

PLANNING REPORT

PROPOSED RESIDENTIAL PLAN OF SUBDIVISION

MIRAMICHI SHORES PHASE FOUR

Block 15, Registered Plan No. 3M-209
and Part of Lots 55 and 56, Lake Range,
Geographic Township of Saugeen
Town of Saugeen Shores
County of Bruce

Owner: Miramichi Shores Land Development Ltd.

Prepared by:



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1. BACKGROUND

1.1 The Proposal

Miramichi Shores Land Development Ltd. owns the 16.252 hectare property in the Town of Saugeen Shores shown on Figure 1 (Appendix A) to this Planning Report, and is proposing to development approximately one-third of the site into a residential subdivision comprising 14 detached dwelling lots.

The development will involve the construction of a new municipal road and the creation of two blocks for walkway purposes. The Developer will retain the balance of the property.

A similar Plan of Subdivision on these lands were granted Draft Approval approximately 13 years ago; however, the developer at that time allowed the conditional approval to lapse. The lands have since been acquired by Miramichi Shores Land Development Ltd.

The proposed Draft Plan of Subdivision is provided in Appendix B to this Planning Report.

1.2 Approvals Required

The proposed development requires approval of a Plan of Subdivision from the County of Bruce.

The 14 lots are already zoned for the intended residential subdivision and therefore an amendment to the Town's Comprehensive Zoning By-law is not required.

1.3 Purpose of this Planning Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by the property owner to prepare a Planning Report for the purposes of explaining the proposed development and evaluating it within the context of land use planning principles.

2. SUBJECT PROPERTY AND ADJACENT LANDS

2.1 Location and Current Use of Subject Property

The subject lands are located approximately 60 metres east of the Lake Huron shoreline, within the area between Port Elgin and Southampton known as Miramichi Bay.

Immediately east of the boundary of the property is the bluff associated with the glacial Lake Nipissing.

The subject lands are predominantly forested. A series of recreational trails exist throughout the site and connect to a larger trail system running north and south of the property. As well, a watercourse meanders through the northerly and easterly sections of the site.

2.2 Adjacent Properties

A residential subdivision exists to the immediate south of the subject lands. The street system within that subdivision will serve as the vehicular means of access to the proposed development.

The lands to west are occupied by year-round and seasonal dwellings.

Cash cropping is occurring on the lands to the east, on top of the bluff.

The lands to the north are forested and undeveloped.

3. BACKGROUND STUDIES

In support of the Plan of Subdivision, the following background information has been prepared:

3.1 Functional Servicing Report

Cobide Engineering Inc. prepared a Functional Servicing Report to address the method of water and sewage servicing for the proposed development.

Details from the Engineer's report regarding the proposed municipal water / private septic system arrangement are provided in Section 4.1 of this Planning Report.

3.2 Preliminary Stormwater Management Report

Cobide Engineering Inc. also prepared a Preliminary Stormwater Management Report to address the handling of stormwater.

Details from the Engineer's report are provided in Section 4.2 of this Planning Report.

3.3 Environmental Impact Study

WSP Canada Inc. conducted an Environmental Impact Study (EIS) to address the natural heritage policies listed in the Provincial Policy Statement, the County of Bruce Official Plan and the Town of Saugeen Shores Official Plan.

The EIS identified four such features on or within 120 metres of the subject property, as follows:

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|--|--|
| 1. Significant Woodlands: | The forested area on the subject property and adjacent lands is a Significant Woodland. |
| 2. Habitat of Endangered and Threatened Species: | Four endangered or threatened species and three species of Special Concern are thought to have moderate to high potential to be present on or within the vicinity of the site. |
| 3. Significant Wildlife Habitat: | Potential habitat exists on the site for species of conservation concern, a locally significant wildlife |

corridor, and seasonal concentration areas (seasonal migration habitat for woodland songbirds).

4. Fish Habitat: The cold water stream traversing the northerly and easterly sections of the subject property and nearby Lake Huron serve as Fish Habitat.

The EIS addressed these features as follows:

Although partial removal of the Significant Woodland is proposed, the impacts of the proposed subdivision on the ecological functions of the larger Significant Woodland should be minimized due to: the fact that the development is directly adjacent to an existing residential area; the relatively small tree removal area compared to the overall size of the forested area; and, the plans for tree retention. Mitigation measures, including the requirement for a Tree Preservation Plan involving 25% tree cover, are provided in the EIS.

The partial removal of forest vegetation could also affect the Wildlife Habitat. The Significant Wildlife Habitat functions of the landscape, however, are not anticipated to be significantly impacted by the proposed subdivision development for the same reasons listed in the Significant Woodland paragraph above and due to the fact that significant similar wildlife habitat will be retained to the north of the site. Any potential impacts to such wildlife can be managed through implementation of the mitigation measures provided in the EIS.

Seven Endangered or Threatened Species have reasonable potential to be encountered incidentally within the development area, specifically: Eastern Woodpeewee, Canada Warbler, Wood Thrush, and Little Brown Bat, Small-footed Bat, Northern Long-eared Bat, and Tri-Colored Bat. The proposed development could pose risk to these species; however, such potential harm can be avoided through limiting tree removal to the time period of October 1 to March 31 and other mitigation measures recommended in the EIS.

Construction activities for the proposed works have the potential to result in both permanent and temporary impacts to Fish Habitat within the property and downstream. However, with appropriate design considerations and mitigation, potential impacts are expected to be effectively mitigated so as to avoid long-term negative impacts on the watercourse and associated fish habitat. No development will occur within 30 metres of the watercourse. As well, the Stormwater Management Plan will require enhanced treatment to mitigate impacts to the water quality of the watercourse and Lake Huron. Additional mitigation measures are provided in the EIS.

The EIS concluded that the potential negative impacts to the natural heritage features and their ecological functions can be effectively avoided, minimized or mitigated with the implementation of the mitigation measures provided in the EIS.

A more detailed explanation of the findings of WSP Canada Inc. are contained in the EIS.

3.4 Tree Preservation and Edge Management Plan

Cobide Engineering Inc. has prepared a Tree Preservation and Edge Management Plan for the subdivision lands in consultation with the Ecologist from WSP Canada Inc. This Plan outlines areas of the site for tree retention, tree retention areas with constraints and proposed replanting areas for post-construction plantings. The Plan also provides a series of notes on mitigating potential impacts to the surrounding woodlands and a variety of species that may be suitable for planting.

The Tree Preservation and Edge Management Plan should be included in the Subdivision Agreement.

3.5 Phase 1 and 2 Archaeological Assessment

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A Stage 1 and 2 Archaeological Assessment of the site was conducted by AMICK Consultants Ltd. The investigation discovered no significant cultural materials and concluded that the property should be cleared of archaeological concerns. The Ministry of Tourism, Culture and Sport has advised that the Assessment has been entered into the Ontario Register of Archaeological Reports.

3.6 Hydrogeological Report: Permission To Take Water

GAMAN Consultants Inc. prepared a Hydrogeological Report in support of an application for a Category 3 Permit to Take Water (PTTW) application. The permit is required for temporary dewatering during construction and installation of the underground services within this subdivision.

The Report concluded that there is a low risk of adverse effects to wells in the area from this temporary lowering of the water table.

3.7 Hydrogeological Report: Perforated Storm Sewer Evaluation

GAMAN Consultants Inc. also prepared a Hydrogeological Report in support of the proposal to install a perforated storm water sewer in order to lower the water table, as requested by the Saugeen Valley Conservation Authority.

The Report concluded that the use of perforated storm water sewer should have no adverse impacts on the natural environment.

4. SERVICING

4.1 Water Supply and Sanitary Sewage

The development will be serviced with municipal water and individual, private septic systems.

The proposed watermain will be connected to the existing main located at the intersection of the new road and Carter Drive. Additional details pertaining to this matter are provided in the Functional Serving Report.

A nitrate calculation was conducted by the Engineer and determined that the site is suitable to accommodate 14 residential lots with individual septic systems. This calculation and additional information is also provided in the Functional Servicing Report.

