



STAFF REPORT #P2017-07
Standing Committee 3/20/2017
Council 3/27/2017
Amendments: No

Submitted to: Development & Operations Services Standing Committee | Council
Submitted by: Nancy Farrer, Director of Planning Services
Subject: Charleston Homes Plan of Subdivision
Draft Approval

PURPOSE

The purpose of this report is to provide Council with an analysis regarding a proposed plan of subdivision for the land known as 7972 & 8004 Poplar Sideroad.

RECOMMENDATION

THAT Council grant draft approval to the “Charleston Homes” plan of subdivision subject to the Draft Plan drawing and Conditions of Draft Approval attached.

AMENDMENTS

None

1. BACKGROUND

The purpose of the proposed plan of subdivision is to subdivide the subject properties into a variety of lots and blocks to permit a residential development including a stormwater block, road widenings, new public streets, recreation blocks and environmental protection areas. The proposed plan of subdivision is comprised of a total of 406 dwelling units of the following residential types;

- 233 single detached dwellings units,
- 86 semi-detached dwelling units, and
- 87 street townhouse dwelling units.

In support of the plan of subdivision application the following technical documentation has been submitted;

- Functional Servicing Report, C.C. Tatham & Associates Ltd., 2015;
- Preliminary Stormwater Management Report, C.C. Tatham & Associates Ltd., 2015;
- Traffic Impact Study, C.C. Tatham & Associates Ltd., 2015;
- Water Quality Test for Ground Water, C.C. Tatham & Associates Ltd., 2015;
- Environmental Impact Study, Azimuth Environmental Consulting Inc., 2015;
- Butternut Health Assessment, Azimuth Environmental Consulting Inc., 2015;
- Phase 1 Environmental Site Assessment, SPL Consultants Ltd., 2015;
- Geotechnical Investigation and Slope Stability Analysis, SPL Consultants Ltd., 2015;
- Stage 1 and 2 Archaeological Assessments, ARA, 2015;
- Noise Impact Study, R. Bouwmeester & Associates, 2015;
- Noise Impact Study Update, R. Bouwmeester & Associates, 2017; and
- Planning Justification Report, MHBC Ltd., 2015.

The proposed plan of subdivision drawing is attached to this staff report (see Appendix "A"). Review of the plan of subdivision has proceeded in conjunction with an application for zoning by-law amendment. This zoning by-law amendment application was submitted to rezone the subject properties in support of the subdivision. An analysis of the proposed rezoning in more detail is contained in a separate staff report.

Property Description

The proposed plan of subdivision pertains to parcels of land legally described as Part of Lot 40, Concession 10, Geographic Township of Nottawasaga, Town of Collingwood, County of Simcoe and municipally addressed as 7972 & 8004 Poplar Sideroad. The subject property is approximately 31.4 ha (77.6 ac) in area and is located west of High Street and north of Poplar Sideroad.

Surrounding land uses include vacant residential and environmental protection designated lands to the north, under-developed residential lands and Poplar Sideroad to the south, under-developed residential lands and environmental protected/rural designated lands to the west; and the Mountaincroft residential subdivision and High Street to the east.

2. INPUT FROM OTHER SOURCES

The proposed plan of subdivision has been circulated to internal departments and external agencies for review. The project was discussed by the Town's Development Review Committee on February 25th, 2016 and again June 30th, 2016. Any subsequent revised submissions have also been circulated as needed.

Town Council held a public meeting regarding the proposed plan of subdivision (and the associated zoning by-law amendment) on July 11th, 2016. Written submissions received for the public meeting included from the following:

- Adriana Fanti on behalf of Arnaldo & Concetta Fanti.

