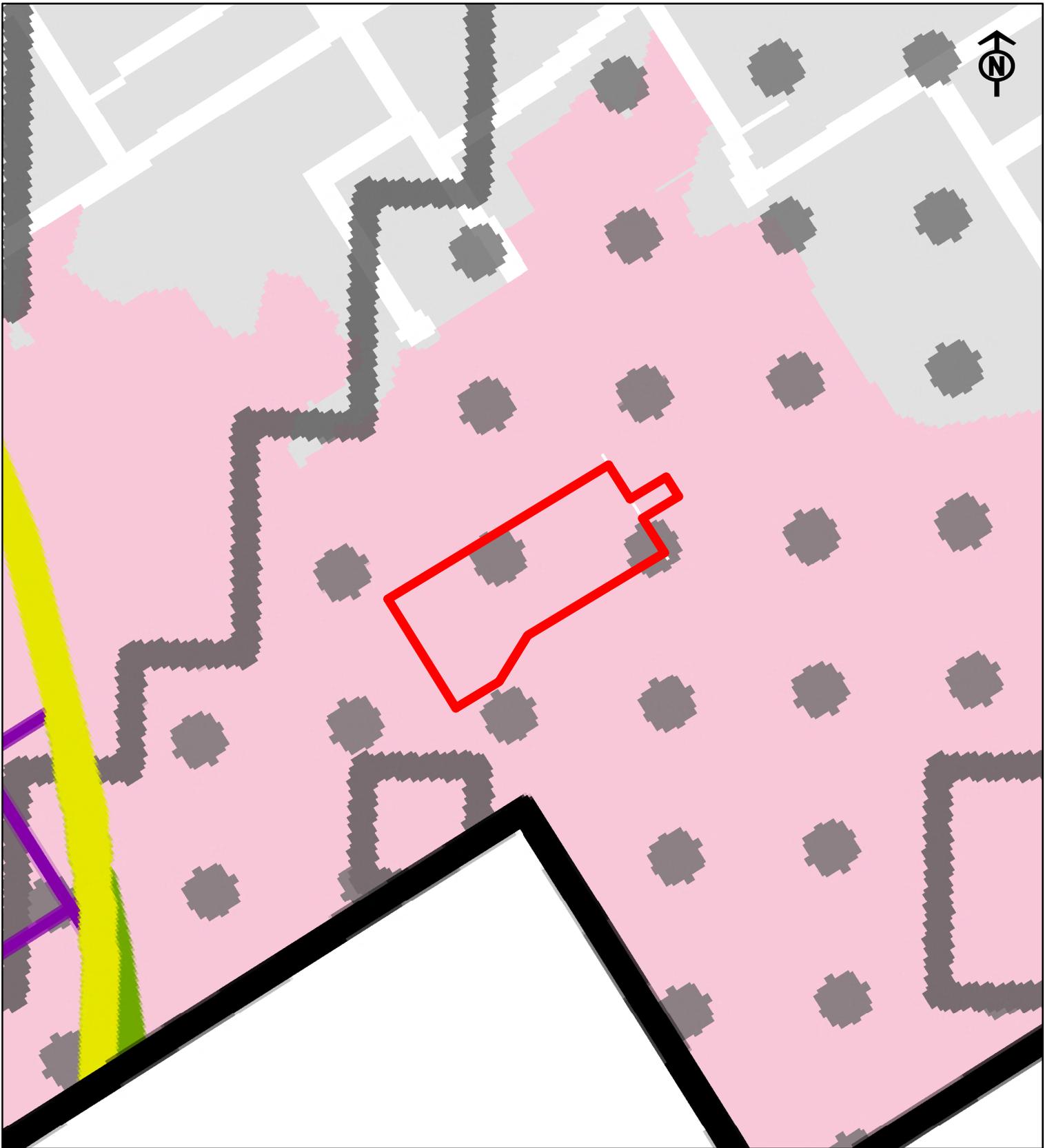
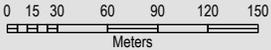


FIGURE 7
SOURCE PROTECTION
 TOWN OF PENETANGUISHENE
 OFFICIAL PLAN - SCHEDULE B2

Bellisle Subdivision
 Part of East Half of Lot 114, Con 1
 West of Penetanguishene
 Town of Penetanguishene
 County of Simcoe

- LEGEND**
-  The Subject Lands
 -  Significant Groundwater Recharge Area
 -  Highly Vulnerable Aquifer

DATE	Feb. 6, 2020
SOURCES	Township of Penetanguishene
 <p>0 15 30 60 90 120 150 Meters</p>	
17143A - Bellisle	

