November 21, 2016

Brent Spagnol, MCIP, RPP
Director of Planning
Township of Springwater
2231 Nursery Road
Minesing, Ontario
L9X 1A8

Mr. Spagnol,

RE: Revision to Draft Plan of Subdivision SP-T-0504
Hillsdale Land Corporation,
Part of the North Half of Lot 56 and Part of the North and South Half of Lot 57,
Concession 1, Lot 10, R.P. 451, Township of Springwater

On behalf of our client, Hillsdale Land Corp., owner of approximately 53 ha of lands located generally east of Highway 93 and north of Albert Street East in the Hillsdale community of the Township of Springwater, we are pleased to submit a revised Draft Plan of Subdivision as a redline revision to the Ontario Municipal Board (“OMB”) draft approved plan. A revised draft Zoning By-law amendment will be submitted under separate cover.

In support of the redline revisions to the Draft Plan of Subdivision, the following documents, as requested by Township staff, are enclosed:

- A cheque in the amount of $2,000.00 to the Township of Springwater representing fees for a revision to Draft Plan requiring circulation;
- A cheque in the amount of $1,500.00 to the County of Simcoe representing fees for a revision to the approved Draft Plan that requires circulation and changes to conditions of Draft Approval;
- One (1) copy of the signed application form;
- Eight (8) copies of the following documents:
  - Planning Opinion Letter, Malone Given Parsons Ltd (this letter);
  - Updated Noise Report, Jade Acoustics;
  - Updated Functional Servicing and Stormwater Management Report with appendices, SCS Consulting Group Ltd
  - Environmental Impact Study Update, Beacon Environmental
  - Traffic Assessment Update, BA Group
- Eight (8) full size and two (2) reduced sized copies of the redline Draft Plan of Subdivision;
- One (1) full size copy of the redline Draft Plan of Subdivision with air photo
• Two (2) full size and two (2) reduced sized copies of the legal survey; and,
• One (1) USB Drive containing digital copies of the following supporting materials:
  • PDF copies of all supporting documents listed above;
  • AutoCAD file of the Redline Draft Plan of Subdivision.

The remainder of this Planning Opinion Letter describes the rationale for the proposed redline changes to the Draft Plan of Subdivision.

Subject Property

Property Description

The subject property is located on the east side of Highway 93 (Penetanguishene Road), north of Albert Street, within the settlement area boundary of the community of Hillsdale in the Township of Springwater. The site is legally described below:

<table>
<thead>
<tr>
<th>Owner</th>
<th>Municipal Address</th>
<th>Legal Description of Property</th>
<th>Lot Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillsdale Land Corp.</td>
<td>4621 Penetanguishene Road</td>
<td>LOT 19, NORTH OF ANN STREET REGISTERED PLAN 203 AND PART OF LOT 55 PART OF THE NORTH HALF OF LOT 56 AND PART OF THE SOUTH HALF OF LOT 57 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF MEDONTE) TOWNSHIP OF SPRINGWATER, COUNTY OF SIMCOE</td>
<td>53</td>
</tr>
</tbody>
</table>

The subject property is mostly vacant and is used for crop farming, except for one existing structure fronting onto Albert Street. Existing development within the community of Hillsdale is located to the west and adjacent to the south of the subject property. An aerial photo of the subject property and surrounding area is shown in Figure 1:

**Figure 1: Subject Property and Surrounding Area**

Source: Google Maps (2016)
Subject Property History

In April 2008, the Ontario Municipal Board (OMB) approved a Draft Plan of Subdivision (subject to conditions) and related Zoning By-law Amendment for the subject property. The OMB-approved Draft Plan of Subdivision consists of a total of 473 grade-related residential units on full municipal services; this total included 346 single detached dwellings and 127 on-street townhouse units. The draft plan also included a block for a potential senior’s apartment building, park, walkway and open space blocks and a stormwater management block. The OMB-approved draft plan is shown in Figure 2 below:

Figure 2: OMB Approved Draft Plan of Subdivision on Subject Property

Since the time of OMB approval in April 2008, the OMB, with the support of the Township and County, has granted four extensions for draft plan approval; the most recent being in April 2016 extending draft plan approval to April 2017. Registration of the draft plan of the subject property has been delayed due to the continued evaluation of sanitary servicing options in coordination with the Township. As set out in the accompanying Functional Servicing and Stormwater Management Report, a modified sanitary servicing solution is now proposed, which necessitates concomitant modifications to the draft plan of subdivision. Accordingly, this redline revised draft plan submission is made in order to implement the minor necessitated changes.
Redline Revisions to the Draft Plan of Subdivision

The Need for Redline Revisions

As noted above, the proposed redline revisions are required to facilitate the revised servicing strategy. On the basis of the additional engineering and environmental investigations, the following is proposed:

- A communal septic system is proposed to service the subdivision. The location of the treatment facility has been confirmed in the Functional Servicing Report. This necessitated adjustments to the surrounding lotting and the stormwater management block. Further refinements to the stormwater management pond for conformity with current treatment criteria is required. In addition, the number of residential lots has been reduced in accordance with the servicing capacity of the proposed communal sanitary treatment facility. The development now consists of single detached lots with frontages ranging from 15.2 metres to 18.3 metres.

- The road geometry has been adjusted to meet stormwater conveyance requirements, where the width of most of the streets in the road network has been increased to 23 metres.

- Minor changes were effected to the overall street network to allow for the efficient servicing of the development and the conveyance of stormwater flows throughout the site. This required minor variations of the configuration of the road allowances, lot patterns, and number of lots.

- Based on further analysis, an area for noise attenuation is now required along Penetanguishene Road (Highway 93) to provide for a noise berm/fence.

- It was necessary to provide separate MTO storm flow channel blocks in order to account for drainage flow needs at the northern boundary and a portion of the western boundary of the draft plan that was previously proposed to be within the internal sewer.

- Based on further environmental investigations, the boundary of the open space block on the east end of the subject property has been refined in order to account for existing environmental features and their associated buffers.

- The effect of these minor changes is summarized in Table 1 below:
Table 1: Original and Redline Draft Plan Land Use Summary

<table>
<thead>
<tr>
<th>Schedule of Land Use Summary</th>
<th>OMB Approved Draft Plan (ha)</th>
<th>%</th>
<th>Redline Draft Plan (ha)</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density (Singles)</td>
<td>18.34</td>
<td>35%</td>
<td>15.30</td>
<td>29%</td>
</tr>
<tr>
<td>Medium Density (Townhouses)</td>
<td>3.91</td>
<td>7%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Seniors Residence</td>
<td>0.95</td>
<td>2%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Buffer</td>
<td>0.52</td>
<td>1%</td>
<td>0.76</td>
<td>1%</td>
</tr>
<tr>
<td>Future Roads</td>
<td>0.63</td>
<td>1%</td>
<td>0.22</td>
<td>0%</td>
</tr>
<tr>
<td>Park/Parkette</td>
<td>0.86</td>
<td>2%</td>
<td>12.25</td>
<td>23%</td>
</tr>
<tr>
<td>Open Space</td>
<td>8.55</td>
<td>16%</td>
<td>8.35</td>
<td>16%</td>
</tr>
<tr>
<td>Walkway</td>
<td>0.18</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Infiltration Bed</td>
<td>5.69</td>
<td>11%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Communal Septic Area</td>
<td>0</td>
<td>0%</td>
<td>4.25</td>
<td>8%</td>
</tr>
<tr>
<td>Environmental Centre</td>
<td>0.70</td>
<td>1%</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Stormwater Management Pond</td>
<td>1.94</td>
<td>4%</td>
<td>2.73</td>
<td>5%</td>
</tr>
<tr>
<td>MTO Storm Flows Channel</td>
<td>0</td>
<td>0%</td>
<td>2.34</td>
<td>4%</td>
</tr>
<tr>
<td>Noise Block</td>
<td>0</td>
<td>0%</td>
<td>0.23</td>
<td>0%</td>
</tr>
<tr>
<td>Storm Swale/Access Road</td>
<td>0</td>
<td>0%</td>
<td>0.12</td>
<td>0%</td>
</tr>
<tr>
<td>0.3m Reserve</td>
<td>0.02</td>
<td>0%</td>
<td>0.01</td>
<td>0%</td>
</tr>
<tr>
<td>Streets</td>
<td>10.68</td>
<td>20%</td>
<td>6.55</td>
<td>12%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>53.11</strong></td>
<td><strong>100%</strong></td>
<td><strong>53.11</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