It's worth noting that three existing, newer subdivisions to the south and other existing residential development in the general area are also serviced with private septic system, and there have been no reported problems with this servicing arrangement.

4.2 Stormwater Management

The storm sewer outlet for the subdivision will be located on Block 17 where the existing stream outlet for the property is located. The stream discharges across Miramichi Bay Road into Lake Huron. The outlet will be designated, at a minimum, to accommodate a five-year flow from the subdivision. The stormwater management proposal is described in detail in the Preliminary Stormwater Management Report and summarized in the Functional Servicing Report.

4.3 Road Works

The proposed subdivision involves the establishment of a new municipal street having a length of approximately 325 metres. This street will connect to Carter Drive.

4.4 Other Utilities

All of the dwellings within this subdivision will be serviced with hydro, natural gas, telephone, cable television and internet.

5. OFFICIAL PLAN CONFORMITY

Land use planning in this area is governed by two Official Plans: (1) County of Bruce Official Plan; and (2) Town of Saugeen Shores Official Plan. Provided below is an evaluation of the proposed development within the context of the relevant policies from both documents.

5.1 County of Bruce Official Plan

5.1.1 Land Use Designation

Schedule A of the County of Bruce Official Plan designates this area of Saugeen Shores as 'Primary Urban Communities'.

Section 5.2.2 *Primary Urban Communities* states (edited for relevancy)

2. General Policies

- 1. It is the policy of County Council to encourage and strengthen the role of Primary Urban Communities as regional service centres within the County. These communities will accommodate the largest concentration and the widest range of residential, tourism, economic and social services and facilities. In addition, this Plan recognizes the importance of other urban communities in abutting Counties of a similar nature as the Primary Urban Communities in Bruce County. Where possible co-operative planning measures should be encouraged.*
- 2. It is the policy of County Council to direct the majority of anticipated permanent population growth to Primary Urban Communities.*

Comment: The policies stated above promote Port Elgin, Southampton and the area between these two urban centres in close proximity to the shoreline as the focal point for development. Development within this particular area will be limited to a certain extent given that full municipal services are not available.

Section 5.2.2.3 *Permitted Uses* states:

- 1. The permitted uses shall include a broad variety of residential, home occupations, commercial, industrial and institutional land uses.*

Comment: Detached dwellings are permitted under this policy.

5.1.2 Subdivisions

Section 6.5.1 *Subdivision and Condominium Approvals and Agreements, and Multi-Unit Developments* states (edited for relevancy):

- .3 County Council shall approve only those plans of subdivision which:*
- i) Comply with the provisions of this Plan and the applicable local Municipal Official Plan where one exists; and*
 - ii) Can be supplied with adequate services, in accordance with the policies of this Plan.*
 - iii) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience and welfare of the present and future inhabitants of the municipality and to:*
 - (a) The effect of development of the proposed subdivision on matters of Provincial interest;*
 - (b) Whether the proposed subdivision is premature or in the public interest;*
 - (c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any; system in the vicinity and the adequacy of them;*
 - (d) The suitability of the land for the purposes for which it is to be subdivided;*
 - (e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
 - (f) The dimensions and shapes of the proposed lots. It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that will be serviced by municipal sewer or communal services to have a density target of no less than 15 'dwelling units' per 'gross developable hectare' (6.1 dwelling units per gross developable acre). The County may grant approval for developments that do not meet this density when justified and appropriate. An applicant/developer requesting a reduced density must provide a planning justification at the time of application.*
- For the purposes of this Plan, 'Gross Developable hectare' shall mean the total area of the proposed development minus the area of any lands designated or*

zoned Hazard, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law. When considering proposals with more than one land use, the uses may be separated for determining applicable density.

It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that can accommodate 10 or more 'dwelling units' that will be serviced by municipal sewer and water or communal services to have a minimum of 30% of the proposed 'dwelling units' to be achieved through the use of 'medium density' (or higher density where appropriate) 'dwelling units'. The County may grant approval for developments with a reduced percentage of 'medium density' when appropriate and justified. An applicant/proponent/developer requesting a reduced percentage must provide a planning justification at the time of application;

- (g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) Conservation of natural resources and flood control;*
- (i) The adequacy of utilities and municipal services;*
- (j) The adequacy of school sites;*
- (k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and appropriate. An applicant/developer requesting a reduced density must provide a planning justification at the time of application.*

For the purposes of this Plan, 'Gross Developable hectare' shall mean the total area of the proposed development minus the area of any lands designated or zoned Hazard, Natural Environment, Natural Hazard, or similar constraint in the County of Bruce Official Plan, local Official Plan or Comprehensive Zoning By-law. When considering proposals with more than one land use, the uses may be separated for determining applicable density.

It is the policy of this Plan to require the residential portion of all subdivisions, condominiums or multi-unit/multi-lot developments that can accommodate 10 or more 'dwelling units' that will be serviced by municipal sewer and water or communal services to have a minimum of 30% of the proposed 'dwelling units' to be achieved through the use of 'medium density' (or higher density where appropriate) 'dwelling units'. The County may grant approval for developments with a reduced percentage of 'medium density' when appropriate and justified. An applicant/proponent/developer

requesting a reduced percentage must provide a planning justification at the time of application;

(l) The physical layout of the plan having regard to energy conservation.

Comment: This Planning Report demonstrates the development's compliance with the County and local Official Plans.

The dwellings within this subdivision will be supplied only with partial municipal services because sanitary sewers are not available in this area of the Town. The Servicing Options Report includes a section on nitrate testing and determines that the site conditions are appropriate for a private septic system on each of the 14 proposed lots. All other services that are typically associated with urban development, including water, cable television, natural gas, telephone and internet, will be made available within this subdivision.

The proposed development is consistent with the Provincial Policy Statement, as explained in Section 6 of this Planning Report.

This lot creation is not premature and is in the public interest.

The proposed development is considerably lower than the 15 unit per gross hectare target because of the partial servicing arrangement. This particular policy is not applicable to areas where both municipal water and sanitary sewers are not available.

Flood control measures have been incorporated into the design of the subdivision.

Children residing in this subdivision will likely be bused to nearby schools in either Port Elgin or Southampton.

Two blocks serving as links from the new roads to the recreational trails will be conveyed to the Town.

The lot creation within this subdivision should not contradict any energy conservation practices.

.4 Through the conditions of approval, attached to plans of subdivision, pursuant to the Planning Act the Council of the local municipality shall require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, water and sewage services, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provisions of this Plan and the applicable local Official Plan.

Comment: The Developer will enter into a Development Agreement with the Town regarding the issues stated above.

5.1.4 Servicing

Section 4.7.5 *Water and Sewer Services* states (edited for relevancy):

4.7.5.1 Infrastructure

.1 Planning for water and sewage services shall recognize that:

- i) Full municipal water and sewage services are the preferred form of servicing. In areas serviced by full municipal sewage and water services development will be permitted only if sufficient reserve water and sewage plant capacity will be available to accommodate the development, and other approved development;*
- ii) Communal services are the preferred means of servicing multiple unit/lot developments in areas where full municipal sewage and water services do not exist AND where full municipal services are not feasible (environmentally or economically) AND where site conditions are suitable over the long term;*
- iii) Development may be serviced by individual on-site services where the use of communal systems is not feasible (environmentally), and where site conditions are suitable over the long term; and,*
- iv) Partial services are generally discouraged, but may be used in the interim until full or communal services become available. Partial services may also be used to address failed services or due to physical constraints.*

Comment: Subsection iv) above recognizes that partial services may be used until full or communal services become available.

