

Public Meeting– 70 Pioneer Trail

Fernbrook Homes

Pioneer Shores



Official Plan Amendment & Zoning By-law Amendment

Subject Lands



Proposed Development Concept



Pioneer Shores



Pioneer Shores



Supporting Information

- Planning Justification Report (2016); Update (2019)
- Functional Servicing Report (2016); Update (2017)
- Geotechnical Report (2016)
- Development Setback & Slope Stability Report (2016)
- Traffic Impact Study (2016); Update (2019)
- Environmental Impact Study (2016); Update (2017)
- Addendum to Environmental Impact Study, Watermain Loop (2018)

Environmental Impact Study (EIS)

- EIS prepared in 2016 (updated 2017) concluded no expectation of negative impacts to environmental features, with appropriate mitigation and compensation measures
- EIS mitigation/compensation commitments as follows:
 - SAR ID training for workers
 - No-cut window for trees during active season for birds and/or bats
 - Bat boxes or bat poles to mitigate potential impacts to SAR bats (MNRF-approved avoidance strategy)
 - Sedimentation and erosion controls, BMPs to avoid impacts to Lake Simcoe
 - Vegetation Protection Zone, Boundary Tree Inventory and Protection Plan, Edge Management Plan at the Site Plan Control stage
 - Restoration/enhancement between development limit and Lake Simcoe shoreline
 - Ecological Offsetting for the loss of woodland within the property limit at 2:1 ratio
- A letter sent to the City from Lake Simcoe Region Conservation Authority, dated May 18, 2018, notes all comments have been addressed to the satisfaction of the applicable agencies, and any outstanding matters can be addressed through detailed design

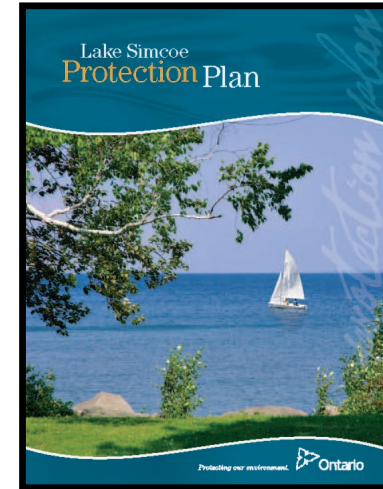
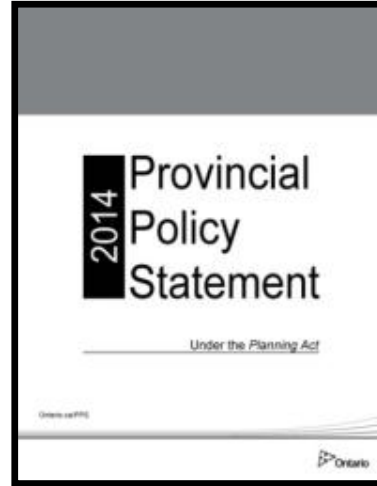
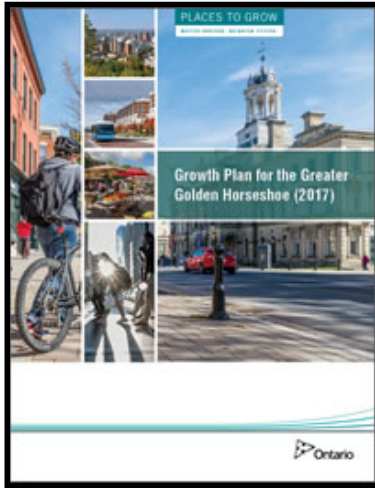
Traffic Impact Study (TIS)

- TIS prepared in December 30, 2016, and updated in January 2019, as a result of the concerns raised at the Community Meeting
- Assessed the impact of traffic related to development on the surrounding roadway network including construction traffic

Conclusions:

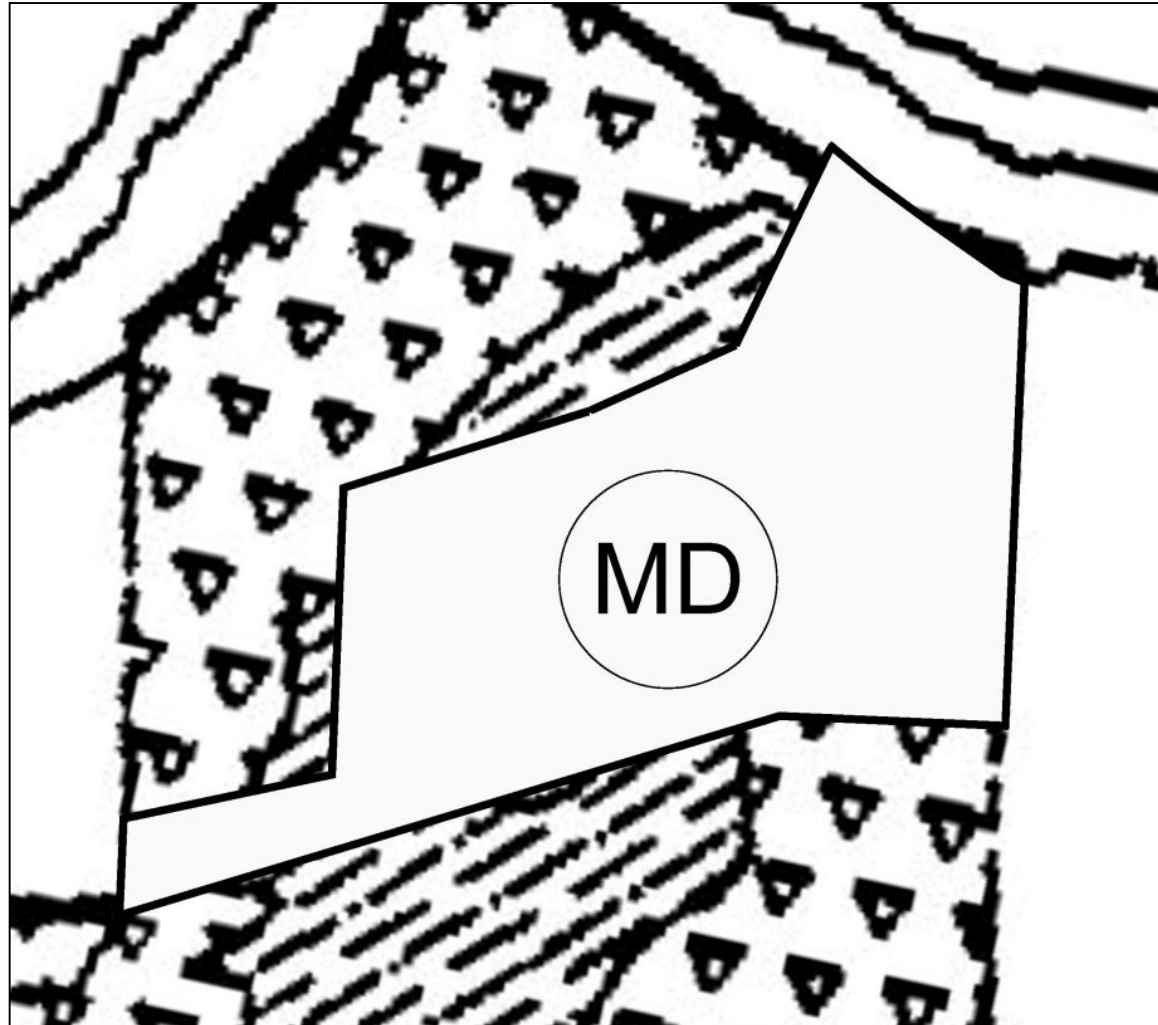
- Traffic volumes produced from the development will have a negligible impact on the traffic operations within the study area
- Development will not cause any operational issues or add significant delay or congestions to the local roadway network
- Local road network can accommodate the anticipated construction traffic

Provincial Policies



- Within Settlement Area and built-up area
- No need for expansion of services
- Compact form that efficiently uses land
- Protection of key natural heritage features and key hydrologic features
- Enhanced stormwater management design including Low Impact Development

Official Plan Amendment



Zoning By-law Amendment

- Current zoning is Residential (R2)(SP) for 19 single detached dwellings
- Zoning Amendment to Residential (RM2)(SP) to permit 43 townhouses