The general distribution of land uses generally remains the same on the revised Draft Plan, with the exception that the area for the park has increased, the area for residential has decreased, and the areas for streets has decreased due to the efficiency gained through the implementation of the grid street system.

Servicing

Condition 12 imposed by the OMB for the approved Draft Plan (SP-T-0504) states that prior to final approval, it shall be demonstrated that an adequate means of providing potable water supply and sanitary sewage treatment/disposal shall be available. The OMB-approved Draft Plan was proposed to be serviced by full municipal services, which were to be sized to allow future expansion for future development parcels. The revised Draft Plan is proposed to be serviced by a communal septic system to be situated at the east end of the site. As per Policy 22.2.1 of the Springwater Official Plan, the Township encourages the use of modern and cost effective servicing measures and systems which may include communal wastewater systems. Furthermore, as per Policy 8.5.1.10, the Hillsdale Secondary Plan (OPA 37) allows the consideration of alternative servicing methods provided it is supported by a detailed servicing feasibility report. The accompanying Functional Servicing and Stormwater Management Report prepared by SCS Consulting Group Ltd. confirms that the communal septic system is an optimal and sustainable solution from a development and technical engineering perspective in order to permit development of
these lands. This conforms to the Official Plan and the intent of the Secondary Plan as it envisions a modern and cost effective communal wastewater system that is supported through appropriate technical analysis. We believe that a similar solution can be implemented for other lands within the Hillsdale Settlement Area, subject to comparable studies being undertaken. It should be noted that the servicing for the parcel north of Heritage Village (“Elliot”), will be aided by the servicing infrastructure proposed in Heritage Village. The Stormwater Pond in Elliot is proposed to outlet to the MTO channel within Heritage Village and sanitary flows will be conveyed from Elliot to the Heritage Village septic system. A forcemain will also be installed to convey treated effluent back to the communal septic system in Elliot for further treatment.

Residential Unit Mix

The mix of residential units is modified slightly by the removal of on-street townhouses (required to ensure the overall land area is lotted efficiently within the limits of the communal septic system). The overall number of units has decreased, which is largely a reflection of the replacement of on-street townhouses with larger lot single detached dwellings and an increase in the amount of land for the park, stormwater pond and stormwater flow channels. The proposed residential unit mix provides for larger grade-related housing product than in the OMB approved draft plan. This is a minor shift in the overall unit mix, necessitated by the servicing strategy, in concert with the desire to respect contemporary urban design standards.

Table 2: Original and Redline Draft Plan Unit Mix

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Frontage</th>
<th>OMB Approved Draft Plan of Subdivision Dwelling Units</th>
<th>Redline Draft Plan of Subdivision Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density (Single Detached)</td>
<td>15.2 m (min)</td>
<td>267</td>
<td>210</td>
</tr>
<tr>
<td></td>
<td>18.3 m (min)</td>
<td>79</td>
<td>22</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td></td>
<td>346 (73%)</td>
<td>232 (100%)</td>
</tr>
<tr>
<td>On Street Townhouses</td>
<td></td>
<td>127 (27%)</td>
<td>N/A (0%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>473</td>
<td>232</td>
</tr>
</tbody>
</table>

Urban design outcomes of the revised road network

The road pattern is reconfigured slightly to accommodate changes in the geometry of the rights-of-way. The intent of creating an efficient grid-pattern has been maintained in the new draft plan, providing the dual benefit of more efficient servicing of the development, while maintaining accessibility for pedestrians and cyclists throughout the plan area. In addition, a more substantial area for a community park has been created on the east side of the plan, better pedestrian access through walkways and a driveway connection through the stormwater management block. The small-block grid pattern serves as a passive form of traffic calming, preventing long runs of houses and roads. The revised road pattern will inhibit speeding, and promotes a pedestrian environment with connections through the development to the school site at its centre, and to the Park and natural areas to the east. Future road blocks have been
preserved in order to provide ultimate flexibility relating to future connection opportunities to the property to the north and lands to the south.

