



PLANNING JUSTIFICATION REPORT

Residential Development Proposal
Municipality of Grey Highlands

Prepared for:

2544540 Ontario Inc

Krystin Rennie, MAES MCIP RPP

February 2017

17 Brock Cres, Collingwood, ON L9Y 4A4 705-446-0530

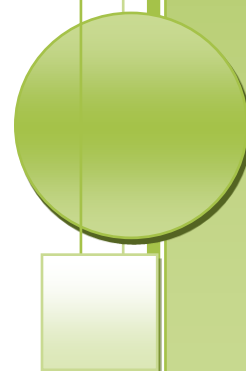


TABLE OF CONTENTS

1.0 INTRODUCTION.....	2
1.1 SITE LOCATION AND DESCRIPTION.....	2
2.0 SURROUNDING LAND USES	3
3.0 PROPOSAL.....	3
4.0 REVIEW OF APPLICABLE PLANNING POLICIES	4
4.1 PROVINCIAL POLICY STATEMENT	4
4.2 COUNTY OF GREY OFFICIAL PLAN.....	6
4.3 MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN	8
4.5 MUNICIPALITY OF GREY HIGHLANDS ZONING BY-LAW NO. 2004-50	9
5.0 SUPPORTING STUDIES	11
5.1 ARCHAEOLOGICAL REPORT	11
5.2 FUNCTIONAL SERVICING REPORT	12
5.3 PRELIMINARY STORMWATER MANAGEMENT REPORT	13
6.0 SUMMARY/CONCLUSION	14

LIST OF FIGURES

FIGURE 1	Location Map
FIGURE 2	Secondary Schedule Land Use Designation Map 2f – Markdale, Grey County
FIGURE 3	Municipality of Grey Highlands Official Plan Schedule ‘A’ Land Use – Map4 – Markdale
FIGURE 4	Grey Highlands Comprehensive Zoning By-Law Schedule ‘B-1’
FIGURE 5	Draft Plan

2.0 SURROUNDING LAND USES

The subject property is surrounded to the south and west by low density residential. The Markdale Golf and Curling Club own the lands to the north and east. The lands to the north are utilized for recreational uses (the golf course) and the lands to the east are vacant and currently used for agricultural purposes.

3.0 PROPOSAL

The subject lands are currently designated 'Primary Settlement Area' in the County of Grey Official Plan (Figure 2: Secondary Schedule Land Use Designation Map 2f - Markdale) and "Neighbourhood Area" in the Municipality of Grey Highland's Official Plan (Figure 3: Schedule 'A' Land Use - Map 4 - Markdale) The property is zoned Residential Multiple (RM) Zone in the Municipality of Grey Highland' Comprehensive Zoning By-law 2004-50. (Figure 4: Grey Highlands Comprehensive Zoning By-Law Schedule 'B-1')

As illustrated on the draft plan (Figure 5) the owner seeks land use planning approvals for a 55 unit residential townhouse development by way of a Plan of Subdivision. The development consists of clusters of 4, 5 and 6 units that front on a Municipal road providing egress and ingress from Margaret Elizabeth Avenue. The road has been designed to provide access to lands to the northeast and northwest for future development opportunities. Currently on the plan this connection is shown as a hammerhead with the intent of it being eliminated once lands to the east are approved/developed.

Each townhouse unit will be located on an individual lot and will contain a driveway, front yard area, garage and individual backyard amenity space.

Stormwater will be directed off of the property between Blocks 4 & 5 to a stormwater management pond on the adjacent lands to the northwest. The development will utilize full municipal services that already exist and provide sufficient capacity. The application is supported by civil engineering drawings and reports which provide specific servicing,

stormwater management and grading details to demonstrate the viability of the development.

4.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of the planning policy support for this proposal will include a review of applicable planning policy of various government levels to consider “consistency with” and “conformity to” the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies provided in the Provincial Policy Statement, the County of Grey Official Plan, and the Town of The Blue Mountains Official Plan.

4.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) 2014 was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. Under provisions of Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the PPS. The PPS is based on three fundamental planning themes, specifically, “*Building Strong Communities*”, “*Wise Use and Management of Resources*” and “*Protecting Public Health and Safety*”.

The following is a summary of policies within the PPS that are relevant to this proposal.

- *Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1a)*
- *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; (1.1.1b)*

- *Settlement areas shall be the focus of growth (1.1.3.1)*
- *Land use patterns within settlement areas shall be based on:*
 - *densities and a mix of land uses which:*
 - *efficiently use land and resources;*
 - *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - *support active transportation; (1.1.3.2a)*
- *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.(1.1.3.6)*

The Site is located within the settlement area of Markdale adjacent to existing low density residential single detached units, it is the development of an existing vacant site and provides for intensification through the use of a townhouse development. The site will be fully serviced by Municipal infrastructure and is planned on a municipal road.