Appendices

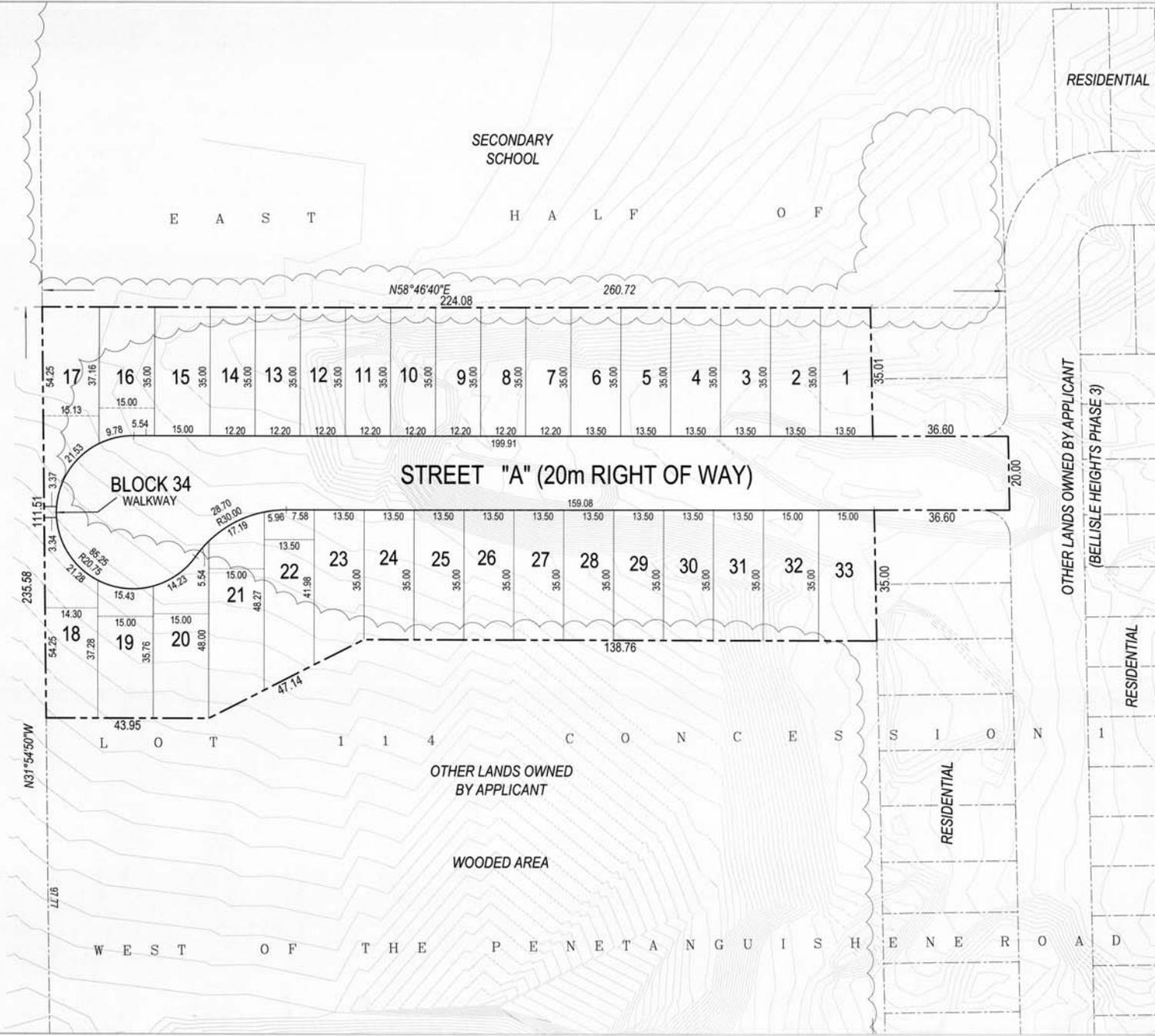
Appendix **A**

WOODED AREA

WOODED AREA

WEST HALF OF LOT 114 CONCESSION 1 WEST OF THE PENETANGUISHENE ROAD

LINE BETWEEN THE EAST AND WEST HALVES OF LOT 114 AS DEFINED BY AND OLD POST AND WIRE FENCE



LEGAL DESCRIPTION
PART OF THE EAST HALF OF LOT 114, CONCESSION 1 (WEST OF PENETANGUISHENE ROAD) (GEOGRAPHIC TOWNSHIP OF TINY TOWN OF PENETANGUISHENE COUNTY OF SIMCOE)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMISEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: January 23, 2020 *[Signature]*
BELLISLE (PENETANG) DEVELOPMENTS LTD

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE: January 23, 2020 *[Signature]*
PIER DE ROSA - O.L.S.
J.C. BARNES LIMITED

KEY PLAN
[Key plan diagram showing location relative to Pointz St, Bellisle St, Rogers Rd, and St James Rd. Includes 'SUBJECT SITE' and 'PREVIOUS PHASES BELLSISLE HEIGHTS'.