**Larger Park Area**

The park block (Block 233) has been relocated to the east end of the subject site. This new park block is larger than the previous park and extends the interface and relationship of the park with the rest of the neighbourhood, enhancing its accessibility and usability.

The parkette surrounding the existing tree has been enlarged in order to provide a sufficient buffer to preserve this noteworthy mature tree and celebrate it in the context of a central parkette which terminates the view corridor for all residents as they enter the subdivision on Street A. This parkette will provide a smaller recreation area that is walkable and accessible to all new and existing residents.

Overall, the plan is oversupplied in parkland, providing 12.25 ha of parks, where 2.24 ha is required under the Planning Act. See Table 3 below for parkland dedication calculations.

**Table 3 - Park Dedication Requirement Calculation**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Area</th>
<th>Planning Act Park Dedication Standard</th>
<th>Park Dedication Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential (Singles)</td>
<td>15.30 ha</td>
<td>5%</td>
<td>0.77 ha</td>
</tr>
<tr>
<td>All Other Areas (excluding open space/EP)</td>
<td>29.46 ha</td>
<td>5%</td>
<td>1.47 ha</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>44.76 ha</strong></td>
<td><strong>5%</strong></td>
<td><strong>2.24 ha</strong></td>
</tr>
</tbody>
</table>

*Open Space/EP area is excluded as non-developable*

**Updated Functional Servicing and Stormwater Report**

SCS Consulting Group completed a Functional Servicing and Stormwater Management Report for the subject site, dated November 2016. The report notes that development is Hillsdale is currently serviced by private septic systems and a communal water well system. An internal watermain system that will connect to the existing municipal water system and a new communal septic system are proposed for the subject site.

Stormwater will be conveyed from the site through a combination of Low Impact Development approaches including grassed swales within road rights of way, reduced grading, sump pumping foundation drains to grassed surfaces and roof leaders to grass.

A detailed erosion and sediment control plan will be prepared for review and approval by the Township and NVCA prior to any site grading being undertaken. This is normally undertaken as a condition of draft plan approval at the detailed design stage in accordance with the Township and NVCA Erosion and Sediment Control guidelines.
TO: Brent Spagnol, Township of Springwater

RE: Hillsdale Land Corp. - Redline Draft Plan of Subdivision

November 21, 2016

The Draft Plan of Subdivision achieves all required elements for the provision of sanitary and water supply, water quality and quantity controls. As such, the Draft Plan of Subdivision can be developed and adequately serviced in accordance with Township standards.

Hydrogeological Study and Geotechnical Investigation

Golder Associates completed a Preliminary Hydrogeological Investigation and Geotechnical Investigation for the subject site. The results of their investigations are set out in their report dated November 2016. Eight boreholes were drilled in 2016 at a depth of approximately 6.1 metres to 9.6 metres.

In general, surficial soils encountered on-site are primarily comprised of variable materials including non-cohesive granular deposits, sand till and cohesive deposits. Groundwater was encountered at each of the borehole locations. Water levels within the surficial confining unit were observed between 0.6 m to 4.6 m.

The site development will require seasonal groundwater control and conventional spread and strip footing foundations within the compact native deposits at a minimum depth of 1.5m.

In summary, the geotechnical investigation found that the native soils and the engineered fill materials on the subject property are suitable for supporting single detached homes. It is recommended that further review of the subsurface conditions be conducted for final design of homes in specific locations. The overall layout of the Draft Plan of Subdivision for servicing is technically achievable.

Environmental Impact Study Update

Beacon Environmental completed an Environmental Impact Study (EIS) for the subject site that is an update to the previously submitted EIS in June 2007. As recommended by Beacon, the Copeland-Craighurst-Guthrie Complex provincially significant wetland and the County of Simcoe Greenlands Unit TTP2 are environmentally protected on the east side of the Draft Plan.