- *Directing that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents (1.4.3) by 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 (1.4.3c) and promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the of active transportation(1.4.3d)*

The proposal provides 55 new townhouse units to the housing supply. The proposed development has been designed to use the land

efficiently through compact form and is located in close proximity to existing municipal infrastructure.

- *Municipal sewage services and municipal water services are the preferred form of servicing in settlement areas. (1.6.6.2)*

This site will connect to full municipal sewage and water services which is a preferred form of servicing in settlement areas.

- *2.6.2 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. (2.6.2)*

A Phase 1 and Phase 2 archaeological assessment was completed for the property and confirmed that no archaeological resources were encountered.

The subject property is situated within Village of Markdale in Grey Highlands, an area identified for development and will be serviced entirely by municipal water and sewer. The proposal will enable a viable extension of development on lands intended for development and utilizing existing municipal services. The intended purpose of the proposed development is for residential uses, uses that are consistent with the existing, adjacent developments.

Based on the proposed development the application is consistent with the broader planning direction given under the Provincial Policy Statement.

4.2 COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan's (OMB approved June 25, 2012) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated "Primary Settlement Area" on Secondary Schedule Land Use Map 2f in the County of Grey Official Plan. (Figure 2). As part of Official Plan Amendment 80 to the Grey County Official Plan, the subject lands have been established as one of the three main designations

for areas of concentrated development which demonstrates that the County has anticipated that this land be considered for residential development in Municipality of Grey Highlands. The following policies are considered to support the subject proposal.

- *Key goals of the County Official Plan include ensuring sufficient lands for development to accommodate a variety of mixed housing opportunities to meet current and future needs and to strengthen the role of Grey County as a desirable place to work, live, and visit by encouraging the provision of affordable, diverse and accessible housing (Section 1.5 7 & 8)*
- *Under "Housing Policy" the County Official Plan explicitly encourages a variety of housing types, size and tenure to meet the projected demographic and market requirements (Section 1.8)*
- *While the Official Plan cannot itself force development or create job opportunities, the Official Plan can have a positive attitude to sustainable development and ensure that sufficient lands are available for development opportunities.*

The policies of this Plan position settlement areas as the focus of urban growth and encourage appropriate development in all municipalities; that is development which does not negatively impact on natural resources and which is compatible with surrounding land uses. (Section 2.6)

The proposed development is consistent with and promotes the goals and objectives of the County Official Plan in that the development is proposed in one of the three main land designations for areas anticipated for development (Primary Settlement Area) and is to be serviced by municipal sewer and water. It is submitted that the proposal complies with the intent of the County of Grey Official Plan.

4.3 MUNICIPALITY OF GREY HIGHLANDS OFFICIAL PLAN

The Municipality of Grey Highlands adopted a new Official Plan December 14, 2015; however, the plan awaits County approval and is not in full force. For the purpose of this application it is noted that the lands are within a settlement area and are currently designated for residential development, there are no fundamental policy changes in the new plan that would impact this application. The policies within the previous Official Plan (2002) are similar to those found in the adopted Official Plan. For the purposes of this review the policies within the new adopted Official Plan will be discussed.

The subject lands are located in a Primary Settlement Area, Markdale, within the Municipality of Grey Highlands where the majority of growth is to be directed. (S.4.5) The lands are designated Neighbourhood Area in the in the Municipality of Grey Highland's Official Plan(Figure 3). *"The purpose of the Neighbourhood Area designation is to identify lands within Settlement Areas which are primarily residential in nature..." (S.4.5.3.1).* Permitted uses include *"Low and medium density residential dwellings, including: single family, semi-detached, town homes, duplex, converted, and other multiple family dwellings."* (S.4.5.3.11)

Section 4.5.1 states that *"this Plan (Official Plan) encourages a wide variety of land uses and housing types to develop in Markdale; that all new development will occur on full municipal water and sanitary treatment facilities; that an overall average development density of 20 units per net hectare will be achieved and that this plan encourages intensification opportunities within Markdale and supports the development of intensification strategies to ensure that residential targets are met and that a variety of housing options are available to residents."* The proposed development provides for a townhouse development and will be on full municipal services. It also provides a density of 20.6 units per hectare which supports the intensification strategies identified by Grey Highlands.

A series of themes, goals and objectives are identified in the Official Plan and were developed in an effort to implement the vision and guiding principles of the Municipality. One of the Planning Themes is *"Building healthy communities...that addresses the need to develop and sustain communities in which all residents are able to enjoy a high quality of life and have access to a range of opportunities and services. This theme will be achieved through the promotion of efficient and cost effective*

development strategies, which highlight the need for directing growth to existing settlement areas.” (S.2.1.5)

Within the Housing section, is “to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the Municipality.” (S.2.4) With the goal “to maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential Intensification and redevelopment* and if necessary lands which are designated and available for residential development.”

