

# Planning Justification **Report**

DRAFT PLAN OF SUBDIVISION  
& ZONING BY-LAW AMENDMENT APPLICATION

61 Alfred Street West  
Thornbury

Date:

**December 2019**

Prepared for:

**61 Alfred Street West GP Inc.**

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# Table of Contents

1.0 Introduction.....	1
1.1 Overview.....	1
2.0 Site Description and Surrounding Area.....	3
3.0 Proposed Development.....	4
3.1 Project Vision .....	4
3.2 Overview of Proposal.....	4
4.0 Policy Analysis.....	5
4.1 Provincial Policy Statement, 2014.....	5
4.2 County of Grey Official Plan .....	10
4.2.1 Overview.....	10
4.2.2 Settlement Areas.....	11
4.2.3 Servicing.....	13
4.2.4 Plans of Subdivision.....	13
4.2.5 Conclusion.....	15
4.3 Town of the Blue Mountains Official Plan .....	15
4.3.1 Overview .....	15
4.3.2 The Community Structure.....	16
4.3.3 Goals and Strategic Objectives.....	16
4.3.4 Community Living Area .....	17
4.3.5 Subdivision Development.....	21
4.3.6 Municipal Infrastructure and Servicing Policies.....	23
4.3.7 Community Design.....	23
4.3.8 Conclusion .....	23
5.0 Zoning By-law.....	24
5.1. Zoning By-law (10-77) .....	24
5.1.1 Existing Zoning.....	24
5.1.2 Proposed Zoning.....	25
5.2 Zoning By-law (2018-65).....	27
5.2.1 Existing Zoning.....	27
5.2.2 Proposed Zoning.....	27
6.0 Summary and Conclusions.....	30

# Table of Figures

	<b>Following</b>
<b>Figure 1:</b> Location Map	Page 3
<b>Figure 2:</b> Draft Plan of Subdivision	Page 4
<b>Figure 3:</b> Existing Official Plan Designation – Town of the Blue Mountains Official Plan	Page 17
<b>Figure 4:</b> Existing Zoning – Zoning By-law 10-77	Page 24
<b>Figure 5:</b> Proposed Zoning – Zoning By-law 10-77	Page 27
<b>Figure 6:</b> Existing Zoning – Zoning By-law 2018-65	Page 27
<b>Figure 7:</b> Proposed Zoning – Zoning By-law 2018-65	Page 28

# 1.0 Introduction

## 1.1 Overview

MHBC has been retained by 61 Alfred Street West GP Inc. (the 'Applicant') to prepare the following Planning Justification Report with respect to a Plan of Subdivision, and Zoning By-law Amendment application proposed for lands addressed as 61 Alfred Street West in the Town of the Blue Mountains (the "subject lands"). The subject lands are located at the southern corner of Victoria Street South, and Alfred Street West in Thornbury and measure approximately 1.088 hectares (2.68 acres) in area.

MHBC has prepared a Draft Plan of Subdivision (Draft Plan) to support the development of this property for a range of single-detached, semi-detached, and rowhouse dwelling units.

This report has been prepared in support of a Zoning By-law Amendment (ZBA) and Plan of Subdivision application submitted to the Town of the Blue Mountains and the County of Grey. The analysis contained in this report will form the basis for the planning justification to facilitate the development of the subject lands in accordance with the Draft Plan proposal.

The principal components of the report are as follows:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the overall concept and design highlights of the proposed Plan of Subdivision; and
- A review of the existing policy framework in relation to the proposed development and assessment of conformity with applicable policy.

As part of this planning analysis, the following documents were reviewed:

- 2014 Provincial Policy Statement (PPS)
- County of Grey Official Plan
- Town of the Blue Mountains Official Plan
- Town of the Blue Mountains Zoning By-law 10-77
- Town of the Blue Mountains Zoning By-law 2018-65

In addition to a detailed review of these documents, a thorough analysis of the subject lands and surrounding area was undertaken. A Pre-Submission Consultation meeting was also held on April 12, 2019 to review the submission requirements for the proposed Draft Plan concept and ZBA.

As set out in correspondence from Denise Whaley, Planner for the Town of Blue Mountains, dated April 12, 2019, the following plans and reports have been prepared in support of the proposal and are enclosed with the planning applications:

- Planning Justification Report;
- Functional Servicing Report;
- Stormwater Management Report;
- Stage 1-2 Archaeological Assessment;
- Geotechnical Report; and
- Traffic Brief

## 2.0 Site Description and Surrounding Area

The subject lands are legally described as Part of Lots 1-3, on Registered Plan No. 105, and are addressed municipally as 61 Alfred Street West.

**Figure 1** of this report illustrates the location of the Site.

The subject lands are located at the southern corner of the Victoria Street South and Alfred Street West intersection within the Primary Settlement Area of Thornbury.

The subject lands have a total frontage of approximately 65.85 metres on Victoria Street South, a total frontage of approximately 73.5 metres on Alfred Street West and a total area of approximately 1.087 hectares. The site is vacant of any development with the exception of an existing single detached dwelling and associated outbuilding. These are located on the eastern corner, fronting directly onto Alfred Street and are subject to a separate severance application that has been conditionally approved by the Town.

Land uses surrounding the subject lands are as follows:

- EAST:** Residential development (single-detached residences);
- SOUTH:** Residential development (single-detached residences);
- WEST:** Residential development (single-detached residences, multi-unit condominiums);
- NORTH:** Community centre, Residential development ( single detached and multi-unit), Morneau Park ( opposite corner of intersection)

As noted, the subject lands are located immediately adjacent to lands developed for residential purposes and the proposed Draft Plan represents an opportunity to develop the Site in a manner that complements the existing residential uses in the immediately surrounding area. In this regard, the proposed development supports residential infilling within a designated settlement area.

The Site is directly across from the Community Centre and recreational fields along Alfred Street West which will support the proposed development by providing recreational facilities in close proximity for future residents.

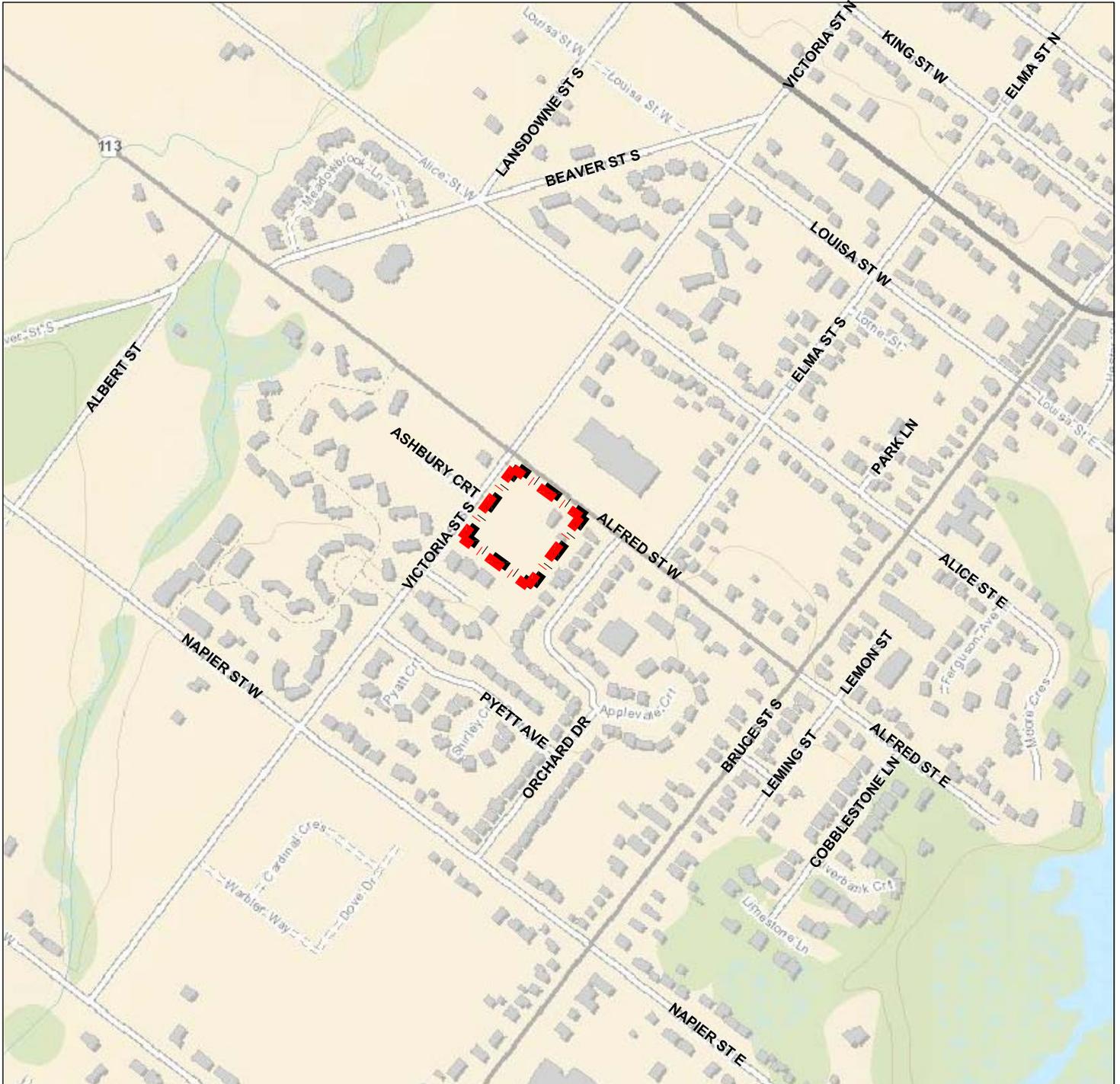


Figure 1  
Location Map

 SUBJECT LANDS

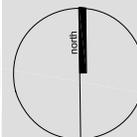


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PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE  
**MHBC PLANNING**

DATE: July 11, 2019

SCALE 1 : 7,500



P:\1588'E\Graphics\  
Figure 1 - Location Map - July 11 2019

# 3.0 Proposed Development

## 3.1 Project Vision

The project vision, as follows, guided the design approach for the Draft Plan developed for the subject lands:

To design an appropriate and complementary development that will integrate into the surrounding context, while providing an efficient form of infill within the Thornbury Primary Settlement Area.

