



TO: GENERAL COMMITTEE

SUBJECT: APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – SUMMITPINES ESTATES INC. – 301, 311, 343 & 351 TOWN LINE ROAD (COUNTY ROAD 27) AND 38 HUMBER STREET (WARD 6)

PREPARED BY AND KEY CONTACT: CARLISSA MCLAREN, DEVELOPMENT PLANNER
EXT. #4719

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P.ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343, 351 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) be approved as follows (D09-OPA056).
 - a) Amend Official Plan Schedule "A" – Land Use to redesignate a portion of the subject lands from Open Space and Residential Area to Residential Area and Open Space; and
 - b) Amend Ardagh Secondary Plan Schedule 2 – Land Use to redesignate a portion of the subject lands from Open Space and Low Density Residential to Low Density Residential and Open Space.
2. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343, 351 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) from Open Space (OS), Open Space (OS) (SP-118), Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Third Density Holding (R3)(H-129) and Residential Single Detached Dwelling Fourth Density (R4), to Open Space (OS), Open Space Stormwater Management (OS)(SWM), Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Special (R3)(SP), Residential Single Detached Dwelling Fourth Density Special (R4)(SP) be approved (D14-1597).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) That a minimum setback of 10m shall apply to all buildings and structures abutting County Road 27 (Town Line Road).
4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this report is to recommend approval of Official Plan and Zoning By-law amendment applications for lands known municipally as 301, 311, 343, 351 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) (Appendices "A" – "C"). The effect of the applications would be to permit 5 additional units to the previous 132 units approved, for a total of 137 single detached units, through a Red-line Revision to Draft Plan of Subdivision Approval (File: D12-403). Staff are recommending approval of the subject applications as the lands are considered to be appropriate for this form of low density residential development in accordance with both Provincial and Municipal policy and the original development approvals previously considered for the subject lands.

Location

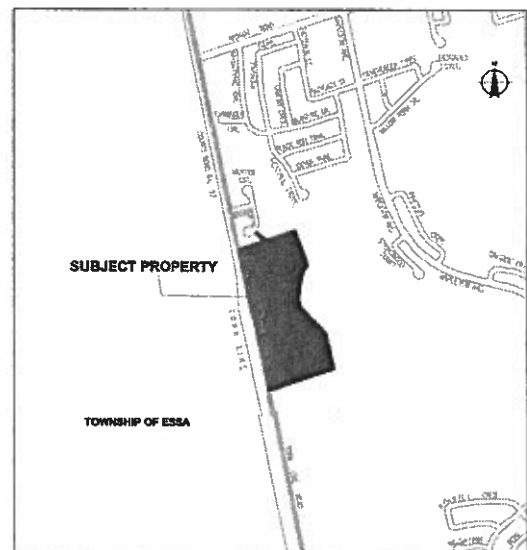
6. The subject property is located on the east side of Town Line Road (County Road 27), south of Humber Street, within the Ardagh Planning Area (Ward 6). The TransCanada Pipeline traverses the centre of the property, running north-south and generally parallel to County Road 27. The site has a total area of approximately 13.2ha (32.74ac), and was previously occupied by the Pineview Golf Course. An existing telecommunication tower is currently located on the south-west corner of the subject lands. Staff have been advised that this tower will be removed upon expiration of the current lease.
7. The existing land uses surrounding the subject property are as follows:

North: Single detached residential housing and Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Residential Single Detached Dwelling Third Density (R3) (SP-288) (SP-289) and Environmental Protection (EP)

South: Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Open Space (OS) (SP-118) and Environmental Protection (EP)

East: Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Environmental Protection (EP)

West: Town Line Road (County Road 27) and rural lands within the Township of Essa



D14-1597
D12-403

Existing Policy

8. The subject lands are designated Residential Area, Open Space and Environmental Protection within the City of Barrie Official Plan; Low Density Residential, Open Space and Environmental Protection within the Ardagh Secondary Plan; and are zoned Open Space (OS), Open Space Special (OS)(SP-118) (351 Town Line Road), Residential Single Detached Dwelling Third Density

(R3), Residential Single Detached Dwelling Third Density Hold (R3) (H-129), Residential Single Detached Dwelling Fourth Density (R4) and Environmental Protection (EP).

Background

9. On August 6, 2015, Summitpines Estates Inc. received Draft Plan Approval for 132 single detached residential lots following final approval of the original Official Plan and Zoning By-law Amendment applications. In February 2016, Summitpines Estates Inc. acquired additional lands known municipally as 351 Town Line Road, with the intention of incorporating these lands into the subject Draft Plan of Subdivision to create five (5) additional single detached residential lots. As a result, the applicant is proposing the aforementioned planning applications in order to gain permission for these additional 5 units and minor lot line adjustments to the balance of the plan as a result of detailed design.

Neighbourhood and Public Meeting

10. Given the previous public process associated with the original Official Plan and Zoning By-law Amendment applications and minor nature of the proposed revisions, it was determined that a Neighbourhood Meeting would not be required and that the Public Meeting would be sufficient to solicit public comments on the proposed development in accordance with the *Planning Act*.
11. A Public Meeting was held on April 4, 2016 for the subject applications. No comments were received at this meeting, however written comments concerning stormwater management were received in advance of this meeting from one (1) area resident. In this regard, stormwater management associated with the proposed development has been reviewed by the City's Engineering Department, the County of Simcoe and the Nottawasaga Valley Conservation Authority (NVCA), all of who have advised that they are satisfied with the proposal to date. The Stormwater Management report submitted in support of the proposed development demonstrates that the post-development form would actually reduce flows generated from the site, and specifically flows going to County Road 27, for the 5 through 100 year storm events.

Department & Agency Comments

12. The subject applications were circulated to staff in various departments and to a number of external agencies for review and comment. The County of Simcoe, NVCA, Simcoe County District School Board and the City's Fire Department all provided comments indicating they had no objection to the approval of the subject applications.
13. The Parks Planning section of the Engineering Department provided comments related to Block number revisions associated with the original Draft Plan Approval conditions as a result of the associated Red-line Revision to Draft Plan of Subdivision application. Should Council approve the subject Official Plan and Zoning By-law Amendment applications, these revisions would be incorporated into the Red-line Revision conditions.

ANALYSIS

Policy Planning Framework – Provincial Policy, Official Plan and Ardagh Secondary Plan

14. The policy planning framework for the proposed development was previously reviewed and established through the original applications for Official Plan and Zoning By-law Amendment (D09-OPA29 and D14-1549) (refer to Appendix "E" – Staff Report PLN033-14). As a result of the acquisition of 351 Town Line Road and detailed design, minor amendments to the Official Plan and Ardagh Secondary Plan are required and have been reflected on Appendices "A" & "B" of this report.

Zoning By-law

15. As a result of the acquisition of 351 Town Line Road and detailed design, the applicant has applied to amend the current zoning of the property to Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4) and Open Space (OS) as illustrated on Appendix "C" to this report. All Environmental Protection (EP) lands associated with the original approvals would remain.
16. The Holding Provision (H-129) associated with the original approval may now be removed as the temporary alignment of Street "B" (Muirfield Drive) is no longer required. The acquisition of 351 Town Line Road would now permit the extension of this street over the subject lands at the same time the balance of the subdivision is developed as illustrated on Appendix "D".

Zoning Rationale for Site Specific Provision (SP)

17. In addition to the above, Planning staff are recommending that a Site Specific Zoning Provision (SP) be incorporated on all lots abutting County Road 27 (Town Line Road) in order to further implement the County of Simcoe Road Setback By-law No. 5604. This By-law regulates the location of buildings and other structures on lands adjacent to County Roads. While a warning clause was inserted into the original Draft Plan Approval Conditions for the associated Draft Plan of Subdivision (File: D12-403, Condition 13.b), Planning staff are of the opinion that the minimum required 10 metre setback provision to County Road 27 should also be incorporated into the implementing Zoning By-law. As a result, the site specific provision has been reflected in the recommended motion.
18. The proposed development consists of 137 single detached residential lots with 10.36m (59 lots) and 12.80m (78 lots) lot frontages. The Single Detached Residential Dwelling Third Density (R3) and Single Detached Residential Dwelling (R4) zone categories within the City's Comprehensive Zoning By-law would permit the development of 10m and 12m frontage lots, respectively. The proposed OS zone would apply to the proposed Park Block (Blocks 140), additional open space blocks (139 & 141) and the TransCanada Pipeline (Blocks 143, 144 & 145). The OS (SWM) zone would apply to the Stormwater Management Pond (Blocks 139 & 142) and the EP zone would apply to the Environmental Protection lands (Block 138) as illustrated in Appendix "D".
19. Planning staff are of the opinion that the proposed zoning and lot configuration is consistent with the previous development approvals contemplated for the subject lands, is compatible with the adjacent residential properties to the immediate north and is considered to be an appropriate and suitable location for low density residential development.