Oral submissions made at the public meeting included from the following:

- George Christie – 458 Ste. Marie Street, Collingwood;
- Jamie Forsythe – 453 Oak Street, Collingwood, on behalf of the Blue Mountain/Collingwood Snowdrifters Snowmobile Club
- Lorenzo Bonofiglio – 46 Ashbridge Circle, Woodbridge, Ontario;

- Claire Del Monte – 14 Sorlyn Avenue, Toronto, Ontario, on the behalf of her mother Giovina Del Monte and her aunt and uncle.
- Dirkje Scholten - 121 Chamberlain Crescent, Collingwood, Ontario;
- Giuseppe (Joe) Staniscia – 13825 Innislake Road, Caledon, Ontario;
- Franca Parisi – 109 Calera Crescent, Woodbridge, Ontario.

Subsequent to the public meeting Janet and Bill Dagneau, 8070 Poplar Sideroad, Collingwood, forwarded a letter of concern to the Town (dated July 20th, 2016).

Planning staff responded to Adriana Fanti (by email) on July 12th, 2016. A summary of the verbal comments made at the public meeting (with Town staff responses) is attached to this staff report (see Appendix “B”). A response to the concerns in the July 20th letter submitted by Janet and Bill Dagneau is included as part of Appendix “B”.

This report was forwarded to Department Heads on February 28th, 2017 for review and it was recommended to proceed to Development and Operations Services Standing Committee for consideration.

3. APPLICABLE POLICY OR LEGISLATION

Matters of Provincial Interest

Section 2 of the *Planning Act*, R.S.O. 1990, c .P. 13, as amended, provides that Council in carrying out their responsibilities under the *Planning Act* shall have regard to matters of provincial interest. Planning staff is satisfied that this plan of subdivision, if draft approved, shall not offend any matters of provincial interest.

Provincial Policy Statement (PPS)

Section 3(5) of the *Planning Act*, R.S.O. 1990, c .P. 13, as amended, provides that the Council of a municipality, in exercising any authority that affects a planning matter, shall ensure that those powers are exercised in a manner that is consistent with the policy statements issued by the Province.

Section 2.1.8 states in part that development and site alteration shall not be permitted adjacent to a natural heritage feature unless the ecological function of the natural heritage feature has been evaluated and it has been demonstrated that there will be no negative impacts to the natural feature or its ecological function resulting from the proposed development and site alteration.

The western portions of the subject properties have natural heritage features that are worthy of protection. In support of this plan of subdivision an Environmental Impact Study (EIS) was prepared by Azimuth Environmental Consulting Inc. This study concluded that the development of the plan of subdivision could occur without any negative impact on abutting natural heritage features if certain recommendations and mitigation methods (as outlined in the EIS) are followed. This will be implemented through appropriate zoning, the Subdivision Agreement, the approval of final detailed design drawings and the issuance of Conservation Authority permits.

Planning staff is satisfied that this plan of subdivision, if draft approved, will be consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

Section 3(5) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides that the Council of a municipality, in exercising any authority that affects a planning matter shall conform to the provincial plans that are in effect, or shall not conflict with them, as the case may be.

The Growth Plan manages and plans for growth that supports a strong economy and that builds complete communities while encouraging intensification. The main focus of the Growth Plan is the development of complete communities with a compact urban form to help reduce urban sprawl and achieve more efficient, livable and cost-effective development. Compact urban form is development that supports higher densities, more mixed uses, better connectivity and a greater emphasis on urban design.

The intent of the Growth Plan is for a significant portion of projected growth for the County of Simcoe to be directed towards Primary Settlement Areas. Collingwood is one of these Primary Settlement Areas. As the Town (in its entirety) is a Primary Settlement Area a hierarchy of urban structure has been established within Collingwood to define where and how development is to proceed. This development hierarchy is outlined on Schedule "F" titled Urban Structure of the Town's Official Plan.

Schedule "F" of the Town's Official Plan identifies the subject properties as Green Fields (Lands for Urban Uses). Lands located in the Green Fields (Lands for Urban Uses) of Collingwood are to be planned to achieve a minimum density target 50 persons/jobs per hectare. This density target is to be measured accumulatively over all the Green Fields areas within Collingwood. While no one particular Green Fields proposal is required to meet the 50 persons/jobs per hectare density target; all applicants are being strongly encouraged to do so.

