



Sent via e-mail: [pkulyk@king.ca](mailto:pkulyk@king.ca)

July 25, 2024

**Municipal File No.: Z-2021-14**

**SPD-21-106**

**LSRCA File No.: ZO-98182-040122**

**SP-98182-040122**

**Paul Kulyk**  
**Senior Planner**  
**Planning Division, Growth Management Services**  
**2075 King Rd**  
**King City, ON L7B 1A1**

Dear Mr. Kulyk,

**Re: Application for Zoning By-law Amendment**  
**LSRCA Conditions – Site Plan Approval**  
**326 Main Street**  
**Township of King**  
**Owner: Marcor Realty Ltd.**  
**Applicant: Weston Consulting**

Thank you for circulating the above-captioned application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. It is our understanding that the purpose and effect of this application is as follows:

- An application for Zoning By-law Amendment under Section 34 of the *Planning Act* to establish a Core Area – Exception Zone (CAS-xx) to implement the proposed development including increasing the building height, to permit front yard parking, to permit main floor apartment units, reduce the parking standards for apartment units and commercial floor area and other zone provisions. The existing heritage dwelling will be converted for commercial uses.
- An application for Site Plan Approval under Section 41 of the *Planning Act* to permit the development of a 6-storey building with 99 units, conversion of the existing heritage dwelling to 452m<sup>2</sup> of commercial space, and surface and underground parking with a total of 106 parking spaces.

**Documents Received and Reviewed by Staff**

Staff have received and reviewed the following documents submitted with this application:

- Cover Letter prepared by Weston Consulting (dated January 31, 2024)
- Comment Response Matrix prepared by Weston Consulting (dated June 2024)

- Draft Zoning By-law Amendment prepared by Weston Consulting
- Architectural Drawing Set prepared by SRM Architects Inc. (dated May 27, 2024)
- Hydrogeological Investigation prepared by C.F. Crozier & Associates Inc. (dated May 31, 2024)
- Servicing and Stormwater Management Report prepared by C.F. Crozier & Associates Inc. (dated May 2024)
- Civil Engineering Drawing Set prepared by C.F. Crozier & Associates Inc. (dated May 31, 2024)
- Floodplain Analysis Memo prepared by C.F. Crozier & Associates Inc. (dated June 7, 2023)

We note that LSRCA planning staff have provided pre-consultation comments in a letter dated May 17, 2021 to the Applicant/Municipality in advance of the receipt of the applications.

Staff have reviewed this application as per our delegated responsibility from the Province of Ontario to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 41/24 of the *Conservation Authorities Act*. LSRCA has also provided comments as per our Memorandum of Understanding (MOU) with the Township of King. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

### **Recommendation**

Based on our review of the submitted information in support of the application, we have no objections to the approval of these applications subject to the recommended conditions attached. Technical comments relating to hydrogeology and stormwater management will be provided under separate cover.