Draft Plan of Subdivision

20. As noted above, Summitpines Estates Inc. received Draft Plan Approval for 132 single detached residential lots on August 6, 2015. As a result, the applicant has also filed a Red-line Revision to Draft Approved Plan of Subdivision application to facilitate the development approvals required for 351 Town Line Road (five (5) additional lots) and the minor adjustments noted above as a result of detailed design (see Appendix "D"). Should Council approve the subject Official Plan and Zoning By-law Amendment applications, Planning staff, through delegated approval (Council Motion 10-G-346), would recommend approval of the associated red-line revision following final approval of the implementing Zoning By-law. The technical details of the proposed development would be addressed through the implementation of Draft Plan of Subdivision Conditions and the required Subdivision Agreement with the City. These details would include such items as the construction of public roadways, improvements to County Road 27 (left turn lane), the provision of services, noise attenuation measures, the construction of the proposed municipal park within the subject subdivision and the dedication of all Environmental Protection lands to the City.

Summary

21. Staff have reviewed the comments received and considered the proposed Official Plan and Zoning By-law Amendment applications as a result of the acquisition of 351 Town Line Road and detailed design. Staff are of the opinion that the minor amendments proposed are consistent with the previous development approvals contemplated and issued for the subject lands in 2015. The provision for low density residential development on the subject lands is considered appropriate and in keeping with the policies and guidelines established for low density residential development. Staff are also satisfied that the proposed development is compatible with the existing residential neighbourhood and represents good planning.

ENVIRONMENTAL MATTERS

22. The environmentally sensitive lands associated with the adjacent Bear Creek valley lands and the Allandale Lake Algonquin Bluffs would be required to be conveyed to the City for Environmental Protection at the time of subdivision registration in order to help ensure the protection of this significant feature in perpetuity.

ALTERNATIVES

23. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could deny the subject Official Plan and Zoning By-law Amendment applications and maintain the current 'open space' and 'residential' designations and zoning categories on the subject property in accordance with the previous approvals granted.

This alternative is not recommended as the applicant would not be able to implement the previous draft plan approval as a result of detailed design and the acquisition and development approvals for 351 Town Line Road would complete the planning for this area of the City. The subject property is ideally suited for low density residential development in the form and density proposed and is in keeping with both Provincial and Municipal policy.

FINANCIAL

24. The proposed Official Plan Amendment and Rezoning of the subject lands would permit the development of 137 single detached residential units. The applicant has advised that the purchase price for the single detached dwellings will range between \$300,000 and \$500,000. As such, the proposed development would generate in the order of \$464,039.96 to \$773,400.00 annually in municipal property tax revenue. The total 2015 municipal taxes were \$49,398.81, therefore the estimated municipal increase would be between \$414,641.15 to \$724,001.19 based on the 2015 tax rates.
25. Building permit application fees are estimated to be \$420,453.00 based on rates of \$13.00/square metre and total permit fees of \$3,069.00 per single detached residential unit. Development charges revenue is estimated to be \$5,771,810.00 based on current rates of \$42,130.00/unit and is to be paid in accordance with the Development Charge By-law. There would also be an additional \$1,759.00 for education development charges applied to each residential lot, totalling \$240,983.00 for the Plan of Subdivision.
26. Through the Plan of Subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for site development.

27. The developer would be responsible for the initial capital cost for the new infrastructure required for the development however, following assumption, the infrastructure would be transferred to the City. Costs associated with asset ownership include ongoing maintenance and operational costs, lifecycle intervention expenses to ensure that assets reach their maximum potential useful lives as well as cost to ultimately replace (and possibly dispose of) the assets.
28. Following assumption, the City would also incur additional operating costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

29. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Manage Growth and Protect the Environment – the recommended action will allow for sequential low density residential development through a Plan of Subdivision and the logical extension of existing services and infrastructure in an appropriate area. In addition, the City would acquire 1.13ha of the environmentally sensitive lands associated with the Bear Creek valley lands and the Allandale Lake Algonquin Bluffs ANSI on site to help ensure protection of same in perpetuity.
 - Strengthen Barrie's Financial Condition – the proposed development would increase the City's tax base and result in additional revenues generated through increased taxes, payment of development charges and issuance of building permits.

Attachments: Appendix "A" – Proposed Official Plan Schedule A – Land Use
Appendix "B" – Proposed Ardagh Secondary Plan Schedule 2 – Land Use
Appendix "C" – Proposed Zoning By-law Schedule
Appendix "D" – Proposed Draft Plan of Subdivision
Appendix "E" – Staff Report PLN033-14

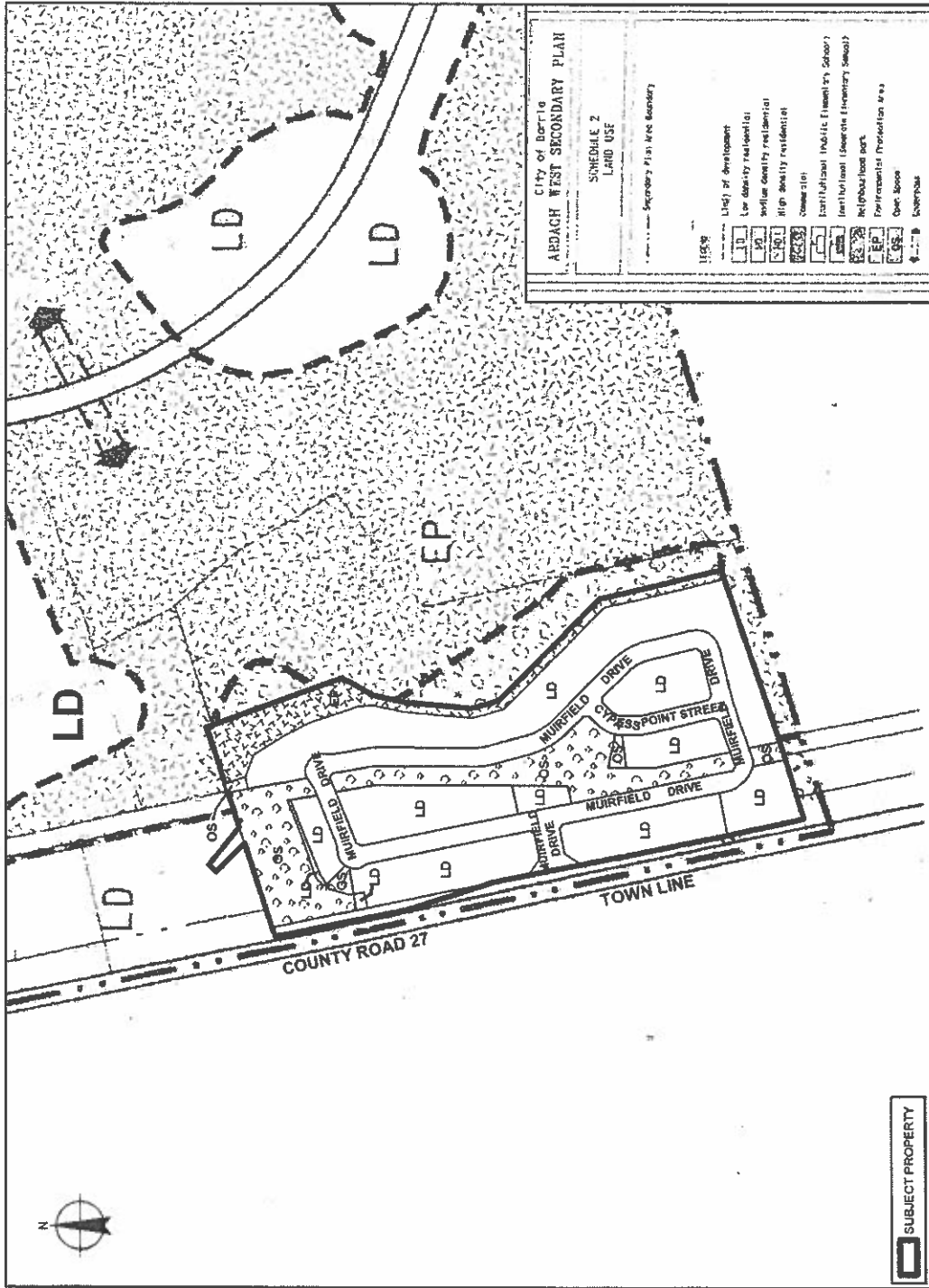
APPENDIX "A"

Proposed Official Plan Schedule A – Land Use



APPENDIX "B"

Proposed Ardagh Secondary Plan Schedule 2 – Land Use



City of Barrie
ARDAGH WEST SECONDARY PLAN
SCHEDULE 2
LAND USE

Secondary Plan Area Boundary

1:500

[Symbol]	Light of development
[Symbol]	Low density residential
[Symbol]	Medium density residential
[Symbol]	High density residential
[Symbol]	Commercial
[Symbol]	Institutional / Public Elementry School
[Symbol]	Institutional / Secondary Elementry School
[Symbol]	Neighbourhood park
[Symbol]	Parliamentary / Recreation Area
[Symbol]	Open Space
[Symbol]	Overpass