4.7.5.2 Multi Year Sewage and Water Servicing Plan – Local Official Plans

- .1 A Multi-Year Sewage and Water Servicing Plan shall be prepared in support of any new Local Official Plan and/or as part of any review or update to an existing Local Official Plan as required by the Planning Act (i.e., master planning process under the Municipal Class Environmental Assessment Act). A Multi-Year Sewage and Water Servicing Plan shall be prepared with reference to applicable Ministry of Environment Guidelines. The Local Official Plan shall take direction from the conclusions and recommendations of the Multi-Year Sewage and Water Servicing Plan, the Provincial Policy Statement and any other background studies carried out in support of the Servicing Plan.*

4.7.5.4 Interim Servicing – Primary Urban Communities

- .1 Where a Multi-Year Sewage and Water Servicing Plan as required by Section 4.7.5.2 [Multi-Year Sewage and Water Servicing Plan – Local Official Plans] does not exist AND where full municipal services are not feasible (environmentally or economically) within a portion of the settlement boundaries of a full services Primary Urban Community, new development may be permitted on partial services as an interim solution (i.e., 3-7 years) provided that:*
- i) The development is infilling within a developed area that is currently partially serviced or, is the development of existing lots of record that is surrounded by an area that is currently partially serviced; and*
 - ii) The uses shall be limited to those that would not normally require excessive amounts of water or generate large volumes of waste water; and*
 - iii) All new lots are to be of a size, dimension and orientation that would permit said lots to be divided to create two or more lots in conformity with the local zoning by-law for lots serviced with municipal water and sewer services. The new lots shall be subject to a site specific zoning amendment that regulates the location of all new development in order to ensure that a future lot severance is possible; and*
 - iv) A Nitrate Study as per Section 4.7.5.8 [Servicing Reports, Studies, Plans and Statements] concludes that the development will not have a negative impact on the groundwater; and*
 - v) Any other Studies or Reports as required by County of Bruce and/or municipality are submitted; and*
 - vi) Major new development shall only be permitted if the development is serviced by municipal water and sewer or communal water and sewer service.*

Comment: According to Town officials, Saugeen Shores has prepared a Water and Sewer Master Plan which contemplates the means of servicing anticipated growth areas within the Town. This lakeshore area is intended to be serviced with sanitary sewers; however, such an infrastructure project is likely dependent upon the Town receiving government funding.

The proposed development is clearly an infilling situation.

The intended detached dwellings will not generate a large amount of waste water.

Cobide Engineering Inc. has prepared a nitrate study in accordance with the D-5-4 Guidelines which has demonstrated that the lots can be appropriately serviced with individual, private septic systems.

5.1.5 Natural Environment

Section 4.3 *The Environment* contains policies that are intended to protect the various aspects of the County's natural environment. Included are policies that deal specifically with Cold and Warm Water Streams, Significant Woodlands, Threatened and Endangered Species, and Significant Wildlife Habitat, which are the four features that have been confirmed in the Environmental Impact Study as existing on the property and adjacent lands. The relevant policies state:

4.3.2.1 Cold and Warm Water Streams

No development shall be permitted within 30 metres of the banks of a cold water stream or 15 metres of a warm water stream. Landowners are encouraged to forest the area within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.

4.3.2.6 Significant Woodlands

- .1 It is the intent of County Council to protect significant woodlands as they are one of the key components of our natural heritage areas. Wood lands provide significant economic value as well as habitat for wildlife, erosion control and maintenance of the 'cold water' for fish habitat.*
- .2 Although significant wood lands have not been mapped in this Plan, the following policies shall apply to the protection of wood lands:*
 - i) For Townships with less than 30% forest cover, wood lots of 40 hectares or greater are considered significant. Prior to development being permitted in these areas the proponent of the development shall be required to undertake an Environmental Impact Study.*
 - ii) For municipalities with greater than 30% forest cover, an Environmental Impact Study shall only be required for developments that propose four or more lots in one development, or that involve the removal of more than 1.0 ha of forest cover in a single proposal. In certain instances, where the County may be concerned about cumulative losses to a significant wood lot, an EIS may also be required.*
- .3 Where it cannot be demonstrated through the preparations of an Environmental Impact Study that the proposed development will not impact on the habitat/resource function of the wood lot, the development shall be refused.*
- .4 The County recognizes that the evaluation of significant woodlots on a case-by-case basis may no longer be adequate. In this regard, the County shall endeavour to undertake a countywide evaluation of woodlands, provide required mapping, and update this section as required.*

4.3.2.7 Threatened and Endangered Species

- .1 Detailed mapping showing the significant portions of the habitat for threatened and endangered species in the county is not included on Schedule C to this Plan. Until such mapping becomes available and is incorporated in the Plan, these heritage resources shall require protection in accordance with the following policies where they are identified by the proponent and/or review agencies as being on or adjacent to a development proposal through individual review. The following policies apply to significant habitat of threatened and endangered species.*
- .2 When mapping does become available, it is the policy of County Council to designate such areas in the County Plan. It may be difficult to maintain up-to-date mapping showing significant habitat of endangered species and threatened species given that the listing of the species and their respective rankings change often. Reference should be made to the Ministry of Natural Resources official species at risk list, as updated and amended from time to time.*
- .3 It is the policy of County Council that development except for infrastructure permitted by the Provincial Policy Statement shall not be permitted within significant portions of the habitat of threatened and endangered species.*
- .4 It is the policy of County Council that development and site alteration may be permitted on adjacent lands only if it has been demonstrated through an EIS, carried out by the proponent, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.*
- .5 Adjacent lands are those lands within 50 metres of an identified area.*
- .6 Development proposals may be considered on adjacent lands without amendment to this Plan, in accordance with the abutting land use designation if supported by a site specific EIS indicating how the above policies have been met.*
- .7 It is the policy of County Council that significant habitat of threatened and endangered species be designated in local Official Plans where they exist, and that policies be included to preclude new development within such areas.*
- .8 It is the policy of County Council that significant portions of habitat of threatened and endangered species shall be zoned in the local Municipal Zoning By-law to preclude new development within such areas.*

4.3.2.10 Significant Wildlife Habitat

- .1 Detailed mapping showing the significant wildlife habitat in the County is not included on Schedule C to this Plan. Until such mapping becomes available and is incorporated in the Plan, these heritage resources are identified on a case-by-case basis.*

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| <p>.2 <i>It is the policy of County Council that no development except for essential municipally owned infrastructure shall be permitted within areas of significant wildlife habitat provided no adverse environmental impact will result.</i></p> <p>.3 <i>It is the policy of County Council that no development or site alteration may be permitted within 120 metres to significant wildlife habitat unless it has been demonstrated through an EIS, carried out by the proponent, that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.</i></p> |
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Comment: The Environmental Impact Study (EIS) has addressed these four issues, as explained earlier in this Planning Report. By limiting development to a certain area on the site, providing a buffer from the watercourse, maintaining a tree cover of 25% within the development area and following other mitigation measures recommended by the Ecologist, the proposed development should have no anticipated negative impacts or loss of ecological function to the assessed natural heritage features.

5.1.6 Official Plan Evaluation Summary

Based on the foregoing, it is evident that the proposed development conforms to the County of Bruce Official Plan.

5.2 Town of Saugeen Shores Official Plan

The Official Plan for the Town of Saugeen Shores addresses the unique characteristics, special needs and social and economic aspirations and goals of the Town as they pertain to the urban areas of Port Elgin and Southampton as well as the lands along the shoreline located between these two urban centres. The Saugeen Shores Official Plan provides the needed additional policy detail to ensure effective and practical application of the broader County policies.

Several sections of the Town's Official Plan apply to the proposed development.

5.2.1 Land Use Designations

The area of the subject property proposed for developed is designated 'Shoreline Residential' on Schedule A to the Town's Official Plan, as illustrated on Figure 2 to this Planning Report. Other than a small area in the northwest corner of the property which is also designated 'Shoreline Residential', the balance of the property falls within the 'Hazard' land use designation, although the accuracy of the 'Hazard'

boundary is questionable. The 'Special Policy #4' overlay also applies to most of the subject property.

The subject lands are also identified as a 'Greenfield Area' on Schedule C, as shown on Figure 3. Lands within a 'Greenfield Area' are to be developed in a comprehensive manner through the Plan of Subdivision process, according to the Official Plan.

