

January 10, 2023

Julianna Zhuo
 Environmental Registry of Ontario
 Central Ontario
 16th Floor – 777 Bay Street
 Toronto Ontario
 M7A 2J3

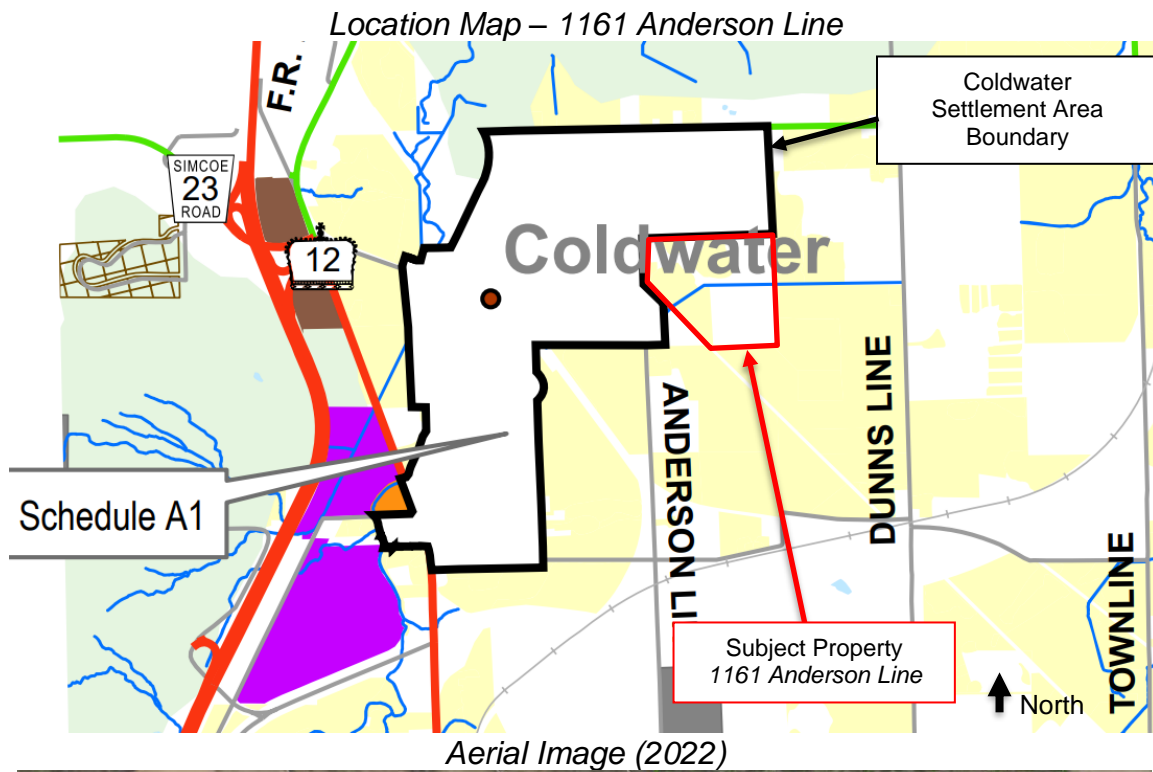
RE: 1161 Anderson Line (Roll: 435102000813100)
Township of Severn, County of Simcoe
Property Overview and Development Proposal
ERO Number: 019-6113
County of Simcoe OPA No. 7

Ms. Zhuo,

This submission is in response to the posted Environmental Registry of Ontario's posting number 019-6113 in regards to the County of Simcoe's Official Plan Amendment No. 7. This submission focuses on the lands located at 1161 Anderson Line (Roll: 435102000813100), and provides an overview of the property itself and development opportunity that it can provide the Township and County

An overview of the property and its existing conditions is provided below:

Property Information	
Existing Conditions	
Municipal Address	1161 Anderson Line
Roll Number	4435102000813100
Lot Area	± 39.3 hectares (97.1 acres)
Lot Frontage	± 236 metres (Anderson Line)
Official Plan Designation (County)	Greenlands, Agricultural, Rural
Current Official Plan Designation (Township)	Rural, Agricultural
Adopted Official Plan Designation (Township)	Agricultural
Zoning	Rural (RU) Zone, Environmental Protection (EP) Zone overlay (stream)
Settlement Area	n/a - <i>Directly adjacent to the Township of Severn's Coldwater Settlement Area (west)</i>
Provincial Natural Heritage Mapping	1.5 hectares of total lot area within the NHS limits (northeast corner)
Provincial Agricultural System Portal	Identified as 'Prime Agricultural Land'.



Proposed Development Concepts

Two concepts have been created in support of this submission, to visually demonstrate the development opportunity for the subject property. Please note

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that these concepts are draft in nature, and have not yet been through detailed engineering design which may result in some modification to total unit and density values. These Concepts 'A' and 'B' are attached to this submission for your reference.

Concept Plan 'A' is a lower density option which results in a total of 348 units. This plan includes a mixture of 50 foot, 60 foot single family residential lots, with freehold townhouses located along the Anderson Line frontage. Included in this concept are three parks, two stormwater management blocks (preliminary locations), pedestrian connections and a centrally protected area for the unevaluated wetland and stream that traverses the property. This concept results in a density of 10.4 units per hectare.

Concept Plan 'B' is a higher density option that includes single detached, semi detached and townhouse units, while maintaining the parks, pedestrian connections, stormwater management blocks and protection of natural features. This concept results in a density of 15.6 units per hectare.

Both concept plans have been designed in consideration of the Township's current Zoning By-law, and its typical urban residential lot size and frontage requirements.

Both concepts would require site specific zoning throughout the development, which is typical in the implementation stage of a Residential Subdivision process. The site specific zones would appropriately identify the locations of different dwelling types and sizes, as well as ensure the protection of natural features, parks, pedestrian connections and stormwater areas.

The owner of the subject lands would be in a position to commence construction on the subject property within twelve to eighteen (12-18) months of obtaining the required *Planning Act* approvals and servicing allocation.

Coldwater Settlement Area – Expansion Required

The subject property is currently located adjacent to the Coldwater Settlement Area, which is considered one of two primary settlement areas (fully serviced – water and sewer) within the Township. In order to proceed in the development of the subject lands, an expansion to the Coldwater Settlement Area would be required.

An expansion to a settlement area can only occur during a Municipal Comprehensive Review, which is currently taking place by the County of Simcoe. It is the opinion of the undersigned that the addition of the subject property into the Coldwater Settlement Area would provide efficient growth opportunity for the Township and County as a whole, for the following reasons:

1. Lot Size and Configuration

- As identified in the location map above, the subject property is located adjacent to the Coldwater Settlement Area boundary both to the north and west;
- The inclusion of the subject property would create a reasonable 'rounding out' of the Settlement Area boundary; and,
- The lot size and configuration provides the opportunity for a density between 10-15 units per hectare, resulting in approximately 348 – 521 new residential homes for the community.

2. Servicing – Efficient and Economical

- Coldwater is a fully serviced Settlement Area (water and sewer);
- It is understood that the Coldwater sewage treatment plant is currently at capacity, and cannot accommodate any additional subdivision growth either within or beyond the Settlement Area Boundary;
- It is understood that Tatham Engineering has been retained by the Township of Severn to design the required upgrades to the sewage treatment plant, with the size of such upgrade not yet determined. Therefore, it is unclear how much growth the upgraded system will be designed to accommodate, which provides an opportunity to consider these additional 348-521 new units into the upgrade;
- It is understood that there is water and sanitary infrastructure located at the corner of Gray Street and Anderson Line, which is approximately 92 metres (300 feet) from the subject property; and,
- From a cursory review of the surrounding properties along the Settlement Area Boundary, it is clear that the subject lands is an economical and efficient location for an expansion, given its close proximity to existing service infrastructure and frontage onto an existing public right of way, not requiring any servicing expansion from privately held lands.