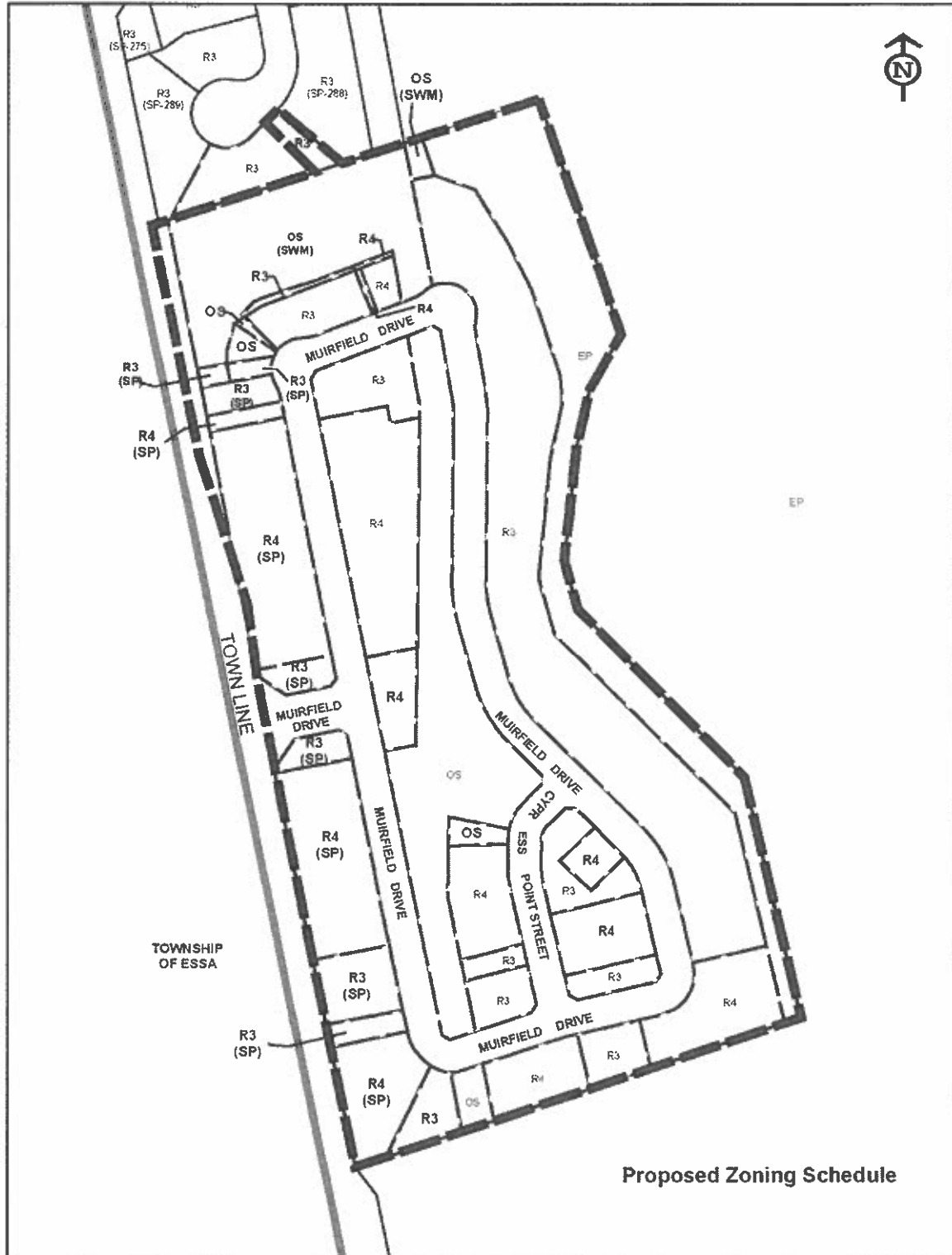
April 19, 2016

SUBJECT PROPERTY

D09-OPA056/ D14-1597
301311243/ 361Town Line

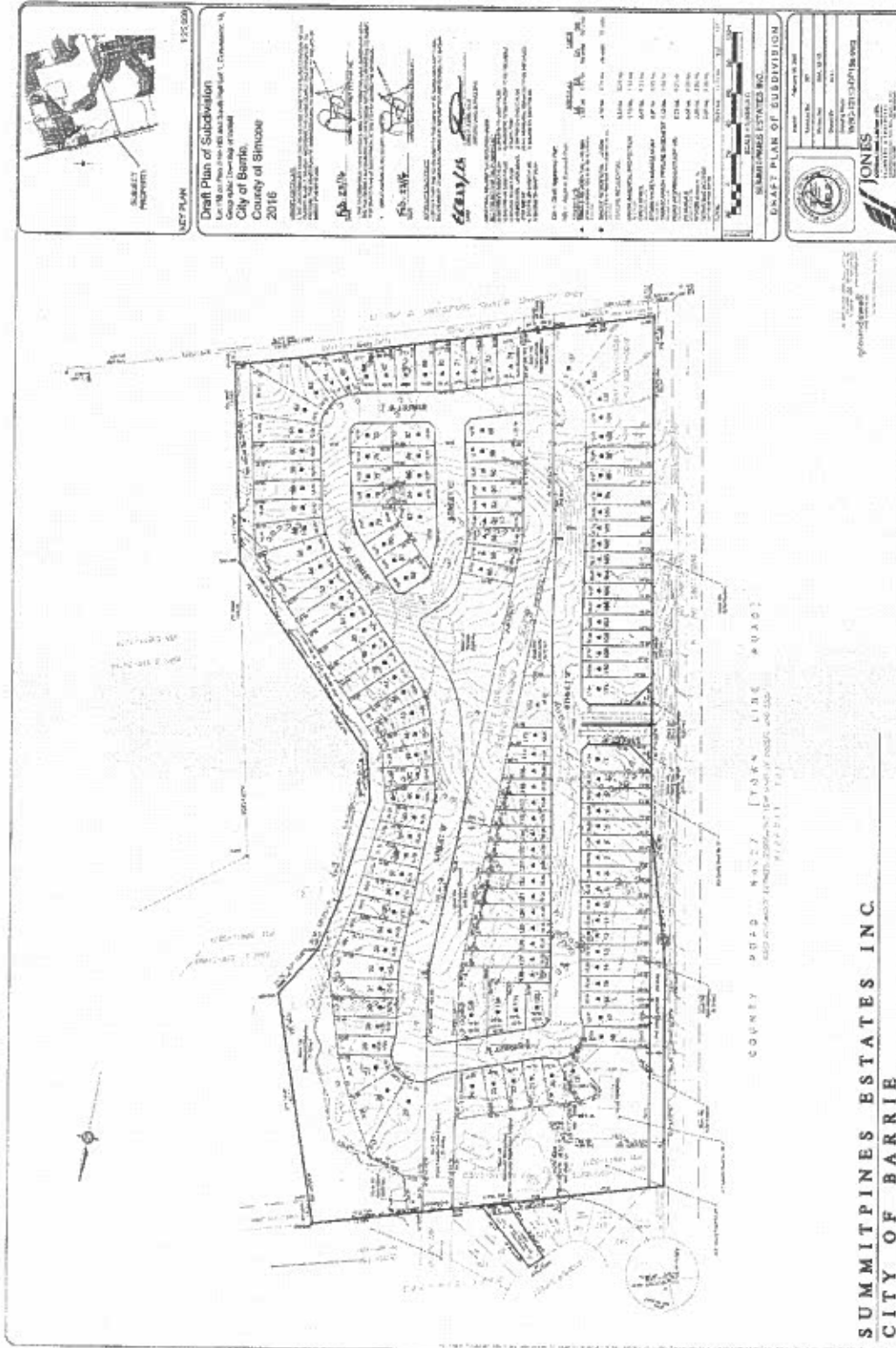
APPENDIX "C"

Proposed Zoning By-law Schedule



Proposed Zoning Schedule

APPENDIX "D"
Proposed Draft Plan of Subdivision




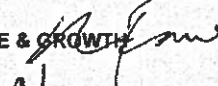
APPENDIX "E"
STAFF REPORT PLN033-14


TO: GENERAL COMMITTEE

SUBJECT: APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – SUMMITPINES ESTATES INC. – 301, 311, 343 TOWN LINE ROAD (COUNTY ROAD 27) & 38 HUMBER STREET (WARD 6)

PREPARED BY AND KEY CONTACT: CARLISSA MCLAREN, DEVELOPMENT PLANNER
EXT. #4719

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P.ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) be approved as follows (D09-OPA029).
 - a) Amend Official Plan Schedule "A" – Land Use to redesignate the subject lands from Open Space to Residential, Open Space and Environmental Protection; and
 - b) Amend Ardagh Secondary Plan Schedule 2 – Land Use to redesignate the subject lands from Open Space and Environmental Protection to Low Density Residential, Open Space and Environmental Protection.
2. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) from Open Space (OS) (SP-118) and Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Holding (R3)(H), Open Space (OS) and Environmental Protection (EP) be approved (D14-1549).
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 301, 311, 343 Town Line Road (County Road 27) and 38 Humber Street, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
 - i) That the extension of Street "B" has been secured to the satisfaction of the City of Barrie.
4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this report is to recommend approval of Official Plan and Zoning By-law amendment applications by the Jones Consulting Group Ltd., on behalf of Summitpines Estates Inc., for lands known municipally as 301, 311, 343 Town Line Road (County Road 27) and 38 Humber Street (Ward 6) (Appendices "A" – "C"). The effect of the applications would be to permit the development of 131 single detached residential dwelling units through a subsequent Draft Plan of Subdivision Approval (File: D12-403). Staff are recommending approval of the subject applications as the lands are considered to be appropriate for this form of low density residential development in accordance with both Provincial and Municipal policy.