5.2.1.1 Shoreline Residential

Section 3.7 *Shoreline Residential Designation* states that the predominant use of lands shall be for detached residential dwellings, both seasonal and permanent. Existing commercial uses, housekeeping cottages and cabin rental establishments are recognized as permitted uses.

The following 'Shoreline Residential' policies pertain to the proposed development:

3.7.4.2 Protecting the Character of Shoreline Areas

- 3.7.4.2.1 New development in the Shoreline Residential designation shall be designed to minimize the visual impact of buildings and structures on shoreline areas. Depending on the scale of the development, a Visual Impact Assessment may be required to demonstrate how the development will be designed to ensure that height, bulk, density and massing of built form does not have an unacceptable impact upon the view towards or from the waterfront.*
- 3.7.4.2.2 Buildings in the Shoreline designation shall be sited to limit the removal of vegetation and to preserve significant landscape features.*
- 3.7.4.2.3 The height of buildings in proximity to the shoreline will be limited to maintain the character of shoreline areas and existing development.*

Comment: The proposed subdivision represents a low density form of development and will blend in well with the existing type of housing in this area.

There should be no concerns with regard to height, bulk, or massing of built form. The houses will be spaced out and the tree preservation measures will ensure that the area's forested character is kept intact.

The development will not interfere with any neighbouring land owner's view of the water. Given that a row of houses already exists to the immediate west of the development, the proposed subdivision will not likely be visible from the waterfront.

3.7.4.3 Undeveloped Land in the Shoreline Residential Designation

3.7.4.3.1 Not all the land designated on Schedule 'A' as Shoreline Residential has been subject to intensive site evaluations. Consequently, the designation of land as Shoreline Residential is no assurance that any given land is suitable for development. New developments proposed within the designation shall be reviewed using a cautionary approach, with the attention being given in particular to the impacts of new developments on the natural environment. New development proposals shall be assessed on their individual merits and should site conditions be unable to support sound, planned development, new proposals may be refused.

Comment: By implementing the recommendations of the EIS and the Tree Preservation and Edge Management Plan, this subdivision should be viewed as an environmentally sound, well-planned development.

5.2.1.2 Special Policy Area #4

The following 'Special Policy Area #4' policies pertain to the proposed development:

3.20.4 Special Policy Area #4

3.20.4.1 The area designated as SPA (4) on Schedule "A" Land Use Plan, generally encompasses the lands west of the glacial Lake Nipissing bluff, south of South Street, in the former Town of Southampton, and north of Lot 19, Lake Range, in the former Township of Saugeen, but excludes the former Town of Port Elgin and those developed areas existing prior to the date of the adoption of this Plan. It is recognized that much of this special Policy Area exhibits important natural heritage features, such as significant woodlands, significant wildlife habitat, fish habitat, and species of conservation concern. The area also represents a substantial portion of the forested and wetland habitats within the planning area, as well as provides local connectivity of the natural features. Further, a large amount of the area consists of hazardous lands and sites. High groundwater conditions and complex drainage are common.

3.20.4.2 It is also recognized that new residential uses are permitted in specific and limited locations designated as Shoreline Residential that avoid hazardous features. With proper site design, the impacts of the developments on the environment can be minimized, to the extent that is possible, and surface and sub-surface drainage can be addressed. Preliminary Environmental Review Studies have been completed for most of these specific areas.

3.20.4.3 All lands within SPA (4) not shown as Residential or Shoreline Residential are designated Environmental Hazard and shall be subject to the policies of Section 3.18 of this Plan. For this Special Policy Area, the Environmental Hazard designation includes not just natural

hazard elements but also natural heritage features. As such, site alterations and vegetation removal shall not be permitted except in accordance with proper forest management practices and passive recreation uses, such as hiking trails.

3.20.4.4 Minor adjustments to the Environmental Hazard boundary may not require an amendment to this Plan, following consultation with the Saugeen Valley Conservation Authority.

3.20.4.5 New development may be permitted in the areas designated Shoreline Residential within SPA (4) in accordance with Section 3.7 Shoreline Residential of this Plan and the following additional policies:

- a) A site-specific Environmental Impact Statement shall be completed for each development proposal in accordance with Section 6.27.4 of this Plan and the following criteria:*
 - i) The Environmental Impact Statement shall focus on the features found within the Shoreline Residential designation and immediately adjacent to it. A detailed study to assess the site in the context of the whole of SPA (4) is not required.*
 - ii) Flora and fauna species that are endangered, threatened or of conservation concern shall be identified and protected, with particular attention to the provincially rare Dwarf Lake Iris.*
 - iii) A tree retention plan shall be completed, with the objectives of minimizing tree removal and disturbance, and protecting vegetation communities of conservation concern. To help off-set the loss of trees due to development, the tree retention plan shall identify areas where new trees will be provided, either on the lands subject to development or on other lands within or near SPA (4). The ratio of new trees planted to trees removed shall be at least 2:1. Only those new trees for the purposes of restoring and/or establishing natural features habitat, and not for landscaping purposes, shall be considered.*
 - iv) In addition to the Stormwater Management Policies of this Plan, it may be required that more detailed drainage and/or hydrogeologic information be produced by the proponent, to ensure potential on-site and off-site effects are fully addressed.*
 - v) During the review of development proposals for particular property in the Shoreline Residential designation, land owners will be encouraged to transfer ownership or control of the portion of the property designated 'Environmental Hazard' to a public body or qualified organization to ensure long-term preservation and management of the natural features.*

Comment: No development or site alteration is proposed within the 'Environmental Protection' designated portion of the subject property. The development will occur only on the 'Shoreline Residential' lands.

The Environmental Impact Study (EIS) prepared in support of the intended subdivision has identified four natural heritage features as occurring on the site. The EIS has concluded, however, that no negative impact will occur on any of these features provided the development adheres to the recommended mitigation measures including the preparation of Tree Preservation Plan.

5.2.2 Natural Environment

Listed below are more specific policies related to Significant Wildlife Habitat, Habitat of Endangered or Threatened Species, Fish Habitat and Significant Woodlands.

2.6.4 Significant Wildlife Habitat

2.6.4.1 Detailed mapping showing significant wildlife habitat within the Settlement Area of the Town is not included on Schedule "A" to this Plan. When and if mapping does become available, such areas will be designated for protection in this Plan where appropriate.

2.6.4.2 Development or site alteration proposed in or adjacent to significant wildlife habitat is not permitted unless an Environmental Impact Statement has been approved by Council which demonstrates that there will be no negative impact on the significant wildlife habitat.

2.6.4.3 Significant Wildlife Habitat shall be zoned in the Zoning By-Law to preclude new development within such areas.

2.6.3 Significant Habitat Of Endangered Or Threatened Species

2.6.3.1 The Endangered Species Act requires the protection of significant habitat of endangered or threatened Species. Portions of the Town may be habitat for species at risk. All development must ensure that the habitat of endangered species or species at risk is protected.

2.6.3.2 No development or site alteration shall be permitted in habitat of endangered or threatened species or species at risk.

2.6.3.3 Detailed mapping showing the habitat of endangered or threatened species within the Settlement Area of the Town is not included on Schedule "A" to this Plan. When and if mapping does become available, such areas will be designated for protection in this Plan where appropriate.

2.6.3.4 Development and site alteration may be permitted on adjacent lands only if it has been demonstrated through an Environmental Impact Statement that there will be no negative impacts on the habitat of endangered or threatened species.

2.6.3.5 Significant habitat of threatened or endangered species shall be zoned in the Zoning By-Law to preclude new development within such areas.

2.6.5 Fish Habitat

2.6.5.1 Where development is proposed in a water feature or adjacent to a water feature that has the potential to contain fish habitat, an Environmental Impact Statement shall be required.

2.6.5.2 Development and site alteration shall not be permitted in fish habitat, except in accordance with Provincial and Federal requirements

2.6.8 Tree Preservation and Significant Woodlands

2.6.8.1 "Significant Woodlands" refer to areas occupied by trees, woodlots or forests that provide important environmental and ecological functions. The woodlands, in addition to being important habitat to the biological community, provide an important balance in the distribution of open space and passive recreation within an urban setting.

