

Planning Justification Addendum Report

DRAFT PLAN OF SUBDIVISION
& ZONING BY-LAW AMENDMENT APPLICATION

61 Alfred Street West
Thornbury

Date:

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1.0 Introduction

This Addendum Report is being submitted in support of a revised Draft Plan of Subdivision and accompanying Zoning Bylaw Amendment. These revisions are in response to circulation comments received from the County of Grey with respect to the proposed residential density for the subject lands and conformity with the County's Official Plan policies.

The initial Draft Plan application was intended to support a range of low and medium density residential opportunities within the site including the ability to construct two semi-detached dwellings; five single-detached dwellings; and two 3-unit rowhouses for a total of 15 units. This resulted in a net residential density of 17 units per hectare.

The lots and blocks were arranged around a cul-de-sac configuration which had access from Victoria Street. However, based on comments from the County of Grey we were informed that this development proposal did not conform to the County of Grey Official Plan with respect to minimum density requirements. In accordance with Policy 3.5, a minimum net density of 20 units per hectare is required. Accordingly, the Draft Plan has been revised as follows:

- Five single-detached lots were removed and replaced with five semi-detached lots;
- One of the 3-unit rowhouse blocks was replaced with a 6-unit rowhouse block;

Accordingly, the layout is now comprised of:

- Five semi-detached lots yielding 10 residential units; and
- Two blocks of row housing yielding 9 residential units
- The total of 19 residential units results in a net density of 21.5 units per hectare

The cul-de-sac configuration has remained although the bulb has shifted slightly to the east so that it is centered rather than offset as proposed on the initial application.

The revised Draft Plan enclosed with this submission has been designed to support similar uses and to achieve the original design objective which is **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.**

2.0 Planning Permissions

The initial Plan of Subdivision application contained five single detached lots, two semi-detached lots, and six rowhouse lots that resulted in a total of 15 units on the subject lands. This resulted in a net residential density of 17 units per net hectare which is below the required minimum density of 20 units per net hectare for Primary Settlement Areas as prescribed under Section 3.5 of the County of Grey Official Plan.

In order to maintain the original, lower density configuration, several options were considered including an Official Plan Amendment to the County of Grey to permit a lower density on the subject lands. Upon further review and discussion, staff advised that the density targets were important to the County given that the new Official Plan was recently implemented (June 2019), and an Amendment could not be supported. In consultation with our client, it was agreed to revise the subdivision plan to meet density and intensification targets as they support a variety of goals and objectives which are outlined in the County of Grey and Town of the Blue Mountains Official Plans.

Accordingly, we have revised the Subdivision layout, as described above, to remove the single-detached lots and increase the number of semi-detached lots and rowhouse units. In light of these changes, the Plan now conforms to the density requirements of the County of Grey Official Plan.

The following discussion outlines how the increased density on the Site and the revised layout conforms to the Official Plan policies for the County of Grey and the Town of the Blue Mountains.

2.1 County of Grey Official Plan

As noted in the original Planning Justification Report submitted in conjunction with this application, 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 under Section 3.3 1) 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.

The following discussion outlines how the revised Plan of Subdivision conforms to the policies related to Settlement Areas, and Primary Settlement Areas in particular.

Section 3.4 provides a series of general policies pertaining to 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. Consideration should also be given to the orientation of the streets and dwelling units in order to ensure energy efficiency, convenient access to retail facilities, schools, recreational facilities, and services via motor vehicle, bicycle and pedestrian travel. Street design and layout should also promote healthy community design."

The revised Draft Plan maintains the cul-de-sac configuration with access from Victoria Street directly across from Ashbury Crescent to minimize traffic conflicts at this intersection. In this regard, the revised layout continues to provide a proper and orderly street pattern to efficiently service the proposed development. 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 semi-detached dwellings and rowhouses.

"6) Development within growth areas should occur adjacent to the existing built-up area and will have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public service facilities."

The Draft Plan provides for an infill form of development adjacent to existing built-up areas. The subdivision layout provides for a compact development form by including multi-unit housing forms which efficiently use the land, infrastructure and public service facilities within Thornbury.

"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 Draft Plan will increase the range of housing types within Thornbury by introducing semi-detached and rowhouse dwelling units into the Primary Settlement Area of Thornbury. The subject lands are bordered by single-detached dwellings to the southwest and southeast; however, there is a large multi-unit housing development comprised of row and townhouses immediately to the west of the subject lands. Accordingly, the proposed subdivision will appropriately integrate into this mixed-density area. Further, the proposal will offer greater choice in terms of housing price and need to enhance affordability within Thornbury.

