

Statutory Public Meeting



Official Plan Amendment Zoning By-law Amendment Draft Plan of Subdivision

**Primont (Wasaga 2) Inc.
400 45th Street South**

Site Location and Surrounding Land Uses

- Total Area: 29.8 ha.
- Frontage: 582 metres on 45th Street South; 713 metres on Morgan Road
- Lands are previously cleared of trees
- Single detached dwelling and accessory buildings located on lands



Proposed Development – Concept Plan



Proposed Development -Draft Plan of Subdivision



- 270-365 Single Detached Dwellings
- 123-148 Street Townhomes
- 198 Back-to-Back Townhomes
- Total Units: 591-711

Conceptual Architectural Designs



Conceptual Architectural Designs

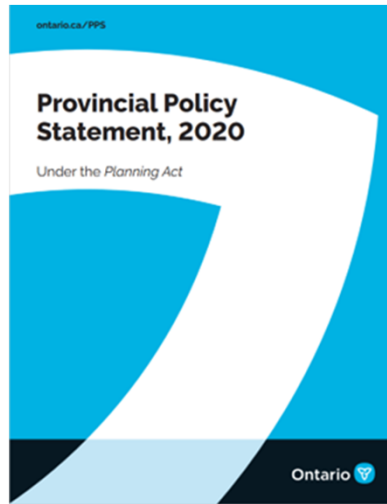


Street Townhouses



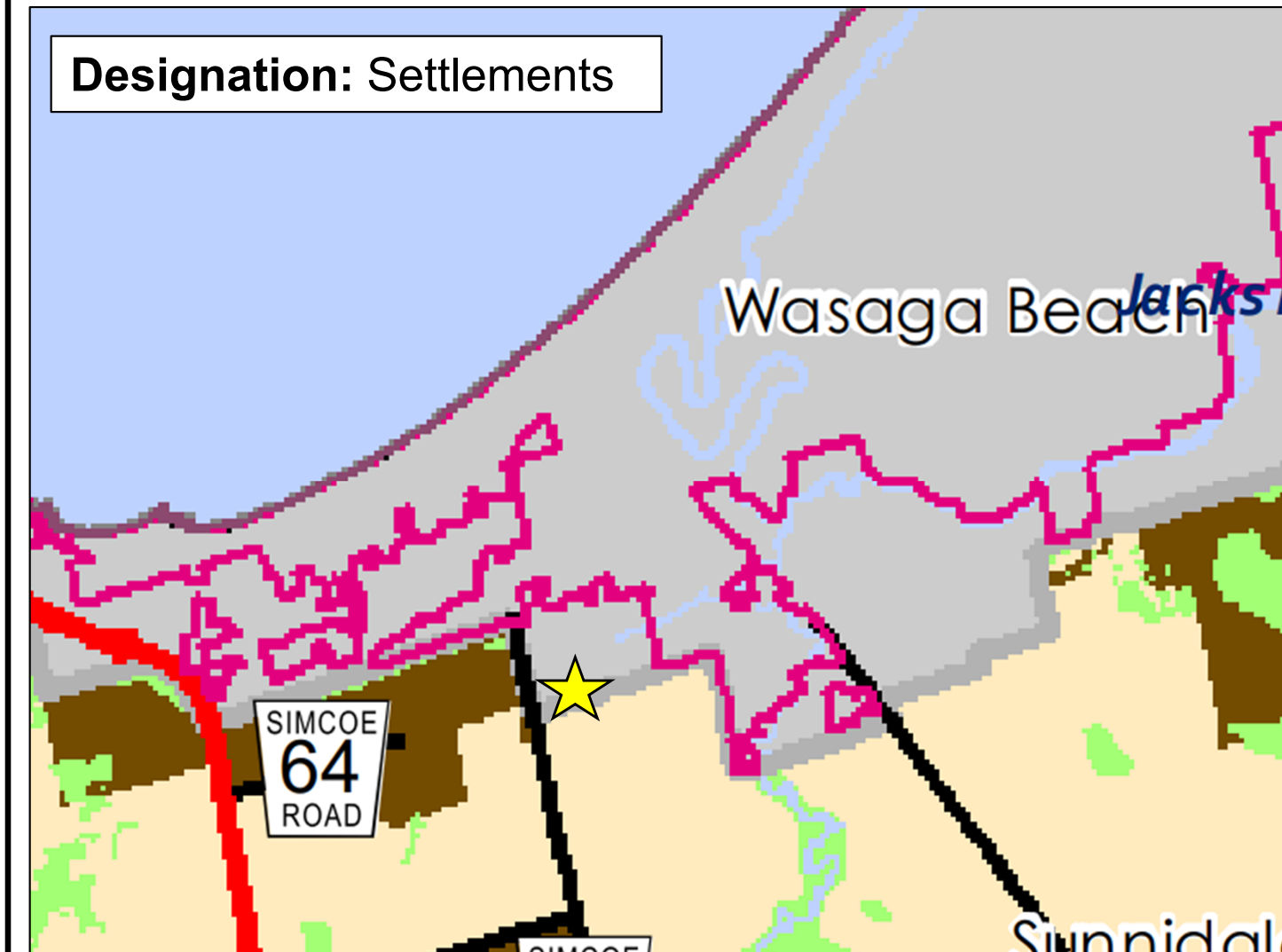
Back-to-Back Townhouses

A Place to Grow: Growth Plan Provincial Policy Statement

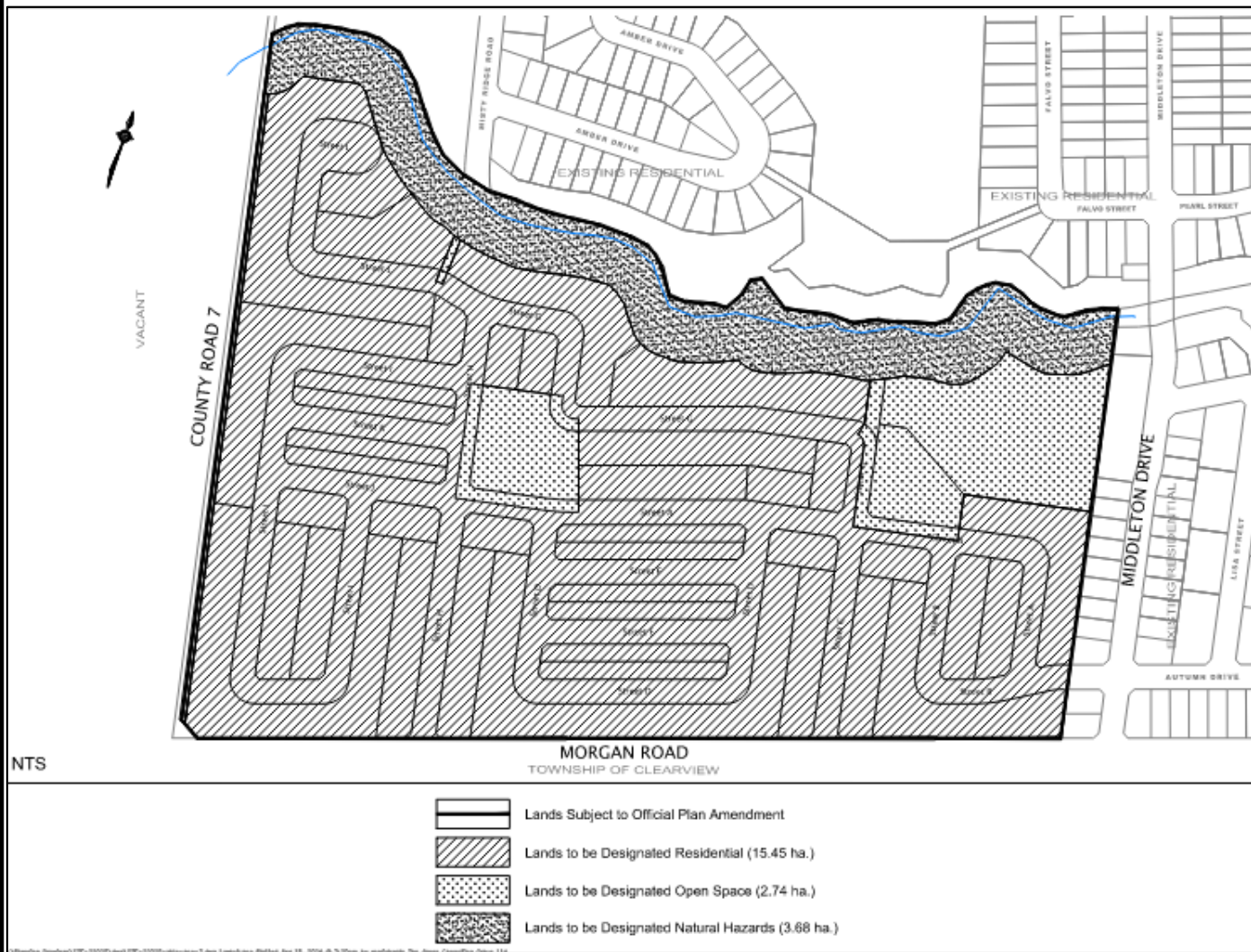


- Lands are located within a Settlement Boundary; adjacent to the built boundary (APTG 2.2.1.2, PPS 1.1.3)
- The development will provide an additional housing typology in the area, and will assist the Town with maintaining a three year supply of residential units (APTG 2.2.6.4)
- The lands will be serviced by municipal water and wastewater services (APTG 3.2.6.2, PPS 1.6.6.2).
- The smaller unit sizes will allow for appropriate intensification on the property which allows for a price point that is more affordable (PPS 1.4.3).
- The proposed roadways will include sidewalks that will encourage active transportation and community connectivity to Morgan Road (PPS 1.5.1).
- The residential units will be serviced by the County of Simcoe Waste Management which has the ability to accommodate present/future requirements (PPS 1.6.10.1)
- The proposed mitigation measures as identified in the Environmental Impact Study will ensure no negative impacts to natural heritage features or their ecological function (AGTG 5.1.3, PPS 2.1.2).
- No cultural heritage artifacts were identified on the lands within the Stage 1-2 Archaeological Assessment. (PPS 2.6.2 & 2.6.3)