3. Natural Heritage Features

- As identified on the attached Figure 6, a small portion of the subject property is encumbered by the Provincial Natural Heritage System (NHS), approximately 1.5 hectares (3.8% of the total area);
- An existing stream and unevaluated wetlands are identified on the subject property, which have been considered and protected in the proposed concept plan designs through appropriate buffer distances; and,
- As demonstrated, inclusive of these features is an opportunity for an efficient and effective road and lot plan that includes appropriate

stormwater management, parkland, pedestrian paths and future road connections to the north.

4. Bill 23 – More Homes Built Faster Act, 2022 (*Royal Assent Received November 28, 2022*)
- Intention was to implement changes to nine (9) pieces of legislation related to development in the Province;
 - Act described as part of the Province’s long-term strategy to increase housing supply and provide more options for housing with the goal of increasing the provincial housing supply by 1.5 million homes in the next ten years; and,
 - The proposed settlement area expansion will assist with this provincial mandate to increase the number and types of housing opportunities throughout the Province.

Request

Please accept this letter as a formal request for the Province to consider a modification to the County of Simcoe’s Official Plan Amendment No. 7. This modification would be the addition of a ‘Schedule D’ to the Official Plan, which would identify the subject lands being added to the Coldwater Settlement Area Boundary Expansion, as well as include additional population and housing allocation to reflect the proposed development within the Township of Severn’s forecasted growth.

MP&D are of the opinion that the subject property is appropriately located to efficiently accommodate additional residential homes, which would assist the Township in achieving its density target to 2051.

The owner of the subject lands would be in a position to commence construction on the subject property within twelve to eighteen (12-18) months of obtaining the required *Planning Act* approvals and servicing allocation.

Thank you for your consideration. We are available to discuss the proposal with you or your department should you have any further questions.

Respectfully,
MORGAN Planning & Development Inc.



Josh Morgan, RPP
Principal



Victoria Lemieux, RPP
Senior Planner

Attachments:

1. Figure 1: Location Map
2. Figure 2: Aerial Imagery (2022) – County of Simcoe Interactive Mapping
3. Figure 3: Township Official Plan Schedule A1 (current)
4. Figure 4: Township Official Plan Land Use Schedule C (adopted)
5. Figure 5: Township Official Plan Schedule SA1 – Coldwater Settlement Area (adopted)
6. Figure 6: Natural Heritage System Mapping
7. Concept Plan 'A'
8. Concept Plan 'B'

Figure 1 - Location Map (1161 Anderson Line)



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0 200 400 600m

1 : 18,056



Dec 30, 2022

Figure 2 - Aerial Image (1161 Anderson Line)