The probable Green Fields density calculation for this proposal is estimated as approximately 43 persons/jobs per hectare. This calculation assumes that; 1) at least ten percent (10%) of the dwelling units will have accessory apartments, and 2) at least another ten percent (10%) of the dwelling units will have a home occupation (jobs).

Persons

- 1) 406 units x 10% with accessory apartments = 41 accessory apartments
406 units + 41 accessory apartments = 447 units
447 units x 2.28 persons/dwelling unit = 1,019 persons

Jobs

- 2) 406 units x 10% with home occupations = 41 jobs

Density Calculation

1,019 persons + 41 jobs = 1060 persons/jobs ÷ 25.01 ha = **42.4** persons/jobs per hectare.

The Growth Plan has other policies to be considered for development in a designated Green Fields area. The development of Green Fields areas are to be planned, designated, zoned and designed so that it;

- Contributes to creating complete communities,

- Creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services,
- Provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods, and
- Creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

The plan of subdivision contributes to the Town's goal of being a complete community. The design proposes a range of housing (single, semi and townhouse dwellings) including the opportunity for affordable housing (accessory apartments) and jobs (home occupations). Community infrastructure that supports the quality of life includes recreation (two (2) parks) and other open space. There is convenient access to local schools and public transportation (at High Street & Campbell Street) and options for walking and cycling (sidewalks, trails and walkway connections).

Planning staff is satisfied that this plan of subdivision, if draft approved, will be in general conformity with the policies of the Growth Plan for the Greater Golden Horseshoe.

County of Simcoe Official Plan

Schedule 5.1 entitled Land Use Designations of the County of Simcoe Official Plan, as amended, identifies the Town of Collingwood as a Settlement Area. The County of Simcoe Planning Division provided comments with respect to the proposed plan of subdivision in relation to the Growth Plan.

The County has advised that proposal is within a designated Green Field area of the Town and is classified as Lands for Urban Uses in accordance with the Growth Plan for the Greater Golden Horseshoe. The County Official Plan (per Section 3.5.23) identifies a density target of 50 residents/jobs per hectare for development within Collingwood's Green Field areas.

The County acknowledged that this density target is to be determined across all designated Green Field areas within the Collingwood. The County advises that it is the Town's responsibility to decide on the appropriateness of the proposed density of this development taking into consideration the Town's overall density target for its entire Green Field areas.

The County also submitted technical comments related to the design of the plan of subdivision as summarized below;

- The County of Simcoe Entrance By-law No. 5544 regulates the construction of a public entrance accessing onto a County road. An entrance permit will be required for the construction of the entrance (proposed Street "H").

The applicant has been made aware of the requirement for an entrance permit from the County.

- The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and structures on lands adjacent to County Roads. The County requests a zoning provision applicable to this development that no permanent structures shall be located within 10.0 m of Poplar Sideroad (County Road No. 32) unless an exception to this requirement has been approved in writing by the County.

General Provision 4.26.1 titled Lots abutting County Roads or Provincial Highways of the Collingwood Zoning By-law states that setbacks required by the County of Simcoe shall also apply to a lot that abuts a street under the jurisdiction of the County.

- The County requires sight triangles (15.0 m X 15.0 m) at the intersection of the new municipal road (Street “H”) with Poplar Sideroad. Furthermore, an 8.0 m road widening and a 0.3 m road reserve are both required along the length of Poplar Sideroad (County Road No. 32).

The plan of subdivision has been revised to include the requested sight triangles and road reserves.

The County also reviewed the proposed plan of subdivision in relation to its waste collection design standards. They advise that the plan of subdivision appears to meet the County’s waste collection standards. On March 6th, 2017 the County provided the Town with its requested conditions of draft approval and notes to the draft approval. These have all been incorporated into the conditions of draft approval attached (see Appendix “C”).