LAND USE SUMMARY

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 12.0m LOTS	7, 14	8	0.94ha
SINGLE DETACHED - 13.5m LOTS	1, 16, 18, 22, 31	17	0.94ha
SINGLE DETACHED - 15.0m LOTS	13, 17, 19, 21, 32, 33	8	0.90ha
WALKWAY	34		10.07ha
RIGHT OF WAY	A		0.89ha
TOTALS		33	2.69ha

REVISION No. **DATE** **ISSUED / REVISION** **BY**

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 4(1)7 OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

A. AS SHOWN	F. AS SHOWN	N. ALL SERVICES AS REQUIRED (WATER, SANITARY, STORMWATER, HYDRO)
B. AS SHOWN	G. AS SHOWN	L. AS SHOWN
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY	
D. 33 SINGLE RESIDENTIAL LOTS	I. SANDY SILT LOAM	
E. AS SHOWN	J. AS SHOWN	

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE MHC PLAN
113 COLLIER STREET
BARRIE, ON, L4M 1H2
P: 705.738.0445 F: 705.738.0210
WWW.MHCPLAN.COM

STAMP **DATE** JAN. 16, 2020
FILE No. 17143A
SCALE 1:500 (ARCH'D)
DRAWN BY M.M.
CHECKED BY T.S.
OTHER

PROJECT
BELLISLE HEIGHTS
BELLISLE (PENETANG) DEVELOPMENTS LTD
1412 THORNTON RD N, UNIT 1A
OSHAWA, ON L1H 7K4

FILE NAME DRAFT PLAN OF SUBDIVISION **DWG No.** 1 of 1

SCALE BAR
0 12.5 25 37.5 50m
MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Penetang\plans\17143A - De France Subdivision - 17143A\Drawings\DWG_Plan\CAD\17143A - Draft.dwg 2020-01-16.dwg

Appendix **B**

THE TOWN OF PENETANGUISHENE ZONING BY-LAW NUMBER 2000-02

“A By-law of the Town of Penetanguishene to amend Zoning By-Law No. 2000-02 by rezoning those lands described as Part of Block 151, Registered Plan 51M-1109, in the Town of Penetanguishene, Simcoe County, from the Rural (RU) and Environmental Protection (EP) Zones to three variants of the Residential Second Density with Exceptions (R2-X), (R2-XX), and (R2-XXX) Zones.”

WHEREAS the Council of the Corporation of the Town of Penetanguishene may pass by-laws pursuant to Section 34 of the *Planning Act, R.S.O 1990*, as amended;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene has determined a need to rezone a parcel of land described as Part of Block 151, Registered Plan 51M-1109;

AND WHEREAS the Council of the Corporation of the Town of Penetanguishene deems the said application to be in conformity with the Official Plan of the Town of Penetanguishene, as amended, and deems it advisable to amend By-law 2000-02.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PENETANGUISHENE HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Block 151, Registered Plan 51M-1109, in the Town of Penetanguishene, Simcoe County, from the Rural (RU) and Environmental Protection (EP) Zones to Residential Second Density with Exceptions (R2-X), (R2-XX), and (R2-XXX) Zones, as shown in Schedule “A1” attached hereto, and Schedule “A1” attached hereto forms part of By-Law 2000- 02 as amended;
2. **THAT** the following be added to Section 5.2.7,
 - 5.2.7.XX Notwithstanding the provisions of Section 5.2.4 and only as it relates to those lands zoned R2-X, R2-XX and R2-XXX, the following exceptions shall apply:
 - i) Within the R2-X zone, a minimum lot area of 380.0 square metres and a minimum lot frontage of 12.0 metres shall be permitted;
 - ii) Within the R2-XX zone, a minimum lot area of 400.0 square metres and a minimum lot frontage of 13.5 metres shall be permitted;
 - iii) Within the R2-XXX zone, a minimum lot area of 450 square metres and a minimum lot frontage of 15.0 metres shall be permitted;
 - iv) Within the R2-X, R2-XX and R2-XXX zones, the following additional provisions shall apply:
 - a. A maximum lot coverage of 45.0% shall be permitted;
 - b. A maximum accessory dwelling unit floor area of 49% of the entire dwelling gross floor area is permitted where

the accessory dwelling unit is wholly contained within the basement of the dwelling;

- c. A minimum accessory dwelling unit floor area of 32.5 m² shall be required;
- d. No accessory dwelling unit shall require the provision of formal amenity space;

3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the *Planning Act, R.S.O. 1990*, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND**, and **THIRD** time and finally **PASSED** this _____ day of

_____ 2019.

The Corporation of the Town of Penetanguishene

Mayor

Clerk

Schedule 'A1'



Part of the East Half of Lot 114, Concession 1
West of Penetanguishene Road
Town of Penetanguishene
County of Simcoe



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Lands rezoned to R2-X



Lands rezoned to R2-XX



Lands rezoned to R2-XXX

This is Schedule 'A1' to Zoning By-law _____
Passed this ___ day of _____, 2019

Mayor

Clerk