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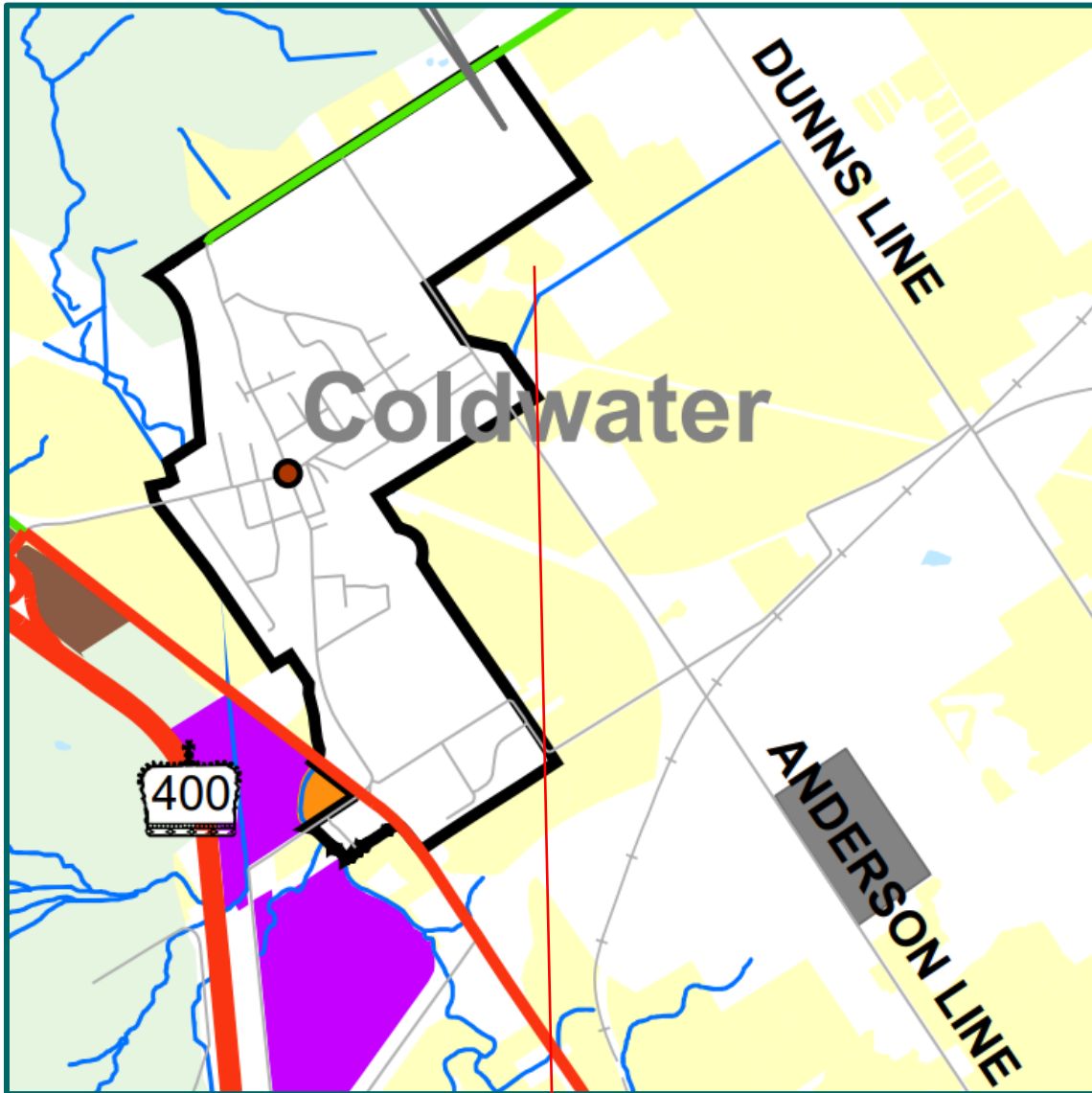
