



Centre Point

— SOUTH —

BY DEVONLEIGH



PLANNING JUSTIFICATION REPORT

Draft Plan of Subdivision
Municipality of Grey Highlands

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Rayville Developments (Markdale) Inc. to prepare a Planning Justification Report to support a Draft Plan of Subdivision Application and Zoning By-Law Amendment Application for a 393 unit residential development in Markdale, Grey Highlands in the County of Grey.

1.1 SITE LOCATION AND DESCRIPTION

The subject lands are located at 105 Toronto Street in the Village of Markdale within the Municipality of Grey Highlands, County of Grey. (Figure 1: Location Map)

Specifically, the lands are located within Concession 1, Northeast of the Toronto & Sydenham Rd PT Lot 102 and 103, (formerly Village of Markdale), Municipality of Grey Highlands, County of Grey. The lands have frontage on Toronto Street and comprise approximately 357,100 square metres (35.71 hectares).

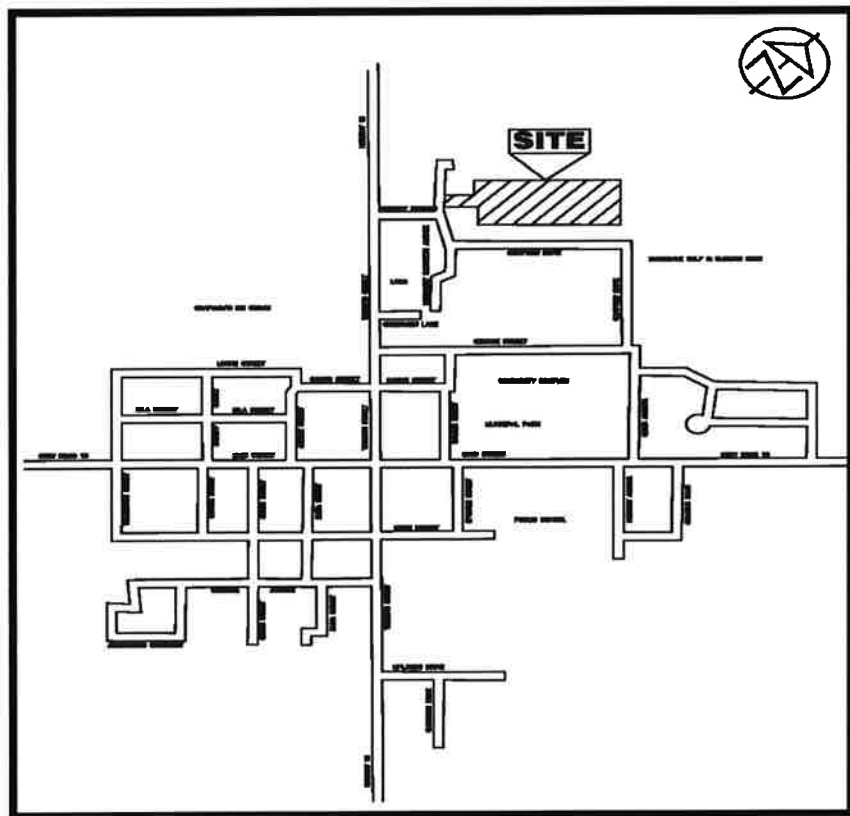


Figure 1: Location Map

2.0 SURROUNDING LAND USES

The subject property is surrounded to the north by vacant future development lands and agricultural uses. To east and south are lands utilized for agricultural purposes and to the south are low density residential lands. The surrounding uses to the west are low density residential and the elementary school. The lands to the south west are proposed for future commercial uses (Sobey's).

3.0 PROPOSAL

The subject lands are currently designated 'Primary Settlement Area' and 'Hazard Lands' in the County of Grey Official Plan (Figure 2: Secondary Schedule Land Use Designation Map 2f - Markdale) and 'Neighbourhood Area' and 'Hazard' 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, Residential (R), Open Space (OS), Hazard (H) and Development (D) 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 393 unit residential development by way of a Plan of Subdivision. The development consists of 293 single detached dwellings and 100 On Street Townhouses, that front on a Municipal road providing egress and ingress from Toronto Street at 2 access points and a future connection to Main Street East through future development lands to the north.