An active nest of an American Robin was identified in the old barn. The building can be removed as long as there are no active nesting birds and therefore Beacon recommends that the barn should not be removed between April 1 to August 31.

The single large Sugar Maple located in the centre of the proposed development is proposed to be retained and protected.

The Draft Plan as proposed, subject to approvals and permits, can accommodate development in a manner that is consistent with the Provincial Policy Statement, 2014 and the Endangered Species Act.
Updated Noise Report

Jade Acoustics completed a Noise Report for the subject site in November 2016. The noise sources investigated included road traffic from Highway 93 and new internal roads, existing institutional development and the proposed pumping station. The report concluded that with appropriate mitigative measures, all residential lots in the development will meet the noise guidelines.

Recommended mitigative measures include:

- Mandatory central air conditioning/forced air heating systems sized to accommodate central air conditioning for all lots in the vicinity of Highway 93; and,
- Acoustic barriers up to 4.2m in height for all lots in the vicinity of Highway 93.

Based on the preliminary analysis, standard window and exterior wall construction would be adequate to ensure all lots achieve the appropriate indoor sound level criteria. As such, based on the acoustics analysis, the noise mitigation measures proposed for the Draft Plan of Subdivision will achieve the required environmental noise criteria.

Transportation Assessment Update

BA Group completed a Transportation Assessment Updated dated November 2016. Based on the updated counts and taking into consideration that the proposed unit yield has decreased from 550 units to 232 units, traffic from the proposed development can be accommodated without significant impact to the area road network.

A revised signal warrant analysis was undertaken and due to the reduction in the number of units, the traffic signal at Street ‘A’ and Highway 93 is likely not required. The northbound right turn and southbound left turn on Highway 93 at Street ‘A’ is still recommended.

The conclusions of the 2007 Transportation Impact Study originally submitted, still remain valid other than that the proposed access does not require a traffic signal, and appropriate traffic operations will be maintained.

Consistency with the Provincial Policy Statement, 2014

In 2014, a new Provincial Policy Statement (PPS) was released by the Province. This new PPS replaces the former 2005 PPS in its entirety and became effective on April 30, 2014.

The proposed development is located within a Settlement Area, as defined by the PPS. The PPS is clear that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. In addition, the PPS requires land uses within settlement areas to be based on densities and uses that efficiently use land and resources, infrastructure and public service facilities.
The proposed development is consistent with these policies as it facilitates development within a designated Settlement Area that efficiently uses land and resources. The development assists the Township in accommodating planned growth through an appropriate range and mix of housing types and densities.

The PPS requires stormwater management planning to minimize, or, where possible, prevent increases in contaminant loads; minimize changes in water balance and erosion; protect against risks to human health and safety and property damage; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices including stormwater attenuation and re-use, and low impact development. As addressed in the stormwater management and functional servicing reports prepared by SCS Consulting and submitted to the Township, NVCA, and County, the proposed development proposes a stormwater management facility together with Low Impact Development strategies and is consistent with these policies.

The PPS also requires the protection of natural heritage features and the efficient use of resources. The layout of the proposed development ensures that significant natural heritage features are protected in accordance with the findings of the Environmental Impact Study prepared by Beacon Environmental.

It is our opinion that the Revised Draft Plan of Subdivision represents an efficient development within a designated settlement area by providing an appropriate range and mix of housing types and densities in a manner that is consistent with the PPS.

**Conformity with the Growth Plan for the Greater Golden Horseshoe**

The Growth Plan policies provide direction on how and where the Greater Golden Horseshoe area should grow. The vision and guiding principles indicate the overall intent of the Growth Plan is to direct growth to existing built-up areas (intensification) and settlements, limit settlement area expansions, create compact and complete communities and optimize the use of existing services (infrastructure and transit). Section 2.1 specifically identifies intensifying the existing built-up area as a key strategy for making better use of land and infrastructure. The proposed development is considered intensification under the Growth Plan and implements the policies of this Plan through an appropriate form of development; therefore, the development is suited to the settlement context and in line with the vision and guiding principles.