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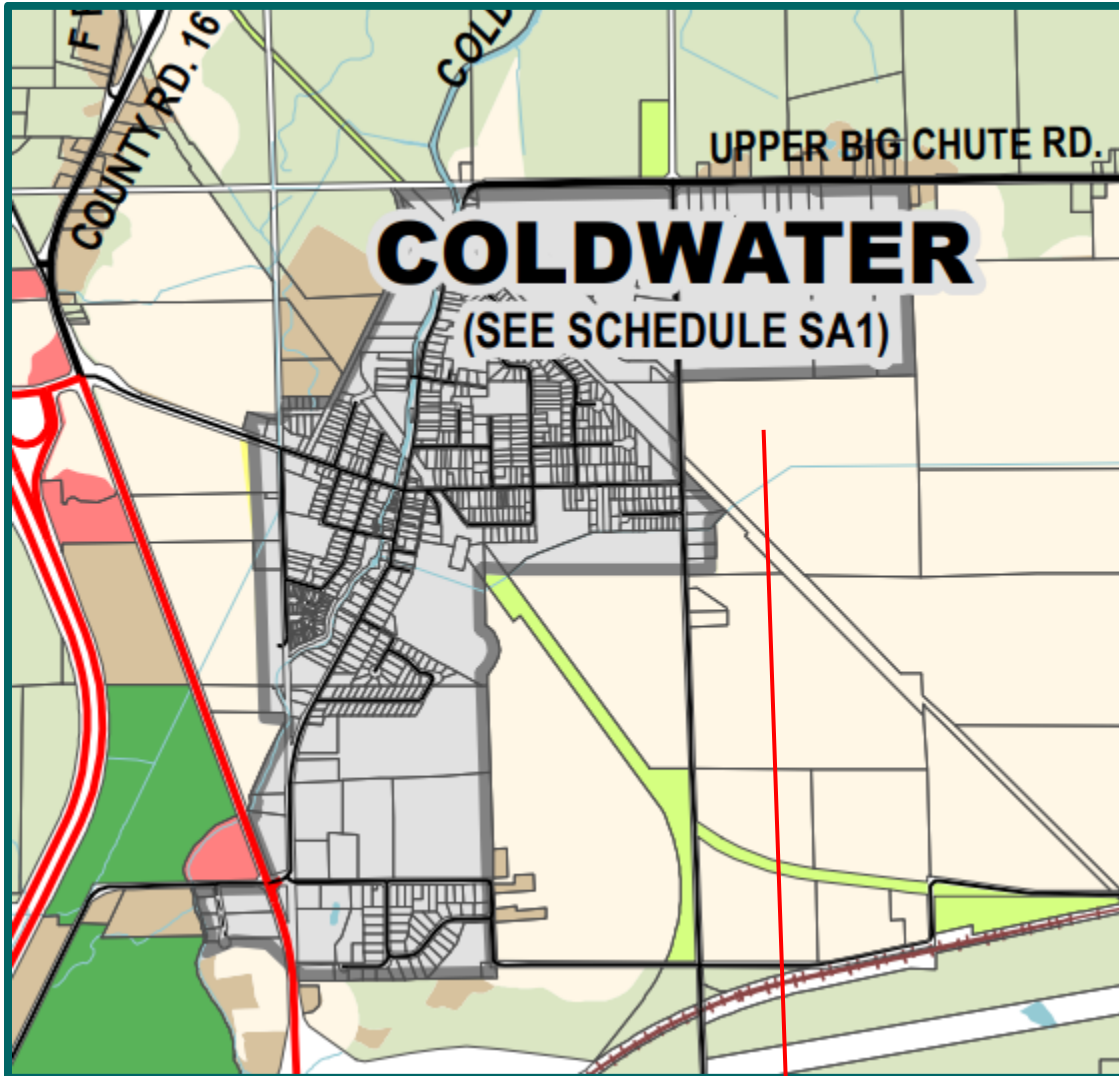
Dec 30, 2022