## 3.2 Overview of Proposal

To realize this project vision, the following principal elements were incorporated into the Draft Plan:

- 15 residential lots sufficiently sized to accommodate:
  - Two semi-detached dwellings (4 units);
  - Five single-detached dwellings (5 units); and
  - Two, 3-unit rowhouses (6 units)
- A lot pattern that is compatible with the surrounding development context;
- A new road connecting to Victoria Street, immediately across from Ashbury Court to service the new development;

The following summarizes the key elements of the site servicing arrangement designed for the Draft Plan:

- A new public street will provide access to the lots from Victoria Street South and will have a 20 m right-of-way;
- The lots will be serviced by public sanitary and water systems;
- A storm sewer within the subdivision will direct storm drainage to the existing storm sewer along Alfred Street; and
- Bio-swales running along the boundaries of the lots will be the primary method of quality control for the Site.

The proposed Draft Plan is provided on the following page.



# 4.0 Policy Analysis

## 4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) sets the policy foundation for regulating the development and use of land in Ontario. The 2014 PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014.

Section 3(5) of the Planning Act requires that all decisions affecting planning matters shall be consistent with policy statements issued under the Act. The following table demonstrates how the proposed planning applications are consistent with the policies of the 2014 PPS that, in our opinion, have particular relevance to this proposal.

**Table 1: Provincial Policy Statement Policies**

<p><b>1.1</b> (Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns)</p> <p><b>1.1.1</b> Healthy, livable and safe communities are sustained by:</p> <p><b>a)</b> promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p><b>b)</b> accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p><b>c)</b> avoiding development and land use</p>	<p>This residential development will support the long term financial well-being of the Province of Ontario and the Town of the Blue Mountains in the form of increased property tax assessment. Economic benefits will also be derived from construction of the project.</p> <p>The planned development represents an efficient land use pattern. In this respect, the subject lands are designated for residential development and are in proximity to a mix of other residential uses, recreational uses, and open space. Further, the subject lands are located within the Thornbury / Clarksburg Settlement Area Boundary as identified in the Town of the Blue Mountains Official Plan.</p> <p>The subject lands are located within an established neighbourhood that is comprised of single detached dwellings to the east, south and west, and some multi-unit condominiums to the west. Implementation of this proposal will broaden the range and mix of housing available within this part of Thornbury.</p> <p>This residential project should not result in</p>
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<p>patterns which may cause environmental or public health and safety concerns;</p> <p><b>e)</b> promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</p> <p><b>g)</b> ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs.</p>	<p>environmental or public health and safety concerns.</p> <p>Servicing reviews have been completed by Crozier and Associates to ensure that the development can proceed in a cost-effective manner and to confirm that necessary servicing infrastructure will be available to meet projected needs.</p> <p>It is anticipated that existing public service facilities will accommodate the demands of this development particularly the Community Centre and recreational fields immediately north of the subject lands.</p>
<p><b>1.1.2</b> Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.</p>	<p>The proposal will facilitate residential development on lands within a designated settlement area that will help fulfill future residential needs.</p> <p>Further, the mix of uses proposed, including single-detached, semi-detached, and rowhouse dwellings will increase the range and mix of residential units to meet projected needs over a 20 year time horizon.</p>
<p><b>1.1.3</b> (Settlement Areas)</p> <p><b>1.1.3.1</b> Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	<p>The proposed development is located within a Primary Settlement Area as identified on Schedule 'A' (Land Use Types) of the County of Grey Official Plan. Further, the subject lands are located within the Thornbury / Clarksburg Settlement Area Boundary in accordance with Figure 1 – Community Structure Plan of the Town of the Blue Mountains Official Plan.</p>
<p><b>1.1.3.2</b> Land use patterns within settlement areas shall be based on:</p> <p><b>a)</b> densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li><b>1.</b> efficiently use land and resources;</li> <li><b>2.</b> are appropriate for, and efficiently use, the infrastructure and public service facilities</li> </ol>	<p>As discussed, the subject lands are within the defined settlement area boundary and development of this property will promote (1) a broader range of housing types in the local community and (2) an efficient use of these residential lands. Servicing assessments also indicate that adequate municipal infrastructure is available to accommodate the development</p>

<p>which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and</p> <p><b>b)</b> 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.</p>	<p>intended for the subject lands.</p> <p>It is expected that future residents of this development will utilize existing public service programs and facilities within Thornbury.</p>
<p><b>1.1.3.6</b> 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.</p>	<p>The proposal provides for the development of new residential uses adjacent to existing residential areas. The density of this development is considered appropriate, given the density of surrounding properties.</p>
<p><b>1.4.3</b> Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <p><b>c)</b> 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;</p> <p><b>d)</b> promoting densities for new housing which efficiently use land, resources, infrastructure, and public services facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</p>	<p>Servicing studies have been completed which indicate that servicing infrastructure is available to meet projected needs. Additionally, the proposed development is located within an established neighbourhood where it is anticipated that existing public service facilities such as schools, community centres and health care facilities will accommodate the projected demands of this development.</p> <p>The proposed Draft Plan provides an opportunity to diversify housing choice by introducing a mix of unit types within a neighbourhood comprised of predominately single detached residences. Accordingly, this development will support current and projected needs.</p> <p>The planned development would utilize existing vacant land and servicing resources in an efficient manner and would be supported by the road transportation system.</p>
<p><b>1.5.1</b> Healthy, active communities should be promoted by:</p>	<p>Proximity of the subject lands to existing residential, and the Community Centre and</p>

<p><b>a)</b> Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.</p>	<p>recreational fields adjacent to the site will promote community connectivity.</p>
<p><b>1.6.1</b> Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost effective manner that considers impacts from climate change while accommodating projected needs.</p>	<p>Servicing reviews have been completed to confirm that the development can proceed in a cost-effective manner, and to ensure that necessary infrastructure will be available to meet projected needs. As discussed, it is anticipated that the development can be accommodated by existing public service facilities.</p>
<p><b>1.6.3</b> Before consideration is given to developing new infrastructure and public service facilities:</p> <p><b>a)</b> the use of existing infrastructure and public service facilities should be optimized</p>	<p>Developing the subject lands, which are currently vacant, for residential uses will support, and help optimize, existing infrastructure and public service facilities.</p>
<p><b>1.6.7</b> (Transportation Systems)</p> <p><b>1.6.7.2</b> Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.</p>	<p>The proposed public roadway would provide for efficient connectivity between the planned residential development and Victoria Street South.</p>
<p><b>1.6.7.4</b> A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The proposed development is located in the vicinity of other residential uses, as well as local parks and community facilities. It is anticipated that the relative proximity of the subject lands to these features will help minimize vehicle trips and encourage pedestrian and cyclist mobility. Most notably, the subject lands are located immediately adjacent to a community centre and series of recreational fields.</p>
<p><b>1.7</b> (Long-Term Economic Prosperity)</p> <p><b>1.7.1</b> Long-term economic prosperity should be supported by:</p>	<p>The development of the subject lands supports this policy by providing for the reasonable development of the subject lands for residential uses, in a form consistent with</p>

<p><b>b)</b> optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;</p>	<p>surrounding residential development. In this regard, the proposal will optimize the long-term use of land, resources, infrastructure, and public service facilities.</p>
<p><b>2.1.1</b> Natural features and areas shall be protected for the long term.</p>	<p>The subject lands do not contain any known natural heritage features.</p>
<p><b>2.1.6</b> Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	<p>Development is not proposed within any fish habitat.</p>
<p><b>2.1.7</b> Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>	<p>Development is not proposed within the habitat of any endangered or threatened species.</p>
<p><b>2.1.8</b> Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>Development is not proposed on lands adjacent to any natural heritage features.</p>
<p><b>2.4.1</b> Minerals and petroleum resources shall be protected for long-term use.</p>	<p>The subject lands do not contain any known mineral or petroleum resources.</p>
<p><b>2.5.1</b> Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.</p>	<p>The subject lands do not contain any known mineral aggregate resources.</p>
<p><b>2.6.1</b> Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>	<p>The subject lands do not contain any built heritage resources or significant cultural heritage landscapes</p>
<p><b>2.6.2</b> 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.</p>	<p>A Stage 1-2 Archaeological Assessment was undertaken by AMICK Consultants for the Site. As a result of the property Assessment of the study area, a scatter of historic artifacts, the Thornbury Site (BdHc-28), was identified. Accordingly, a Stage 3 Assessment will be</p>

	completed prior to any development occurring.
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The 2014 Provincial Policy Statement seeks to achieve healthy, livable and safe communities by promoting efficient development and land use patterns. **Given the foregoing assessment, in our opinion the proposal is consistent with this broad vision.** In this regard, the intended use of the land:

- Represents an efficient development as it supports a compact, intensive urban form on lands designated for a mix of residential uses that are located in the vicinity of recreational and open space uses and a mix of residential development;
- Proposes residential uses that have regard for the established neighbourhood character, is compatible with the existing development context, provides a pedestrian orientation, and encourages active transportation;
- Introduces a range of residential types to help broaden multiple-unit housing choice for current and future residents within Thornbury, and to help the Town accommodate its land use projections for this planning area;
- Promotes neighbourhood stability by diversifying the housing choice available in this area (to better accommodate the changing needs of local residents over the long-term);
- Promotes a scale of residential development that would help to (1) optimize municipal investments in servicing and (2) generate tax revenues to benefit the financial well-being of the Province and the Town; and
- Would not involve development on lands having known significant environmental, cultural heritage, mineral aggregate or petroleum resources.

In light of these considerations and our broader evaluation of this proposal relative to the PPS, it is our opinion that the proposed development satisfies, and is consistent with the policies of the PPS.

## 4.2 County of Grey Official Plan

### 4.2.1 Overview

The County of Grey Official Plan ‘Recolour Grey’ (Grey Official Plan) was approved by the Province on June 6, 2019. The Plan provides the overall land use policy direction for the County of Grey and the various settlement areas within the County.

Under this Official Plan the subject lands are designated 'Primary Settlement Area' on Schedule 'A' (Land Use Types)

#### 4.2.2 Settlement Areas

Section 3.3 of this Official Plan provides an overview of the Settlement Area Land Use Types. It is noted that "policies of this Plan will promote development forms and patterns which minimize land consumption and servicing costs. This will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other services. It will be important to encourage the development of mixed use settlements and to create healthy, sustainable communities."

Further, it is noted that the majority of growth will be directed to settlement areas. Development within settlement areas will occur on full municipal services, where available.

The County has established five main land use types for areas of concentrated development, which represent the settlement area hierarchy. These include:

1. Primary Settlement Areas;
2. Secondary Settlement Areas;
3. The Inland Lake and Shoreline;
4. The Recreational Resort Area;
5. The Sunset Strip Area and Industrial Business Park

The subject lands are within a Primary Settlement Area which is described as a larger settlement with full municipal servicing, and a wide range of uses, services, and amenities which is intended to be the primary target for residential and non-residential growth.

Section 3.4 provides a series of general policies affecting Settlement Area Land Use Types. The following policies are particularly relevant to the proposed development:

"3) Local official plans, secondary plans, plans of subdivision and condominium plans shall ensure a proper and orderly street pattern facilitating safe motor vehicle, bicycle and pedestrian travel, efficient use of services, and a variety of housing and development opportunities within Settlement Area land use types."

The Draft Plan provides a proper street pattern to efficiently service the proposed development. A new public street is proposed with direct connection to Victoria Street South. Further, the plan of subdivision represents an infill project which will efficiently use existing services and will provide a variety of housing types in the form of single-detached dwellings, semi-detached dwellings, and rowhouses.

"9) It is the policy of this Plan to accommodate appropriate development in settlement areas in accordance with the servicing policies of this Plan as outlined in Section 8.9."

The proposed development complies with the servicing policies outlined under Section 8.9 of this Official Plan. Crozier and Associates have completed a Functional Servicing and Stormwater Report to assess the feasibility of the development with respect to existing servicing.

“14) It is a policy of this Plan that development of communities occur with a wide range of housing types, including detached, semi-detached, townhouse, and apartment units, be provided, along with a mix of affordable housing, including second units and special needs housing, range of alternative locations, forms and densities of housing, and price ranges to meet a variety of housing needs. Targets in relation to this objective are stated in Section 4.1 of this Plan. Local municipal official plans and zoning bylaws must facilitate the provision of a range of housing types and affordable housing.”

The proposed Draft Plan will provide three different kinds of dwelling types including single-detached, semi-detached, and rowhouses to meet a variety of housing needs.

Section 3.4.1 provides policies and targets for intensification, and notes that the target for the Blue Mountains, within Primary Settlement Areas is 10%. The proposed development represents an infill project which will help the County meet this intensification target.

A series of more specific policies for Primary Settlement Areas, which give direction to Local Official Plans, are provided under Section 3.5. Under this Section, Primary Settlement Areas are described as areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas.

The following policy is particularly relevant to the proposed development.

“6) Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities must develop and adopt intensification strategies to ensure that the residential intensification targets identified in Section 3.4.1 of the Official Plan are met. Intensification strategies in Primary Settlement Areas shall enable:

- a) Brownfield redevelopment;
- b) ‘As-of-right’ permissions in official plans and zoning by-laws for second units (see Section 4.2.5);
- c) The development of vacant and/or underutilized lots within previously developed areas;
- d) The expansion or conversion of existing buildings”

The proposal represents intensification on a vacant and underutilized lot within an established residential area.

#### 4.2.3 Servicing

Section 8.9.1 provides a series of policies with respect to services (water and sanitary) stating that:

“1) Full municipal water and sewage services is the preferred method of servicing and will be provided on the basis that:

- a) The systems can be sustained by the water resources that the services rely on,
- b) Is feasible, financially viable (both current and long-term) and complies with all regulatory requirements,
- c) Is within the financial capabilities of the municipality, and
- d) Meets all regulatory requirements of the appropriate approval authority.”

Section 8.9.2 identifies specific policies related to stormwater management. This section states that managing stormwater prevents flooding and ensures rivers and lakes are not contaminated. Climate change and more frequent and intensive storm events will need to be considered when it comes to managing stormwater. Accordingly, a series of stormwater considerations are identified including the policy that:

- 1) In all new subdivisions and other large scale developments, surface water management systems will be included to prevent on- or off-site flooding or erosion, and to prevent the deterioration of environmentally sensitive watercourses.

To address all servicing and stormwater policies identified under the above noted sections, Crozier and Associates have completed a Functional Servicing Report and Stormwater Management Report to assess the feasibility of the development with respect to existing servicing and to ensure that appropriate stormwater management controls can be implemented. These reports are submitted in support of the Plan of Subdivision and Zoning By-law Amendment applications.

#### 4.2.4 Plans of Subdivision

Section 9.13 provides specific evaluation criteria for the development of new Plans of Subdivision. These criteria include consideration for lot layout; provision of a range of housing and employment densities, a mix of housing types, and affordable housing; and consistency with Provincial Policy and Local Official Plan provisions.

With respect to layout considerations, the following criteria are relevant to and are satisfied by the proposed Draft Plan:

b) The layout of the subdivision should be designed such that the lots back onto the Provincial Highway or County road and front onto a local internal street,

The lots in the Draft Plan will front onto a new local street which will connect to Victoria Street South. The lots will back onto Alfred Street (113) which is a County Road.

e) The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern must be considered more favourably than those with curvy street patterns or cul-de-sacs,

Due to the size of the property, a grid pattern is not feasible for the appropriate and efficient development of the subject lands. Accordingly, a cul-de-sac design is proposed with access from Victoria Street South. The new street will be located directly adjacent to Ashbury Court to the west which also terminates at a cul-de-sac. This will create a 4-way intersection at Victoria Street South adjacent to the Site in a manner that creates an orderly and efficient street pattern.

f) Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,

Where appropriate, energy conservation measures will be incorporated into the development of the Subdivision.

g) Impact on the natural environment, as defined in Section 6 of this Plan.

The subject lands do not contain any natural heritage features, and are not adjacent to any natural heritage features. Accordingly, the proposed Draft Plan should not result in any impacts to the natural environment.

h) Consideration of the design of street lighting to minimize impact on dark skies,

The design of street lighting will have consideration for the impact on dark skies, and will minimize impacts to the extent possible.

i) The provision of usable parkland and green space,

The subject lands are located across the street from a community centre and recreational fields to the north. Accordingly, these features are expected to service and support the proposed development.

k) Snow removal and emergency vehicle access,

The design of the Draft Plan has consideration for snow removal and emergency vehicle access.

m) Accessible, age-friendly design features,

To the extent possible, the design of the Draft Plan has consideration for accessibility and age-friendly design features. By providing for multi-unit housing configurations, the Draft Plan

n) Healthy environment development provisions outlined in Section 4.3(1).

The proposed Draft Plan has regard for the healthy environment development provisions identified under Section 4.3(1). In this regard, the Draft Plan has been designed in accordance with CPTED principles. Further, given the proximity of the subject lands to the Community Centre and recreational fields immediately to the north, the Draft Plan will increase access and connectivity to these features.