County of Simcoe Official Plan



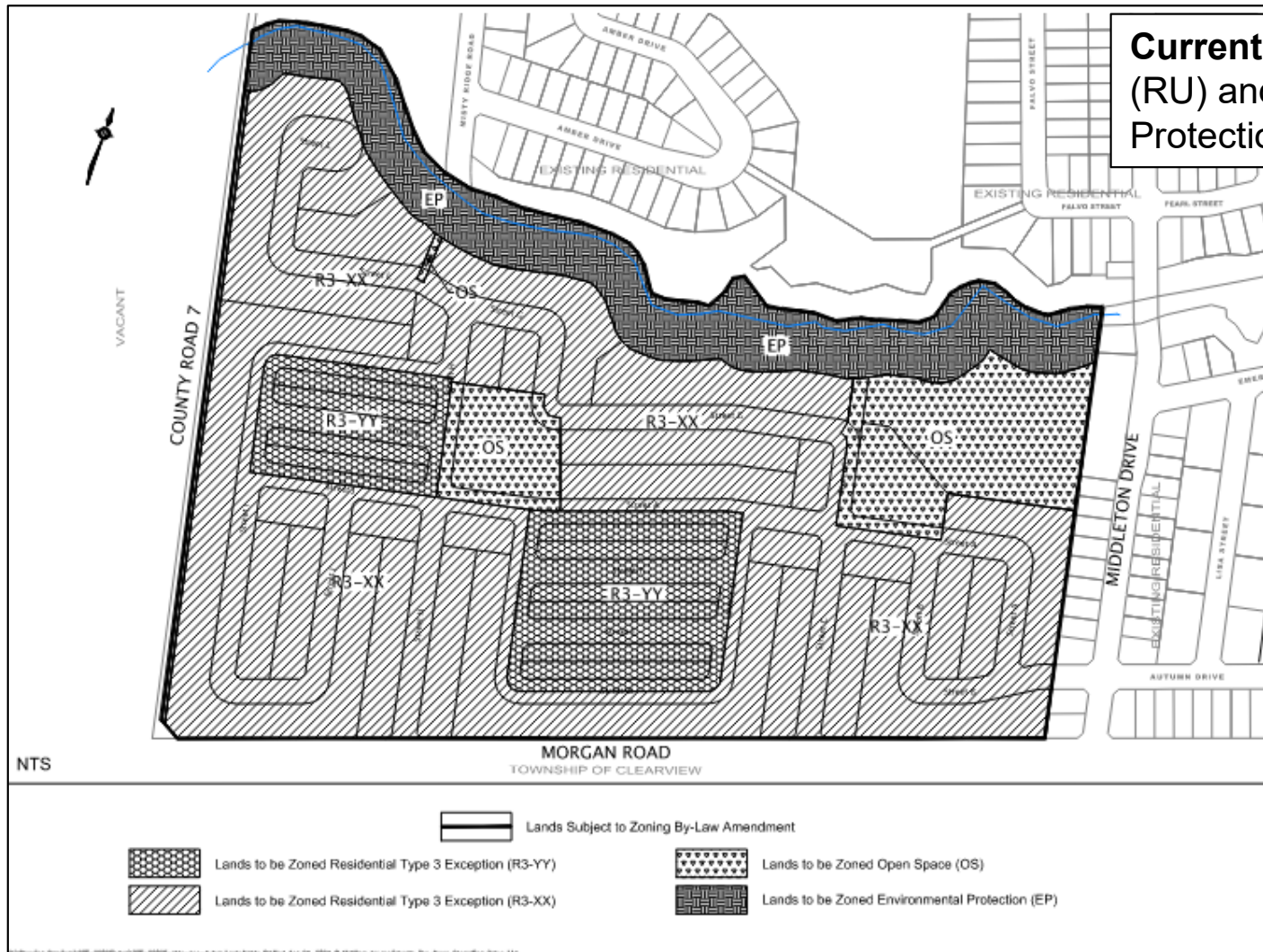
Proposed Official Plan Amendment



Current Designation: Rural and Natural Hazards

Proposed Designation: Residential, Open Space and Natural Hazards

Proposed Zoning By-law Amendment



Current Zoning: Rural (RU) and Environmental Protection (EP)

Proposed Zoning: Residential Type 3 Exception (R3-YY), Residential Type 3 Exception (R3-XX), Open Space (OS), and Environmental Protection (EP)

Proposed Zoning Exceptions

Residential Type 3 Exception (R3-XX) Zone			
Single Detached Dwellings			
Development Standards	Required	Proposed	Variation
Lot Area (minimum)	370 square metre	230 square metres	140 square metres
Lot Frontage (minimum)	12 metres	8.20 metres	3.80 metres
Front Yard Depth (minimum)	6 metres	4 metres to the face of the building and 6 metres to the face of the garage	2 metres
Exterior Side Yard Width (minimum)	4.5 metres	3 metres	1.5 metres
Interior Side Yard Width (minimum)	1.5 metres	1.2 metres on one side and 0.6 metres on the garage on the garage side	0.3 metres and 0.9 metres
Rear Yard Depth (minimum)	7.6 metres	6 metres	1.6 metres
Landscaped Open Space (minimum)	30%	35%	5%
Lot Coverage (maximum)	40%	50%	10%