"15) Development within the built-up areas may be of higher density to achieve the policy directives of this Plan but should be compatible with adjacent residential areas. The local municipalities may explore means to ensure compatibility through measures such as transitional densities, built form, and land uses."

As described above, the layout of the Draft Plan was revised to increase density in order to meet minimum requirements under the County of Grey Official Plan. As noted, the subject lands are bordered to the southwest and southeast by the backyards of single-detached dwelling lots. Within the subdivision layout, the lower density semi-detached dwellings have been positioned such that the backyard of these units borders the surrounding single-detached dwelling lots. The higher density rowhouse units have been

positioned along the northeast perimeter of the subject lands which borders Alfred Street and Victoria Street to enhance compatibility with the surrounding area. Further, given the mixed-density characteristics of the immediately surrounding area, the proposed development provides an appropriate infill development form. In this regard, the mix of unit types proposed provides an appropriate transition from the higher density dwellings to the west to the lower density dwellings to the southwest and southeast. It should also be noted that the density being proposed is at the low end of the minimum requirement. Accordingly, the density proposed is sensitive to, and compatible with, the surrounding development context.

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. The following policies are particularly relevant to the proposed development in light of the revisions made to the Draft Plan layout.

“2) Land use policies and development standards in areas designated Primary Settlement Areas will be in accordance with local official plans and/or secondary plans”

In addition to the density requirements of the County of Grey Official Plan, the Draft Plan layout was also revised to address comments from the Town of the Blue Mountains with respect to minimum density targets. Conformity with this requirement, as well as the broader policies of the Town of the Blue Mountains Official Plan is described below.

“5) For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for 36 new developments. For all other Primary Settlement areas, **a minimum development density of 20 units per net hectare will be achieved for new development.** The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province’s Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;

To achieve a minimum density of 20 units per net hectare, the Draft Plan was revised by removing the single-detached lots and increasing the number of semi-detached lots and rowhouse dwellings. Accordingly, the Draft Plan now contains 19 units, as opposed to 15, and a density of 21.5 units per net hectare to achieve the minimum density requirement. As noted, this is at the low end of the density range as set out in the Official Plan but is appropriate given that it is an infill development that is intended to respect the surrounding residential character.

“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

New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses."

The proposal represents intensification on a vacant and underutilized lot within an established residential area which directly supports the objectives of this policy to help meet County intensification targets. In addition, as described above, the development features semi-detached dwellings which will have their backyards face the backyards of the surrounding residential dwellings to the southwest and southeast along Thorncroft Crescent and Orchard Drive. The higher-density rowhouses will not border any other residential lots except for one single detached lot which was severed from the eastern corner of the subject lands. The existing single detached dwelling on the property is of similar height as the proposed rowhouse dwellings. Further, as described below under the Zoning section of this letter, the R2 zoning framework will ensure that rear yard setbacks are compatible with the surrounding residential areas where the development borders other residential lots. In this regard, the standard 6 m rear yard setback under the R2 Zone is being requested to further ensure compatibility.

Section 4 of the County Official Plan 'LIVE GREY' provides general policies with respect to housing. The following discussion outlines how the proposed subdivision directly supports these policies.

4.1 Housing Policy Supply

"The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development. Municipalities must maintain land with servicing capacity sufficient to provide at least a three year supply of residential units available through: lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans."

The proposed subdivision will help the County, and the Town of the Blue Mountains achieve their intensification targets by re-zoning underutilized lands for residential purposes and providing a density that is appropriate to utilize existing infrastructure and at a density that is higher than traditional development within Thornbury.

"Variety

The County will aim to provide a variety of housing types to satisfy the present and future social, health, safety, and well-being requirements of residents. In doing so, we want to prioritize housing accessibility and affordability.

New residential developments will be promoted at densities which efficiently use available servicing (subject to Section 8.9) and are appropriate to site conditions and existing patterns of development."

The proposed development will enhance the variety of housing types within Thornbury to support a wider range of housing accessibility and affordability. In this regard, the multiple-unit dwelling types proposed will enhance affordability by offering additional choice with respect to housing type.