The goal is further developed through the objectives that “*the Municipality will encourage a wide variety of types and styles of housing appropriate to prevailing and anticipated demand. Housing will accommodate families, seniors, multiple and single occupants and those with special needs.*” (S.2.4.c) As well, that “*new residential development must occur within an environmentally supportive context to ensure the creation of successful and well serviced neighbourhoods, where services and employment opportunities are convenient and accessible and where pedestrian and cycling opportunities are made available as further means of transportation.*” (S.2.4.e)

With respect to the policies related to residential development outlined in the Official Plan the planned development is supported. The development is proposed in an area designated for residential development within a Primary Settlement Area, more specifically, multiple residential dwellings, which is within the range of unit types anticipated in the Official Plan. As well, the development is planned for full municipal services and will connect to services constructed in anticipation of future development on this site.

It is submitted that the overall proposal meets the intent of the Municipality of Grey Highlands’s Official Plan.

4.5 MUNICIPALITY OF GREY HIGHLANDS ZONING BY-LAW NO. 2004-50

The subject lands are zoned Residential Multiple (RM) Zone in the Municipality of Grey Highlands Comprehensive Zoning By-law 2004-50. Permitted uses include multi-attached dwellings units. The definition of a multi-attached dwelling (S.3.) “*shall mean a building consisting of 3 or more*

dwelling units that are horizontally attached, each which may be entered from an exterior yard and/or from an internal common space, access hallway or walkway.....". This proposal is for 55 multi-attached residential dwellings, which are a permitted use within the Residential Multiple (RM) zone.

As part of this application there some provisions within the RM zone that need to be modified to accommodate the proposed development layout. The unit type that is proposed is a bungalow style townhouse, a unit type that has the master suite on the main floor, a popular design for an aging population. With this unit type layout a larger main floor footprint is required. As such, Section 7.2.3 b) Minimum lot coverage cannot be accommodated. The minimum lot coverage in the zoning by-law is noted as 35%, relief is being requesting from this site standard for up to 53% for the entire development and 59% for 2 units at the far east side of the development adjacent to the hammerhead.

The increase in the overall lot coverage is required to accommodate the proposed development layout, a development that utilizes the property efficiently and creates a compact form and helps to achieve the density targets within the Official Plan. For the majority of the units, all but 2 units, the building footprint is within the building envelope that complies with the zoning provisions and no further relief from the zoning by-law is required.

The two units that require the larger increase in lot coverage are the two units that are abutting the hammerhead. The hammerhead is anticipated to be a temporary measure for the turnaround of emergency and snow removal vehicles. Once the adjacent lands to the east are developed and the road extended, the hammerhead will be eliminated and the road location and front yards will be similar to the rest of the development.

Lot coverage is a provision that varies amongst municipalities in our region. Some requirements range from 35 % to 50% and some municipalities have no requirements for lot coverage. The request to increase the lot coverage will allow the owner to provide a unit type in Markdale that is not currently available but is very popular in Ontario. As well, it has been discussed that considering a reduction of the width requirement for the Municipal road right of way could help to increase the lots sizes and reduce the lot coverage of the proposed townhouses if necessary.

In addition, for the 4 units at the east side of the development, the owner is requesting relief from the Minimum Front Yard Setback, Section 7.2.3 d). The zoning currently requires a front yard setback of 7.5 m, the owner is requesting relief to allow a 2.26 m front yard setback for these units. This is required due to the temporary hammerhead which allows the ability to accommodate the turnaround of emergency services and snow removal vehicles until the adjacent lands are developed and the road is extended. It is anticipated that this reduction in the front yard setback will be eliminated once the roadway is extended into the adjacent property. The request for the reduction in the front yard setback for these units will not negatively affect the streetscape of the development as the units will still lineup with the rest of the units in the development.

The chart below outlines the provisions for the RM zone and illustrates the requested relief sought.