2.6.8.2 This Plan promotes the maintenance, restoration and enhancement of the woodland areas of Saugeen Shores. The woodland areas are described as: a) lands within 'Special Policy Area 4' as identified on Schedule 'A' to this Plan; b) lands subject to the Town of Saugeen Shores Significant Woodlands Review, as identified on Schedule 'A' to this Plan as the 'Significant Woodlands Overlay'; c) woodlands that have an area of 4 hectares (10 acres) or greater that are not identified on Schedule 'A' to this Plan.

- a) Section 3.20 contains policies for lands within 'Special Policy Area 4'; other woodlands policies within Section 2.6.8 do not apply to lands within 'SPA 4'.
- b) Section 2.6.8 contains policies for lands subject to the Significant Woodlands Review.
- c) Woodlands having an area of 4 hectares (10 acres) or greater are considered "significant woodlands"; development or site alteration shall not be permitted within these woodlands. Development may be permitted on adjacent lands in accordance with Section 2.6.11. Certain lands within the Significant Woodlands Review are also part of woodlands that have an area of 4 hectares (10 acres) or greater; in such cases, development or site alteration may be permitted subject to the policies of this Section.

- 2.6.8.3 Significant woodlands within the Significant Woodlands Review were identified based on woodland size, size of woodland interior, proximity to other woodlands and known natural heritage features, strength of existing linkages, and presence of significant vegetation communities or species. As identified in the Significant Woodlands Review, the interior of the woodlands is defined as a continuous area of 2 hectares or greater and is measured 100 metres from the edge of the woodland feature.
- 2.6.8.3 Significant woodlands within the Significant Woodlands Review were identified based on woodland size, size of woodland interior, proximity to other woodlands and known natural heritage features, strength of existing linkages, and presence of significant vegetation communities or species. As identified in the Significant Woodlands Review, the interior of the woodlands is defined as a continuous area of 2 hectares or greater and is measured 100 metres from the edge of the woodland feature.
- 2.6.8.4 Primarily these lands comprise a small portion of a larger wooded feature along the Lake Huron shoreline that runs north. It is recognized that a small portion of the significant woodland is within the designated Settlement Area that has been serviced with municipal sewer and water and other municipal services. Many of the lands within this area are designated as Residential and the lands are required to meet the Town's growth projection in Section 1.2 of this Plan. The objective is to therefore permit new development in accordance with the underlying designation, in a way that protects and maintains interior woodland features and values.
- 2.6.8.5 Development and site alteration shall not be permitted in these significant woodlands unless it has been demonstrated through the preparation of an Environmental Impact Statement that interior woodland features and values are retained.
- 2.6.8.6 Development in the interior shall be discouraged. If developments are proposed within interior areas, the proponent shall be required to undertake an Environmental Impact Study. The contents of the Environmental Impact Study shall be determined through pre-consultation with the Town and SVCA. For developments adjacent to the 'Significant Woodlands Overlay' or in non-interior areas, an Environmental Impact Statement may be required. Standard mitigation measures and remediation tools shall be applied, such as:
- a) Tree preservation and retention plans with the objectives of minimizing tree removal and disturbance, and protecting vegetation communities of conservation concern, and that consider clustering built form techniques;
 - b) Re-planting plans that incorporate appropriate native species. Re-planting shall occur either on the land subject to development or on other lands within or near the significant woodland feature. The ratio of new trees planted to trees removed shall be at least 2:1, and only those new trees for the purposes of restoring and/or establishing natural features habitat shall be considered;

- c) Lot grading and drainage plans designed to maintain surface and ground water and/or hydrogeologic functions of the abutting interior areas;
- d) Other measures for impact avoidance and mitigation in woodlands, recommended in Table 9 of the Significant Woodlands Review (prepared by NRSI, August 2012).

2.6.8.7 Recommendations contained in an Environmental Impact Study shall be implemented through appropriate Zoning By-law provisions, site plan control or subdivision agreements, and other appropriate land use planning tools.

2.6.8.8 Where a property is zoned for residential development and fragmentation of a significant woodland exists, an Environmental Impact Statement may not be required.

2.6.8.9 Through subdivision and development applications the proponent will be required to address how tree preservation will be achieved. During the course of a development application, assessments shall be undertaken to determine the best techniques for

Comment: The EIS and Tree Preservation and Edge Management Plan have been completed in accordance with the above policies. This Plan will be included as a schedule in the Subdivision Agreement.

5.2.3 Subdivisions

The following Plan of Subdivision policies apply to this development:

2.11.3 Subdivision And Condominium Development Policies

2.11.3.2 Prior to the consideration of an application for Plan of Subdivision or Condominium, Council shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;*
- b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;*
- c) the density of the development is appropriate for the area;*
- d) the subdivision or condominium, when developed, will be easily integrated and connected with existing development in the area;*
- e) the subdivision or condominium conforms with the environmental protection and growth management policies of this Plan; and,*
- f) the proposal conforms to Section 51 (24) of the Planning Act, as amended.*

2.11.3.3 The Town shall enter into Subdivision and Condominium Agreements as a condition of the approval of Plans of Subdivision or Condominium. Such agreements shall ensure that the necessary internal or external services will be provided by the developer to the specifications established by the Town and shall ensure that the development does not negatively impact the Town financially.

Comment: Municipal water is readily available to service the subdivision. Sanitary sewers are not available in this area of the Town, and therefore the new houses on the proposed lots will be serviced with individual private septic systems. The existing subdivisions to the south and surrounding residential properties are serviced in the same manner. This project should not be considered premature. Other existing services in the immediate area include garbage/ recycling, school bus, etc.

The density of the proposed subdivision is consistent with existing development within the immediate area. The subdivision integrates well with the neighbourhood.

The proposed development conforms to the environmental protection policies and the growth management policies of the Town's Official Plan.

Compliance with the lot creation policies of Section 51 (24) of the Planning Act is demonstrated in Section 7 of this Planning Report.

The Developer will enter into a Subdivision Agreement with the Town.

5.2.4 Servicing

The following servicing policies apply to new development within Saugeen Shores:

5.3.1.3 Within the Settlement Area, Council approval will be required before any development is permitted on private individual on-site sewage disposal and/or individual on-site water systems. Approval may be conditional on an appropriate water supply and the suitability of the site to support an individual on-site sewage service. In these instances, the property owner shall enter into an agreement to be held on title that requires connection to municipal services should they become available. New lot creation or redevelopment of existing lots shall also be undertaken in a manner that would facilitate the connection to municipal services and additional lot creation should services become available.

5.3.1.4 When development of any type will utilize a private individual on-site sewage disposal and/or water system(s), then the lot area shall comply with the guidelines of the Ministry of Environment and the requirements of the Town of Saugeen Shores or its designated agent for the type of development proposed and the type of private individual on-site system to be used.

Comment: The Functional Servicing Report has demonstrated that the proposed 14 lots can be serviced with private septic systems in accordance with the Ministry's D-5-4 Guidelines.

Section 5.4 *Stormwater Management* states:

- | | |
|---------|--|
| 5.4.1.1 | <i>Stormwater management is required to ensure that runoff is controlled so that it does not increase peak flows to any greater extent than pre-development runoff in watercourses that impact on downstream flooding, to control erosion and sedimentation, and to protect and enhance water quality and aquatic habitat.</i> |
| 5.4.1.2 | <i>As required by the Town, or other agency, new development proposals may be required to be supported by a stormwater management study prepared by a qualified professional to determine the effect of increased run-off due to development of the site, and to identify stormwater management measures as necessary to control any increases in flows in downstream watercourses, up to and including the 1:100 year design storm.</i> |
| 5.4.1.4 | <i>Stormwater management techniques are constantly evolving as well as being dependent on the location. Thus, new development shall promote the use of best management practices and standards as approved by the Town, while having regard for Sections 1.2.4 and 2.6.</i> |

Comment: The Preliminary Stormwater Management Report and the stormwater management section of the Functional Servicing Report have taken into account the aforementioned policies.