Based on the above Planning staff is satisfied that this plan of subdivision, if draft approved, will conform to the general intent and purpose of the County of Simcoe Official Plan.

4. ANALYSIS

Collingwood Official Plan

Schedule “A” titled Land Use Plan of the Official Plan identifies that the subject lands are currently located within the following land-use designations; 1) Residential, 2) Environmental Protection; and 3) Rural.

Residential

Approximately 25.01 ha (61.8 ac) of the plan of subdivision is within the Residential designation.

The Residential designation provides housing opportunities and associated uses within a broad range of densities in order to meet the Town’s long-range housing needs and the complete community and compact urban form policies of the Growth Plan.

Lands designated Residential shall be used predominantly for a variety of residential uses, including low, medium and high density housing, and shall also include public and private nursing homes, senior citizen/retirement homes, group homes and crisis-care facilities. Complementary uses which contribute to residential areas as complete neighbourhoods are also permitted. These complementary uses include home occupations, local convenience commercial uses and community services such as schools, places of worship, parks and playgrounds.

This plan of subdivision is located on lands that are divided into two (2) different residential density designations; 1) Low Density, and 2) Medium Density.

1) Low Density (19.94 ha)

The permitted residential uses in the Low Density designation shall be single-detached dwellings, semi-detached dwellings, duplex dwellings and boarding homes. The minimum

density is 15 dwelling units per gross hectare and a maximum density is 20 dwelling units per gross hectare. The applicant is proposing to develop single-detached and semi-detached dwellings in the low density designation part of the plan of subdivision. These uses are permitted in the low density designation.

In this plan of subdivision the range of dwelling units required for that part in the low density designation is a minimum of 299 units to a maximum of 399 units. The applicant is proposing 297 units in the low density designation part which is in conformity with the allowable density range (14.9 units per hectare). This 297 unit figure does not take into account the potential for accessory apartments that may be built after construction of the main unit.

2) *Medium Density (5.07 ha)*

The permitted residential uses shall be limited to single-detached dwellings, semi-detached dwellings, duplex dwellings, fourplexes, triplexes, townhouses, apartments, student dormitories and boarding homes. The medium density designation shall have a minimum density of 20 dwelling units per gross hectare and a maximum density not exceeding 55 dwelling units per gross hectare. The applicant is proposing to develop semi-detached and townhouse dwellings in the medium density designation part of the plan of subdivision. These uses are permitted in the medium density designation.

In this plan of subdivision the range of dwelling units required for that part in the medium density designation is a minimum of 101 units to a maximum of 279 units. The applicant is proposing 109 units in the medium density designation part which is in conformity with the allowable density range. This 109 unit figure does not take into account the potential for accessory apartments that may be built after construction of the main unit.

Environmental Protection

Approximately 6.08 ha (15.0 ac) of the plan of subdivision is within the Environmental Protection designation.

The Environmental Protection designation is for lands that are unsuited for development due to inherent natural hazards such as susceptibility to flooding, erosion, poor drainage, organic soils or steep slopes. This designation also is applied to the Town's most significant natural heritage features that warrant protection due to their environmental importance.

The uses permitted in the Environmental Protection designation include conservation uses, fish and wildlife management, public or private roads, public or private utilities, public parks, pedestrian trails and other similar passive recreational uses. Only buildings and structures for the purpose of flood control or accessory to a public recreation use shall be permitted. In the most sensitive environmental areas (Category 1 natural heritage resources) the uses permitted are further limited and no development or site alteration is allowed except for public works/uses required for flood or erosion control, passive public recreation (trails), public/private roads or utilities.

The Environmental Protection designated land within this plan of subdivision will not be developed. It forms part of a block of land (Block 308) to be conveyed to the Town as open space.