### **Site Characteristics**

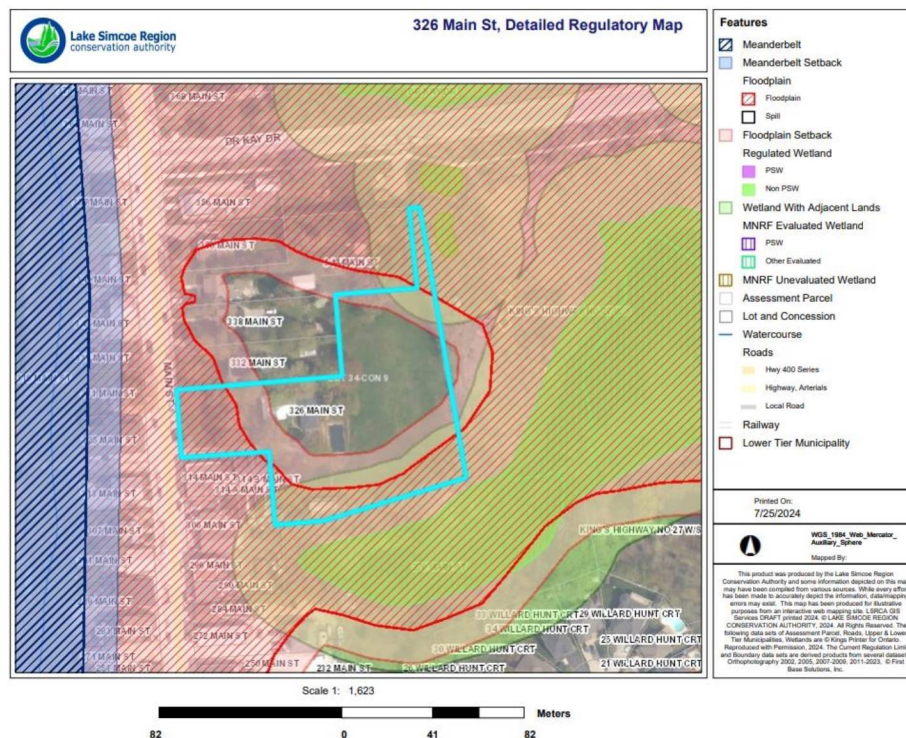
The subject parcel is approximately 0.81 hectare (2.01 acres) in size and is located east of Main Street and south of Dr. Kay Drive within the Village of Schomberg (Township of King). The property contains an existing heritage dwelling, a barn, and an in-ground swimming pool. The existing in-ground pool and barn are to be demolished and the existing heritage dwelling to be retained as part of these applications.

The subject property is zoned 'Core Area – Special Policy Area (CAS-SPA)' (refer to Section 5.4) and 'Core Area (Schomberg) (CAS)' per Schedule "A1" of the Zoning By-law for the Schomberg and King City Urban Areas By-law No. 2017-66, as amended.

Current environmental mapping indicates the following:

- The subject property is partially within an area governed by Ontario Regulation 41/24. Please see a detailed regulatory map below. This is representative of:
  - Riverine flooding during a Regional Storm Event associated with a tributary of the North Schomberg River
  - 30-metre adjacent lands to a Non-Provincially Significant Wetland (Non-PSW)
- The subject property is within the identified recharge management area (WHPA Q2) per the South Georgian Bay Lake Simcoe Source Protection Plan (SGBLSSPP).
- The subject property contains identified woodland areas.

- The subject property is within the Protected Countryside designation per the Greenbelt Plan.



### **Delegated Responsibility and Statutory Comments**

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS). There are identified natural hazards on the subject lands (floodplain). The proposal is generally consistent with 3.1 of the PPS which has been demonstrated through the submission of a floodplain analysis and cut/fill exercise.

The subject site is located within the Special Policy Areas for Schomberg which do not have any specific requirements for safe access. However, signs are to be installed at the entrances, stating that access may be restricted during flood events.

2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 41/24. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland.

Ontario Regulation 41/24 applies to the subject site. Accordingly, a permit from the LSRCA will be required prior to development or site alteration occurring within the regulated portion of the property.

### Advisory Comments

1. LSRCA has reviewed the application through our responsibilities as a service provider to the Township of King in that we provide through a MOU as well as through our role as a public body, pursuant to the *Planning Act*.

We note that matters related to planning and natural heritage have been addressed. Outstanding technical comments related to hydrogeology and stormwater management are to be addressed with additional monitoring.

### Summary

Based on our review of the submitted information in support of this application, we have no objection to the approval of these applications for Zoning By-law Amendment and Site Plan Approval.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 3.1 of the PPS has been demonstrated;
2. Ontario Regulation 41/24 applies to the subject site. A permit from the LSRCA will be required prior to development or site alteration occurring within the regulated portion of the property;
3. Recommended conditions for Site Plan Approval have been provided under separate cover;
4. **That the Applicant/Owner has not paid all outstanding LSRCA application fees in accordance with the approved Fees Policy under the *Conservation Authorities Act*. We note the amount is \$4,590.00 for greater than two technical resubmissions.**

Should you have any questions, please contact the undersigned ([j.lim@lsrca.on.ca](mailto:j.lim@lsrca.on.ca)).

Sincerely,



Jessica Lim  
Planner I  
Lake Simcoe Region Conservation Authority (LSRCA)