With respect to the other criteria listed, the Draft Plan will provide for a range of housing densities, and a mix of housing types. In this regard the proposed Draft Plan will increase housing choice in a manner that supports affordability within the Town of the Blue Mountains. With respect to Provincial Policy, Table 2 of this Report describes how the proposed development is consistent with the policies of the Provincial Policy Statement. Section 4.3 of this Report describes how the proposal complies with the Town of the Blue Mountains Official Plan.

#### 4.2.5 Conclusion

Based upon an assessment of policy set out within the County of Grey Official Plan, it is our opinion that the proposal conforms to overall land use policy direction set out in this Plan. In this regard, the proposal would provide for residential development that will be compatible with the surrounding development context in a manner that efficiently uses that land and existing services, and helps the County fulfill its targets for intensification.

## 4.3 Town of the Blue Mountains Official Plan

### 4.3.1 Overview

Policy 4.7 of the PPS states that Official Plans are the most important vehicle for implementation of the Provincial Policy Statement. It is further stated that Official Plans shall identify provincial interests and set out appropriate land use designations and policies. Accordingly, this proposal has been assessed relative to the applicable policies set out by the Town of the Blue Mountains Official Plan (Blue Mountains Official Plan) framework.

The Town of the Blue Mountains Official Plan (Blue Mountains Official Plan) dated June 2016 provides the guiding policy framework for development within the Town of the Blue Mountains. Under the introduction section to this Plan it is stated that “an Official Plan is a general land use guide which sets out the Municipality's long-term vision for growth and development, and is intended to provide Council with the basis for making decisions on development applications, changes in land use and community improvements.”

It is further stated that, “the purpose of this Official Plan is to set out the vision, and provide direction and a policy framework for managing sustainable growth and land use decisions in the Town over the planning period to 2026.” Policies defined within the Official Plan provide direction on a range of planning considerations, such as growth management, and urban form in order to promote the physical development of a healthy, sustainable community.

#### 4.3.2 The Community Structure

Section A2 describes the Community Structure within the Town of the Blue Mountains. The Community Structure Plan (CSP) conceptually illustrates the major structural elements of the Town including settlement areas, resort areas and key corridors and connections. The CSP does not identify any land use designations; it is intended to articulate the structure of the community and how the community is intended to evolve over time in accordance with that structure.

On Figure 1 of this Official Plan, the Community Structure Plan, the subject lands are identified as being within the Thornbury / Clarksburg Settlement Area Boundary.

This area is described as follows:

“the main concentration of urban activities including commercial, residential, cultural and government functions in a well-designed land use form. It is intended that the settlement area will continue to function as a place of symbolic and physical interest for residents and visitors. A range of housing types is supported but all new development should respect the character of the community and established neighbourhoods while making efficient use of infrastructure.”

The proposed development will provide a range of housing types in a manner that respects the character of the established neighbourhoods surrounding the subject lands in a manner that makes efficient use of existing infrastructure. In this regard, the proposal supports the above noted objectives for the Thornbury / Clarksburg Settlement Area.

#### 4.3.3 Goals and Strategic Objectives

Section A3 of the Blue Mountains Official Plan identifies a number of goals and strategic objectives to guide development with respect to: sustainable development, natural environment, growth and settlement, urban community character, rural and open space character, agriculture, economic development, tourism and recreation, infrastructure, housing, mineral aggregate resources, and cultural heritage.

The proposal directly supports the following goals and objectives:

**Sustainable Development:** To promote and encourage sustainable forms of land use and development.

Strategic Objectives:

- Promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide liveable, healthy communities
- Support land use and development patterns that minimize adverse impacts on air quality.

**Growth and Settlement:** To direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas.

Strategic Objectives:

- Direct the majority of new residential and employment growth to areas where full municipal services exist.
- Encourage infilling, intensification and redevelopment in appropriate locations and with appropriate built form and design.

**Urban Community Character:** To protect and enhance the character of existing urban areas.

Strategic Objectives:

- Maintain and enhance urban areas as diverse, livable, safe, thriving and attractive communities
- Maintain and enhance the character and stability of existing and well-established residential neighbourhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.
- Encourage the development of neighbourhoods which are: compact; provide for an integrated network of pedestrian-oriented streets, pathways and cycling facilities; and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces.

**Housing:** To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.

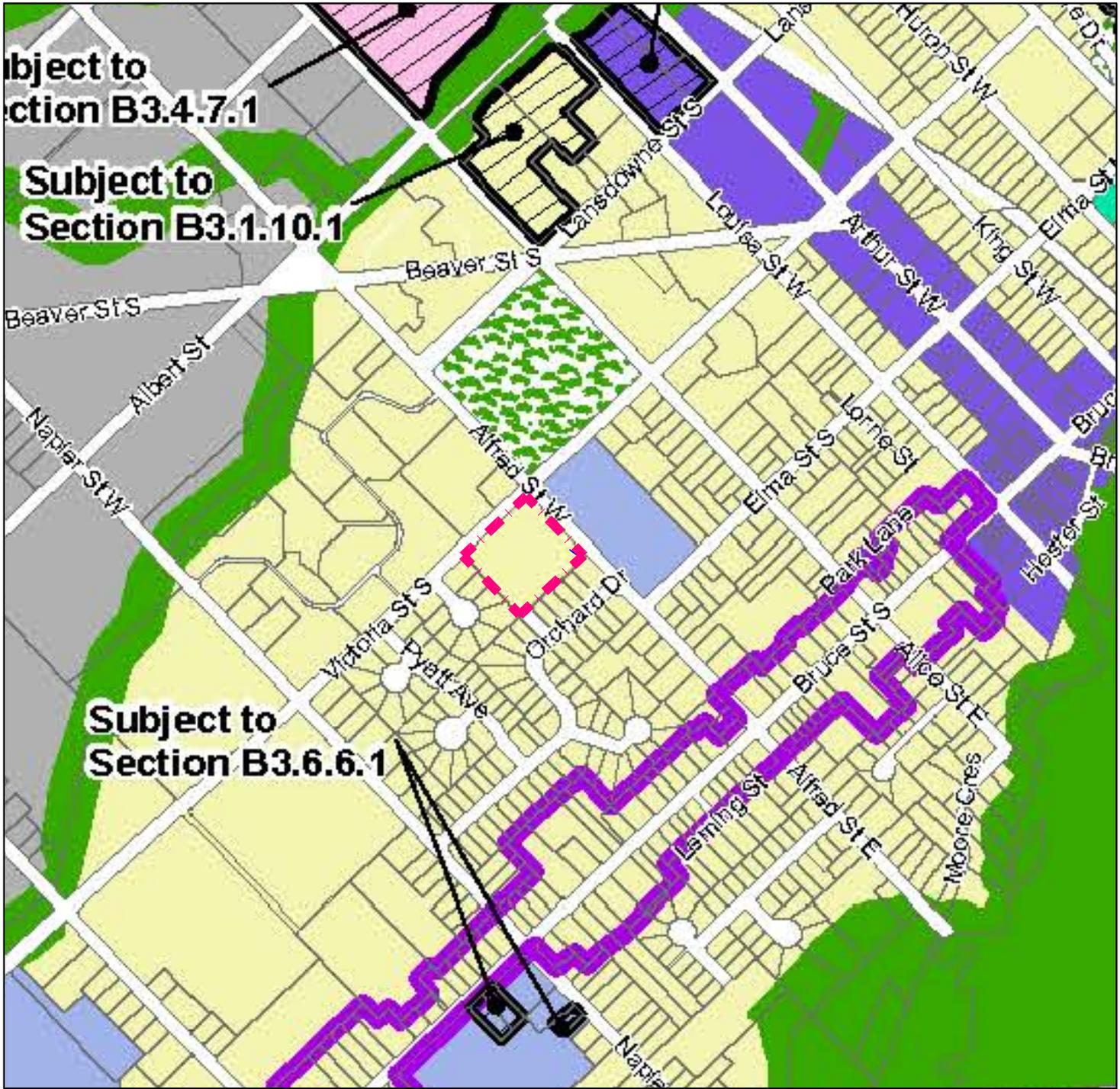
Strategic Objective:

- Ensure that a full range of housing opportunities is available for residents in the Town.

#### 4.3.4 Community Living Area

Pursuant to Schedule 'A-2 Thornbury and Clarksburg' the subject lands are designated Community Living Area (See **Figure 3**).

Section A4 of the Blue Mountains Official Plan provides an overview of the land use designations. Policies related to the urban designations are provided under Section A4.1 which includes the Community Living Area designation. This designation is described under Section A4.1.1 as follows:



**LEGEND**

- BRUCE STREET/MARSH STREET CORRIDOR
- COMMERCIAL CORRIDOR
- COMMUNITY LIVING AREA
- DOWNTOWN AREA
- FUTURE SECONDARY PLAN
- HAZARD
- INSTITUTIONAL AREA
- MAJOR OPEN SPACE

**Figure 3**  
**Existing Official Plan**  
 The Blue Mountains  
 Thornbury and Clarksburg  
 Schedule A-2

  
**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE**  
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P:\15188\E\Graphics\Figure 2  
 Existing Official Plan -Schd A2 -Land Use Types - July 10 2019


**SUBJECT LANDS**

"Lands designated Community Living Area consist of existing and planned residential development and complementary uses on full municipal services within the Thornbury-Clarksburg settlement area."

Section B3.1 provides the detailed set of policies for the Community Living Area designation. It is stated under this section that the objective of this designation is to:

- maintain the unique small town feel and character of Thornbury / Clarksburg;
- maintain compatibility and where necessary, enhance the character and identity of existing residential areas;
- encourage the provision of a full range of housing opportunities to meet the Town's housing needs;
- promote the efficient use of existing and planned infrastructure by creating the opportunity for residential intensification, where appropriate; and,
- maintain the community's low (height) profile and low density feel

The proposal supports these objectives by integrating a compatible infill project into an existing residential area. The proposal will enhance the character of the existing area by providing residential uses on a vacant and underutilized lot in a manner that maintains the community's low height profile and low density feel. Further, the project will make use of existing services and represents an efficient development form.

Pursuant to Section B3.1.3, the following uses are permitted under this designation:

- a) single detached dwellings;
- b) semi-detached dwellings;
- c) duplex dwellings;
- d) townhouse, multiple and apartment dwellings subject to Section B3.1.5;
- e) accessory apartments in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- f) home occupations subject to Section B2.10;
- g) bed and breakfast establishments in single detached dwellings, subject to Section B2.5.1;
- h) parkettes and neighbourhood parks;
- i) day nurseries and institutional uses subject to Section B.3.1.7;
- j) special needs housing subject to Section B3.1.6;
- k) private home daycare; and,
- l) other similar uses

The proposed development will contain a mix of single-detached dwellings, semi-detached dwellings, and townhouse/rowhouse dwellings in accordance with the above listed permitted uses.

With respect to density and form, the following density range has been established:

**Table 3: Density Ranges**

<b>Dwelling Type</b>	<b>Density Range (units / gross hectare)</b>	<b>Maximum Height (storeys)</b>
Single detached	10-25	2.5
Semi-detached and duplex	15-35	2.5
Townhouse	25-60	3

The single-detached, and semi-detached dwellings proposed for the Draft Plan fall within the density limits identified above. The single detached dwellings will provide a density of 14.4 units / hectare, and the semi-detached dwellings will provide a density of 18.8 units / hectare. However, the rowhouse dwellings, which will be comprised of two, 3-unit dwellings, will provide a density of 18.6 units / hectare which is slightly below the minimum 25 units.

Notwithstanding, it is stated under Section B3.1.4 that “it is recognized that in some areas maximum density may not be appropriate. Lower density may be reviewed to meet the provisions of Section B3.1.5.3.” The discussion to follow describes the proposal relative to the policies of Section B3.1.5 which pertain to infill and intensification.

Under Section B3.1.5.1 which pertains to ‘Existing Residential Neighbourhoods’ it is stated that:

“Existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan.”

The proposal will be located within an existing neighbourhood which is characterized by single-detached dwellings to the east and south, townhouses and semi-detached dwellings to the west, and single-detached dwellings to the northwest.

Under Section B3.1.5.3 which pertains to ‘Intensification and Greenfield Development’ a variety of criteria are listed which must be considered by Council for Planning Act application(s) to permit intensification and Greenfield development. The following criteria are relevant to the proposed Draft Plan as follows:

c) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;

As discussed in greater detail under Section 4 of this Report which details the proposed zoning for the subject lands, the proposed R1-3 and R2 Zone structure under Zoning By-law 2018-65, is compatible with the surrounding development context. The lands immediately southwest, and northwest are zoned R1-2, and the lands immediately west are zoned R2. Accordingly, the scale of development that is proposed is in keeping with character of these surrounding areas with respect to height, bulk, and massing.

d) building height(s) reflect the pattern of heights of adjacent housing;

The planned two storey heights are reflective of the surrounding development pattern.

e) is designed in consideration of lot coverages of adjacent housing;

As noted above, the proposed zoning structure is similar to the existing surrounding residential context. Accordingly, the lot coverages will be similar to the adjacent housing.

g) provides for similar side yard setbacks to preserve the spaciousness on the street;

The side yards adjacent to Victoria Street South will be similar to what currently exists immediately to the south. These properties are zoned R1-2 which requires an exterior side yard of 2.4 m. Under the proposed zoning structure, the side yards adjacent to Victoria Street South would be 2.4 m and 4 m on the subject lands.

h) is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots;

The rear yards backing onto existing single-detached residential lots to the south and east, will be reflective of the rear yards provided on these lots. As noted above, this will be achieved through the proposed zoning structure for the subject lands.

j) retains and enhances existing trees and vegetation where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood

Wherever possible, existing trees will be retained. Additional landscaping will be provided to integrate the proposed development into the existing neighbourhood.

k) will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;

Due to the relatively small scale of the proposed development, the proposal is not expected to generate traffic issues with respect to hazards or congestion.

l) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;

The Site has sufficient land area to accommodate required parking, landscaping and buffering as demonstrated in the proposed Draft Plan illustrated in this Report.

m) if applicable, creates a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network;

The proposed Draft Plan will create a new street internal to the Site which will connect to Victoria Street South. Ashbury Court connects to Victoria Street South directly across from this new street which will result in an extension of the existing local road network.

n) will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;

As demonstrated in the Functional Servicing and Stormwater Management Report, the Site will be developed in a manner that will have minimal impacts on surrounding properties with respect to grading and drainage. Regarding access, circulation and privacy, the Draft Plan has been designed to optimize these features to the extent possible.

In light of the foregoing, the proposed Draft Plan will be compatible and consistent with the surrounding development context and character. In this regard, it is our opinion that the densities proposed for the Site are appropriate as they promote consistency with the immediately surrounding area.

#### 4.3.5 Subdivision Development

Section D4.3 provides a set of criteria for the evaluation of Plan of Subdivision applications as follows:

“The proposed development will help the Municipality ensure that it has an adequate supply of lots to meet demographic and market requirements for current and future residents. In addition, the development is intended to promote a high quality of residential and neighbourhood design as discussed in greater detail below.”

It is further stated that “prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

a) the approval of the development is not premature and is in the public interest;

The proposed development is located within the Thornbury / Clarksburg Settlement Area Boundary as identified on Figure 1 (Community Structure Plan), of the Town of the Blue Mountains Official Plan. The lands are also designated Community Living Area under this Plan which permits a variety of residential uses. Accordingly, growth and development on these lands are permitted and planned for under the structure of the Town of the Blue Mountains Official Plan and therefore not premature.

b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;

As discussed throughout the Report, and demonstrated in the Functional Servicing and Stormwater Management Report by Crozier and Associates, the lands will be appropriately serviced with infrastructure and other amenities as required.

c) the density of the development is appropriate for the area;

As described under Section 4.3.4 of this Report, in response to the criteria listed under Section B3.1.5.3 of the Town of the Blue Mountains Official Plan, the density of the proposed development, in our opinion, is appropriate for the subject lands given the surrounding development context.

d) the subdivision, when developed, will be easily integrated with other development in the area;

As described under Section 4.3.4 of this Report, in response to the criteria listed under Section B3.1.5.3 of the Town of the Blue Mountains Official Plan, the subdivision will be easily integrated with other development in the area.

e) all development by plan of subdivision shall be consistent with Section D5 of this Plan;

As described below under Section 4.3.7 of this Report, the Draft Plan is consistent with section D5 of this Plan.

f) the subdivision conforms with the environmental protection and management policies of this Plan; and,

The Draft Plan conforms with the environmental protection and management policies of this Plan. There are no natural heritage features on the Site. Accordingly, the development should not result in any impacts to any natural heritage features or areas.

g) the proposal conforms to Section 51 (24) of the Planning Act, as amended.

The proposal conforms to Section 51 (24) of the Planning Act which provides a list of criteria when considering a draft plan of subdivision application. It is stated that regard shall be had for matters, among others, such as (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; (d) the suitability of the land for the purposes for which it is to be subdivided; (i) the adequacy of utilities and municipal services. The analysis provided throughout this Report demonstrates that the Plan conforms to the Official Plan, is suitable for the residential development proposed, and that adequate services and utilities are available for the development.

#### 4.3.6 Municipal Infrastructure and Servicing Policies

Section D1 provides a series of policies relating to water and sanitary sewage. Subsection D1.2 sets out that the preferred means of servicing settlement areas is by full municipal water and sewage services.

The Functional Servicing and Stormwater Management Report submitted in conjunction with this application confirms (1) that the development can proceed in a cost-effective manner and (2) that the necessary servicing infrastructure would be available to meet projected demands in accordance with the Section D1 of this Plan.

#### 4.3.7 Community Design

With respect to Community Design, Section D5.1 provides a series of guidelines to create and encourage a high quality of built form. Guidelines which are relevant to this proposal are as follows:

- a) improve the aesthetic quality of the Town's built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;
- b) enhance the unique character of the Town's community areas by encouraging high quality design that is complementary and compatible with existing development, the Town's cultural and natural heritage, and which fosters a strong sense of civic identity and pride;

The proposed development is consistent with these guidelines as it will improve the aesthetic quality of the Town's built form by introducing a new development to a vacant parcel within an existing neighbourhood in a manner that reflects good design principles. In this regard, the development will enhance the streetscapes along Alfred Street West, and Victoria Street South by establishing a continuous development pattern along these corridors. Further, the development will be compatible with the existing development surrounding the subject lands, as the density and types of dwellings proposed is similar in form and scale to what currently exists in the vicinity of the Site. In this regard, the two storey heights, lot coverages, and unit types proposed for the Site are reflective of the surrounding context.

#### 4.3.8 Conclusion

The proposal supports the objectives of the Town of the Blue Mountains by facilitating a compatible infill project into an existing residential area. The proposal will enhance the character of the existing area by allowing for additional residential uses on a vacant parcel in a manner that maintains the community's low height profile and low density feel. Further, the project will make use of existing services and represents an efficient development form. In light of the foregoing, it is our opinion that the proposal complies with the Town of the Blue Mountains Official Plan.

# 5.0 Zoning By-law

The Town of the Blue Mountains recently approved a new Zoning By-Law (Zoning By-law 2018-65). However, under Section 1.5 g) of this By-law it states that: “the provisions of the former Town of Thornbury By-law 10-77, and Township of Collingwood By-law 83-40 shall continue to apply to those lands in the Development (D) Zone, as shown on Schedule ‘A’ to this By-law.” Given that the subject lands are zoned Development (D) under Zoning By-law 2018-65, the provisions of the former Town of Thornbury By-law 10-77 are applicable to the subject lands.

With the understanding that the new Zoning By-law (Zoning By-law 2018-65) will eventually apply to the subject lands, the discussion to follow pertains to both By-laws with respect to the proposed ZBA. In this regard, proposed zoning structures under both By-laws are identified and discussed in this section.

## 5.1. Zoning By-law (10-77)

The Town of the Blue Mountains recently approved a new Zoning By-Law (Zoning By-law 2018-65), however; as per Section 1.5 g), the provisions of Zoning By-law 10-77 still apply to the subject lands because it is zoned Development (D) under By-law 2018-65.

### 5.1.1 Existing Zoning

**Figure 4** illustrates that the subject lands are currently zoned Residential 3 (R3) along the eastern perimeter of the site and Development (D) on the balance of the property.

In accordance with Section 13.1 of this By-law, the following uses are permitted under the D Zone:

- (a) One one-detached Residential Dwelling on a lot existing at the date of passing of this By-law and uses, buildings and structures accessory thereto. (By-law 2009-04)
- (b) Home occupations.

As per Section 13.2, the following regulations apply to the D Zone:

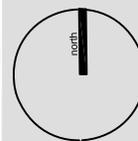
(a) Minimum Lot Frontage and Area	as existing on the date of passing of this by-law
(b) Minimum Front Yard	9 metres
(c) Minimum Side Yard	6 metres
(d) Minimum Rear Yard	12 metres
(e) Maximum Height	2 ½ storeys



- ZONING LEGEND**
- ZONE LIMIT
  - R1 RESIDENTIAL R1 ZONE
  - R2 RESIDENTIAL R2 ZONE
  - R3 RESIDENTIAL R3 ZONE
  - RM1 RESIDENTIAL MULTIPLE RMI ZONE
  - D DEVELOPMENT D ZONE
  - I INSTITUTIONAL I ZONE
  - M2 PUBLIC INDUSTRIAL M2 ZONE
  - OS OPEN SPACE ZONE

Figure 4  
Existing Zoning  
-Existing Bylaw 10-77

 SUBJECT LANDS



An amendment to re-zone the R3 portion of the subject lands to the D zone is in process in conjunction with application (# P2778). Notwithstanding, as per Section 10.1 of this By-law, the following uses are permitted in the R3 Zone:

- (a) One one-detached residential dwelling on one lot. (2009-04)
- (b) Uses, buildings and structures accessory to the foregoing permitted uses.

In accordance with Section 10.2 the following regulations apply to the R3 Zone on lands that are serviced with both municipal water and sanitary sewer.

(a) Minimum Lot Frontage	21 metres
(b) Minimum Lot Area	650 sq. m.
(c) Maximum Lot Coverage	35 per cent
(d) Minimum Front Yard	2 metres, except as provided in paragraph (i) and (ii) of this clause;
(e) Minimum Side Yard	On an interior lot where not attached or built-in garage or attached carport is provided, the minimum side yard on one side shall be 5.4 metres.
(f) Minimum Rear Yard	10 metres
(g) Minimum Floor Area - 2 or 2 ½ storey	140 square metres
iv) Maximum Height	2 ½ storeys

Based on the foregoing, the proposed Draft Plan cannot be accommodated given the existing zoning framework and necessitates a zoning by-law amendment.

### 5.1.2 Proposed Zoning

Given that the Draft Plan contains a variety of dwelling types, including single-detached, semi-detached, and rowhouse dwellings, a Special Provision Compound R1/R2 Zone is proposed for the property.

Under a compound zone, multiple zones are applied to a site. The site or lot may be used exclusively for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol. Typically, the zone regulations which are least restrictive would apply to a given use on the site, or more simply, the most appropriate zone would apply to a specific use.

In this regard, to facilitate development of the Draft Plan for three different dwelling types, we are proposing a Residential 1 (R1) Special Provision / Residential 2 (R2) Special Provision Zone. Under this By-law, the R1 and R2 Zones only permit single detached dwellings. However, under the new Zoning By-law (2018-65), the R2 Zone permits multiple-attached dwellings. Given that this Zoning

By-law will eventually apply to the subject lands we are modelling the proposed zoning framework to align with the zoning framework of Zoning By-law 2018-65.

In light of the above, the following tables illustrate the proposed zoning regulations for the Special Provision zones.

**Table 4: Zoning By-law 10-77 Residential 1 Special Provision (R1(\_)) Zone – Single Detached Dwelling Regulations (Based on R1-2 Zone from Zoning By-law 2018-65)**

Zone Standard	Proposed
Min. Lot Area	450 m
Max. Lot Coverage	35%
Min. Lot Frontage	12 m
Min Front Yard	6 m
Min. Exterior Side Yard	2.4 m
Min. Interior Side Yard	1.2 m on one side, 0.6 m on other side
Min. Rear Yard	6 m
Max Height (m)	8 m
Max Height (storeys)	2

**Table 5: Zoning By-law 10-77 Residential 2 Special Provision (R2(\_)) Zone – Semi-Detached Dwelling Regulations (Based on R2 Zone from Zoning By-law 2018-65)**

Zone Standard	Proposed
Min. Lot Area	350 m <sup>2</sup>
Min. Lot Frontage	9 m
Min Front Yard	6 m
Min. Exterior Side Yard	3 m
Min. Interior Side Yard	1.2 m (required on 1 side only)
Min. Rear Yard	6 m
Max Height (m)	9.5 m
Max Height (storeys)	2.5

**Table 6: Zoning By-law 10-77 Residential 2 Special Provision (R2(\_)) Zone – Rowhouse Regulations (Based on R2 Zone from Zoning By-law 2018-65)**

Zone Standard	Proposed
Min. Lot Area	190 m <sup>2</sup>
Min. Lot Frontage	6 m
Min Front Yard	6 m
Min. Exterior Side Yard	4 m
Min. Interior Side Yard	1.2 m (required on 1 side only)
<b>Setback between internal Rowhouse Dwellings *</b>	0 m
Min. Rear Yard	7.5 m
Max Height (m)	11 m
Max Height (storeys)	3

**\* Internal Rowhouse Dwellings include Rowhouse dwellings that are not on an end of a Rowhouse structure, and are therefore separated from an adjacent Rowhouse Dwelling by a vertical wall on both sides.**

The proposed zoning structure is illustrated on **Figure 5**. It should be noted that for the semi-detached, and rowhouse dwellings, part lot control will be implemented at a later time within the larger blocks established for the Draft Plan.

## 5.2 Zoning By-law (2018-65)

### 5.2.1 Existing Zoning

**Figure 6** illustrates that the subject lands are currently zoned Development (D). in accordance with Section 1.5 g) of Zoning By-law 2018-65, the provisions of the former Town of Thornbury By-law 10-77, and Township of Collingwood By-law 83-40 shall continue to apply to those lands in the Development (D) Zone, as shown on Schedule 'A' to this By-law. Accordingly, the D Zone permits one one-detached Residential Dwelling on a lot existing at the date of passing of this By-law and uses, buildings and structures accessory thereto.

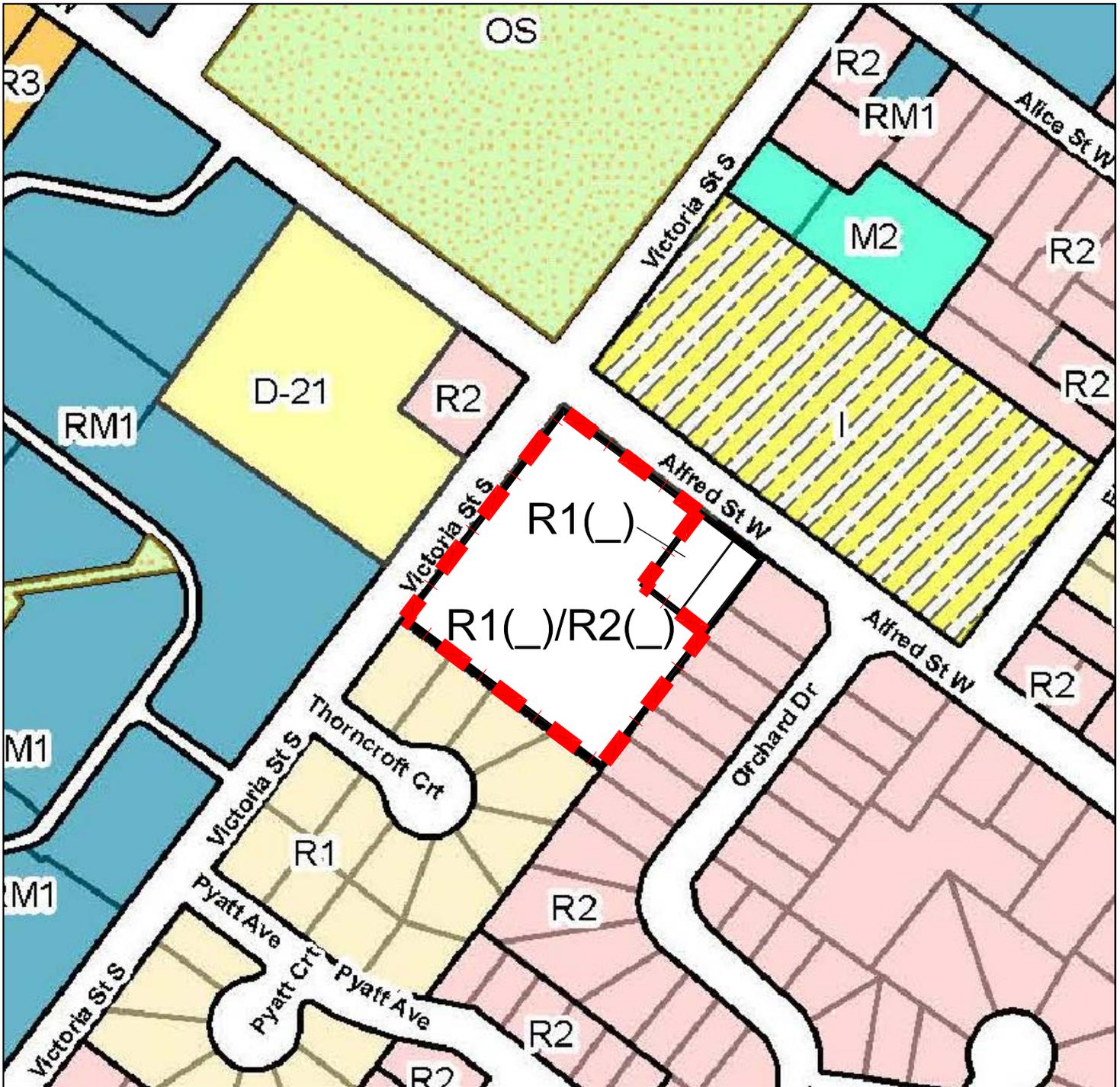
### 5.2.2 Proposed Zoning

Similar to the proposed zone structure proposed under Zoning By-law 10-77, multiple zones are required to implement the proposed development given that the Draft Plan contains a variety of dwelling types. As a result, a compound zone is also proposed under the framework of Zoning By-law 2018-65. Accordingly, a Residential 1 Special Provision (R1-2(\_)) / Residential 2 (R2) Zone with special provisions is proposed. The R1-2 Zone permits single detached dwellings, and the R2 Zone permits semi-detached dwellings and rowhouses.

In light of the above, the following tables illustrate the proposed zoning regulations for the Special Provision zones under Zoning By-law 2018-65.

**Table 7: Zoning By-law 2018-65 Residential 1 Special Provision (R1-2(\_)) Zone – Single Detached Dwelling Regulations**

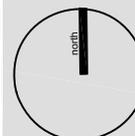
Zone Standard	Required	Proposed
Min. Lot Area	450 m	450 m
Max. Lot Coverage	35%	35%
Min. Lot Frontage	15 m	<b>12 m</b>
Min Front Yard	6 m	6 m
Min. Exterior Side Yard	2.4 m	2.4 m
Min. Interior Side Yard	1.2 m on one side, 0.6 m on other side	1.2 m on one side, 0.6 m on other side
Min. Rear Yard	6 m	6 m
Max Height (m)	8 m	8 m

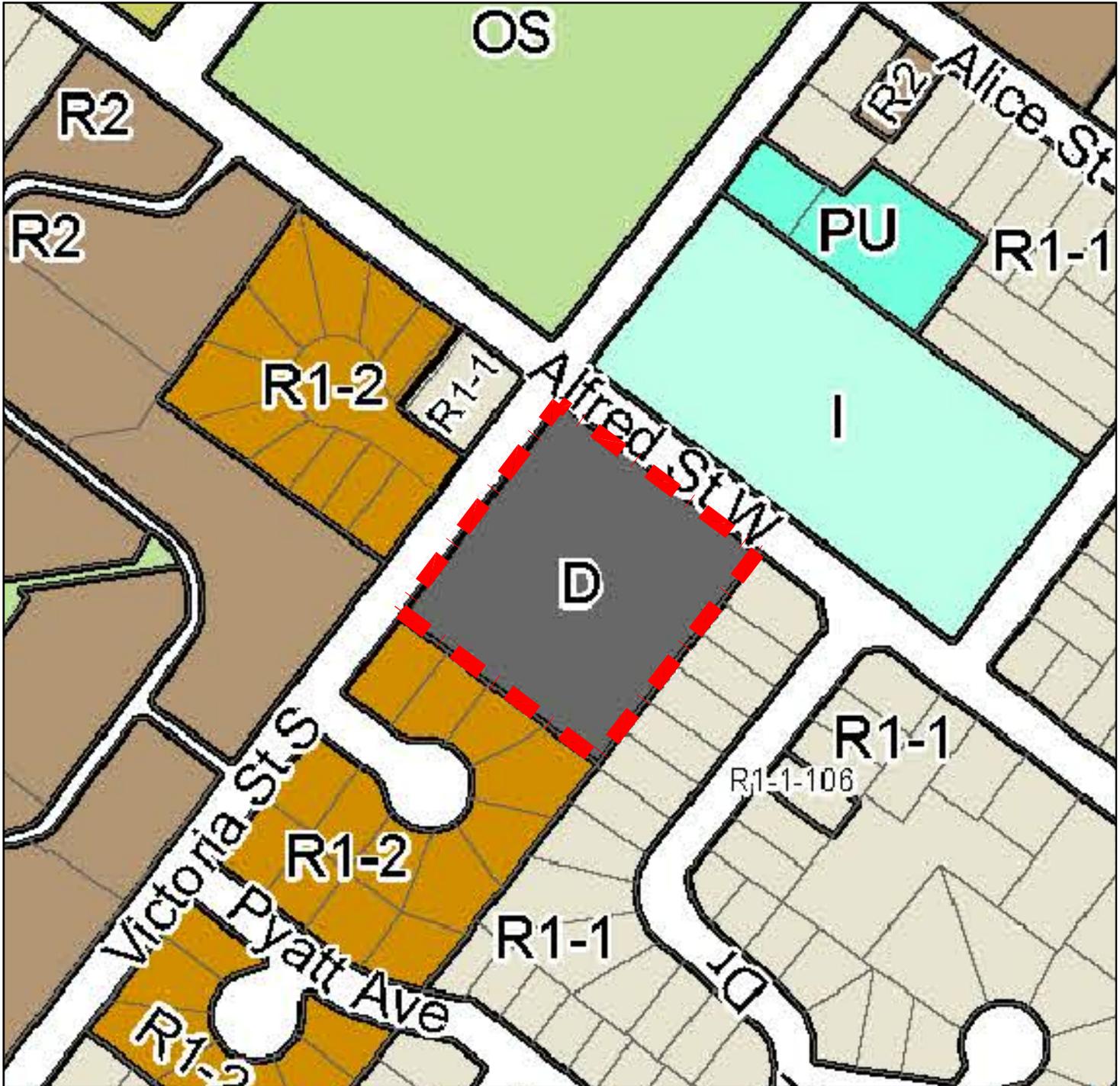


- ZONING LEGEND**
- ZONE LIMIT
  - R1 RESIDENTIAL R1 ZONE
  - R2 RESIDENTIAL R2 ZONE
  - R3 RESIDENTIAL R3 ZONE
  - RM1 RESIDENTIAL MULTIPLE RMI ZONE
  - D DEVELOPMENT D ZONE
  - I INSTITUTIONAL I ZONE
  - M2 PUBLIC INDUSTRIAL M2 ZONE
  - OS OPEN SPACE ZONE

Figure 5  
Proposed Zoning  
-Existing Bylaw 10-77

SUBJECT LANDS





**ZONING LEGEND**  
 — ZONE LIMIT  
 R1-1 RESIDENTIAL R1-1 ZONE  
 R1-2 RESIDENTIAL R2 ZONE  
 R2 RESIDENTIAL R2 ZONE  
 PU PUBLIC UTILITIES PU ZONE  
 I INSTITUTIONAL I ZONE  
 D DEVELOPMENT D ZONE  
 OS OPEN SPACE OS ZONE

**Figure 6**  
 Existing Zoning  
 - Proposed Zoning  
 By-law 2018-65

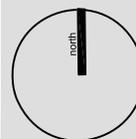
 SUBJECT LANDS



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**DATE:** July 11, 2019

**SCALE** 1 : 2,500



P:\15188\E\Graphics\Figure 5  
 Existing Zoning -Proposed Zoning By-law 2018-65 - July 11 2019

Zone Standard	Required	Proposed
Max Height (storeys)	2	2

**Table 8: Zoning By-law 2018-65 Residential 2 (R2) Zone – Semi-Detached Dwelling Regulations**

Zone Standard	Required	Proposed
Min. Lot Area	350 m <sup>2</sup>	350 m <sup>2</sup>
Min. Lot Frontage	9 m	9 m
Min Front Yard	6 m	6 m
Min. Exterior Side Yard	3 m	3 m
Min. Interior Side Yard	1.2 m (required on 1 side only)	1.2 m (required on 1 side only)
Min. Rear Yard	6 m	6 m
Max Height (m)	9.5 m	9.5 m
Max Height (storeys)	2.5	2.5

**Table 9: Zoning By-law 2018-65 Residential 2 (R2) Zone – Rowhouse Regulations**

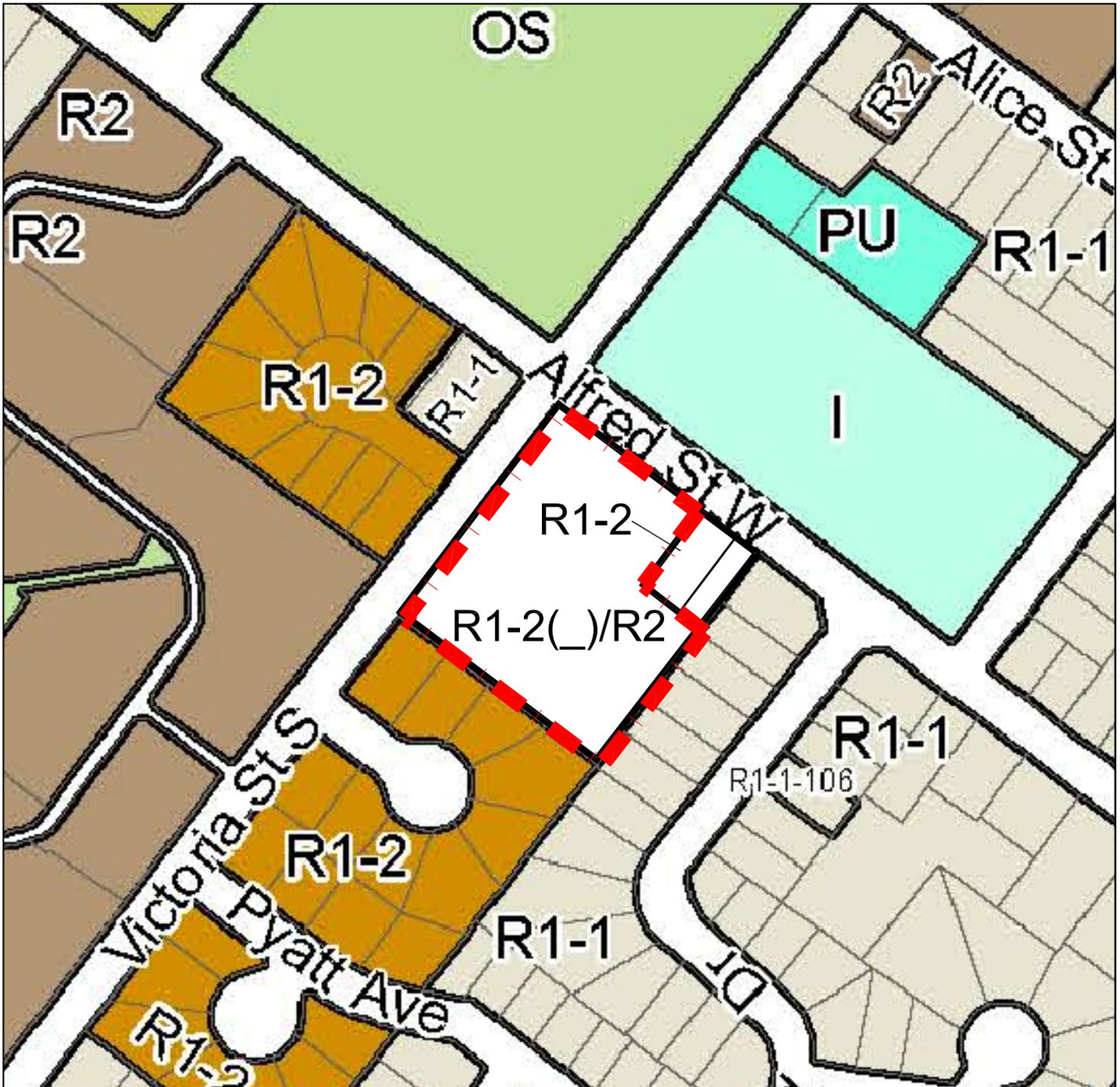
Zone Standard	Required	Proposed
Min. Lot Area	190 m <sup>2</sup>	190 m <sup>2</sup>
Min. Lot Frontage	6 m	6 m
Min Front Yard	6 m	6 m
Min. Exterior Side Yard	4 m	4 m
Min. Interior Side Yard	1.2 m	1.2 m
<b>Setback between internal Rowhouse Dwellings *</b>	N/A	<b>Setback between internal Rowhouse Dwellings *</b>
Min. Rear Yard	7.5 m	7.5 m
Max Height (m)	11 m	11 m
Max Height (storeys)	3	3

**\* Internal Rowhouse Dwellings include Rowhouse dwellings that are not on an end of a Rowhouse structure, and are therefore separated from an adjacent Rowhouse Dwelling by a vertical wall on both sides.**

The proposed zoning is illustrated on **Figure 7**.

**It is understood that should the regulations of the D Zone under Zoning By-law 2018-65 be resolved prior to Council approval of this amendment, the amendment would apply to By-law 2018-65.**

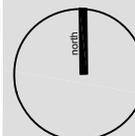
The proposed zoning framework is consistent with the immediately surrounding area. The developed area immediately to the southwest and northwest are zoned R1-2. Accordingly, the single detached dwellings proposed for the Draft Plan will be consistent with, and compatible to the dwellings within the Ashbury Court subdivision and the Thorncroft Court subdivision. Further, the lands immediately to the west of the subject lands, which comprise the Applejack Condominium Community, are zoned R2. These condominiums are characterized by a mix of rowhouse and townhouse dwellings. In this regard, the proposed R2 uses within the Draft Plan



**ZONING LEGEND**  
 — ZONE LIMIT  
 R1-1 RESIDENTIAL R1-1 ZONE  
 R1-2 RESIDENTIAL R2 ZONE  
 R2 RESIDENTIAL R2 ZONE  
 PU PUBLIC UTILITIES PU ZONE  
 I INSTITUTIONAL I ZONE  
 D DEVELOPMENT D ZONE  
 OS OPEN SPACE OS ZONE

Figure 7  
 Proposed Zoning  
 - Proposed Zoning  
 By-law 2018-65

 SUBJECT LANDS



will be compatible with and complementary to the character of this community. As a result, the proposed zoning for the subject lands will match the immediately surrounding areas to ensure a mix of uses that reflect the development character within the southwest portion of Thornbury. Accordingly, the proposed zoning will implement a form and scale with respect to building heights, lot coverages, and unit types that is reflective of the surrounding context.

## 6.0 Summary and Conclusions

In conclusion, the proposed Draft Plan of Subdivision and Amendment to the Town of Thornbury Zoning By-law 10-77 is appropriate for the subject lands and is consistent with the framework of current planning policy. This assessment is based, in part, on the following considerations:

1. The subject lands are well suited for the mix of dwelling types proposed in terms of their location within the Town of Thornbury, and their location relative to existing public facilities;
2. The subject lands are located within a Primary Settlement Area as identified under the County of Grey Official Plan, and the Thornbury / Clarksburg Settlement Area Boundary as identified under the Town of the Blue Mountains Official Plan. Implementation of the proposed development represents an opportunity to facilitate (1) residential infilling, and (2) the efficient use of the subject lands;
3. The proposed Draft Plan will not generate land use conflicts with adjacent properties and will support a scale and form of development that is compatible with existing residential uses and neighbourhood character;
4. The Functional Servicing Report and Stormwater Management Report carried out in conjunction with this proposal confirms that the planned residential development can be accommodated given the existing servicing infrastructure that is available to service the subject lands;
5. The development proposal is consistent with the Provincial Policy Statement;
6. The proposal complies with the goals, objectives and policies of the County of Grey Official Plan, the Town of the Blue Mountains Official Plan, including those policies that consider residential infilling; and
7. The proposed development represents good land use planning.

Respectfully submitted,



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