The Growth Plan provides policy direction regarding water and wastewater systems. As per Policy 3.2.5.4, construction of new communal wastewater systems is permitted where the municipality takes ownership and on the condition that the new service is to serve growth in a manner that supports the achievement of the intensification target. The proposed development is a form of intensification, which will be built on a communal wastewater system and satisfies these policies, subject to the Township taking ownership of the communal septic system. The Growth Plan further encourages identification of natural heritage features and areas that complement, link, or enhance natural systems (Policy 4.2.1.3).
The revised draft plan conforms to the above mentioned policies by still providing for appropriately scaled residential development in a designated Settlement Area, while protecting the natural heritage systems at the east end of the property. Moreover, Hillsdale is identified as an un-delineated built-up area under the Growth Plan, as a result, any development within the settlement area is considered intensification that contributes to achieving the County’s overall minimum intensification targets under the Growth Plan. The proposed development adds an appropriate range and mix of housing to the area as permitted by the Hillsdale Secondary Plan. The proposed lot frontages ranging from 15.2 metres to 18.3 are compatible with and are similar in nature to nearby existing residential development, while still providing a modest degree of intensification at a slightly higher density than what exists today. It is our opinion that the revised draft plan conforms to the Growth Plan on the matters of growth management.

Conformity with the Simcoe County Official Plan

Policy 3.5.23 of the Simcoe County Official Plan provides an overall density target for the Township of Springwater of 32 residents and jobs combined per hectare.

This Draft Plan provides an overall density of 21.7 residents and jobs per hectare. There are no minimum or maximum density requirements in the Simcoe Official Plan or Springwater Official Plan applicable to the subject site. It is our opinion that the revised Draft Plan maximizes the density achievable with the proposed servicing system and that is efficient in its layout and use of land, integrates well with the existing Hillsdale community and therefore conforms to the intent of Policy 3.5.23 of the Simcoe County Official Plan.

Conformity with the Hillsdale Secondary Plan and Township of Springwater Official Plan

The subject site is located within the boundaries of the designated Hillsdale Urban Settlement Area, and is currently designated Urban Residential, Agricultural and Natural Heritage (Environmental Protection) Category I by the Springwater Official Plan. The proposed residential uses, stormwater management facility, communal septic area and parks are all located in accordance with the land use designations in the Springwater Official Plan. There is no amendment required to the Springwater Official Plan as a result of the changes made to the revised draft plan.

The Hillsdale Secondary Plan was adopted by the Township as Official Plan Amendment No.37 in October 2008; however it has not been approved by the County of Simcoe and therefore is not in force and in effect. Still, the Secondary Plan does provide further context for the intended future land uses as envisioned by the Township. The subject site is designated Urban Residential and Natural Heritage (Environmental Protection) Category II. Similar to the Springwater Official Plan, no amendment would be required as the land uses that are proposed are in accordance with the Hillsdale Secondary Plan/OPA No.37. Accordingly, the changes are minor from a planning policy perspective and conform to and maintain the intent of this Plan.
**Planning Act – Section 51(24)**