The townhouse lots have a frontage of 8m and the single detached lots are on two different lot frontages 15.2 m frontage and 12.2 m frontage. This allows for a variety of unit types, sizes and affordability throughout the development.

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

The property also has significant open space provided with 2.93 ha of neighbourhood parks and another 3.81 ha of open space, buffer lands and landscape features.

Stormwater will be directed to the south east on site to the stormwater management pond in the southeast corner. 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 Municipality of Grey Highlands 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 the 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 and single detached residential 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 393 residential units, with 293 single detached dwellings and 100 townhouse units being added 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 the 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" and "Hazard" 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 on December 14, 2015 and on September 22nd, 2017 the County of Grey approved it with modifications.

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 and Hazard 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 detached, semi-detached, town homes, duplex, converted, and other multiple family dwellings." (S.4.5.3.1.1)*

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 residential 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 a variety of house options including two lot sizes for single detached dwelling and townhouses. The subdivision will also be on full municipal services. It also provides a density of 17.8 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, single and 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. The site also provides neighbourhood park areas and has a significant open space component incorporated into the design.

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

4.4 GREY HIGHLANDS ZONING BY-LAW NO. 2004-50

The subject lands are zoned Residential (R), Residential Multiple (RM), Open Space (OS), Hazard (H) and Development (D) in the Municipality of Grey Highlands Comprehensive Zoning By-law 2004-50. (see Figure 4: Grey Highlands Comprehensive Zoning By-law Schedule 'B-1'). The proponent is seeking to amend the Zoning By-law to support the proposed layout of the Draft Plan of Subdivision being submitted. This requires that the lands be rezoned to Residential exception (Rx), Residential exception (Rxx), Residential Multiple (RM), Open Space (OS), Open Space exception (OSx - for stormwater facility), and Hazard (H). (See proposed zoning schedule attached Figure 6)

The developer is proposing a neighbourhood that creates a variety of lot sizes in order to offer a wide range of unit types. In order to accommodate the lot layout and unit types offered, relief from some of the zoning provisions within the Grey Highlands Zoning By-Law 2004-50 is required.

For all residential lots, single detached and townhouse, the following relief is requested:

For the singles (Rx and Rxx on zoning schedule)

Section 7.1.2 c) Minimum Lot Coverage from 30% to 55% for all single detached lots within the subdivision and;

Section 7.1.2 d) Minimum Front Yard Setback from 7.5 m to 6 m for all single detached lots within the subdivision

For the townhouse (RM on the zoning schedule)

Section 7.2.3 c) Minimum Lot Coverage from 35% to 55% for all residential multiple units within the subdivision and;

Section 7.2.3 d) Minimum Front Yard Setback from 7.5 m to 6 m for all residential multiple units within the subdivision

For all of the single detached lots (Rx and Rxx) relief is requested from:

Section 7.1.2 e) Interior Side Yard Setback to be reduced from 1.5 m to 1.2 m.

Within this plan of subdivision one hundred and seventy three single detached lots (173) are showing a minimum lot frontage of 12.2 m, whereas the residential zoning provisions require a minimum lot frontage of 15 m. The related minimum lot areas will also need to be adjusted accordingly.

Therefore, for the Residential Rxx lots relief is requested from:

Section 7.1.2 a) Minimum lot frontage of 15m to 12.2m for some of the lots within the subdivision and;

Section 7.1.2 b) Minimum Lot Area to 414 m² from 500 m² for the same lots having frontage of 12.2 m.

The proposed changes to the zoning provisions will allow flexibility to the design of the neighbourhood by accommodating various unit types including a bungalow style unit which has the master suite on the main floor and therefore a larger main floor footprint. It will also allow varying affordability targets to be achieved. It provides a development that utilizes the property efficiently and creates a compact form and helps to move the development towards the density targets within the Official Plan. No further relief from the zoning by-law is required for the single detached units.

The charts below outline the provisions for the proposed residential zones within this subdivision (see Zoning Schedule Figure 6) and illustrates the requested relief sought.