The Town's Official Plan (and the PPS) have policy that requires applicants to demonstrate that proposed development will not have any negative impacts to adjacent sensitive natural heritage

features. An Environmental Impact Study (EIS) was prepared by Azimuth Environmental Consulting Inc. The study identified a total of five (5) natural heritage features within the Environmental Protection designated area of the plan of subdivision with the potential to be considered significant;

- 1) A significant woodland,
- 2) A fish habitat,
- 3) A habitat for endangered or threatened species,
- 4) A significant wildlife habitat, and
- 5) A habitat for species of special concern.

This study concluded that the development of the plan of subdivision could occur without any negative impact on abutting natural heritage features if certain recommendations and mitigation methods (as outlined in the EIS) are followed. This will be implemented through appropriate zoning, the Subdivision Agreement, the approval of final detailed design drawings and the issuance of a Conservation Authority permit.

Rural

Approximately 0.35 ha (0.86 ac) of the plan of subdivision is within the Rural designation. The Rural designation is a holding classification accommodating existing agricultural uses and lands which are not immediately required for new growth, are not easily serviceable or are intended to be the subject of more comprehensive planning analysis. The predominant uses on lands so designated shall be agriculture, recreation and conservation.

The uses permitted in the Rural designation include existing non-intensive agriculture and conservation uses, single-detached dwellings, utility corridors, lines, towers and associated facilities, bed and breakfast accommodation, public uses including publically owned or controlled botanical, nature study and wildlife areas or other outdoor recreation.

The Rural designated land within this plan of subdivision will not be developed. It forms part of a block of land (Block 308) to be conveyed to the Town as open space. This area may also be subject to the planting of additional Butternut trees. This planting (if required) would be as compensation for the possible disturbance of existing Butternut trees located in proximity to proposed residential lots. Confirmation of this planting requirement will be determined at the detailed design stage.

Service Area 2

It is the intent of the Town's Official Plan that no major forms of new development be permitted unless adequate municipal water, sanitary sewer and storm sewer facilities are available. New development will generally be contiguous to existing built-up areas to avoid leaping over undeveloped lands.

Schedule "E" titled Municipal Service Areas of the Town's Official Plan outlines the intended orderly and efficient extension of municipal services by separating the Town into four (4) service areas. The expansion of the existing municipal services should only be considered when the following conditions are met;

- Strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and

- Plans for expansion are to serve growth in a manner that supports achievement of the intensification target and density targets.

This proposed plan of subdivision is located within Service Area 2. Service Area 2 consists of predominantly vacant lands adjacent to Service Area 1 and represents the area beyond the built boundary to which municipal services can most easily and efficiently be extended to facilitate new development. Service Area 2 lands are designated for urban uses and many also have draft approved plans of subdivision.

New development may proceed in Service Area 2 on the basis of engineering studies confirming the feasibility, location and magnitude of required servicing extensions and when Council is satisfied that it can generate sufficient revenue to recover the full cost of the required water supply, sanitary sewage disposal and stormwater management drainage facilities.

In support of this plan of subdivision the applicant has submitted various engineering documents including a concept servicing plan, a functional servicing report, a preliminary stormwater management report and a geotechnical investigation. This material has been reviewed by the Town's Public Works and Engineering Services. Engineering staff is satisfied that there is sufficient information provided regarding the feasibility, location and magnitude of required servicing extensions such that this development may advance to the draft approval stage.

Urban Design Manual

In July 2010 Council approved the Town's Urban Design Manual (UDM). The intent of the UDM is to ensure that any application for subdivision is designed to meet or exceed a minimum standard of urban development form.

For a plan of subdivision the characteristics and the context of the overall property, the size and spacing of the development blocks, the street patterns, the location of parks and the layout of individual lots are reviewed. Planning staff is of the opinion that the proposed design of the development satisfies the principles of the Town's UDM. Conformity to the Town's UDM including architectural control guidelines for the future dwellings will be implemented as part of the future Subdivision Agreement.