The Draft Plan of Subdivision represents good planning as it provides for an appropriate built form with a logical and efficient road pattern given the configuration of the subject site that implements the intent of the policies of the Springwater Official Plan. Section 51(24) of the Planning Act sets criteria that planning authorities shall have regard to when considering a Draft Plan of Subdivision. An assessment of the criteria is provided below:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2</td>
<td>The Draft Plan of Subdivision promotes matters of Provincial interest, as outlined in the PPS 2014, and conforms to all Provincial Plans. The Draft Plan of Subdivision ensures conformity with growth management, natural heritage, natural hazard and water resource objectives, among other matters.</td>
</tr>
<tr>
<td>b) Whether the proposed subdivision is premature or in the public interest</td>
<td>The Draft Plan is proposed for lands that are planned for development. It has been thoroughly assessed and is appropriately supported by sufficient technical studies. The Draft Plan is in the public interest based on the policy analysis, to be finally determined following agency review and comment and after the forthcoming public consultation process. It implements the longstanding objectives of the Township, County and Province to accommodate growth in settlement areas.</td>
</tr>
<tr>
<td>c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any</td>
<td>The Draft Plan conforms to both the County and Township Official Plans. The Draft Plan is adjacent to previously approved and developed plans of subdivision and it allows for the logical continuation of development and maintains the integrity and character of the existing community and is compatible with these historic plans of subdivision.</td>
</tr>
<tr>
<td>d) The suitability of the land for the purposes for which it is to be subdivided</td>
<td>The proposed development is located on lands suitable for the proposed uses, as supported by the submitted technical studies.</td>
</tr>
<tr>
<td>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</td>
<td>The Draft Plan provides for a local street network that connects to adjacent collector roads and provincial roads. The proposed transportation system and right-of-way standards are appropriate as supported by the Traffic Assessment Update and Functional Servicing and Stormwater Management Report.</td>
</tr>
<tr>
<td>f) The dimensions and shapes of the proposed lots</td>
<td>All proposed lots are dimensioned, and are of an appropriate shape and size, similar to the surrounding residential lots, and will conform to the proposed zoning standards (which will be submitted under separate cover) which are in</td>
</tr>
<tr>
<td>Criteria</td>
<td>Responses</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
</tr>
<tr>
<td>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</td>
<td>The proposed zoning bylaw (which will be submitted under separate cover) provides for the appropriate restrictions on the lands proposed to be subdivided by limiting their use to those permitted in the zoning standards.</td>
</tr>
<tr>
<td>h) Conservation of natural resources and flood control</td>
<td>The proposed development will conserve or enhance through alteration Key Natural Heritage or Hydrologically Sensitive Features in conformity with the PPS, County and Township Official Plans. No Species at Risk were recorded on site; however an active nest of an American Robin was noted. Appropriate measures are proposed to relocate the nest prior to construction.</td>
</tr>
<tr>
<td>i) The adequacy of utilities and municipal services</td>
<td>The Draft Plan can be serviced with adequate utilities and municipal water services, which are available for extension from adjacent lands. Additionally, the communal septic system will adequately service the proposed Draft Plan. The design of roads in the Draft Plan allows for the provision of utilities throughout the area.</td>
</tr>
<tr>
<td>j) The adequacy of school sites</td>
<td>The school boards will provide comments following submission.</td>
</tr>
<tr>
<td>k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes</td>
<td>The Draft Plan provides an over-dedication of parkland through the proposed conveyance of the park and parkette blocks under the Planning Act and the Springwater Official Plan. The Open Space area, in addition to the park and parkette blocks is proposed to be conveyed into public ownership.</td>
</tr>
<tr>
<td>l) The extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy</td>
<td>The Draft Plan is designed to conserve energy through the orientation of buildings, and where possible, uses passive solar gains and accounts for prevailing wind patterns.</td>
</tr>
<tr>
<td>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.</td>
<td>Not applicable. Site plan control is not required on the subject site.</td>
</tr>
</tbody>
</table>
**Conclusion**

Redline revisions to the OMB-approved Draft Plan of Subdivision have been completed as contemplated in the conditions of draft approval, and in consultation with Township staff. The revised draft plan incorporates these minor revisions, which we believe improve the overall layout and efficiency of the plan. The revised draft plan is good planning that is consistent with Provincial Policy and conforms to the intent of the policies of the County and Township Official Plans and is in keeping with the scale and scope of development originally approved by the OMB in 2008.

We trust that this letter and supporting material submitted is sufficient to allow Township staff to process and review the application for redline revisions to the Draft Plan of Subdivision. If you require any additional information, or wish to discuss the application, please do not hesitate to contact me at anytime.

Yours very truly,

MALONE GIVEN PARSONS LTD.

Matthew Cory, MCIP, RPP, PLE, PMP  
Principal, Planner, Land Economist, Project Manager  
mcury@mgp.ca

cc: Hillsdale Land Corp.  
Greg Marek, Planner III, County of Simcoe