Residential Exception (Rx) Zone Provisions (Section 7.1.2)

Zone Standard	R Zone Provisions	Proposed Development
a) Min Lot frontage	15 m	
b) Min lot area	500 m ²	
c) Max lot coverage	30 %	55 %
d) Min front yard setback	7.5 m	6.0 m
e) Min interior side yard setback	1.5 m	1.2 m
f) Min exterior side yard setback	3.0 m	
g) Min rear yard setback	7.0 m	

Residential Exception (Rxx) Zone Provisions (Section 7.1.2)

Zone Standard	R Zone Provisions	Proposed Development
a) Min Lot frontage	15 m	12.2 m
b) Min lot area	500 m ²	414.8 m ²
c) Max lot coverage	30 %	55 %
d) Min front yard setback	7.5 m	6.0 m
e) Min interior side yard setback	1.5 m	1.2 m
f) Min exterior side yard setback	3.0 m	
g) Min rear yard setback	7.0 m	

RM Zone Provisions (Section 7.2.3)

Zone Standard	RM Zone Provisions	Proposed Development
a) Min Lot frontage	6 m	
b) Min lot area	200 m ²	
c) Max lot coverage	35 %	55%
d) Min front yard setback	7.5 m	6.0 m
e) Min interior side yard setback	1.5 m	
f) Min exterior side yard setback	3.0 m	
g) Min rear yard setback	7.0 m	

5.0 SUPPORTING STUDIES

5.1 ARCHAEOLOGICAL REPORT

Archaeological Assessments Ltd. has conducted a Stage 1 and Stage 2 Archaeological Assessment for the property and a copy is enclosed with this application. The reports will also be submitted to the Ministry of Tourism and Culture. The study area for this work was the entire property and the field work occurred in September 2017. The Key findings and recommendations of the reports concluded that no further archaeological assessment of the property is required.

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 is enclosed with the application. 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 watermains on Uplands Drive, Main Street, and Toronto

Street South forming a looping system to supply the needs of the development.

2. An internal sanitary sewer can be constructed and will convey the sewage via gravity to a combination of one to three available outlets. There is expected to be capacity within the existing wastewater treatment plant once the upgrades planned by the Municipality are implemented.
3. An internal storm sewer system to collect and convey surface water runoff for the development will be constructed. Runoff will be discharged to a stormwater management pond where it will be treated for quality and quantity and will not have any adverse impacts downstream.
4. Traffic volumes dictate that improvements should be made at specified external intersections surrounding the development. The existing sight lines on the surrounding road network satisfy MTO requirements.
5. Hydro, telephone, cable and gas service are available to service the development.

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 is enclosed with this application.

The report outlines that the existing drainage patterns will generally be maintained with stormwater runoff directed via storm sewer and overland flow to the proposal stormwater Management facility on site. Below are the conclusions and recommendations of the Preliminary Stormwater Management Report as they relate to the proposed stormwater management system.

- The proposed SWM plan utilizes a conventional wet pond end-of-pipe facility.
- Water quality controls will be provided using a sediment forebay, permanent pool and sufficient extended detention.

- o Water quantity control is provided such that post-development peak flow rates do not exceed pre-development conditions
- o Siltation and erosion control will be provided with the property construction mitigation efforts.

5.4 TRAFFIC IMPACT STUDY

C.C. Tatham and Associates prepared a Traffic Impact Study to review the potential traffic impacts on the development on the local road network and provide mitigating measures to ensure acceptable overall road operations surrounding the proposed development. A copy of the report is enclosed with this application.

In considering the development of the Centre Point South residential development, with full build-out assumed for 2025, the following recommendations are provided within the report.

- o extend the storage length for the proposed southbound left turn lane at the Victoria Street intersection from 45 metres as warranted under background conditions to 55 metres;
- o extend the storage length for the existing southbound left turn lane at Uplands Drive intersection from 15 metres to 50 metres to serve Centre Point South;
- o accelerate the northbound/southbound left turn lanes on Toronto Street South at Main Street to the 2025 horizon (with storage lengths of 55 and 15 metres respectively); and
- o provide eastbound/westbound left turn lanes on Main Street at Toronto Street South for the 2035 horizon (with storage lengths of 35 metres each).