5.2.5 Special Studies

Section 6.27 *Technical Studies and Peer Reviews* requires special studies to be completed in certain circumstances, as follows:

- | | |
|--------|--|
| 6.27.1 | <i>Where a policy in this Plan requires the submission of technical studies, such studies shall be prepared at the applicant's expense by a qualified professional. When technical studies are submitted in support of any application, the Town may authorize a qualified professional to peer review such studies and provided advice to the approval authority at the applicant's expense</i> |
|--------|--|

Comment: A series of background reports/studies have been prepared in support of the proposed subdivision, as described in detail earlier in this Planning Report.

5.2.6 Official Plan Evaluation Summary

The proposed subdivision has been evaluated within the context of all relevant policies of the local Official Plan. It is evident that the proposed development will conform to the Town's Official Plan.

6. CONSISTENCY WITH THE PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are the relevant policies.

6.1 Settlement Areas

Section 1.1.3 Settlement Area policies state (edited for relevancy):

- | | |
|---------|---|
| 1.1.3.1 | <i>Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</i> |
| 1.1.3.2 | <i>Land use patterns within settlement areas shall be based on:</i> <ul style="list-style-type: none">a) <i>densities and a mix of land uses which:</i><ul style="list-style-type: none">1. <i>efficiently use land and resources;</i>2. <i>are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and</i>3. <i>minimize negative impacts to air quality and climate change, and promote energy efficiency;</i>4. <i>support active transportation;</i>b) <i>a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</i> |
| 1.1.3.6 | <i>New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</i> |

Comment: The shoreline area between Port Elgin and Southampton is a recognized settlement area in the County of Bruce Official Plan and the local Official Plan. The subject lands are situated within an existing built-up area and, as such, the proposal represents infilling. The density of this

development is appropriate based on the servicing available and similar existing development in the neighbourhood.

6.2 Housing

Section 1.4 *Housing* states (edited for relevancy):

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|-------|--|
| 1.4.1 | <p><i>To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</i></p> <ul style="list-style-type: none"><i>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</i><i>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</i> |
| 1.4.3 | <p><i>Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</i></p> <ul style="list-style-type: none"><i>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</i><i>b) permitting and facilitating:</i><ul style="list-style-type: none"><i>1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and</i><i>2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;</i><i>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i> |

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: Given the partial-service arrangement proposed for this development, larger lot sizes are required to accommodate the septic systems and meet Provincial requirements pertaining to nitrates. Larger lots are also required in this instance in order to provide for the 25% tree cover retention and replacement, as required by the Environmental Impact Study. The lots will therefore be large by today's standards and also be restricted in use to low density detached dwellings. Other types of housing, which may be of a more compact form, are typically directed to areas where full municipal services are available.

6.3 Municipal Services

Section 1.6 *Infrastructure and Public Service Facilities* of the PPS states (edited for relevancy):

- 1.6.6.5 Partial services shall only be permitted in the following circumstances:*
- a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or*
 - b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

Comment: The lands within the shoreline area located between Port Elgin and Southampton are serviced with municipal water and private septic systems.

As stated above, partial systems are not the preferred choice of the Province; however, this servicing arrangement can be permitted in settlement areas to allow for infilling and minor rounding out of existing development provided site conditions are suitable for the long-term provision of such services with no negative impacts. In this regard, the proposed development is clearly an infilling situation; and, Cobide

Engineering Inc. has demonstrated that the subject lands are suitable to accommodate this partial servicing arrangement for the long term with no negative impacts.

- 1.6.6.7 *Planning for stormwater management shall:*
- a) minimize, or, where possible, prevent increases in contaminant loads;*
 - b) minimize changes in water balance and erosion;*
 - c) not increase risks to human health and safety and property damage;*
 - d) maximize the extent and function of vegetative and pervious surfaces; and*
 - e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: Stormwater management for this development will be in accordance with the standards of the Town and the Provincial Government, and must be approved by the Municipality and Saugeen Valley Conservation Authority.

6.4 Natural Environment

Section 2.1 *Natural Heritage* states (edited for relevancy):

- 2.1.1 *Natural features and areas shall be protected for the long term.*
- 2.1.2 *The diversity and connectivity of natural features in an area, and the long- term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 2.1.3 *Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 2.1.4 *Development and site alteration shall not be permitted in:*
- a) significant wetlands in Ecoregions 5E, 6E and 7E¹; and*
 - b) significant coastal wetlands.*

2.1.5 *Development and site alteration shall not be permitted in:*

- a) *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;*
- b) *significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- c) *significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;*
- d) *significant wildlife habitat;*
- e) *significant areas of natural and scientific interest; and*
- f) *coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

2.1.6 *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

Comment: The Environmental Impact Study (EIS) has determined that Fish Habitat, Significant Woodland, Habitat for Threatened and Endangered Species and Significant Wildlife Habitat exist on the subject property and adjacent lands. Provided the recommendations of the EIS are implemented, there will be no negative impact on these natural heritage features.

6.5 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

- 2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*
- 2.6.4 *Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*
- 2.6.5 *Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

Comment: A Stage 1 and 2 Archaeological Assessment of the subject property has been carried out. As a result of the physical assessment, no archaeological resources were encountered. The consultant therefore recommended that the proposed development be cleared of any further requirement for archaeological fieldwork. The Ministry of Tourism, Culture and Sport has advised that the Assessment has been entered into the Ontario Register of Archaeological Reports.

6.6 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

7. THE PLANNING ACT

Section 49 (24) of The Planning Act (R.S.O. 1990) provides a list of issues which must be taken into consideration when reviewing new subdivision and consent applications. Those issues are as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Comment: The matters of provincial interest, as provided in the Provincial Policy Statement, have been addressed in Section 6 of this Planning Report.

(b) whether the proposed subdivision is premature or in the public interest;

Comment: This Planning Report has demonstrated that the proposed development represents infilling within an existing built-up area of Saugeen Shores. Given that a significant number of residential lots of similar size have been established in this area with the same servicing arrangement, the proposed development would not be premature. This lot creation is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Comment: This Report has demonstrated that the proposed development conforms to the County Official Plan and the Town's Official Plan, and will be compatible with the existing built-up neighbourhood.

(d) the suitability of the land for the purposes for which it is to be subdivided;

Comment: Given that only partial services are available, the subject lands are best suited for a low density development, as proposed.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Comment: This small-scale development should have no impact on the road pattern in this shoreline area.

(f) *the dimensions and shapes of the proposed lots;*

Comment: The lots are of a normal shape and of a size that is appropriate for this shoreline area.

(g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Comment The construction of detached dwellings on the proposed lots will be in accordance with the provisions of the 'R1-2' zone. Development will need to be in compliance with the Tree Preservation and Edge Management Plan, which will form part of the Subdivision Agreement.

(h) *conservation of natural resources and flood control;*

Comment: Measures will be taken to ensure that stormwater on the site following construction is handled in an appropriate manner, as detailed in the Preliminary Stormwater Management. A large portion of the subject property will remain in its natural state.

(i) *the adequacy of utilities and municipal services;*

Comment: All utilities and municipal services typically associated with an urban development will be available, save for sanitary sewers. It is possible, however, that full municipal services will be provided at some point in the future.

(j) *the adequacy of school sites;*

Comment: Children residing within this shoreline area will attend school in Port Elgin or Southampton.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Comment: Two small walkways will be conveyed to the Town.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Comment: The proposed development will be consistent with other projects of this nature with regard to the above-noted matter.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

Comment: This development does not require a Site Plan Control Agreement.

8. ZONING BY-LAW

The lands proposed to be develop into the 14 lot subdivision are zoned 'R1-2' (Residential First Density) in the Town's Comprehensive Zoning By-law, a zoning category that permits detached dwellings such to certain development standards. With the proper zoning already in place, the creation of these 14 parcels does not require an amendment to the Zoning By-law.