"Residential Intensification

This Plan contains policies encouraging intensification mainly in Primary Settlement Areas but also, to a lesser extent to Secondary Settlement Areas. The strategic approach to intensification intends to retain small town character and revitalize downtown areas through:

"2) Facilitating intensification in all areas within settlement areas including adaptive re-use or redevelopment of sites that previously had development and underutilized lands;"

The proposed development would facilitate intensification on underutilized lands in support of this policy. The subject lands are a large open property in the middle of an established development area. The proposal will fill in this area in order to efficiently utilize land and existing services and will provide housing options that are compatible with the existing neighbourhood character.

"4) Encouraging intensification within Primary Settlement Areas along major roadways and arterial roads;"

Alfred Street West is classified as a County Road on Schedule B of the County of Grey Official Plan and is considered a major road. Accordingly, the proposal would provide intensification along a major roadway within a Primary Settlement Area.

"7) Sharing the Healthy Development Checklist created in partnership with the Grey Bruce Health Unit with developers and lower-tier municipalities to address healthy community design including public health and safety needs embedded within residential intensification, redevelopment, and new residential development. Some areas of consideration within this checklist include:

- *Supporting mixed land use by integrating a variety of residential development within 800 meters of retail, recreational centers, parks and public spaces;*
- *Including a variety of affordable housing options and prioritizing those available for low income households;"*

The proposal supports a variety of housing options within 800 metres of a large recreational centre, as the Beaver Valley Community Centre and associated recreation fields are located directly across the road from the proposed development.

9) Directing development to be cost effective, environmentally sound, sustainable, and compatible with existing uses;

As detailed in this Addendum Report, the proposed development is cost effective in terms of the utilization of existing services, and is compatible with existing uses in the surrounding area,

10) Ensuring adequate infrastructure is, or will be, established to serve the anticipated development.

As detailed in the revised Functional Servicing and Stormwater Management Report, adequate servicing will be established to serve the development.

2.2 Town of the Blue Mountains Official Plan

Pursuant to Schedule 'A-2 Thornbury and Clarksburg' the subject lands are designated Community Living Area.

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:

"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. 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 within 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.

The revised subdivision layout maintains compatibility with the surrounding area as described above. In summary, the revised plan orients the dwelling units so that the rear yards of the semi-detached units will border the rear yards of adjacent residential areas. The higher density rowhouses, which will maintain a low height profile similar to the surrounding area, will back onto Alfred Street and are situated beside the existing two storey dwelling unit on the property. In addition, the unit types, and density proposed for the subject lands provides an appropriate transition in density from the row and townhouse configurations to the east to the single-detached dwellings to the southwest and southeast of the subject lands.

As noted in the original Planning Justification Report, Section B3.1.3 of the Official Plan permits the following uses within the Community Living Area 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 semi-detached dwellings, and townhouse/rowhouse dwellings in accordance with the above permitted uses.

With respect to density and form, the following density range has been established under Section B3.1.4.

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

It is noted that the Town of the Blue Mountains measures density by gross hectare, whereas the County of Grey measures density by net hectare.

Within the original Draft Plan the densities for the individual lot types were within the ranges identified above for gross density, except for the townhouse units (also referred to as rowhouses under the Zoning By-law). The gross density of the rowhouse units was approximately 15.3 units per hectare.

The revised layout replaces the single-detached lots with semi-detached lots in order to increase the overall net density in accordance with the County requirement as discussed above, and to increase the gross densities for the individual lot types in accordance with Town of the Blue Mountains requirements. The revised Draft Plan now provides the following gross densities with respect to the Town density ranges:

- Semi-detached: 15 units per hectare
- Rowhouses: 22 units per hectare

The proposal will be located within an existing neighbourhood which is characterized by single-detached dwellings to the southwest and southeast, townhouses and rowhouses to the west, and single-detached dwellings to the northwest. While the rowhouse density is still slightly low, the overall net density complies with County Official Plan. What this demonstrates is that it is possible to increase densities to meet intensification targets and do so in a manner that is compatible with surrounding residential neighbourhoods. Infill sites may be developed at the lower end of the intensification range for this reason to maintain the low rise character yet provide opportunities for sensitive intensification. Given the surrounding development context, the proposed density represents an appropriate level of intensification while still maintaining compatibility with the surrounding area.

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 revised Draft Plan as follows:

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

As discussed below under the Zoning By-law section of this Report, the proposed R2 Zone framework 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 one and 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 framework 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 3 m and 4 m on the subject lands in accordance with the R2 Zone requirements for semi-detached and rowhouse dwellings.

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 southwest and southeast, will be reflective of the rear yards provided on these lots. As noted above, this will be achieved through the proposed zoning framework 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 taking into account the need to accommodate grading and drainage requirements for the subdivision.

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. This is confirmed in the 'Traffic Opinion Letter' that was provided with the original submission.

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 as shown on the proposed Draft Plan. In this regard, parking will be provided in garages and in driveways. The driveways will be double width in most cases which will allow for additional visitor parking. The large pie lots at the end of the cul-de-sac can also accommodate longer driveways to ensure ample off street parking. In addition, given the proposed R2 Zoning framework which regulates multi-attached dwelling units, in our opinion the requested yard setbacks will be sufficient to incorporate landscaping and buffering on site. Further, the Beaver Valley Community Centre and recreation fields located across the street from the proposed development will provide sufficient recreation area, in addition to the yards provided for each dwelling unit.

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 revised 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. Proposed post-development drainage conditions are depicted in Figure 4 of that Report, which include preliminary grading, swales, existing and proposed storm sewer locations and sizes. Minor storm events up to and including the 5-year storm event will be conveyed via appropriately sized storm sewers. Major storm events (greater than a 5-year storm event) will be conveyed by overland flow routes via roadways and overland channels/swales.

Regarding access, circulation and privacy, the Draft Plan has been designed to optimize these features to the extent possible. In this regard all properties will have access off of a new road which will connect to Victoria Street West in order to minimize access and circulation conflicts with the surrounding area. Further, as described in this Addendum Report, the Subdivision orients the dwelling units so that the rear yards of the semi-detached units will border the rear yards of adjacent residential areas. The higher density rowhouses, which will maintain a low height profile similar to the surrounding area, will back onto Alfred Street and are situated beside the existing two storey dwelling unit on the property.

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 and meet the County of Grey minimum requirements.

3.0 Zoning By-law Amendment

3.1 Existing Zoning

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.

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

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

In the original application, a Special Provision Compound R1/R2 Zone was proposed for the property, given that single-detached dwellings were proposed in addition to multi-attached dwelling types. Now that the single detached dwellings have been removed, the requested R1 Zone is no longer necessary. Further, given the revised layout of the Draft Plan, some additional special provisions are now required for the rowhouse units.

Although Zoning By-law 10-77 still applies to the subject lands, as noted above, we have modelled the proposed zoning to align with the zoning framework of By-law 2018-65 as it will eventually apply to the subject lands.

3.2 Proposed Zoning

In light of the above, the following tables illustrate the proposed zoning regulations for the R2 Special Provision zone that is proposed for the subdivision, under both Zoning By-law 10-77, and Zoning By-law 2018-65. **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.**

Table 1: 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 ²
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 2: 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	180 m ²
Min. Lot Frontage	5 m
Min Front Yard	6 m
Min. Exterior Side Yard	4 m
Min. Interior Side Yard	1.2 m (required on 1 side only)
Setback between internal Rowhouse Dwellings *	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 under Zoning By-law 10-77 is illustrated on the Proposed Zoning Schedule attached to this Report. It should be noted that part lot control will be implemented at a later time within the larger blocks established for the Draft Plan for each individual unit.

The following tables illustrate the proposed zoning regulations for the Special Provision zone under Zoning By-law 2018-65. **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.**

Table 3: Zoning By-law 2018-65 Residential 2 (R2) Zone – Semi-Detached Dwelling Regulations

Zone Standard	Required	Proposed
Min. Lot Area	350 m ²	350 m ²
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 4: Zoning By-law 2018-65 Residential 2 (R2) Zone – Rowhouse Regulations

Zone Standard	Required	Proposed
Min. Lot Area	190 m²	180 m²
Min. Lot Frontage	6 m	5 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
Setback between internal Rowhouse Dwellings *	N/A	Setback between internal Rowhouse Dwellings *
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 structure under Zoning By-law 2018-65 is illustrated on the Proposed Zoning Schedule attached to this letter.

As outlined above, the revised subdivision layout meets all of the standard regulations of the R2 Zone applying to semi-detached dwellings under Zoning By-law 2018-65. For the regulations pertaining to rowhouse dwellings, special provisions are required to:

- Reduce the minimum required lot frontage from 6 m to 5 m, and the minimum required lot area from 190 m² to 180 m² (after part lot control is implemented).

These reductions are required to accommodate lots 7-10 which have been planned to contain rowhouse units.

In our opinion, these reductions are minor in nature, and will not impact the compatibility of the proposed development with the surrounding areas. 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 will be compatible with and complementary to the character of this community. As a result, the proposed zoning for the subject lands will be compatible with 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.

4.0 Conclusion

It is our opinion that the proposed modifications to the Draft Plan and ZBA applications are consistent with the intent of the original submission, and, as such, are appropriate for the development of the lands and compatible with the surrounding development context. Further, it is our opinion that the revisions to the Draft Plan are consistent with the Provincial Policy Statement and comply with the goals, objectives and policies of the County of Grey Official Plan and Town of the Blue Mountains Official Plan.

The balance of the information provided in the original Planning Justification Report, that was not specifically addressed in this addendum letter remains relevant.

We look forward to working with staff on the further review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Respectfully submitted,

MHBC



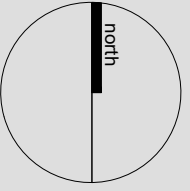
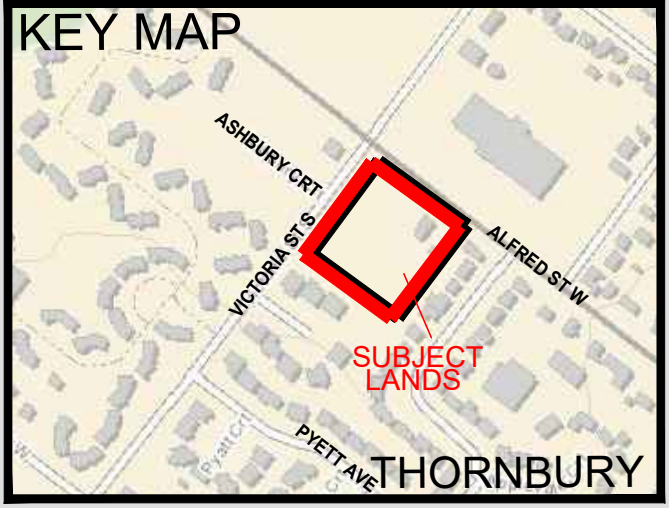
Carol Wiebe, BES
Partner



Eric Miles, MPL, RPP
Planner



Legal Description
ALL OF LOTS 1, 2 AND PART OF LOT 3
REGISTERED PLAN 105
IN THE
TOWNPLOT OF THORNBURY
(Geographic Town of Thornbury)
TOWN OF THE BLUE MOUNTAINS
IN THE
COUNTY OF GREY



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON
PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: NOVEMBER 20, 2019

RYAN CAREY
61 ALFRED STREET WEST GP INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: NOVEMBER 20, 2019

JAMIE LAWS, O.L.S.
ONTARIO LAND SURVEYOR
VAN HARTEN SURVEYING INC.

ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51(17) OF THE
PLANNING ACT R.S.O. 1990,c.P.13

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL	E. AS SHOWN	F. AS SHOWN
G. AS SHOWN	H. MUNICIPAL WATER	I. SANDY LOAM/SILTY CLAY LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

SITE DATA

DESCRIPTION	LOTS/ BLKS	NO. UNITS	AREA
RESIDENTIAL - SEMI-DETACHED DWELLING	1 - 5	10	0.574 ha
ROW HOUSE DWELLING	6 - 14	9	0.311 ha
0.3m RESERVE	15-17		0.004 ha
ROAD			0.198 ha
TOTAL		19	1.087 ha



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

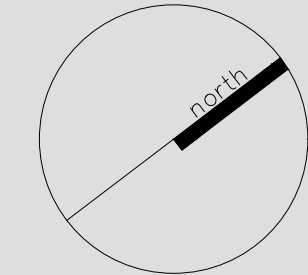
630 COLBORNE ST., SUITE 202, LONDON, ON, N6B 2V2 | P: 519.858.2797 | WWW.MHBCPLAN.COM

Date May 19, 2020

Drawn By L.M.

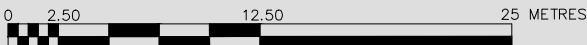
Plan Scale 1:375

File No. 15188'E



Dwg No. 1 of 1

DRAFT PLAN OF
SUBDIVISION



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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

Proposed Zoning
-Existing Bylaw 10-77

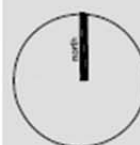


SUBJECT LANDS

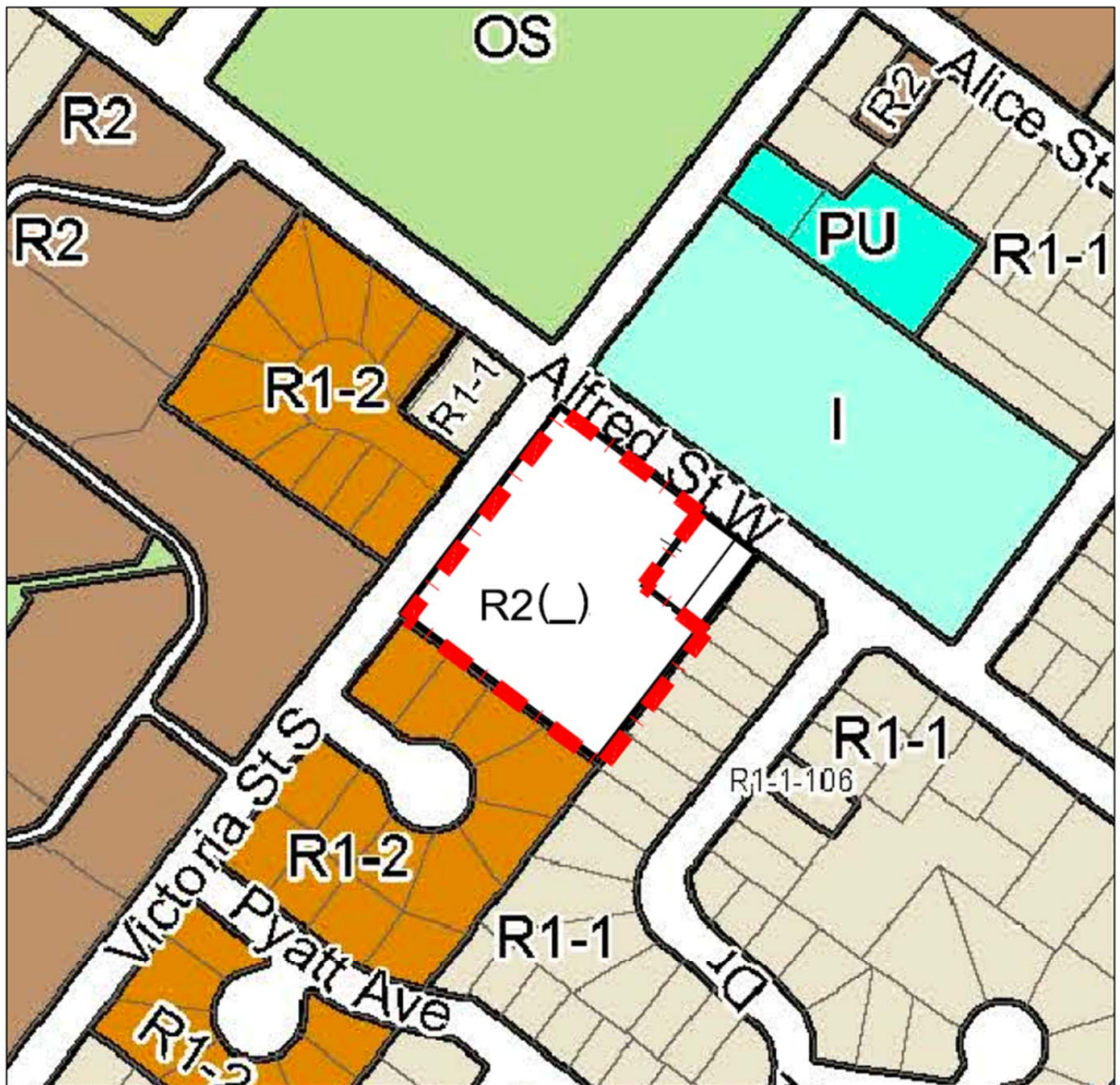


DATE: Aug 29, 2019

SCALE 1 : 2,500



P:\15188\E1\Graph\cs\ Proposed Zoning - Existing Bylew 10-77 - Aug 29 2019



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

Proposed Zoning
 - Proposed Zoning
 By-law 2018-65

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 430 COLBOURNE STREET SUITE #202 LONDON, ON, N6A 2V2
 P: 519 858 2797 F: 519 858 2920 | WWW.MHBCPLAN.COM

DATE: Aug 28, 2019

SCALE 1 : 2,500



SUBJECT LANDS

P:\15188\E\1\Graph\cs\ Proposed Zoning - Proposed Zoning By-law 2018-65 - Aug 28 2019