Proposed Zoning Exceptions

Residential Type 3 Exception (R3-XX) Zone			
Street Townhouses			
Development Standards	Required	Proposed	Variation
Lot Area (minimum)	210 square metres	170 square metres	40 square metres
Lot Frontage (minimum)	7 metres	6 metres	1 metre
Front Yard Depth (minimum)	6 metres	4 metres to the face of the building and 6 metres to the face of the garage	2 metres
Exterior Side Yard Width (minimum)	5 metres	3 metres	2 metres
Interior Side Yard Width (minimum)	3 metres and 6 metres	1.2 metres on one side	1.8 metres and 4.8 metres
Rear Yard Depth (minimum)	7.6 metres	6 metres	1.6 metres
Dwelling Unit Area (minimum)	65 square metres	85 square metres	20 metres
Landscaped Open Space (minimum)	30%	20%	10%
Lot Coverage (maximum)	45%	65%	20%
Height of Building (maximum)	12 metres	15 metres	3 metres
Width of Street Townhouse (minimum)	7 metres	6 metres	1 metre

Proposed Zoning Exceptions

Residential Type 3 Exception (R3-YY) Zone	
Back-to-Back Townhouses	
Development Standards	Proposed
Lot Area (minimum)	86 square metres
Lot Frontage (minimum)	6.4 metres
Front Yard Depth (minimum)	4 metres to the face of the building and 6 metres to the face of the garage
Exterior Side Yard Width (minimum)	3 metres
Interior Side Yard Width (minimum)	1.2 metres on one side and 0.6 metres on the garage on the garage side
Rear Yard Depth (minimum)	0 metres
Dwelling Unit Area (minimum)	50 square metres
Landscaped Open Space (minimum)	5%
Lot Coverage (maximum)	70%
Height of Building (maximum)	15 metres
Width of Townhouse (minimum)	6.4 metres
Play Area (minimum)	0%
Number of back-to-back townhouse dwelling units in a single structure	16

Proposed Servicing Summary

- The development will be serviced with an internal storm sewer network, proposed stormwater management facility and lot-level best management practices.
- Internal water servicing will connect to the existing municipal system at Autumn Drive and Misty Ridge Road in adjacent subdivision to east.
- Internal sanitary servicing will connect to the existing sanitary stub located at Middleton Drive and be directed to the Middleton Drive sanitary pumping station (SPS#20) to east.
- Fire hydrants have been proposed within the development on the lot lines, spaced at a maximum distance of 150m.
- A 25mm diameter (Copper) domestic water service will be provided to each of the proposed lots.
- There is 1 proposed stormwater management pond provided for both quality and quantity control.

Proposed Traffic Summary

- The proposed development is expected to generate 372 total two-way auto trips (91 inbound and 281 outbound) and 505 total two-way auto trips (318 inbound and 187 outbound) during the AM and PM peak hours.
- The analysis indicates the road network has capacity to accommodate the site generated traffic, with noted recommendations and future monitoring.
- A left-turn lane may be required on Morgan Road with the extension of the 50 km/h posted speed limit across the site frontage, depending on the final unit count.

Conclusion

- The proposed applications conform to the applicable policies of the A Place to Grow: Growth Plan for the Greater Golden Horseshoe and are consistent with the applicable policies of the Provincial Policy Statement.
- Applications conform to the applicable policies of the County of Simcoe Official Plan and the Town of Wasaga Beach Official Plan.
- The proposed densities are appropriate for the location of the lands and introduces additional housing typologies to the Town.
- The proposed applications will facilitate residential units on a site that is within the settlement boundary of the Town of Wasaga Beach and adjacent to built boundary.
- The development will be compatible with the surrounding land uses and will utilize existing municipal services efficiently.
- Lands are last piece of property to be developed with in settlement boundary in this area of Town.
- The proposed development avoids any negative impacts on natural heritage features.
- The proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications represent good and desirable planning for the Town of Wasaga Beach.