6.0 SUMMARY/CONCLUSION

The subject proposal seeks Draft Plan of Subdivision Approval to enable a residential development consisting of 393 single detached and Townhouse residential units within a Plan of Subdivision. In addition to the Planning Justification Report, this application is supported by information provided by

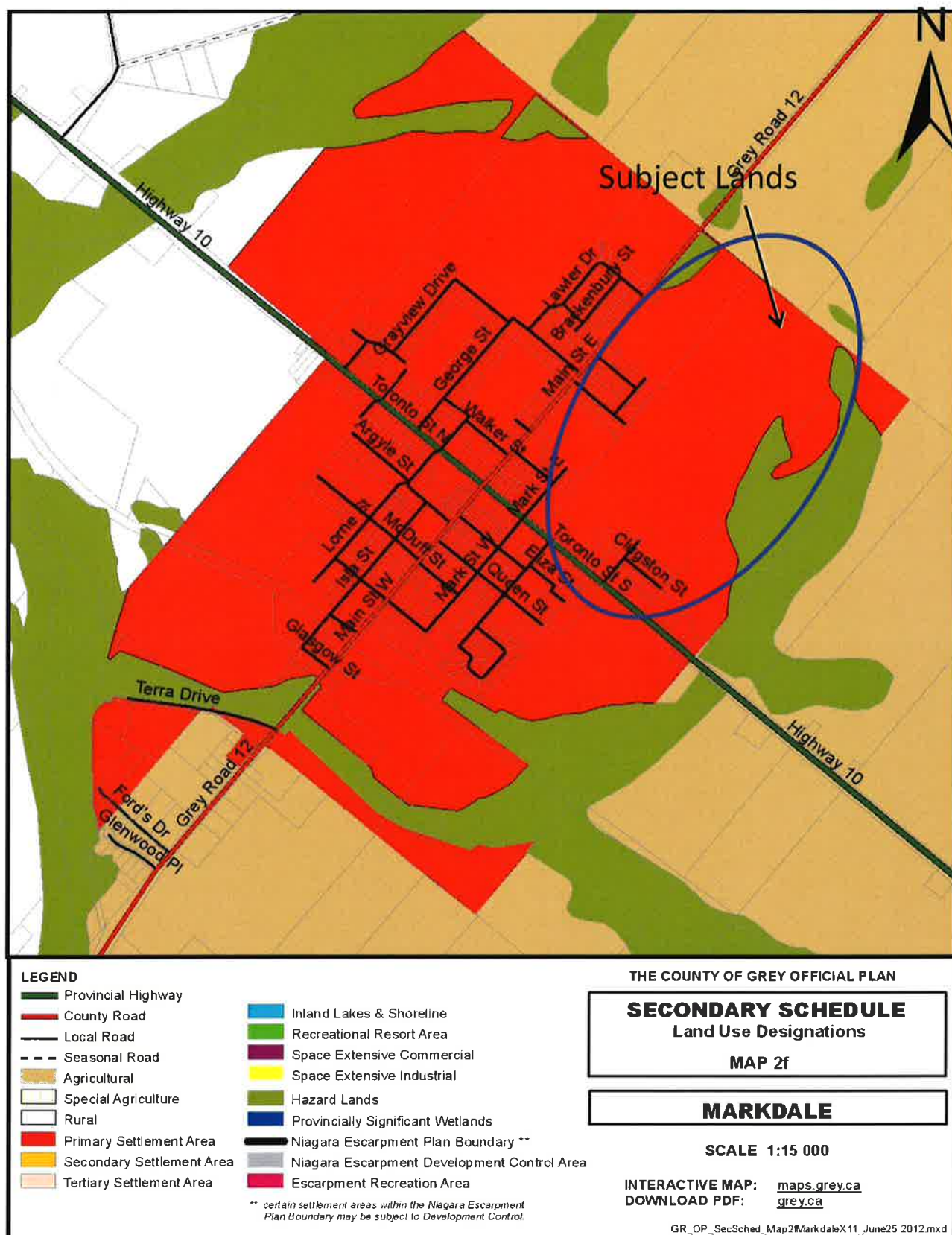
C.C. Tatham & Associates related to stormwater, servicing and traffic. As well as Archaeological information related to the site.

The purpose of this report is to provide planning rational in support of the Centre Point South 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 presents good planning and addresses the key areas of public interest as expressed in various adopted and approved planning policies.