Location

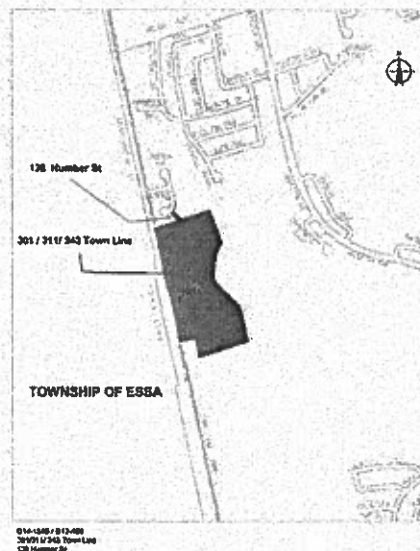
6. The subject property is located on the east side of Town Line Road (County Road 27), south of Humber Street (Ward 6), within the Ardagh Planning Area. The TransCanada Pipeline traverses the centre of the property, running north-south and generally parallel to County Road 27. The site has a total area of approximately 13.2ha (32.64ac), and was previously occupied by the Pineview Golf Course.
7. The existing land uses surrounding the subject property are as follows:

North: Single detached residential housing and Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Residential Single Detached Dwelling Third Density (R3) (SP-288) (SP-289) and Environmental Protection (EP)

South: Single detached residential dwelling, and Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Open Space (OS) (SP-118) and Environmental Protection (EP)

East: Environmental Protection lands (valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs); zoned Environmental Protection (EP)

West: Town Line Road (County Road 27) and rural lands within the Township of Essa



Existing Policy

8. The subject site is designated Residential Area and Open Space within the City of Barrie Official Plan; Low Density Residential, Open Space and Environmental Protection within the Ardagh Secondary Plan; and is zoned Open Space (OS) (SP-118) (343 Town Line Road), Residential Single Detached Dwelling First Density (R1) (301 & 311 Town Line Road) and Residential Single Detached Dwelling Third Density (R3) (38 Humber Street).

Background

9. In March of 2013, the subject applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (D12-403) were submitted on behalf of Project Barrie Development Inc. for 311 & 343 Town Line Road (County Road 27) (formerly Pineview Golf Course) to permit the development of 118 single detached residential dwelling units on the subject lands. Prior to Council's consideration of these applications, Project Barrie Development Inc. joint ventured with Royal Park Homes under the name Summitpines Estates Inc. for the purpose of developing these lands and two additional properties (301 Town Line Road (County Road 27) and 38 Humber Street) for 131 single detached residential dwelling units. Through consultation with the Planning Services Department, it was confirmed that the applicant could utilize the existing Official Plan and Zoning By-law Amendment applications on file and that an additional Public Meeting would not be required as Staff were of the opinion that the changes proposed were considered minor in accordance with Section 34(17) of the Planning Act. Further, it was identified at the Public Meeting that 38 Humber Street had been purchased for the purpose of providing servicing connections to the proposed development.
10. In July of 2014, amended applications were received from Summitpines Estates Inc. The changes reflected on the amended Draft Plan of Subdivision were a result of the comments received through the review of the original applications by both City Departments and external Agencies, as well as the comments received at the statutory Public Meeting held on May 6, 2013. The amendments to the proposed draft plan are as follows:
 - i) addition of property known municipally as 301 Town Line Road (County Road 27) to be utilized for a portion of the required stormwater management pond for the proposed plan for subdivision (existing dwelling to be removed);
 - ii) addition of property known municipally as 38 Humber Street so as to provide servicing connections, stormwater management access and a pedestrian linkage to the abutting lands north as a result of comments received from the City's Engineering Department (existing dwelling to be removed);
 - iii) increase in the total area and configuration changes associated with the proposed park blocks as a result of comments received from the Parks Planning division of the City's Engineering Department;
 - iv) increase in the width of Street 'A' to accommodate two separate entrance/exit lanes to the development and a centre median as a result of comments received from the Traffic Division of the City's Engineering Department;
 - v) the creation of two 15m x 15m daylighting triangles at the intersection of Street 'A' and Town Line Road (County Road 27) as a result of comments received from the County of Simcoe and City's Engineering Department;
 - vi) amendments to the geometry of Street 'B' and the temporary road as a result of comments received from the Traffic Division of the City's Engineering Department; and
 - vii) changes to the original 12m (80 lots) and 15m (39 lots) lot sizes proposed to reflect building designs of Royal Park Homes (now 10.36m (60 lots) and 12.8m (70 lots) proposed).

11. In support of the subject application, Appendix "E" outlines the reports which were submitted.

Public Meeting

12. In accordance with the Planning Act, a Public Meeting was held on May 6, 2013 for the original applications. A number of comments were received both at the meeting and through written correspondence prior to the meeting. The concerns expressed by area residents have been identified and addressed below:

- When abutting residential lands were purchased, residents were advised that the lands were a golf course and would always remain a golf course.

Planning Staff are unable to confirm or deny what Agents may have advised their clients prior to purchasing their homes. Having said that, when inquiries are made to the Planning Services Department, it is typical practice for staff to advise residents of the current land use designation/zoning and any current development applications, if applicable.

- 351 Town Line Road was identified as Phase II on the original application, however the owner of the subject lands was not consulted regarding same.

Through preliminary discussions with the applicant prior to receiving the original applications, Planning staff had advised the applicant to demonstrate that 351 Town Line Road could be incorporated into the proposed development, should this property become available for redevelopment in the future. As such, the proposed plan of subdivision has been designed with a temporary road located toward the south-west corner of the site to allow the development to proceed independently at this time. Should 351 Town Line Road be considered for redevelopment at a future date, the applicant has demonstrated that these lands could be developed with a consistent lotting fabric through the permanent extension of Street 'B' that would link up with the balance of Street 'B'.

- Area wildlife would be impacted as a result of existing pond on site being removed.

The EIS submitted in support of the subject applications concludes that the proposed development will not result in any negative direct or indirect impacts to; habitats of endangered or threatened species or to the adjacent woodland; will not degrade the health, integrity or ecological functions of significant wildlife or fish habitat; and that it is expected that wildlife species that utilize the area will continue to do so post-development.

- Existing topography would require extensive regrading.

The Grading for the proposed development will be addressed through detailed design of the proposed plan of subdivision to the satisfaction of the City's Engineering Department.

- Required road widening would result in a large retaining wall along the property frontage.

Prior to registration of the proposed plan of subdivision, detailed design would address the requirement for any retaining walls as a result of the required road widening. In this regard, should a retaining wall be required, there may be an opportunity to incorporate same within the noise attenuation measures (berming and/or acoustic fencing) required adjacent to the rear of Lots 1-20 and 76-90, all to the satisfaction of City and County of Simcoe

- Adverse effects on property values.

Planning staff have no comment on the perceived implication of the proposed development on the market value of private properties, as this is not a land use planning issue.

- The proposed storm pond may generate mosquitoes and is a safety threat to small children;

It is common practice for development sites throughout the City to incorporate stormwater management facilities (wet ponds) into their developments. The proposed stormwater management pond will be designed to the satisfaction of the City's Engineering Department, which would include perimeter fencing.

- Mechanisms that would be in place during construction to ensure protection of abutting Environmental Protection lands.

Site Alteration and Tree Removal Permits will be required which address fencing, and siltation control measures that must be in place prior to any earth works occurring on site.

- Stormwater management

Stormwater management has been reviewed by the applicant and the City's Engineering Department and NVCA have advised that they are generally satisfied with the proposal to date, however note that additional lands may be required for the stormwater management pond prior to registration of a subsequent plan of subdivision

- Pedestrian movement for school age children.