Figure 3 - Township of Severn Official Plan Land Use Schedule A (South)



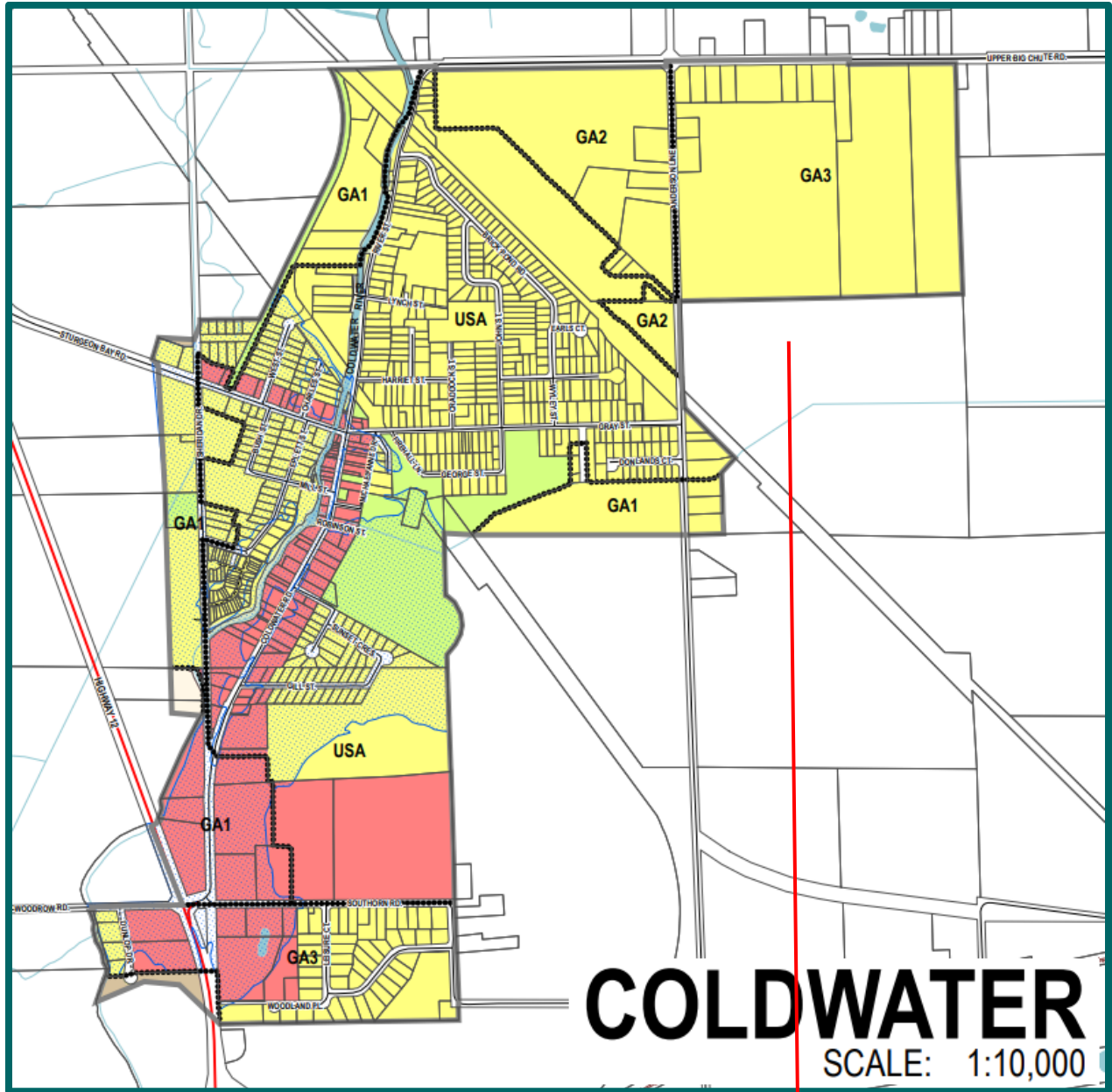
1161 Anderson Line
Located adjacent to Coldwater Settlement Area
Designated both 'Rural' and 'Agricultural'

Figure 4 - Township of Severn Official Plan Land Use Schedule C (South)
(Adopted by Township Council Nov. 2022 / Awaiting County ratification)