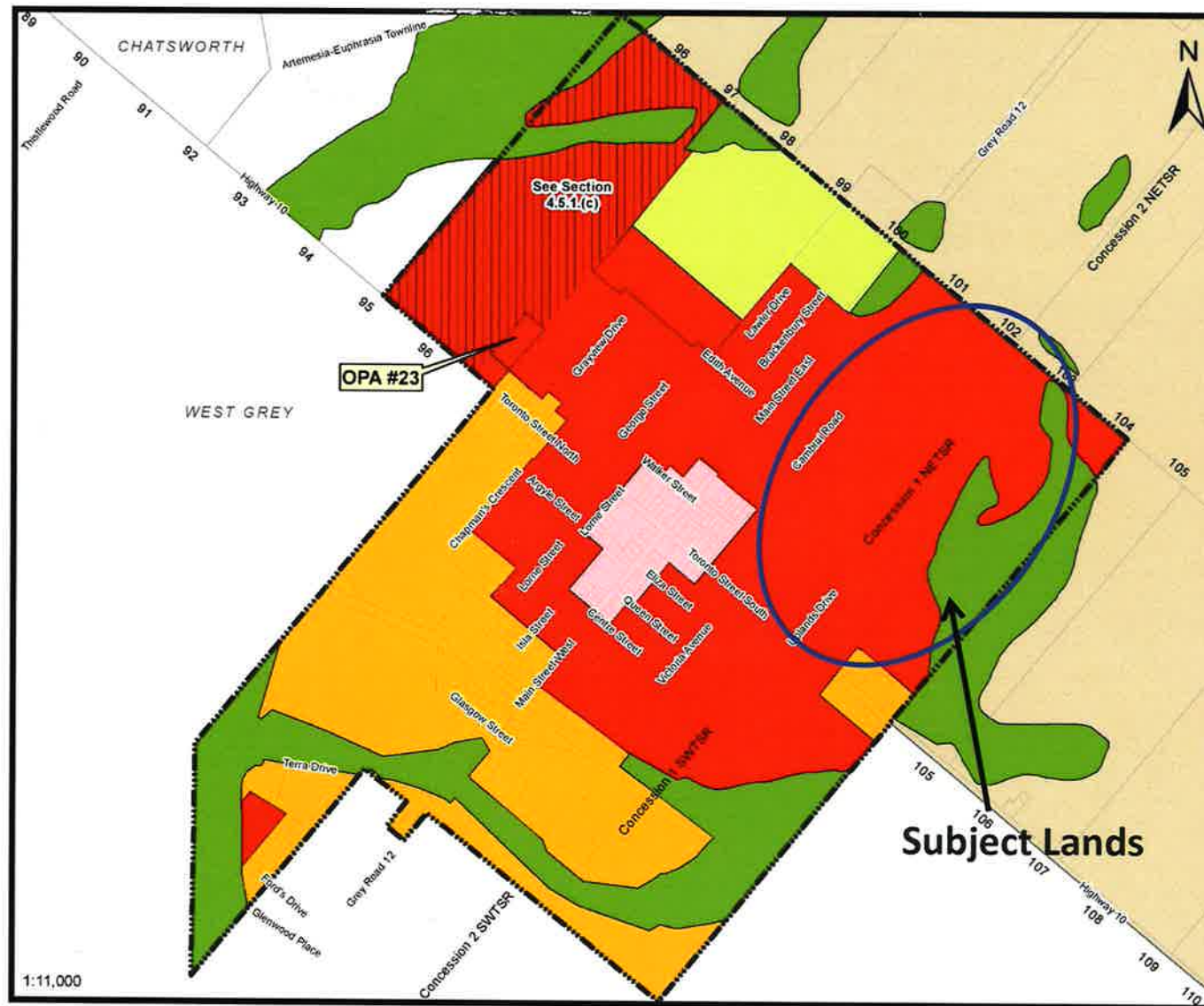
Krystin Rennie, MAES, MCIP, RPP

Figure 2



This map is for illustrative purposes only. Do not rely on this map as being a precise indicator of routes, location of features or surveying purposes. This map may contain cartographical errors or omissions.