Planning Staff have confirmed with the Simcoe County Transportation Consortium that students generated from the proposed development would be bussed to area schools. In the event that sidewalks are added to Town Line Road (County Road 27) and school boundaries changed in the future, students could be asked to walk to school if they were within School Board walk policies. In addition, a pedestrian walkway has been proposed over 38 Humber Street so as to provide a pedestrian connection to the abutting lands to the north.

- Traffic impacts as a result of the proposed development, including the installation of traffic signals.

As noted above, the Traffic Study submitted in support of the subject applications identified the requirement for a southbound left turn lane, which will be required as a condition of the subdivision approval, however given the estimated traffic volumes, a traffic signal is not warranted.

Department & Agency Comments

13. The subject applications were circulated to staff in various departments and to a number of external agencies for review and comment. Enbridge, HydroOne, the Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board all provided comments indicating they had no objection to the approval of the subject applications and identified standard conditions for the subsequent draft plan approval.
14. Bell provided standard comments regarding wire-line communication/telecommunication infrastructure and indicated that an easement may be required to service the subject property.
15. The County of Simcoe provided comments relating to the requirement for a road allowance widening along the entire frontage of the property which provides a 20m right-of-way from the centre line of County Road 27, two 15m x 15m daylighting triangles at the entrance of the proposed development and a 0.3m reserve along the entire Town Line Road (County Road 27) frontage, all of which have been incorporated into the amended draft plan. Additional comments were received from the County as a result of the amended plan received in July which relate to stormwater management and the requirement for a road improvement agreement with the County

to construct the necessary road improvements (southbound turn lane and underground duct work for future traffic signals). The County has since confirmed that they have no further concerns with the subject applications and that the additional comments may be addressed through the subsequent draft plan approval process.

16. The Township of Essa provided comments indicating that they would like to be involved in the stormwater management review and approval of the proposed draft plan and that there be no impact from stormwater runoff on any Essa lands. In this regard, the City's Engineering Department has confirmed that Essa will have an opportunity to review and approve the final detailed Stormwater Management Report and approval from the Township will be required prior to registration of a subsequent draft plan of subdivision.
17. The Nottawasaga Valley Conservation Authority (NVCA) indicated that the subject lands are partially regulated by the Authority and are located adjacent to valley lands associated with Bear Creek and the Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest (ANSI). NVCA confirmed that the development limit identified on the proposed draft plan is acceptable and provided a number of technical comments relating to stormwater management, the potential for the use of Low Impact Development (LID's) measures, and a few standard comments relating to the use of directional lighting, fencing and naturalized buffers adjacent to the eastern Environmental Protection boundary. NVCA has indicated that they have no further concerns with the subject applications and will address detailed stormwater management design/practices through the subsequent draft plan approval and detailed design stage for the proposed plan of subdivision.
18. Lehman & Associates on behalf of TransCanada Pipelines Limited provided a number of standard Draft Plan Approval Conditions relating to the natural gas pipeline that traverses the subject property. These conditions relate to the dedication of the TransCanada right-of-way to the City as open space and ensuring that no permanent buildings or structures are located within 7m of the pipeline right-of-way and accessory structures must be setback a minimum of 3m from the limit of the right-of-way. The conditions also speak to landscaping, fencing and warning clauses to be included in all offers of purchase and sale and identify that the proposed development must receive approval from TransCanada with respect to grading, stormwater management and any crossings of the existing pipeline right-of-way. The proposed draft plan has been designed with two crossings of Street 'B' over the pipeline right-of-way and the residential lots have been designed to ensure that the required 7m building setback is achieved. All other technical requirements will be addressed through the detailed design stage of the subsequent draft plan approval.
19. Skelton Brumwell on behalf of the Ardagh West Development Corporation (AWDC), provided comments with respect to the Cost Sharing Agreement of developers within the Ardagh West Planning Area. In this regard, it was requested that a condition of draft plan approval be incorporated that requires the developer obtain a clearance letter from the AWDC confirming that they are in good standing with the developers group.
20. The City's Engineering Department provided a number of technical comments relating to stormwater management and servicing (sanitary/water) for the proposed development as well as a number of conditions for the subsequent draft plan approval. In addition, the Traffic Division identified concerns with the proposed road geometry of Street 'B', as well as emergency access to the proposed development. As a result, the geometry of Street 'B' was redesigned to eliminate the acute angles at the north-east corner of the development and over the temporary road and the entrance to the proposed development was widened to accommodate two-way traffic in the event of an emergency. Engineering has confirmed that they have no further concerns with the subject Official Plan and Zoning By-law Amendment applications and that the technical comments may be addressed through detailed design, prior to registration of a plan of subdivision.

21. The comments provided from the Parks Planning Division of the Engineering Department on the original submission included a number of standard draft plan approval conditions relating to the dedication of the required parkland, fencing, preservation of boundary trees, the requirement for a Tree Removal Permit and minimum 5m preservation buffer between the existing tree canopy and the building envelope. In addition, Parks Planning indicated that the proposed park blocks were not acceptable in terms of their size and configuration and that the dedication of same was deficient by 0.31ha (0.77ac). As a result, the applicant's Landscape Consultant revised the proposed park blocks and provided Parks Planning staff with a conceptual park facility fit design that was deemed to be generally acceptable for purposes of draft plan approval. Detailed design of the proposed park blocks would be a condition of the subsequent draft plan approval and as such, Parks Planning has indicated that they have no further concerns with the subject applications at this time.
22. The Facilities & Transit department provided comments indicating that there would be no transit service to the proposed development and a warning clause related to same should be provided in all residential purchase and sale agreements. This will form a condition of the subsequent draft plan of subdivision approval (D12-403).

ANALYSIS

Policy Planning Framework

23. The following provides a review of the applicable Provincial policies, as well as the City of Barrie's Official Plan.

Provincial Policy

24. The Provincial Policy Statement (PPS) in brief contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns, while avoiding significant or sensitive resources. The PPS further promotes efficient development and land use patterns by accommodating an appropriate range and mix of residential, employment, recreational and open space. In addition, the policies promote cost effective development standards to minimize land consumption and facilitate compact form.
25. Places to Grow: Growth Plan for the Greater Golden Horseshoe (The Growth Plan) is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on urban growth centres, intensification corridor and major transit station areas. The primary focus of The Growth Plan is on building complete communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to store and services to meet daily needs. The Growth Plan further requires that 40% of all residential development occurring annually within the City must be within the existing built boundary. In addition, The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.
26. In staffs' opinion, the proposed development would be consistent with the Provincial Policy Statement and The Growth Plan in terms of contributing to a range of housing types available, would serve to utilize existing infrastructure in the area, effectively utilizes land given the various constraints associated with the TransCanada pipeline, the adjacent Environmental Protection lands, the existing topography and surrounding developments, and is located within the existing built boundary. The proposed development has also been designed to take advantage of the unique recreational attributes associated with the site including the TransCanada Pipeline and abutting Environmental Protection lands that contain numerous trails for passive recreation. Finally, the EIS completed in support of the proposed development concludes that there will be

no negative impact on the abutting natural heritage feature associated with the Allandale Lake Algonquin Bluffs ANSI and no other natural heritage features will be impacted.

Official Plan

27. As noted above, the subject lands are designated Open Space and Residential Area within the City's Official Plan. Lands designated Open Space are intended to be used for passive or active recreational uses and lands designated Residential are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria. The applicant has applied to amend the current Official Plan designation on the subject lands to Residential, Open Space and Environmental Protection.
28. The proposed applications are consistent with a number of policies within the City's Official Plan. Section 2.3 Assumptions, 3.1 Grow Management, 3.3 Housing and 4.2 Residential, relate to providing increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations. Section 2.3 (d) of the Plan provides that Barrie's new housing stock will continue to include a large percentage of single detached units and a growing percentage of multiple family development at medium and high densities in order to provide a complete range of housing options for residents. In this regard, the proposed development would represent intensification in the form of low density residential lots, consistent with development in the area.
29. In accordance with the Housing Goals and Policies of the Official Plan as identified in Section 3.3, the proposed development would contribute to an appropriate range and mix of housing types which includes low density single detached residential units. It further promotes densities for new housing which efficiently uses land, resources, infrastructure and public services.
30. In this regard, The Plan requires that through the review of development applications, the City shall protect the natural environment and its ecological functions for conservation, recreation, scientific and educational value and its benefits to human health. As noted above, the proposed development is supported by a detailed EIS. 1.13ha of environmentally sensitive lands associated with the Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest (ANSI) would be required to be conveyed to the City at the time of subdivision registration.
31. The Residential Goals of the Official Plan are intended to guide the formation of residential planning areas, encourage the creation of complete communities and develop high-quality, well linked public open spaces in residential areas. Section 4.2.2.2 (b) identifies that in areas where Secondary Plans have been approved, the determination has been made with regard to the appropriate location and concentrations for low, medium and high density housing. In this regard, an Official Plan Amendment is required to the Ardagh Secondary Plan to redesignate the subject lands for low density residential from the current Open Space designation which is reflective of the previous golf course use. Details of this Amendment will be further discussed in Sections 36-41 of this report.
32. In accordance with the Section 4.2.2.2 (c) of the Official Plan, low density residential development shall consist of single detached, duplexes, or semi-detached dwellings. This section further provides that low density development shall range between 12 and 25 units per hectare. The applicant is proposing 131 single detached residential units, which translates to a density of approximately 13 units per hectare. As such, the proposed development would be in keeping with the low density residential targets of the Official Plan.
33. In Staff's opinion, the proposed development appears to conform to the abovementioned policies and intent of the Official Plan as it is consistent with the existing low density residential development in the area, is located within the existing built-boundary and as a result, can utilize existing municipal infrastructure and services.