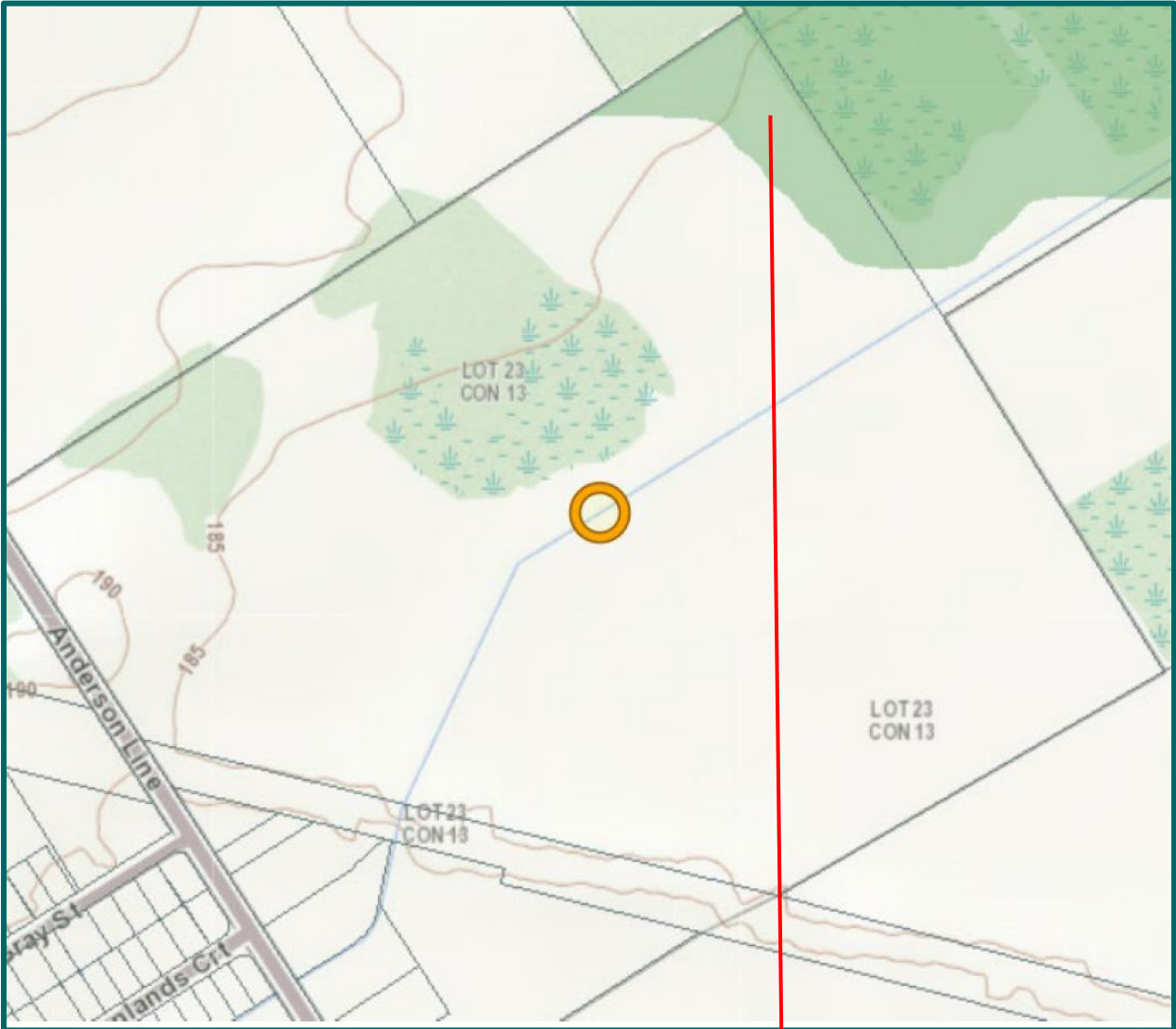
1161 Anderson Line
Located Adjacent to Coldwater Settlement Area
Designated 'Agricultural'

**Figure 5 - Township of Severn Official Plan Schedule SA1 (Coldwater Settlement)
(Adopted by Township Council Nov. 2022 / Awaiting County ratification)**