Figure 3



THE MUNICIPALITY OF GREY HIGHLANDS
OFFICIAL PLAN

**SCHEDULE A
LAND USE**

MAP 4

MARKDALE

LEGEND

- Agricultural
- Rural
- Primary Settlement Area
- Inland Lakes & Shoreline
- Space Extensive Commercial and Industrial
- Hazard Lands
- Provincially Significant Wetlands
- Recreation Area
- Niagara Escarpment Plan Boundary
- Niagara Escarpment Development Control Area
- Special Recreation Policy Area

SETTLEMENT AREA

- Neighbourhood Area
- Employment Area
- Downtown Area
- Open Space Area



OCTOBER 2015 - GREY COUNTY PLANNING

Figure 4

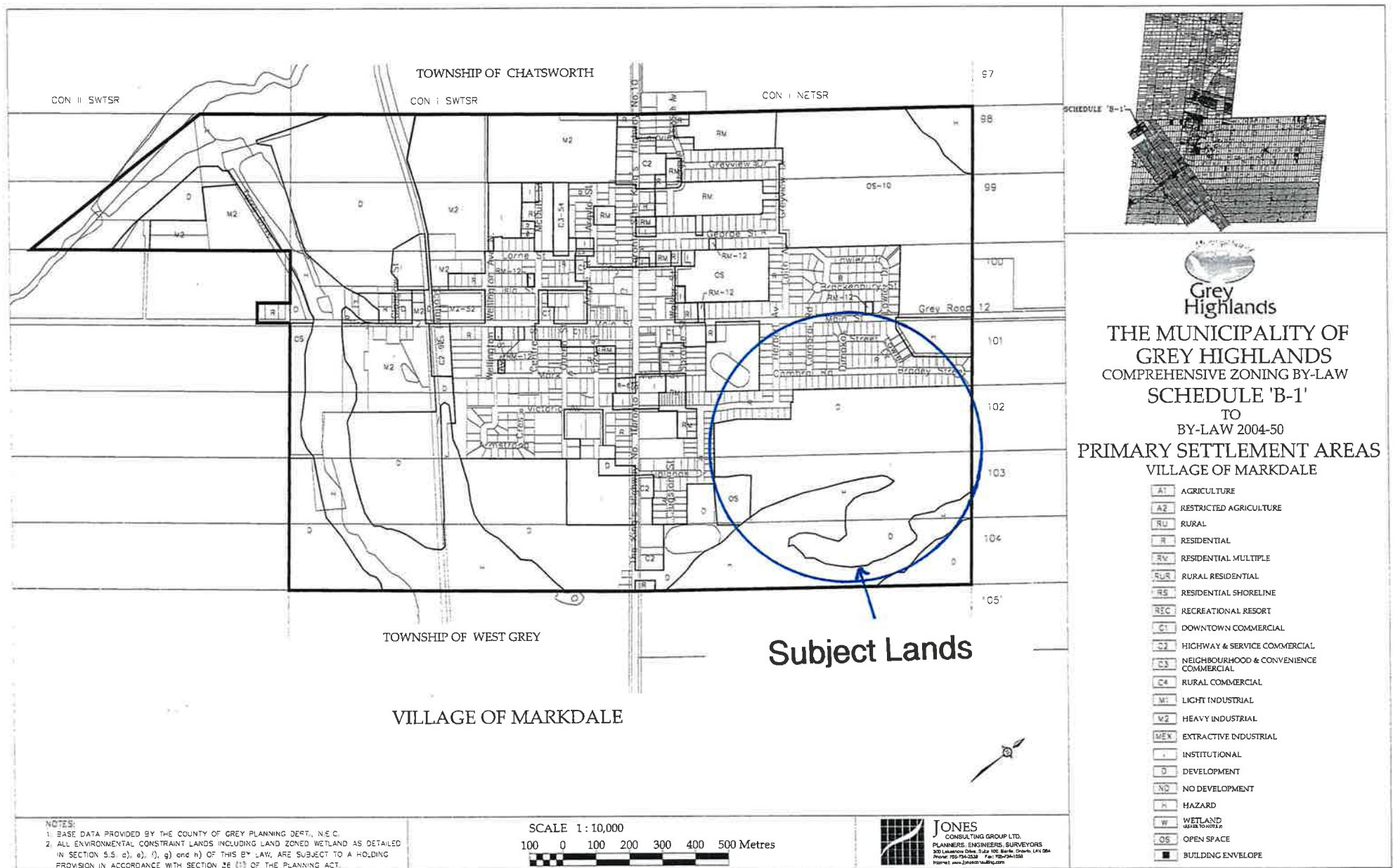
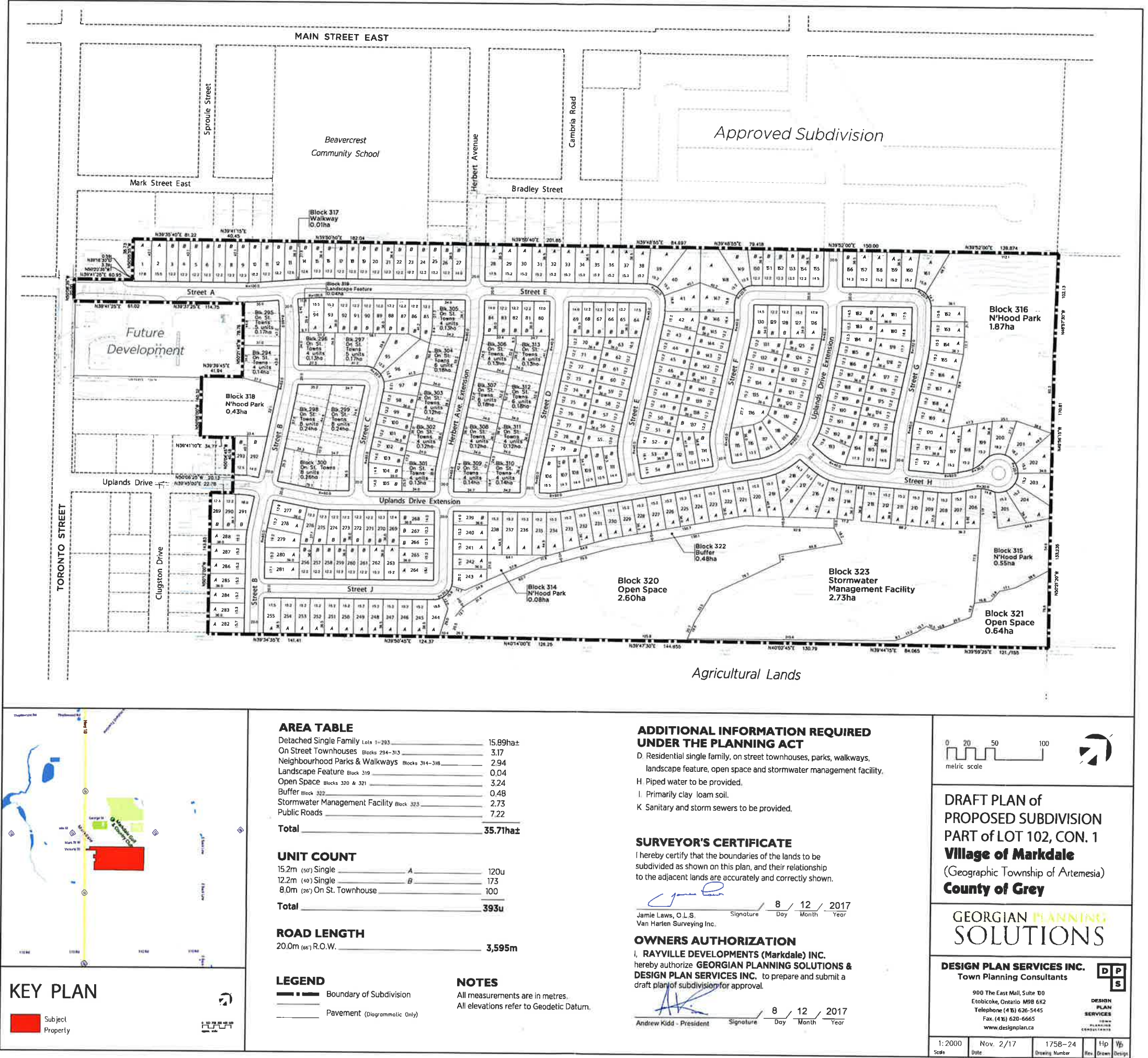
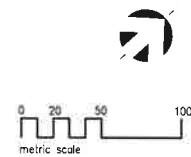


Figure 5





- Rx** Residential Exception (15.2m Lots)
- Rxx** Residential Exception (12.2m Lots)
- RM** Residential Multiple Exception (Townhouses)
- H** Hazard
- OS** Open Space
- OSxx** Open Space (Exception Stormwater Facility)



PROPOSED ZONING
PART of LOT 102, CON. 1
Village of Markdale
 (Geographic Township of Artemesia)
County of Grey

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 SOLUTIONS

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