34. Section 4.2.2.6 (d) of the Plan requires that development applications that propose residential intensification outside of the Intensification Areas will be considered on their merits provided they proponent demonstrates that the scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighbourhood; that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems; that public transit is available and accessible; and that the development will not detract from the City's ability to achieve increased densities in area where intensification is being focused.
35. In staff's opinion, the proposed development would satisfy the Intensification Policies noted above as it provides a built form consistent with the adjacent single detached residential units in the area, infrastructure is available, and the proposed development should not detract from the City's ability to achieve increased densities in the defined Intensification Areas. Although public transit and community facilities are not immediately available, staff are of the opinion that these services are considered to be more essential for medium and high density residential development.

Ardagh Secondary Plan OPA No.104
36. As noted above, the subject lands are located within the Ardagh Secondary Plan Area which was approved as Official Plan Amendment No. 104 on December 24, 1996. In accordance with the City's Official Plan, new development shall be in accordance with the applicable Secondary Plan policies. Schedule 2 – Land Use of the Secondary Plan designates the subject lands Open Space, Environmental Protection and Low Density Residential.
37. In accordance with Section 2.3.1 Goals, the Secondary Plan serves to preserve, protect and enhance the significant environmental features of the area, specifically the Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest (ANSI) and the Bear Creek Wetlands, for the continued enjoyment of the existing and future residents of the City. As noted above, an EIS was submitted in support of the subject application. All lands associated with the adjacent Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest (ANSI) would be required to be conveyed to the City as a condition of the subsequent draft plan approval.
38. Section 2.4.2 of the Secondary Plan provides that the housing mix for the Ardagh Secondary Plan Area will consist of approximately 70-80 percent low density and 20-30 percent medium density and densities will range from 12 units per net residential hectare in low density residential areas to 53 units per net residential hectare in medium density residential areas. This Plan further provides that a range a variety of low and medium density dwelling unit types shall be encouraged to accommodate various household structures and income groups, residential development shall only be permitted with full municipal sanitary sewer, water, storm sewer and electrical services and development of low density residential shall proceed by way of draft plan of subdivision.
39. Section 2.5.1.3 of the Secondary Plan requires that lands designated Low Density Residential shall be limited to single and semi-detached dwelling units, the residential density shall not exceed an average of 12-15 units per net residential hectare, no more than 10% of the lots may be developed as small single detached lots (10m frontage) and a minimum lot area and frontage of 750m² and 15m, respectively, should generally be required for lots immediately abutting Environmental Protection Areas.
40. The Secondary Plan has been developed with predominately single detached residential units in the order of approximately 89 percent. In accordance with the Secondary Plan, the proposed development consists of low density single detached residential units on full municipal services and development in intended to proceed by way of a plan of subdivision. Given the constraints associated with the subject site (TransCanada Pipeline, existing topography and adjacent

environmental protection lands), Planning staff are of the opinion that the proposed Low Density Residential designation on the subject lands is appropriate.

41. While Planning staff recognize that the land uses for this area have been planned for comprehensively through the Ardagh Secondary Plan, recent Provincial and Municipal policy changes with respect to intensification have resulted in increased pressure for the City to ensure that lands within the existing built boundary are redeveloped with increased densities. In this regard, the smaller lot sizes proposed adjacent to the easterly Environmental Protection boundary area considered to be appropriate as an appropriate buffer has been established adjacent to the EP lands and development will not be permitted within the required buffer.

Zoning By-law

42. As noted above, the subject lands are currently zoned Open Space (OS) (SP-118), Residential Single Detached Dwelling First Density R1 and Residential Single Detached Dwelling Third Density (R3). The applicant has applied to amend the current zoning of the property to Residential Single Detached Dwelling Third Density (R3), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Third Density Holding (R3)(H), Open Space (OS) and Environmental Protection (EP) as illustrated on Appendix "C" to this report.
43. The proposed development consists of 131 single detached residential lots with 10.36m (60 lots) and 12.80m (71 lots) lot frontages. The Single Detached Residential Dwelling Third Density (R3) and Single Detached Residential Dwelling (R4) zone categories within the City's Comprehensive Zoning By-law would permit the development of 10m and 12m frontage lots, respectively. The proposed OS zone would apply to the proposed Park Blocks (Blocks 134 & 135), the TransCanada Pipeline (Blocks 137, 138 & 139) and the Stormwater Management Pond (Block 136) and the EP zone would apply to the Environmental Protection lands (Block 133) as illustrated on Appendix "D".
44. Planning Staff are of the opinion that the proposed zoning and lot configuration is consistent and compatible with the adjacent residential properties to the immediate north and is considered to be an appropriate and suitable location for low density residential development.

Zoning Rationale for Implementing the Proposed Holding Provision (H)

45. No site specific provisions have been requested and staff are satisfied that the current standards for both the R3 and R4 zoning categories would provide the developer with some flexibility to accommodate the proposed lot sizes. However, given that the applicant is proposing a temporary alignment of Street "B" in the vicinity of Lots 130-131, Planning staff are recommending the implementation of a Holding Provision (H) over the lots impacted by the temporary road alignment as a condition of the subject rezoning application to ensure that development of these lots does not proceed until such time that the permanent extension of Street "B" has been secured to the satisfaction of the City.
46. If approved, the Holding Provision (H) would remain in place until the following is completed to the satisfaction of the City of Barrie:
- That the extension of Street "B" has been secured to the satisfaction of the City of Barrie.
47. Once the City is satisfied that the applicant has fulfilled the above requirement, a By-law to remove the Holding Provision (H) from this property would be forwarded to Council for approval.

Draft Plan of Subdivision

48. A Draft Plan of Subdivision application (D12-403) was submitted concurrently with the subject Official Plan and Zoning By-law Amendment Applications. The Draft Plan attached as Appendix "D" to this report (PLN033-14) includes the delineation of 131 single detached residential lots, blocks for Future Residential, Environmental Protection, Stormwater Management, Open Space and Parkland, Emergency Access, Roads, Walkways, Road Widening and Daylighting Triangles and 0.3m Reserves.
49. In accordance with Council Motion 10-G-346, City Council has delegated approval authority to the Director of Planning Services, Manager of Development and Manager of Policy Planning for approval of Draft Plans of Subdivision. In this regard, should Council approve the subject Official Plan and Zoning By-law Amendment applications, the technical details of the proposed development would be addressed through the implementation of Draft Plan of Subdivision Conditions and the required Subdivision Agreement with the City. These details would include such items as the construction of new municipal roadways, improvements to the existing County Road (left turn lane), the provision of services, design of pedestrian walkways and public parks, noise attenuation measures and the dedication of all Environmental Protection lands to the City.

Summary

50. Staff have reviewed the comments received and considered the proposed Official Plan and Zoning By-law Amendment applications, having regard to conformity with the relevant Provincial Policy, the City's Official Plan and the Ardagh Secondary Plan. The provision for low density residential development on the subject lands is considered appropriate and in keeping with the policies and guidelines established for low density residential development and generally supports the comments received through the Public Meeting and City Department/external Agency circulation. Staff are also satisfied that the proposed development is compatible with the existing residential neighbourhood and represents good planning.

ENVIRONMENTAL MATTERS

51. The environmentally sensitive lands associated with the adjacent Bear Creek valley lands and the Allandale Lake Algonquin Bluffs, would be required to be conveyed to the City for Environmental Protection at the time of subdivision registration in order to help ensure the protection of this significant feature in perpetuity.

ALTERNATIVES

52. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could refuse the subject Official Plan and Zoning By-law Amendment applications and maintain the current 'open space' designation and zoning on the subject property.

This alternative is not recommended as the subject property is ideally suited for low density residential development in the form and density proposed given the location and constraints associated with the subject site and is in keeping with both Provincial and Municipal policy for intensification.

FINANCIAL

53. The proposed Official Plan Amendment and Rezoning of the subject lands would permit the development of 131 single detached residential units. The applicant has advised that the

purchase price for the single detached dwelling will range between \$300,000 and \$500,000. As such, the proposed development would generate in the order of \$435,955.69 to \$726,592.81 annually in municipal property tax revenue. The total 2014 municipal taxes were \$17,748.81, therefore the estimated municipal increase would be between \$418,206.88 to \$708,844.00 based on the 2014 tax rates.

54. Building permit application fees are estimated to be \$314,591.91 based on rates of \$11.75/square metre for the proposed single detached residential units. Development charges revenue is estimated to be \$5,336,023.00 based on current rates of \$40,733.00/unit and is to be paid in accordance with the Development Charge By-law. There would also be an additional \$1,759.00 for education development charges applied to each residential lot, totalling \$230,429.00 for the Plan of Subdivision.
55. Through the Plan of Subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for site development.
56. The developer would be responsible for the initial capital cost for the new infrastructure required for the development, however following assumption, the infrastructure would be transferred to the City. Costs associated with asset ownership include ongoing maintenance and operational costs, lifecycle intervention expenses to ensure that assets reach their maximum potential useful lives as well as cost to ultimately replace (and possibly dispose) of the assets.
57. Following assumption, the City would also incur additional operating costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets.

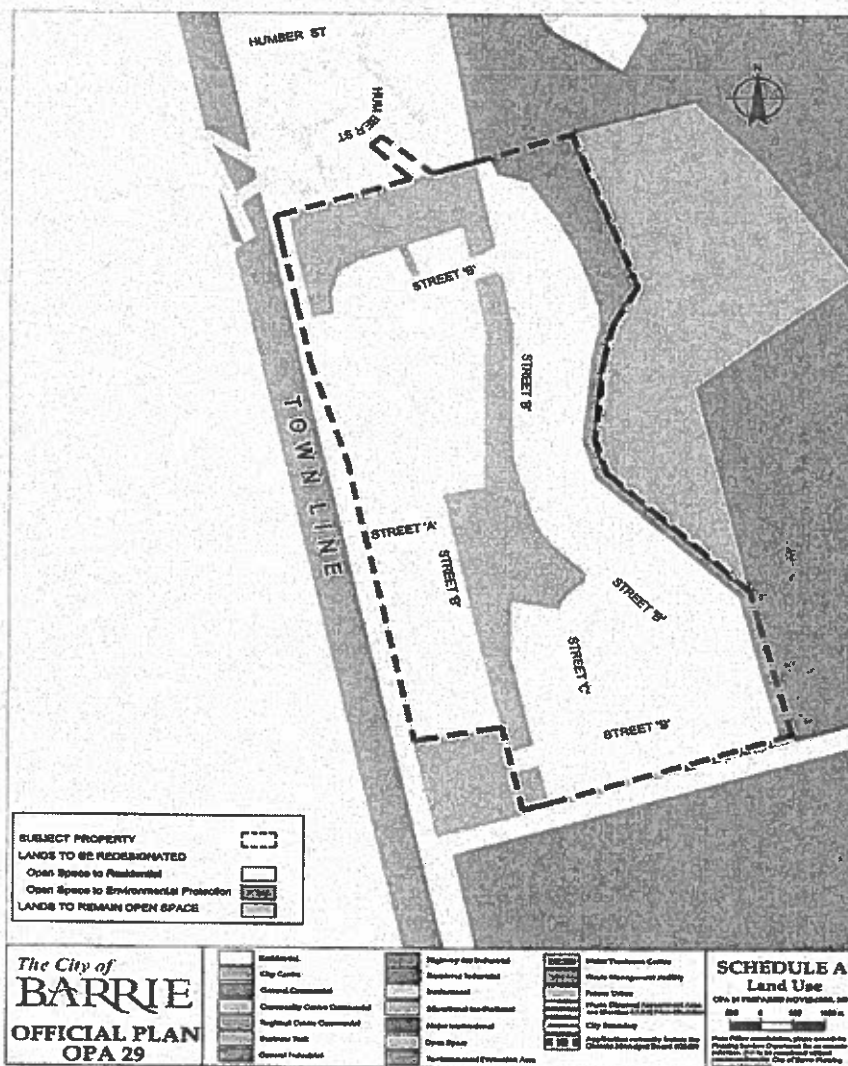
LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

58. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
 - Manage Growth and Protect the Environment – the recommended action will allow for sequential low density residential development through a Plan of Subdivision and the logical extension of existing services and infrastructure in an appropriate area. In addition, the City would acquire 1.13ha of the environmentally sensitive lands associated with the Bear Creek valley lands and the Allandale Lake Algonquin Bluffs ANSI on site to help ensure protection of same in perpetuity.
 - Strengthen Barrie's Financial Condition – the proposed development would increase the City's tax base and result in additional revenues generated through increased taxes, payment of development charges and issuance of building permits.

Attachments: Appendix "A" – Proposed Official Plan Schedule A – Land Use
Appendix "B" – Proposed Ardagh Secondary Plan Schedule 2 – Land Use
Appendix "C" – Proposed Zoning By-law Schedule
Appendix "D" – Proposed Draft Plan of Subdivision
Appendix "E" – Reports Submitted with Application

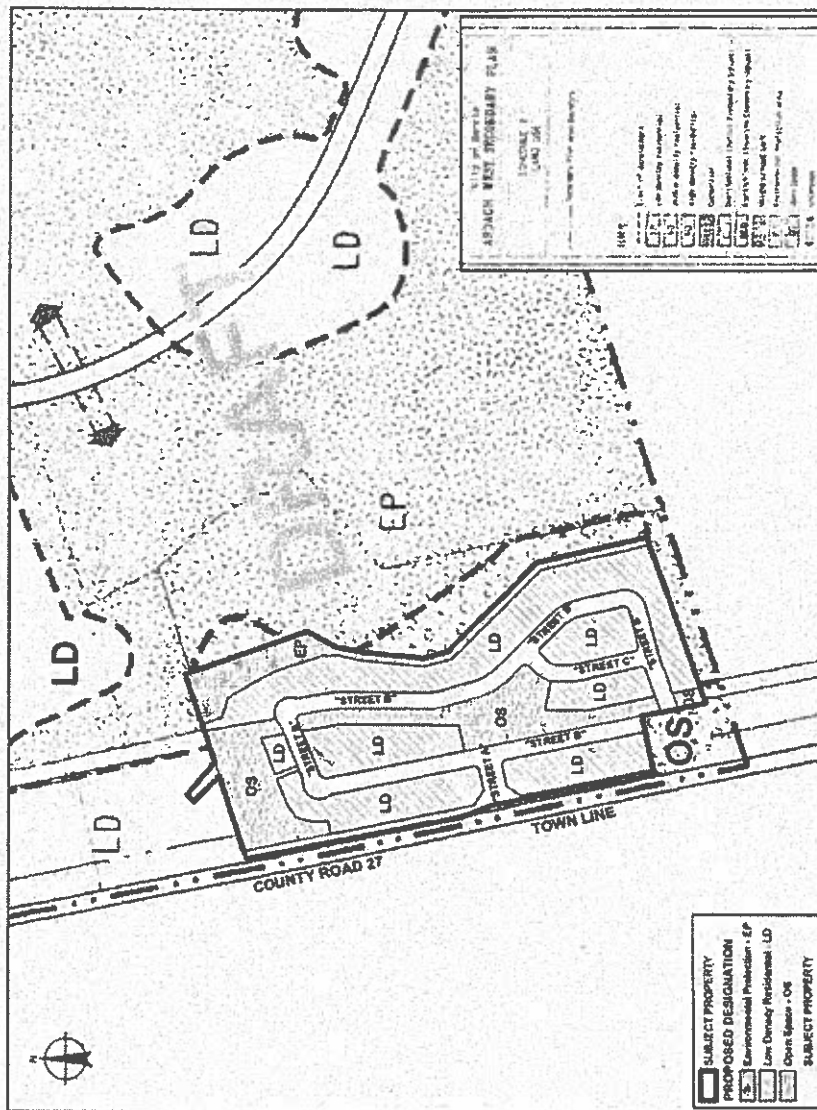
APPENDIX "A"

Proposed Official Plan Schedule A – Land Use



APPENDIX "B"

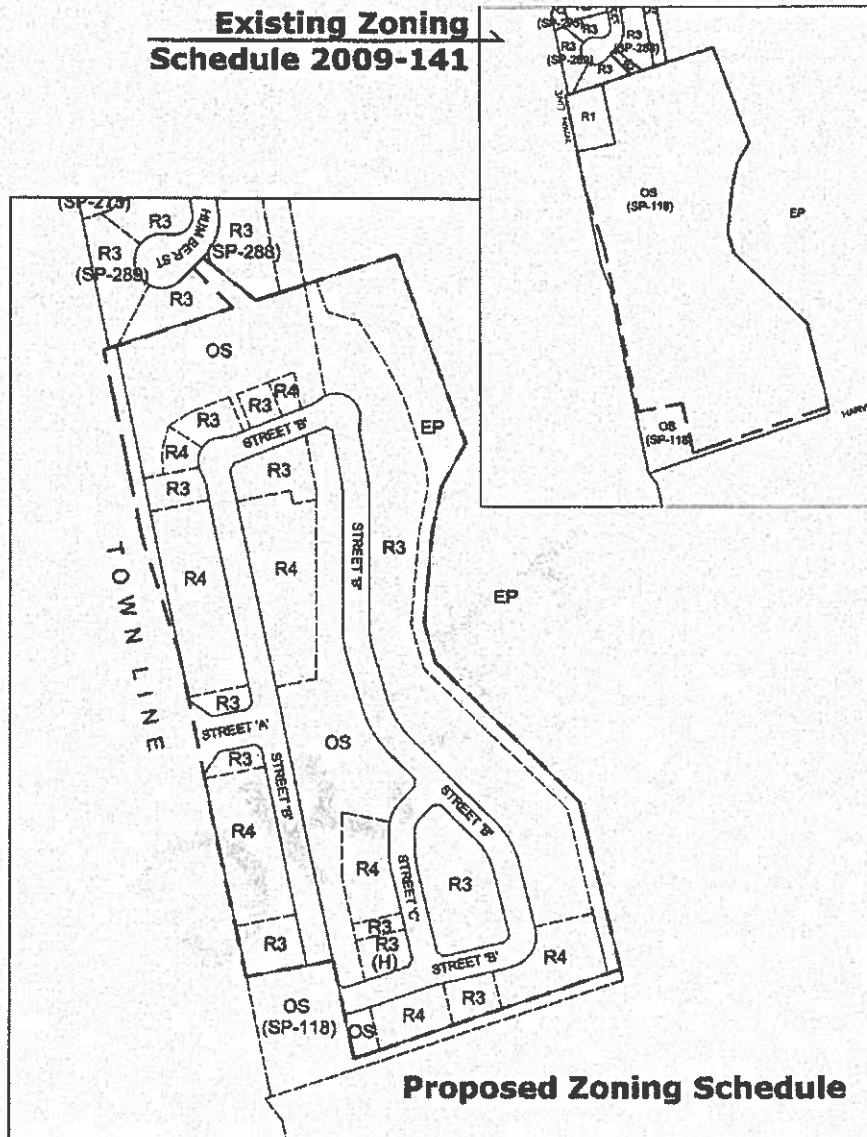
Proposed Ardagh Secondary Plan Schedule 2 – Land Use



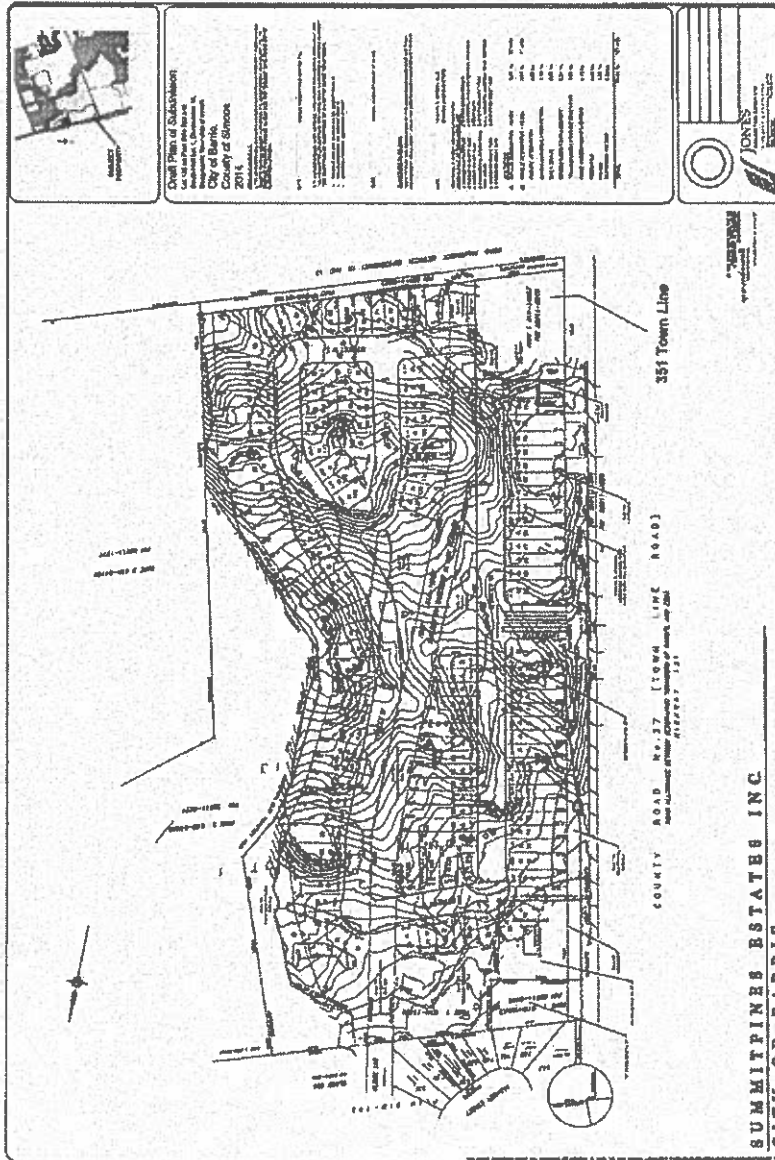
APPENDIX "C"

Proposed Zoning By-law Schedule

**Existing Zoning
Schedule 2009-141**



APPENDIX "D"
Proposed Draft Plan of Subdivision



APPENDIX "E"
Reports Submitted With Application

- a) **Planning Justification Report** (Feb 2013, revised July 2014) provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of the Jones Consulting Group Ltd. that the proposed development is an appropriate form of development and location for single detached residential dwellings.
- b) **Functional Servicing & Stormwater Management Report** (Feb 2013, Amended June 2014) provides that the existing receiving infrastructure on the future road right-of-way and Humber Street will have sufficient capacity to accommodate water, sanitary and storm servicing for the subject development. The report further provides that the proposed stormwater management pond is an appropriate facility that will provide both quality and quantity control measures in accordance with MOE Enhanced (Level 1) treatment.
- c) **Traffic Operations Review** (Feb 15, 2013, Addendum July 7, 2014) addresses the potential transportation impacts of the proposed development on County Road 27 and concludes that a left turn lane will be required, however the estimated traffic volumes will not warrant the requirement for a traffic signal at the development entrance and County Road 27.
- d) **Environmental Impact Study (EIS)** (Feb 2013, Amended June 2014) considers the proposed development in relation to the adjacent forested lands and the Allandale Lake Algonquin Bluffs Area of Natural and Scientific Interest (ANSI) and provides an assessment of the potential environmental impacts associated with same as a result of the proposed development. The EIS concludes that the proposed development will not result in any negative direct or indirect impacts to; habitats of endangered or threatened species, the adjacent woodland, will not degrade the health, integrity or ecological functions of significant wildlife or fish habitat and that it is expected that wildlife species that utilize the area will continue to do so post-development.
- e) **Stage 1 & 2 Archaeological Assessment for 311 & 343 County Road 27** (Feb 7, 2013) describes the results of the Stage 1 & 2 Archaeological Assessment on 311 & 343 County Road 27 and concludes that no archaeological resources were identified on these properties, therefore no further archaeological assessment of these properties is required. A similar assessment was completed and approved by the Ministry of Citizenship, Culture and Recreation on 38 Humber Street, prior to the 2004 registration of this subdivision. Given that 301 County Road 27 was added to the proposed subdivision in July 2014, should Council approve the subject applications, Planning Staff would require that the applicant complete a similar study for 301 Town Line Road (County Road 27) as a condition of approval for the proposed Draft Plan of Subdivision (D12-403).
- f) **Geotechnical Soil Investigation & Slope Stability Study** (June 2012) provides a review of the subsurface soil conditions to determine the engineering requirements for the design and construction of the proposed development as well as to determine the bank stability along the eastern boundary limit adjacent to the Environmental Protection lands. The report concludes that the existing natural slope is densely wooded with mature trees and appears to be in stable condition.
- g) **Noise Impact Feasibility Study** (Feb 21, 2013, Amended June 24, 2014) provides an assessment of the potential noise impacts on the residential units within the proposed development as it relates to traffic noise generated from Town Line Road (County Road 27). This Study identifies a modest noise impact on Lots 1-20 and 76-90 and recommends that an acoustic barrier (fence and/or earth berthing) and ventilation (forced

air heating with provision for the air conditioning and warning clauses) be required to mitigate noise for these lots in accordance with MOE guidelines.

- h) **Preliminary Tree Inventory & Preservation Plan** (Feb 21, 2013, Amended October 16, 2014) provides an assessment and recommendations regarding all trees affected by the proposed development and concludes that all trees on the property should be removed to the property boundary, except for those located within the 10m setback to the eastern boundary adjacent to the Environmental Protection lands.