1161 Anderson Line
Located adjacent to the Coldwater Settlement Area
Designated 'Agricultural'

Figure 6 – Provincial Natural Heritage System Mapping



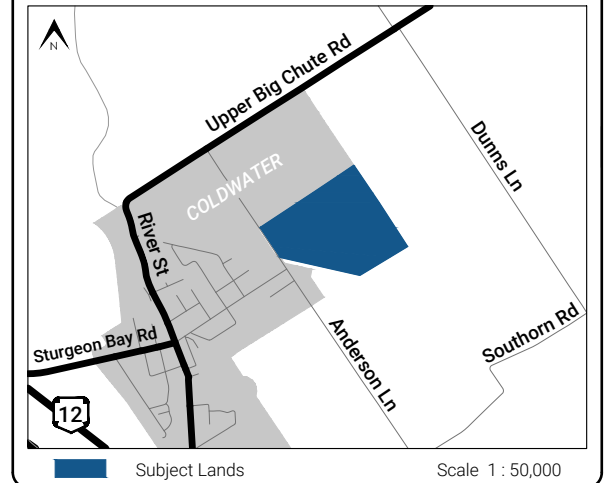
The dark green area denotes the limits of the provincial Natural Heritage System (NHS).
Approximately 1.5 hectares of the 39.3-hectare property is within the NHS.

CONCEPT PLAN 'A'

1161 ANDERSON LINE

Part of Lot 23, Concession 13

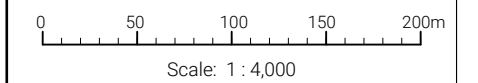
Township of Severn, County of Simcoe



LEGEND

- Subject Lands
 Lot Area: ±39.301ha (97.11ac)
 Developable: ±33.360ha (82.43ac)
 Lot Frontage: ±236.1m
 Lots/Units: 348
 Density: 10.4 u/ha
- 18.3m Single Detached - 66 Lots
- 15.2m Single Detached - 212 Lots
- 14.0m Single Detached - 31 Lots
- 6.0m Townhouse Units - 39 Lots
- Parks
- Open Space
- Stormwater Management
- Unevaluated Wetlands

DRAFT



Note: This drawing is for discussion purposes only.
Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: December 29 2022 File No: -

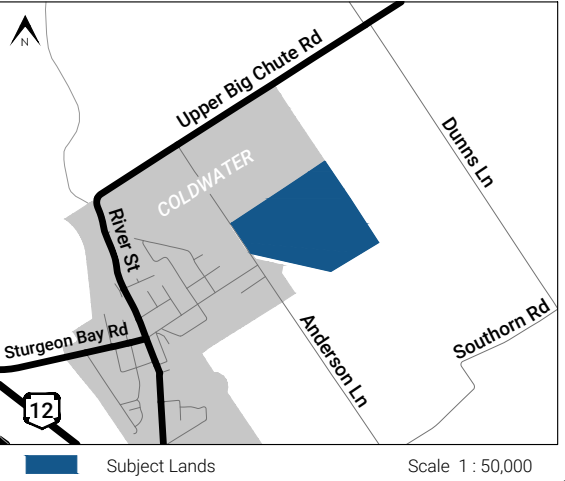
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PLANNING & DEVELOPMENT

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CONCEPT PLAN 'B'

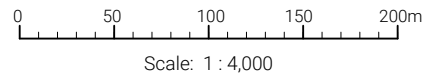
1161 ANDERSON LINE
 Part of Lot 23, Concession 13
 Township of Severn, County of Simcoe



LEGEND

- Subject Lands
 Lot Area: ±39.301ha (97.11ac)
 Developable: ±33.360ha (82.43ac)
 Lot Frontage: ±236.1m
 Lots/Units: 521
 Density: 15.6 u/ha
- 15.2m Single Detached - 154 Lots
- 12.2m Single Detached - 157 Lots
- 7.6m Semi-Detached - 96 Lots
- 6.0m Townhouse Units - 114 Lots
- Parks
- Open Space
- Stormwater Management
- Unevaluated Wetlands

DRAFT



Note: This drawing is for discussion purposes only.
 Boundary to be verified by an O.L.S.

Source: County of Simcoe interactive map.

Drawn By: A.M. Date: December 29 2022 File No: -



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