RM Zone Provisions (Section 7.2.3)

Zone Standard	RM Zone Provisions	Proposed Development
a) Min Lot frontage	6 m	8.3 m
b) Min lot area	200 m ²	281.37 m ²
c) Max lot coverage	35 %	53% 59% (adjacent to hammerhead)
d) Min front yard setback	7.5 m	7.7 m 2.26 m (adjacent to hammerhead)
e) Min interior side yard setback	1.5 m	2.1 m
f) Min exterior side yard setback	3.0 m	3.6 m
g) Min rear yard setback	7.0 m	9.61m

5.0 SUPPORTING STUDIES

5.1 ARCHAEOLOGICAL REPORT

AMICK Consultants Limited (AMICK) has conducted a Stage1-2 Archaeological Assessment for the property and a copy has been submitted to the municipality and County. The study area for this work was the entire property and the field work occurred on the 3rd, 24th and 30th of

November, 2016. The Key findings and recommendations of the report are summarized as follows:

- No archaeological resources were found;
- No further assessment is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The Ministry of Tourism, Culture and Sport has been requested to issue a letter of concurrence related to the assessment and recommendations made.
- The proposed undertaking is clear of any archaeological concern

5.2 FUNCTIONAL SERVICING REPORT

A Functional Servicing Report was completed by C.C. Tathams & Associates to review how the site and proposed development would be serviced. It specifically looks at the requirements to address water supply for domestic and fire-fighting purposes, sanitary sewage servicing, transportation and utility distribution (hydro, telephone, cable TV and gas). A copy of this report and related engineering drawings has been submitted for review. It is proposed that the development would be serviced by full municipal infrastructure. Below are the findings of the report.

1. An internal water distribution system can be constructed and connected to the existing watermain on Margaret Elizabeth Avenue to supply the needs of the development. The watermain will be capped at the northeast limits of the subject property past the "hammerhead" turning basin.
2. An internal sanitary sewer can be constructed and will convey the sewage via gravity to the existing sewage pumping station on Grayview Drive. There is capacity within the existing wastewater treatment plant and sewage pumping station to service the development. An easement is required on the adjacent O'Brien Lands for connection purposes to the sewage pumping station.
3. An internal storm sewer system to collect and convey surface water runoff for the development can be constructed that will discharge into a stormwater management pond located on the adjacent agricultural lands to the west. The stormwater will be treated for quality and quantity and will not have any adverse impacts downstream.

4. The existing sightlines on surrounding road networks satisfy MTO requirements and the increase in traffic volumes associated with the proposed development will not have any appreciable impacts to the road system operations.
5. Hydro, telephone, cable and gas utilities are available.

5.3 PRELIMINARY STORMWATER MANAGEMENT REPORT

A review of the feasibility of adequately addressing stormwater management requirements was completed by C.C. Tatham and Associates. A copy of the report has been submitted to the approval authorities.

Below are the key findings and conclusions of the Preliminary Stormwater Management Report as they relate to the proposed stormwater management system .

- The stormwater management plan developed for the subject lands is in accordance with the criteria set forth by the Municipality Development Standards (August 2014) and the Ministry of the Environment Stormwater Management Planning and Design Manual (March 2003).
- When implemented the stormwater management plan will allow the development to proceed without negatively impacting the local drainage systems.
- Water quality to an Enhanced Level with 80% total suspended solids removal will be provided through the use of a conventional end-of-pipe facility (stormwater management pond) complete with a sediment forebay. Grassed swales will also be utilized to convey drainage from the development overland to the end-of-pipe facility.

- Water quantity controls will be provided such that post-development peak flow rates for storm events ranging from 2-year to 100-year are less than pre-development conditions.

6.0 SUMMARY/CONCLUSION

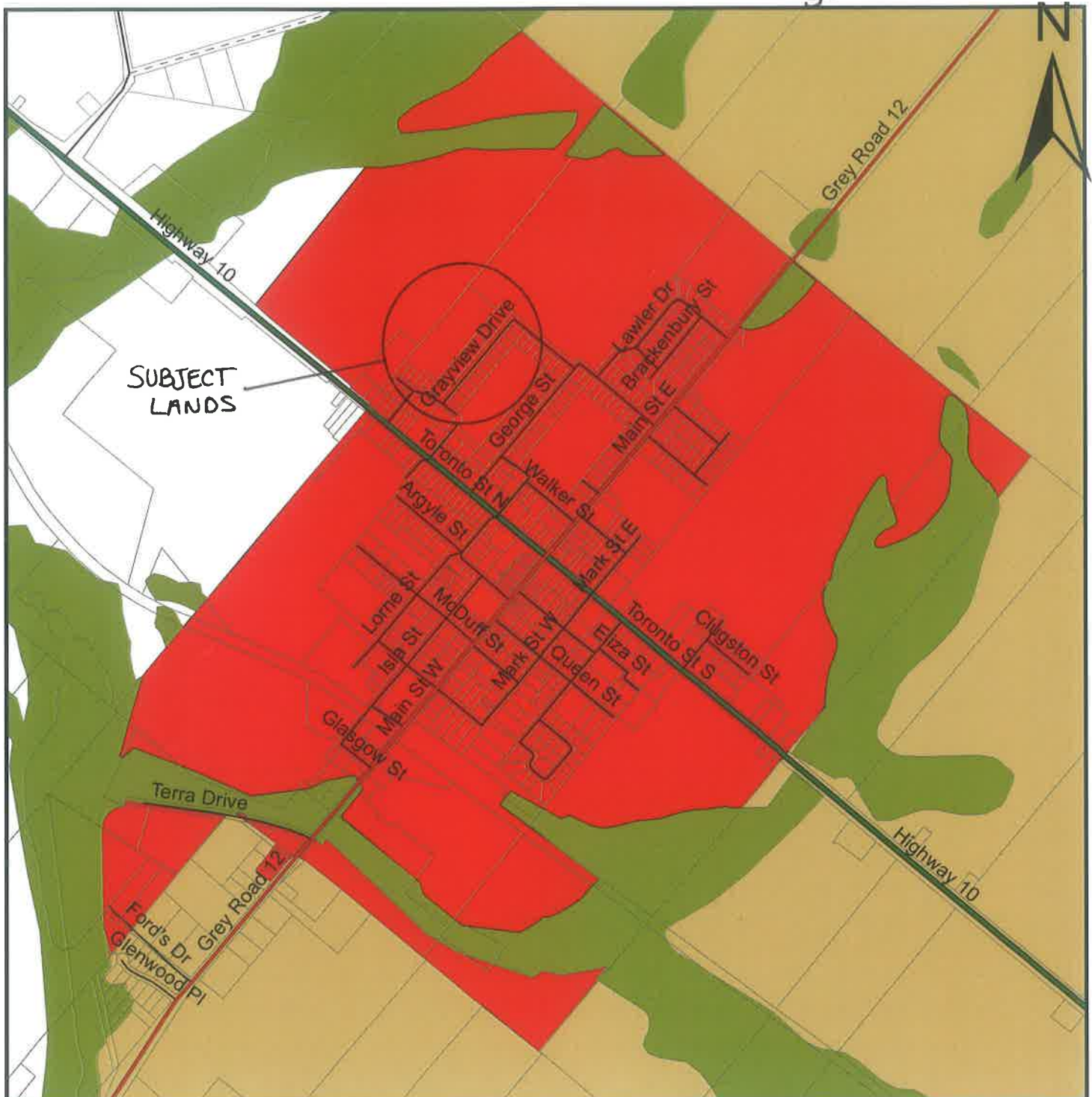
The subject proposal seeks Draft Plan of Subdivision Approval to enable a residential development consisting of 55 Townhouse units within a Plan of Subdivision. In addition to the Planning Justification Report, this application is supported by information provided by C.C. Tatham & Associates related to stormwater, servicing and traffic.

The purpose of this report is to provide planning rational in support of the Markdale townhouse residential development, the Draft Plan of Subdivision application and Zoning By-Law Amendment application. It has been demonstrated that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans. In addition, the proposal is “consistent with” the Provincial Policy Statement.

Based on the above noted, it is submitted that the subject application present good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.

Krystin Rennie, MAES, MCIP, RPP

Figure 2



LEGEND

- | | |
|---------------------------|---|
| Provincial Highway | Inland Lakes & Shoreline |
| County Road | Recreational Resort Area |
| Local Road | Space Extensive Commercial |
| Seasonal Road | Space Extensive Industrial |
| Agricultural | Hazard Lands |
| Special Agriculture | Provincially Significant Wetlands |
| Rural | Niagara Escarpment Plan Boundary ** |
| Primary Settlement Area | Niagara Escarpment Development Control Area |
| Secondary Settlement Area | Escarpment Recreation Area |
| Tertiary Settlement Area | |

** certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

THE COUNTY OF GREY OFFICIAL PLAN

SECONDARY SCHEDULE Land Use Designations

MAP 2f

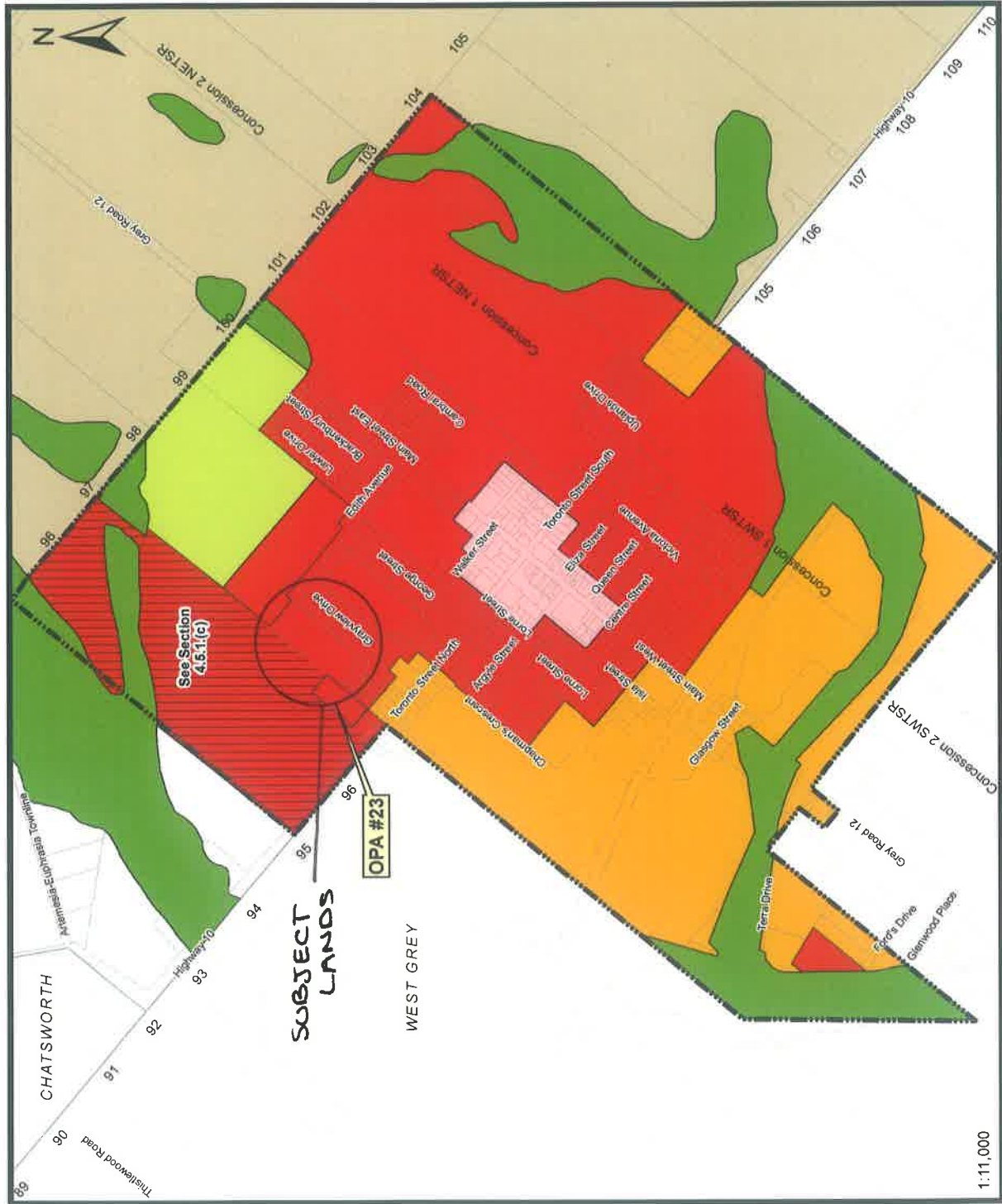
MARKDALE

SCALE 1:15 000

INTERACTIVE MAP: maps.grey.ca
DOWNLOAD PDF: grey.ca

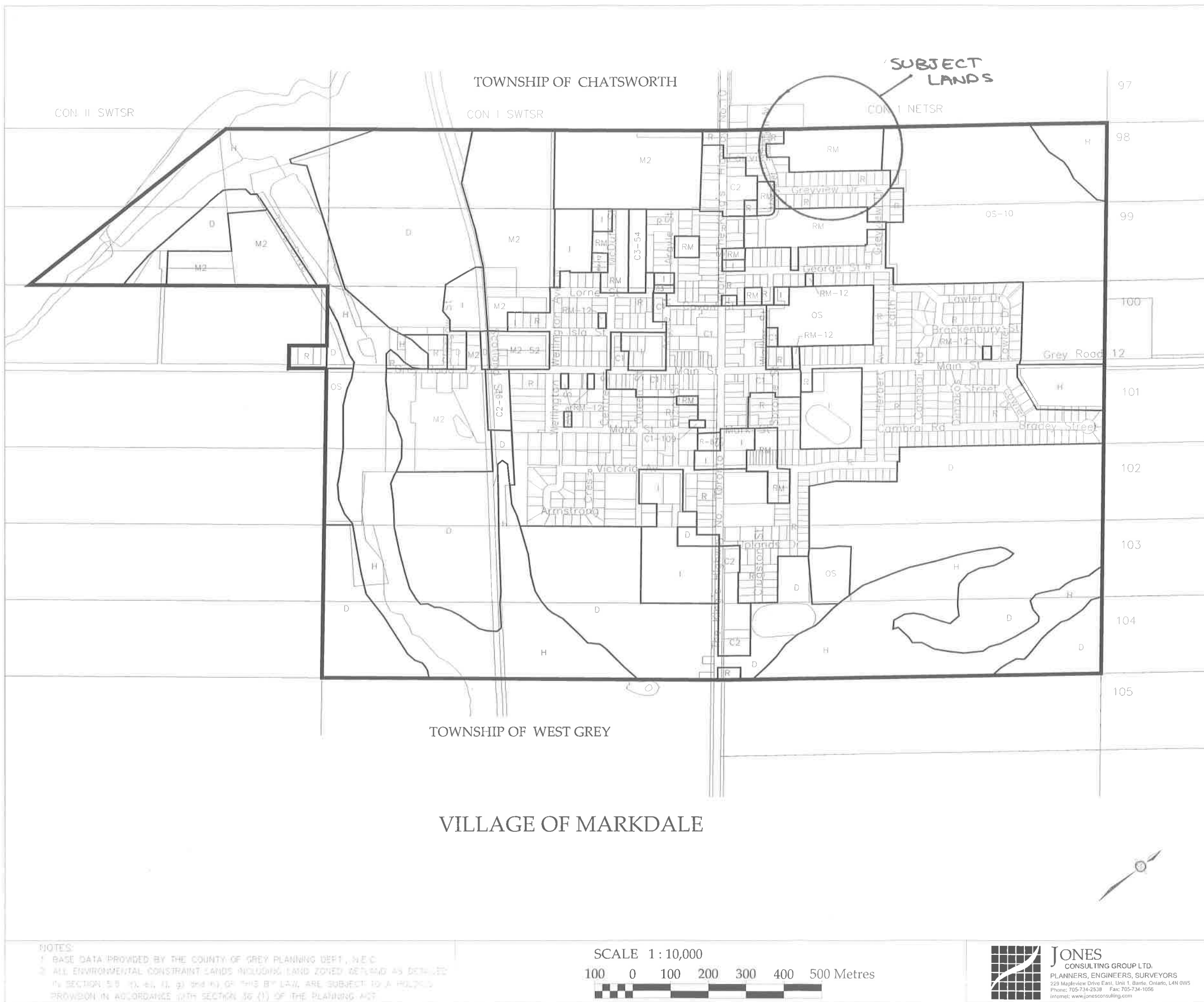
GR_OP_SecSched_Map2fMarkdaleX11_June25 2012.mxd

Figure 3



OCTOBER 2015 - GREY COUNTY PLANNING

Figure 4



SCHEDULE 'B-1'

**THE MUNICIPALITY OF
GREY HIGHLANDS**
COMPREHENSIVE ZONING BY-LAW
SCHEDULE 'B-1'
TO
BY-LAW 2004-50
PRIMARY SETTLEMENT AREAS
VILLAGE OF MARKDALE

A1	AGRICULTURE
A2	RESTRICTED AGRICULTURE
RU	RURAL
R	RESIDENTIAL
RM	RESIDENTIAL MULTIPLE
RUR	RURAL RESIDENTIAL
RS	RESIDENTIAL SHORELINE
REC	RECREATIONAL RESORT
C1	DOWNTOWN COMMERCIAL
C2	HIGHWAY & SERVICE COMMERCIAL
C3	NEIGHBOURHOOD & CONVENIENCE COMMERCIAL
C4	RURAL COMMERCIAL
M1	LIGHT INDUSTRIAL
M2	HEAVY INDUSTRIAL
MEX	EXTRACTIVE INDUSTRIAL
I	INSTITUTIONAL
D	DEVELOPMENT
ND	NO DEVELOPMENT
H	HAZARD
W	WETLAND (REFER TO NOTE 3)
OS	OPEN SPACE
[Symbol]	BUILDING ENVELOPE

NOTES:

1. BASE DATA PROVIDED BY THE COUNTY OF GREY PLANNING DEPT., N.E.C.

2. ALL ENVIRONMENTAL CONSTRAINT LANDS INCLUDING LAND ZONED RET/MD AS DETAILLED IN SECTION 5.5 (1), (2), (3), (4), (5), (6) OF THIS BY-LAW, ARE SUBJECT TO A POLICY PROVISION IN ACCORDANCE WITH SECTION 36(1) OF THE PLANNING ACT.

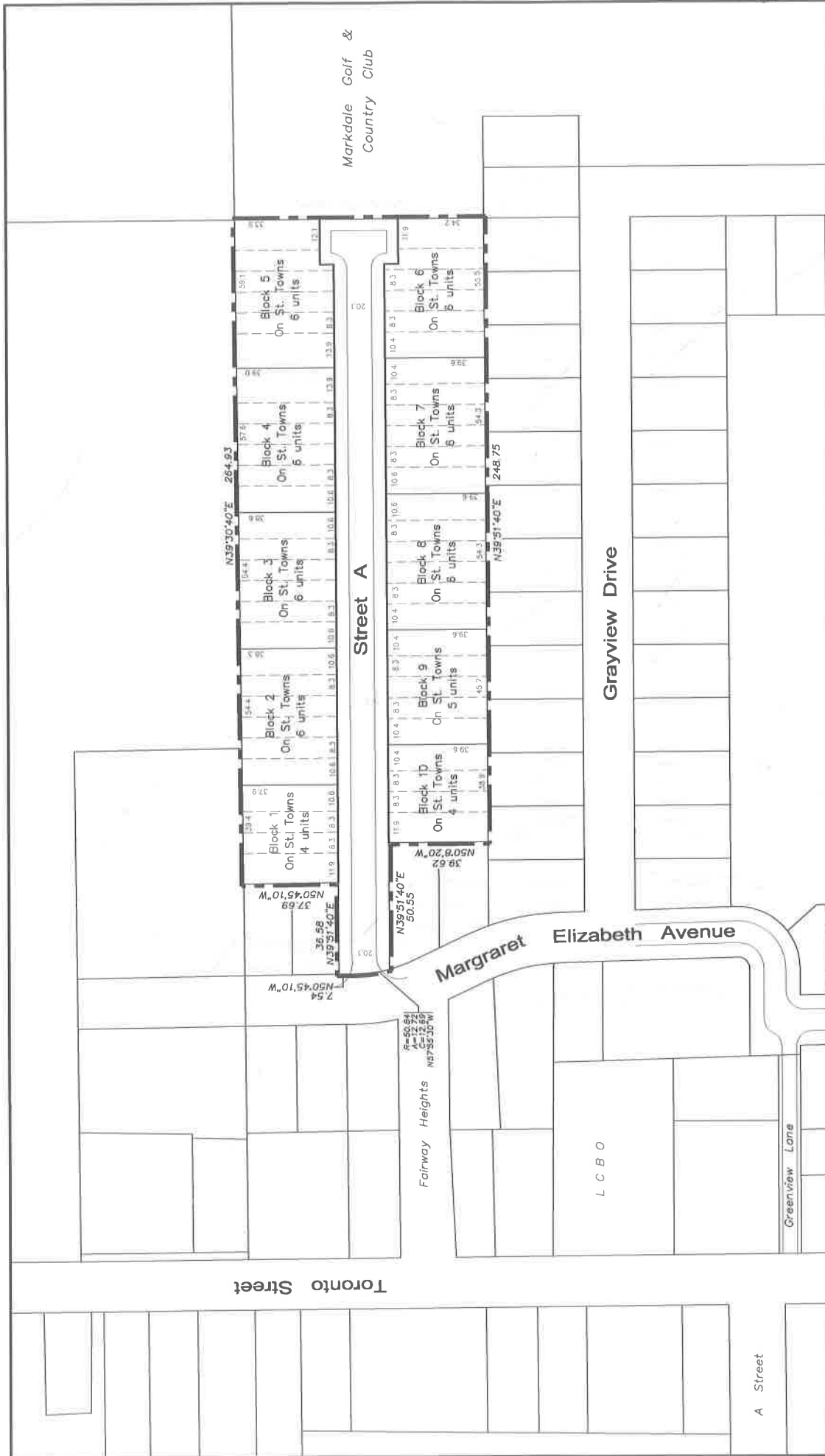
SCALE 1:10,000

100 0 100 200 300 400 500 Metres

JONES
CONSULTING GROUP LTD.
PLANNERS, ENGINEERS, SURVEYORS
229 Mapleview Drive East, Unit 1, Barrie, Ontario, L4N 0W5
Phone: 705-734-2538 Fax: 705-734-1056
Internet: www.jonesconsulting.com

WILSONVILLE OCTOBER 24, 2005 - OFFICE CONSOLIDATION JUNE 2011

Figure 5



GEORGIAN PLANNING
SOLUTIONS

DESIGN PLAN SERVICES INC.
Town Planning Consultants
900 The East Mall, Suite 100
Etobicoke, Ontario M9B 6K2
Telephone: (416) 526-5445
Fax: (416) 520-6665
www.designplan.ca

DESIGN PLAN SERVICES
CONSULTANTS

N.T.S.	Scale	Feb. 22/17	Date	16142-5	Drawing Number	Hp	Wb
						Rev	Drawn

POTENTIAL DEVELOPMENT

105 Margaret Elizabeth Ave.
Town of Markdale

--- Boundary of Subject Lands

Option 5

Subject Lands

Site Area 2.61 ha ±
8.3m On St. Towns 55u
20.0m R.O.W. Length 300m