The balance of the property is zoned 'PD' (Planned Development) and 'EP' (Environmental Protection), except for a small area in the northwest corner of the site which is zoned 'R1-2'.

The zoning of the property is illustrated in Figure 4 to this Planning Report.

9. CONCLUSIONS / RECOMMENDATIONS

The proposed residential subdivision represents an appropriate balance between urban development and protecting the natural environment, and is ideal given the method of servicing.

As demonstrated in this Planning Report, the proposed development conforms to the County Official Plan and the Saugeen Shores Official Plan. The proposal is also consistent with the Provincial Policy Statement and complies with the lot creation requirements of The Planning Act.

The proposed partial-serviced arrangement is supported by the nitrate loading study prepared by the Engineer in accordance with the Province's D-5-4 Guidelines and will not create a negative impact on the natural heritage features on the site and adjacent lands.

Based on the foregoing, the submitted Plan of Subdivision application represents sound land use planning and should be given favourable consideration.

Respectfully submitted,



Ron Davidson, BES, RPP, MCIP

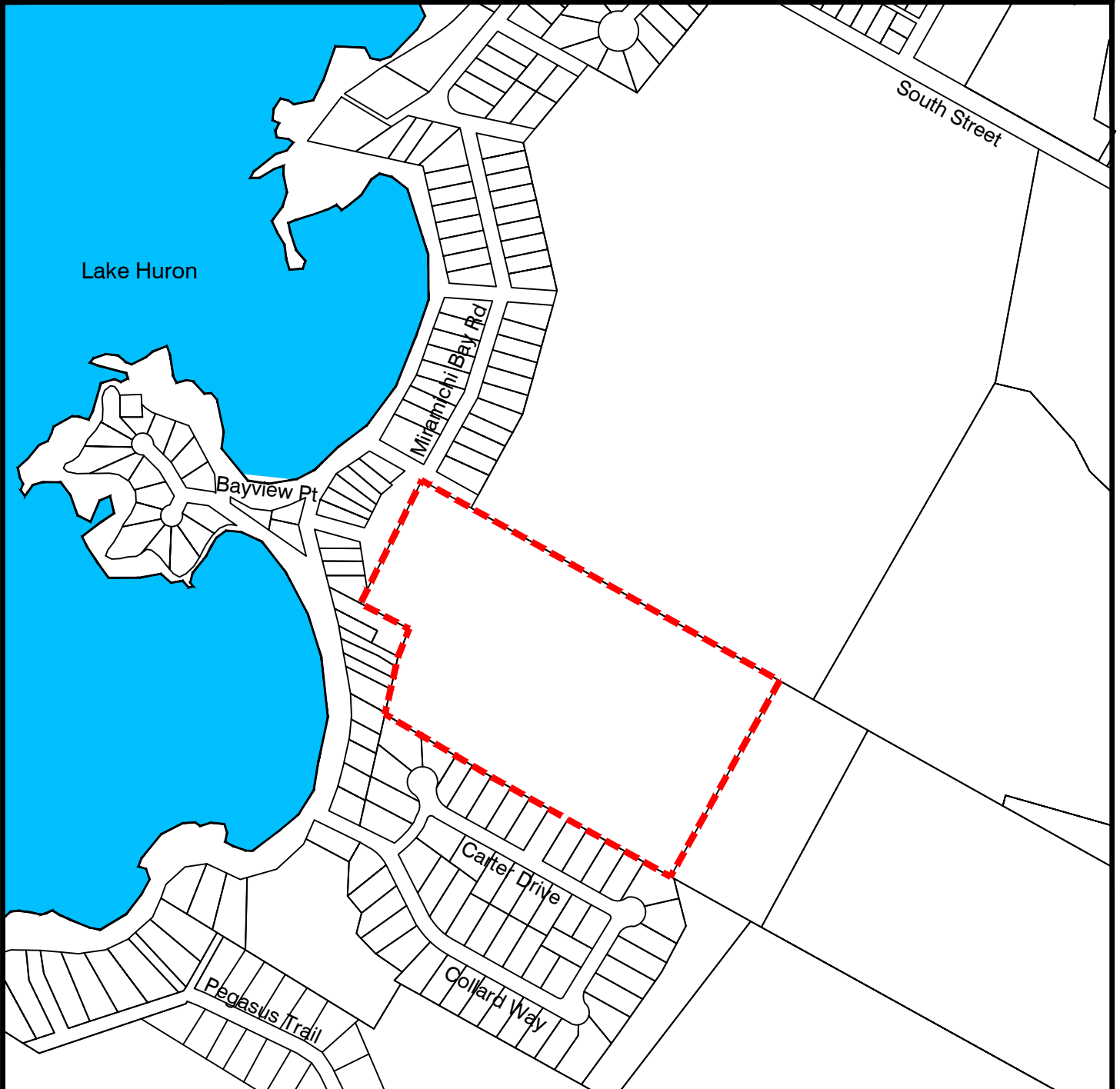
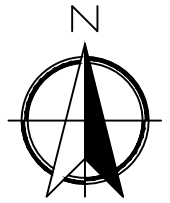
Acknowledgements: Cobide Engineering Inc.
 WSP Canada Inc.
 Aquatic and Wildlife Services
 The Archaeologists Inc.

Appendix A: Figures 1-4

- Figure 1: Location Map
- Figure 2: Town of Saugeen Shores Official Plan Schedule A
- Figure 3: Town of Saugeen Shores Official Plan Schedule C
- Figure 4: Town of Saugeen Shores Zoning By-law

Figure 1: Location Map

 Subject Property

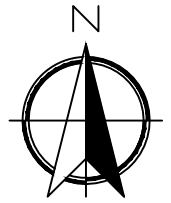


Miramichi Shores Phase Four
Plan of Subdivision
Saugeen Shores, ON



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.
OWEN SOUND, ONTARIO
SCALE 1:8000

Figure 2: Town of Saugeen Shores Official Plan Schedule A



 Subject Property

 Settlement Boundary

 Special Policy Area

 Shoreline Residential

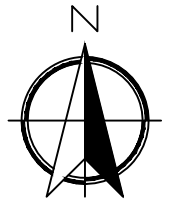
 Environmental Hazard



Miramichi Shores Phase Four
Plan of Subdivision
Saugeen Shores, ON

RD **RON DAVIDSON**
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 3: Town of Saugeen Shores Official Plan Schedule C



 Subject Property



Built Boundary



Settlement Boundary



Greenfield Area



Built-up Area



Miramichi Shores Phase Four
Plan of Subdivision
Saugeen Shores, ON



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Figure 4: Town of Saugeen Shores Zoning By-law