Based on the above Planning staff is satisfied that this plan of subdivision, if draft approved, will conform to the general intent and purpose of the Town's Official Plan.

Collingwood Zoning By-law

The subject properties proposed for developed under this plan of subdivision are presently in the following five (5) zone classifications;

- Holding Six – Residential Second Density (H6) R2,
- Holding Six – Residential Third Density (H6) R3,
- Deferred Residential (DR),
- Environmental Protection (EP), and
- Rural (RU).

The R2 zone is on that part of the subject properties designated as Low Density Residential while the R3 zone on the part designated Medium Density Residential. The R2 zoned area is planned to be developed for single-detached and semi-detached dwellings. This form of residential development is appropriate in the R2 zone. The R3 zoned area is planned to be

developed for semi-detached and townhouse dwellings. This form of residential development is appropriate in the R3 zone. The applicant is seeking exceptions to the R2 and R3 zone for this development.

The Holding Six (H6) “h” symbol was placed on the R2 and R3 zones to prevent development until such time as Council had been satisfied that the following two (2) matters have been addressed;

- 1) The acceptance of a draft approved plan of subdivision, and
- 2) Confirmation of adequate and functional municipal services.

The DR zone is on that part of the subject properties designated as Low Density Residential. A deferred zone is used when the final zoning classification for land has yet to be established. This may occur when the Official Plan designation has set the type of development but as no specific development application has been filed, a decision on the final zoning has been deferred. It can also be used in cases where the availability of municipal servicing of the land has yet to be confirmed.

The EP zone is applied to land that is unsuited for development due to inherent natural hazards or to protect the Town's most significant natural heritage features. The RU zone is used accommodate existing agricultural uses and those lands which are not immediately required for new growth. No development will take place on those portions of the plan of subdivision that are currently zoned Environmental Protection (EP) or Rural (RU). These portions of the subdivision will be conveyed to the Town.

A comprehensive review and analysis of the proposed zoning for this plan of subdivision has been provided in a separate staff report.

Conditions of Draft Approval

A set of proposed Conditions of Draft Approval has been prepared for Council's consideration (see Appendix “C”). Each condition would need to be fulfilled (by the applicant) to the satisfaction of the Town prior to the Subdivision Agreement being registered and development proceeding. Conditions of Draft Approval serve to provide guidance on the preparation of detailed design drawings and the implementation of recommendations contained in supporting reports and studies. The conditions are essentially a checklist that ensures that all technical matters are thoroughly addressed and that the development will proceed in compliance with applicable Provincial, County and Town policies and standards.

Under Subsection 51(32) of the *Planning Act* the minimum time frame for the expiry for a Draft Approval is three (3) years. Given the number of dwelling units in this plan of subdivision it will likely be developed in separate phases, and based on market demand, the final build-out may take many years. Staff would recommend that Council set the initial expiry date at five (5) years. If for some reason this turns out not to be enough time the applicant has the ability to seek further time extensions from the Town.

Over the years the Town has created a set of standard draft conditions that address the majority of all technical matters needed to ensure the orderly development of subdivisions. This plan of subdivision will be subject to most of these standard conditions. However, due to site-specific issues particular to this plan of subdivision special conditions are also necessary. A brief summary of these special conditions is provided below.

Condition 22 (Noise Warning Clauses)

The plan of subdivision proposes residential dwellings adjacent to Arterial Roads being Poplar Sideroad (County Road No. 32) and High Street. The applicant was required to demonstrate that there would be no negative noise impact onto these dwellings resulting from traffic, and if there is a noise impact, how the noise will be mitigated.

In support of the plan of subdivision a Noise Impact Study prepared by R. Bouwmeester & Associates was submitted. The study identified that the expected traffic generation could result with outdoor sound levels exceeding the limits established by the Ministry of the Environment and Climate Change (MOECC) transportation noise guidelines. As such the dwellings adjacent to Poplar Sideroad and High Street will; 1) need force air heating systems sized to accommodate central air conditioning at the dwelling owner's option and expense; and 2) have noise warning clauses on title of the lots, stated in the Subdivision Agreement and in any Agreements of Purchase and Sale. No additional acoustical mitigation is deemed to be required (acoustical fence, berming, special wall construction, etc.).