 Subject Property

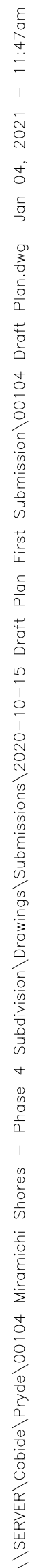


Miramichi Shores Phase Four
Plan of Subdivision
Saugeen Shores, ON

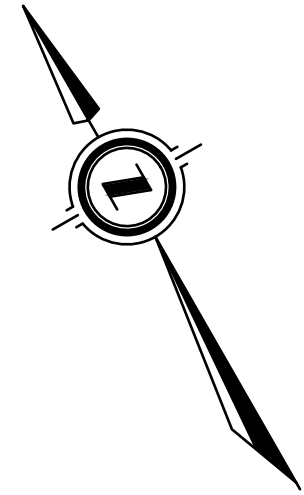
















RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:7000

Appendix B: Proposed Draft Plan of Subdivision



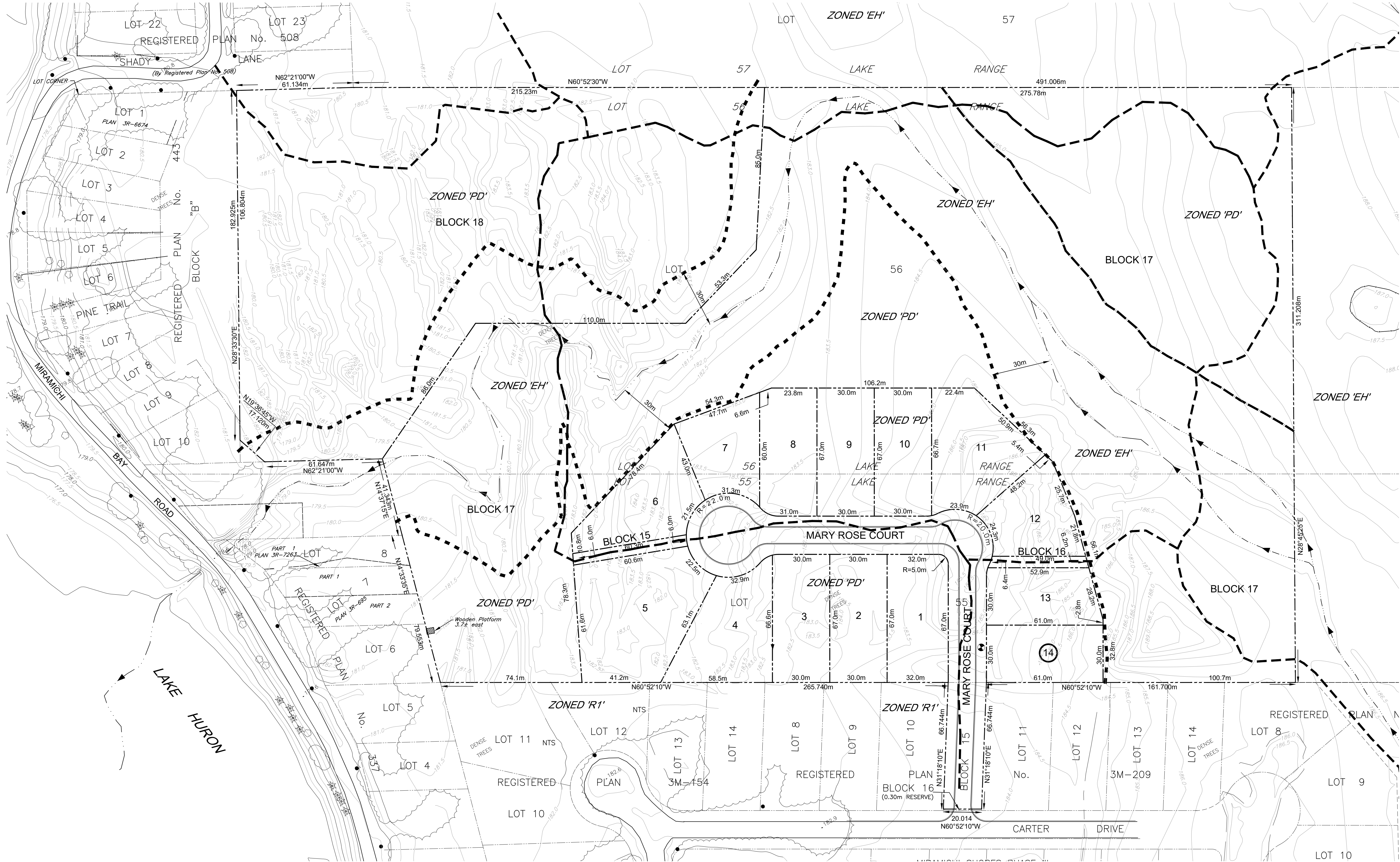
RESIDENTIAL LOT INFORMATION		
LOT	FRONTAGE (m.) (AS DEFINED IN ZONING BYLAW NO. 201-2000)	AREA (sq.m.)
1	32.0	2139
2	30.0	2010
3	30.0	2010
4	31.8	2534
5	30.1	3928
6	35.2	2372
7	31.7	1775
8	30.0	1986
9	30.0	2010
10	30.0	2010
11	30.1	2693
12	30.1	1867
13	30.0	1728
14	30.0	1830



<u>Legend</u>			
	PROPOSED SUBDIVISION BOUNDARY		EXISTING FIREHYDRANT
	PROPOSED LOT LINE		EXISTING TREE LINE
	EXISTING PROPERTY/STREET LINE		EXISTING HYDRO GUY WIRE
	EXISTING CONTOUR		EXISTING HYDRO POLE
	EDGE OF EXISTING PAVEMENT		EXISTING TELEPHONE PEDESTAL
	EXISTING ZONING LIMITS		
	EXISTING TRAIL		
	EXISTING STREAM		
	DEVELOPABLE LAND BOUNDARY AS SHOWN ON SP2 (AQUATIC & WILDLIFE SERVICES PLAN DATED DECEMBER 23, 2005.)		

NOTE:

1. NUMBERING OF LOTS ON FINAL PLAN MAY VARY FROM THAT SHOWN ON THE DRAFT PLAN.
2. LOCATION OF TRAILS DERIVED FROM INFORMATION PROVIDED BY THE TOWN OF SAUGEEN SHORES AND IS APPROXIMATE ONLY.



CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**DRAFT PLAN OF SUBDIVISION
BLOCK 15
REGISTERED PLAN No. 3M-209
AND PART OF LOTS 55 AND 56
LAKE RANGE
(GEOGRAPHIC TOWNSHIP OF SAUGEEN)
TOWN OF SAUGEEN SHORES
COUNTY OF BRUCE**

RELEVANT SITE INFORMATION

DETACHED RESIDENTIAL LOTS (14)	3.089 ha.
MUNICIPAL STREETS (MARY ROSE COURT)	0.659 ha.
WALKWAYS (BLOCKS 15 AND 16)	0.067 ha.
TO BE RETAINED BY OWNER (BLOCKS 17 AND 18)	12.437 ha.
TOTAL PROPOSED SUBDIVISION	16.252 ha.

**ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51 OF THE PLANNING ACT**

a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SILTY SAND
d. SINGLE FAMILY RESIDENTIAL	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, HYDRO,
f. AS SHOWN	TELEPHONE, CABLE TV, FIRE,
	AMBULANCE AND POLICE
	PROTECTION.
	l. AS SHOWN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS
ARE CORRECTLY SHOWN.

DATE _____

J. BRENT ENGLAND O.L.S.
DINSMORE & ENGLAND LTD.
ONTARIO & CANADA LAND SURVEYORS

OWNER'S CERTIFICATE

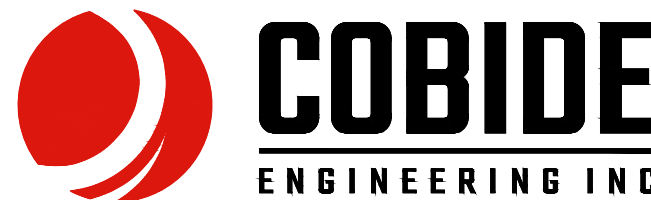
I, THE REGISTERED OWNER OF THESE LANDS, HEREBY
AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT
THIS DRAFT PLAN FOR APPROVAL.

JANUARY 4, 2021

DATE _____

OWNER:
MIRAMICHI SHORES LAND DEVELOPMENT LTD
c/o BRAD R. PRYDE
10 COLLARD WAY,
P.O. BOX 1725
PORT ELGIN, ON
N0H 2C0

D	DEC 21/20	FIRST SUBMISSION	SJC	SJC
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				



517 10th STREET, Hanover, Ontario N4N
1R4 Telephone: (519) 506-5959
www.cobideeng.com

**MIRAMICHI SHORES PHASE 4
PROPOSED SUBDIVISION
BLOCK 15
REGISTERED PLAN No. 3M-209
AND PART OF LOTS 55 AND 56
LAKE RANGE
(GEOGRAPHIC TOWNSHIP OF SAUGEEN)
TOWN OF SAUGEEN SHORES**

MIRAMICHI SHORES LAND DEVELOPMENT LTD.

sign:	SJC	Scale:	1:1000
awn:	JAF	Approved:	
ected:	SJC		
te:	OCT 2020		Design Engineer

DRAWING No. 00104-DP1