The study was independently peer reviewed by HGC Engineering on the behalf of the Town. HGC Engineering has advised that the study has been prepared in accordance to MOECC requirements and that they concur with its conclusions and recommendations.

Condition 24 (Phase Two Environmental Site Assessment)

The plan of subdivision is located on property that has been site of years of agricultural use. The applicant was required to demonstrate that past agricultural activities on the properties will not negatively impact the development of the lands for residential purposes (sensitive land uses).

In support of the plan of subdivision a Phase 1 Environmental Site Assessment (ESA) prepared by SPL Consultants Ltd. was submitted. This ESA included taking soil samples and a geotechnical investigation drilling program. The soil samples were submitted for analysis to detect possible metals, inorganics and pesticides. The analysis indicates that a pesticide concentration above the MOECC standards is present in the top soil. The pesticide concentration appears isolated to the top soil and has not migrated to the water table. It is probable that some impacted top soil will need to be removed from the properties in order to meet the MOECC standards for residential purposes.

The submitted Phase 1 ESA was independently peer reviewed by GHD on the behalf of the Town. GHD has advised that the submitted Assessment is sufficient to advance the development to the draft approval stage. However as information gaps were identified through the Phase 1 ESA process the applicant will be required to undertake a more comprehensive Phase 2 ESA prior to the registration of the subdivision. The Phase 2 ESA will determine what final remediation on the properties will be required.

Condition 25 (Environmental Impact Study/Butternut Plantings)

The plan of subdivision is located on property that has five (5) natural heritage features with the potential to be considered significant and worthy of protection. Although no development is proposed in this environmentally sensitive area, the applicant is still required to demonstrate that the residential development will not impact the adjacent natural heritage features.

In support of this plan of subdivision an Environmental Impact Study (EIS) and a Butternut Health Assessment was prepared by Azimuth Environmental Consulting Inc. The studies concluded that the development of the plan of subdivision could occur without any negative impact on abutting natural heritage features if the recommendations and mitigation methods are followed. It was also noted that the Ministry of Natural Resources and Forestry (MNRF) may yet require the applicant to plant additional Butternut saplings as compensation for the potential impact onto those existing Butternut trees growing on the site.

The submitted EIS was peer reviewed by the Nottawasaga Valley Conservation Authority (NVCA) on the behalf of the Town. The NVCA has advised that their agency has no objection with the plan of subdivision and rezoning proceeding to approval subject to appropriate conditions of draft approval.

Conclusion

Based upon the above analysis it is the opinion of Planning staff that this development represents good land-use planning as;

- 1) The plan does not offend matters of provincial interest,
- 2) The plan is consistent with the Provincial Policy Statement (PPS),
- 3) The plan conforms to the provincial Growth Plan;
- 4) The plan conforms to the County Official Plan and the Town Official Plan; and
- 5) The plan will meet the objectives of the Town’s Urban Design Manual (UDM).

Planning staff recommends that Council grant draft approval to this plan of subdivision subject to the Draft Plan drawing and the Conditions of Draft Approval attached to this staff report (per Appendices “A” & “C”) for a period of five (5) years.

5. EFFECT ON TOWN FINANCES

Not applicable.

6. APPENDICES & OTHER RESOURCES

Appendix A	Draft Plan of Subdivision
Appendix B	Public Meeting – Comments
Appendix C	Conditions of Draft Approval

SIGNATURES

Prepared by:		Department Head:
Trevor Houghton, MCIP, RPP Senior Planner Town of Collingwood		Nancy Farrer, MCIP, RPP Director of Planning Services Town of Collingwood

Location Map:

