



PLANNING JUSTIFICATION REPORT

Stonebrook Phase 2
Municipality of Grey Highlands

Prepared for:

Stonebrook Developments Markdale III Inc

Krystin Rennie, MAES MCIP RPP

December 2017

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

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1.0 INTRODUCTION

Georgian Planning Solutions has been retained by Stonebrook Developments Markdale III Inc. to prepare a Planning Justification Report to support a Draft Plan of Subdivision Application and Zoning By-Law Amendment Application for a 24 unit residential townhouse development in Markdale, Grey Highlands in the County of Grey.

1.1 SITE LOCATION AND DESCRIPTION

The subject lands are located in the Village of Markdale within the Municipality of Grey Highlands, County of Grey. (Figure 1: Location Map, Phase 2)

Specifically, the lands are located within Part Lot 98, Concession 1, Northeast of the Toronto & Sydenham Rd, (formerly Village of Markdale), Municipality of Grey Highlands, County of Grey, PTS 1-7, 16R10935. The lands have frontage on Grayview Drive and comprise approximately 12,000 square metres (1.20 hectares).

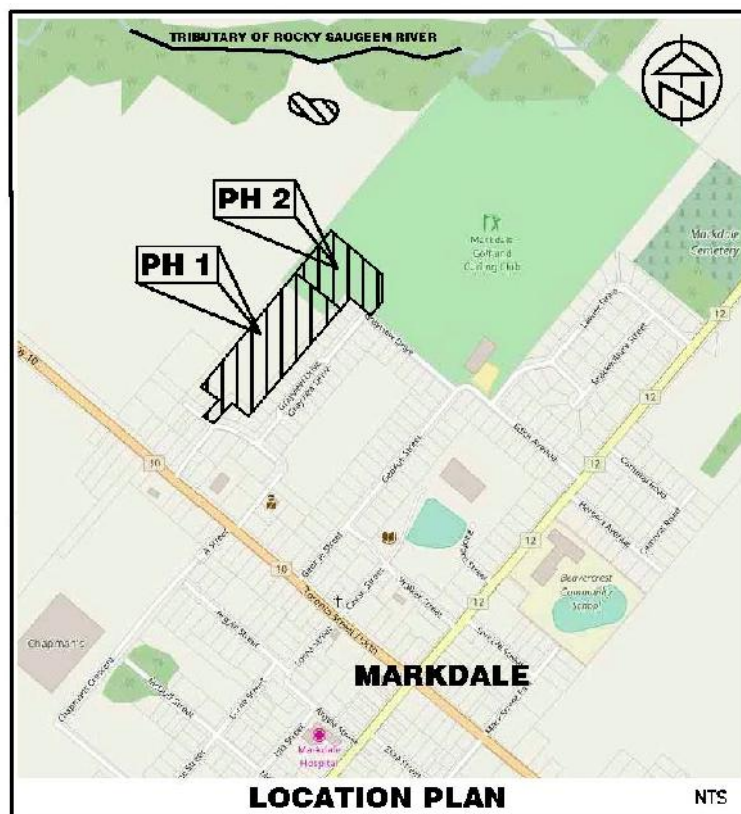


Figure 1: Location Map

2.0 SURROUNDING LAND USES

To the south of the subject property is low density residential. The Markdale Golf and Curling Club own the lands to the north, east and west and the lands to the west 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 Open Space Exception 10 (OS-10) 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 24 unit residential townhouse development by way of a Plan of Subdivision. The development consists of clusters of 4, 5 and 7 units that front on a Municipal road providing egress and ingress from Margaret Elizabeth Avenue and Grayview Drive. The road is an extension of Stonebrook Way through Stonebrook Phase 1.

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

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 a vacant site that was recently acquired from the Golf Course. 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 24 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 archaeological assessment has been completed for the property and the Phase 2 assessment process is underway.

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" 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 the Municipality of Grey Highlands Official Plan 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 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.4.5.3.11)

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 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 for a townhouse development and will be on full municipal services. It also provides a density of 35 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 proposal 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 Open Space Exception (OS-10) Zone in the Municipality of Grey Highlands Comprehensive Zoning By-law 2004-50. Permitted uses include passive recreation uses and a golf course.

A zoning by-law amendment is required to rezone the subject property from Open Space to Residential Multiple to permit the development of the townhouse by means of a Plan of Subdivision.

As part of this application there some provisions within the RM zone that are required to be modified to accommodate the proposed development layout. The unit type that is proposed on Blocks 1 and 2 is a bungalow style townhouse, a unit type that has the master suite on the main floor, a popular design for an aging population. This is the same unit type that fronts on Stonebrook Way in Phase 1. 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 55% for the units noted as RM-1 on the proposed zoning sketch (Figure 6) and 50% for the end unit in Block 1 (RM-2 on Figure 6) adjacent to the hammerhead at the end of Street B.

The lots that back onto the golf course require relief from the minimum lot coverage as well. We are requesting relief from Section 7.2.3 b) in order to accommodate the proposed building footprint and are requesting a

minimum lot coverage of 60% for the lots shown as RM-5 and RM-3 on Figure 6 and 70% for lots shown as RM-4.

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 3 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.

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 variety of unit types on the property. 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.

Furthermore, for the 2 units (RM-3 and RM-4 - Figure 6) at the end of Street B on the north side, 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. In addition, for the lot on the south side of the hammerhead (RM-2) relief is being requested from Section 7.2.3 f) Minimum exterior sideyard setback from 3m to 0m to accommodate the temporary hammerhead.

It is anticipated that this reduction in these setbacks will be eliminated once the roadway is extended into the adjacent property. The request for the reduction in the front yard setback and the exterior side 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 following relief is requested for the proposed RM-1 zone:

Section 7.2.3 c) Minimum Lot Coverage from 35% to 55%.

The following relief is requested for the proposed RM-2 zone:

Section 7.2.3 c) Minimum Lot Coverage from 35% to 50%.

Section 7.2.3 f) Minimum Exterior Side Yard Setback from 3m to 0m

The following relief is requested for the proposed RM-3 zone:

Section 7.2.3 c) Minimum Lot Coverage from 35% to 50%.

Section 7.2.3 f) Minimum Front Yard Setback from 7.5m to 2.26m

The following relief is requested for the proposed RM-4 zone:

Section 7.2.3 c) Minimum Lot Coverage from 35% to 70%.

Section 7.2.3 d) Minimum Front Yard Setback from 7.5m to 2.26m

The following relief is requested for the proposed RM-5 zone:

Section 7.2.3 c) Minimum Lot Coverage from 35% to 60%.

5.0 SUPPORTING STUDIES

5.1 FUNCTIONAL SERVICING LETTER

A Functional Servicing letter 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 letter and related engineering drawings are enclosed with the application. It is proposed that the development would be serviced by full municipal infrastructure. This letter also includes a section that reviews the traffic impact expected from the property development. Below are the findings outlined in this letter:

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.
6. 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).
7. When implemented the stormwater management plan will allow the development to proceed without negatively impacting the local drainage systems.
8. 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.

9. 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 24 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 and a Geotechnical Investigation prepared by Peto MacCallum Ltd.

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 represents 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
- County Road
- Local Road
- Seasonal Road
- Agricultural
- Special Agriculture
- Rural
- Primary Settlement Area
- Secondary Settlement Area
- Tertiary Settlement Area

- Inland Lakes & Shoreline
- Recreational Resort Area
- Space Extensive Commercial
- Space Extensive Industrial
- Hazard Lands
- Provincially Significant Wetlands
- Niagara Escarpment Plan Boundary **
- Niagara Escarpment Development Control Area
- Escarpment Recreation 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

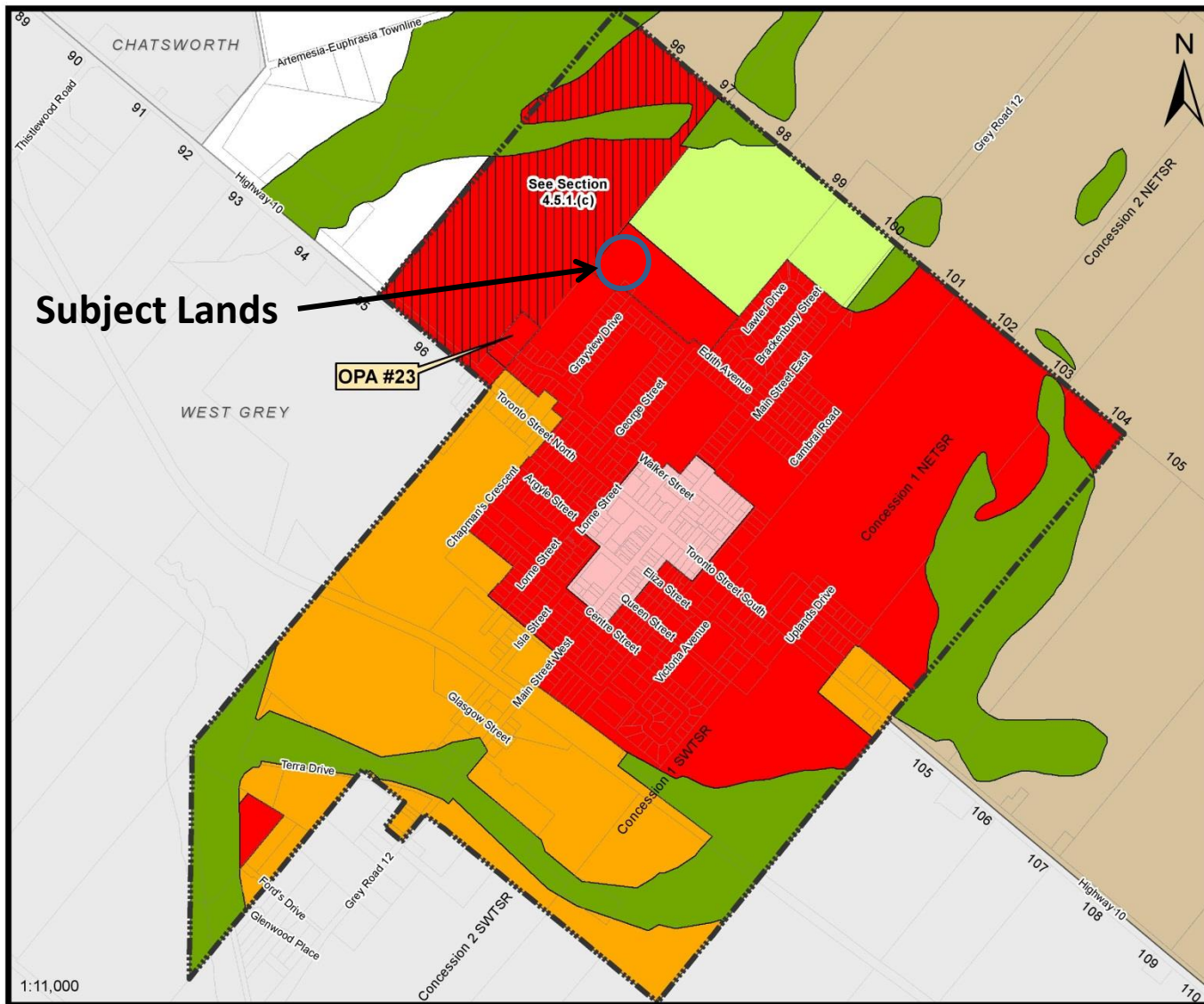
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INTERACTIVE MAP: maps.grey.ca

DOWNLOAD PDF: grey.ca

GR_OP_SecSched_Map2MarkdaleX11_June25 2012.mxd

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

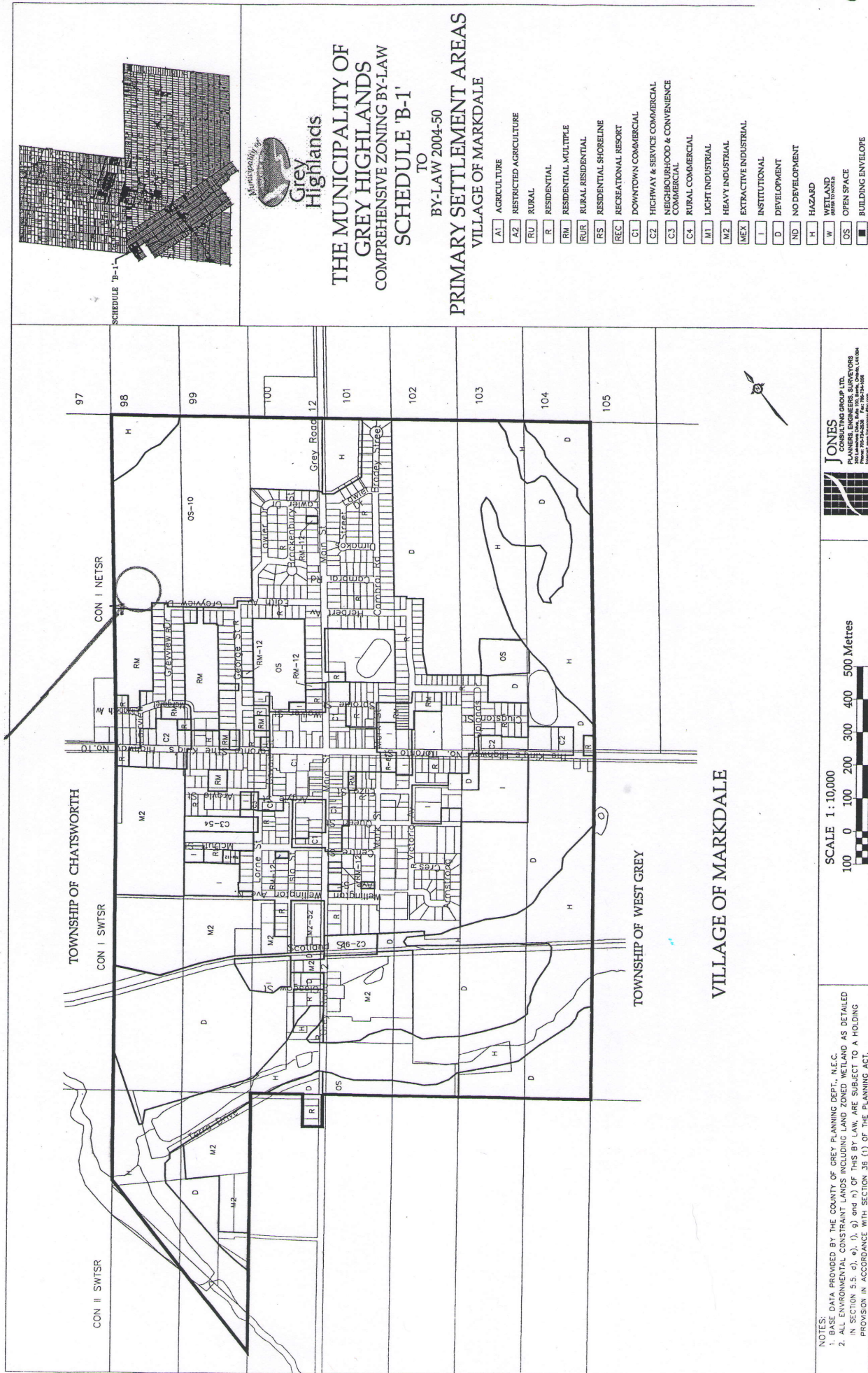
- Neighbourhood Area
- Employment Area
- Downtown Area
- Open Space Area

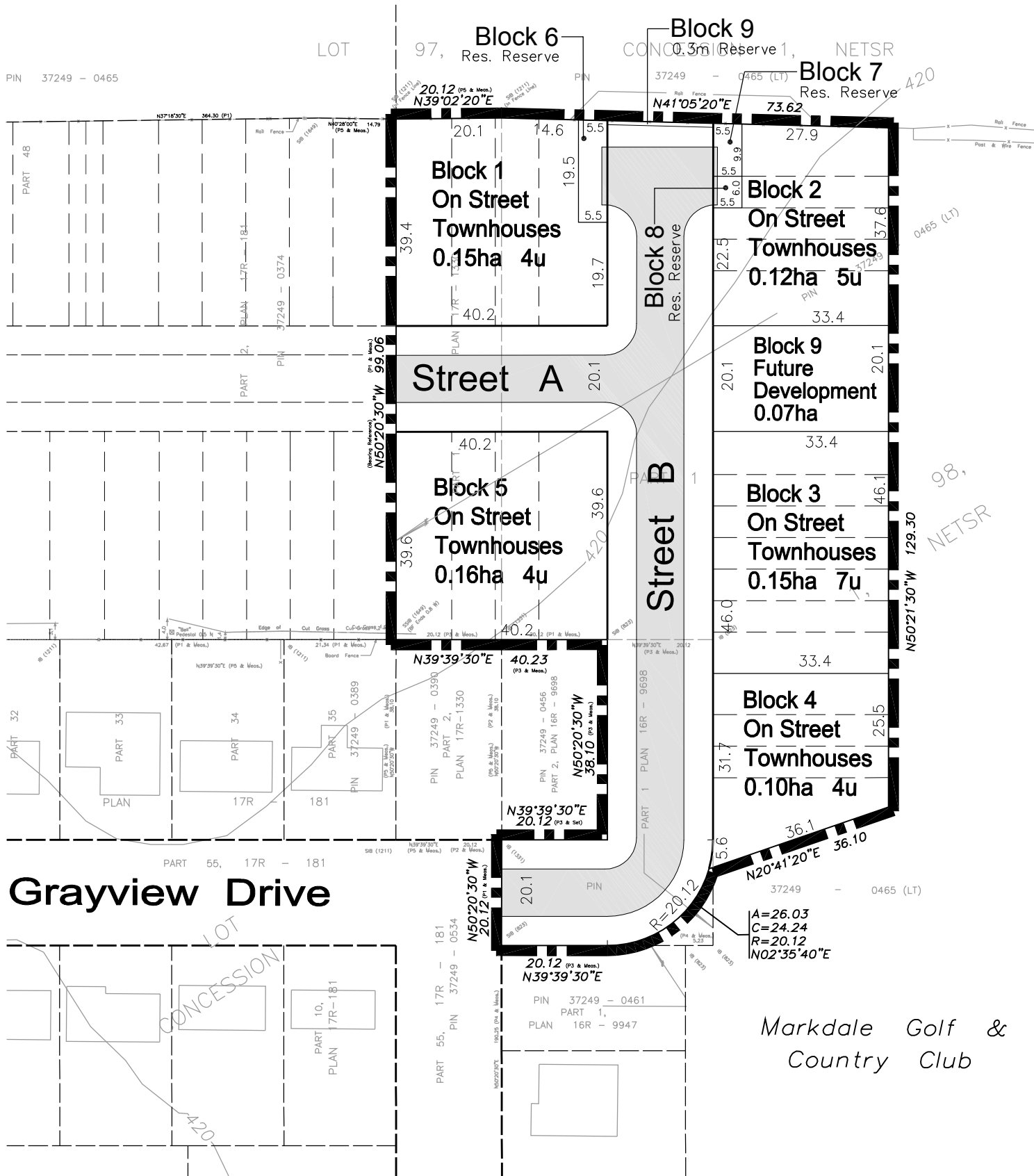


OCTOBER 2015 - GREY COUNTY PLANNING

Figure 4

Subject Lands





SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Martin W. Knisley
O.L.S.

LEGEND

Boundary of Subdivision
Pavement (diagrammatic only)

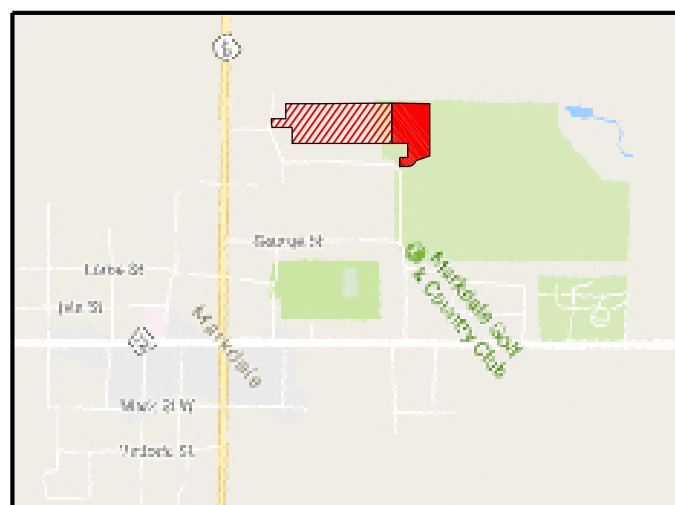
OWNERS AUTHORIZATION

We, STONEBROOK MARKDALE DEVELOPMENTS III INC. hereby authorize GEORGIAN PLANNING SOLUTIONS and DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

Remo Nicefora
(President)

0 10 20 30 40
metric scale

Markdale Golf & Country Club



KEY PLAN

Subject Property

0 100 200 300 400 500
approx. scale

AREA TABLE

On Street Townhouses	Blocks 1-5	0.68ha±
Residential Reserve	Blocks 6-8	0.02
Future Development	Block 9	0.07
0.3m Reserve	Block 10	0.01
Roads	Streets A & B - 20m R.O.W. @ 212m	0.42
TOTAL		1.20ha±

UNIT COUNT

6.0m (20') On Street Townhouse	16u
8.3m (27') On Street Townhouse	8
TOTAL	24u

ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

- D. Residential on street townhouses & reserve.
- H. Piped water to be provided.
- I. Primarily clay loam.
- K. Sanitary and storm sewers to be provided.

NOTES

All measurements are in metres.
All elevations refer to Geodetic Datum.

GEORGIAN PLANNING SOLUTIONS

DRAFT PLAN of PROPOSED SUBDIVISION PART of LOT 98, CON. 1

(Geographic Township of Artemesia)

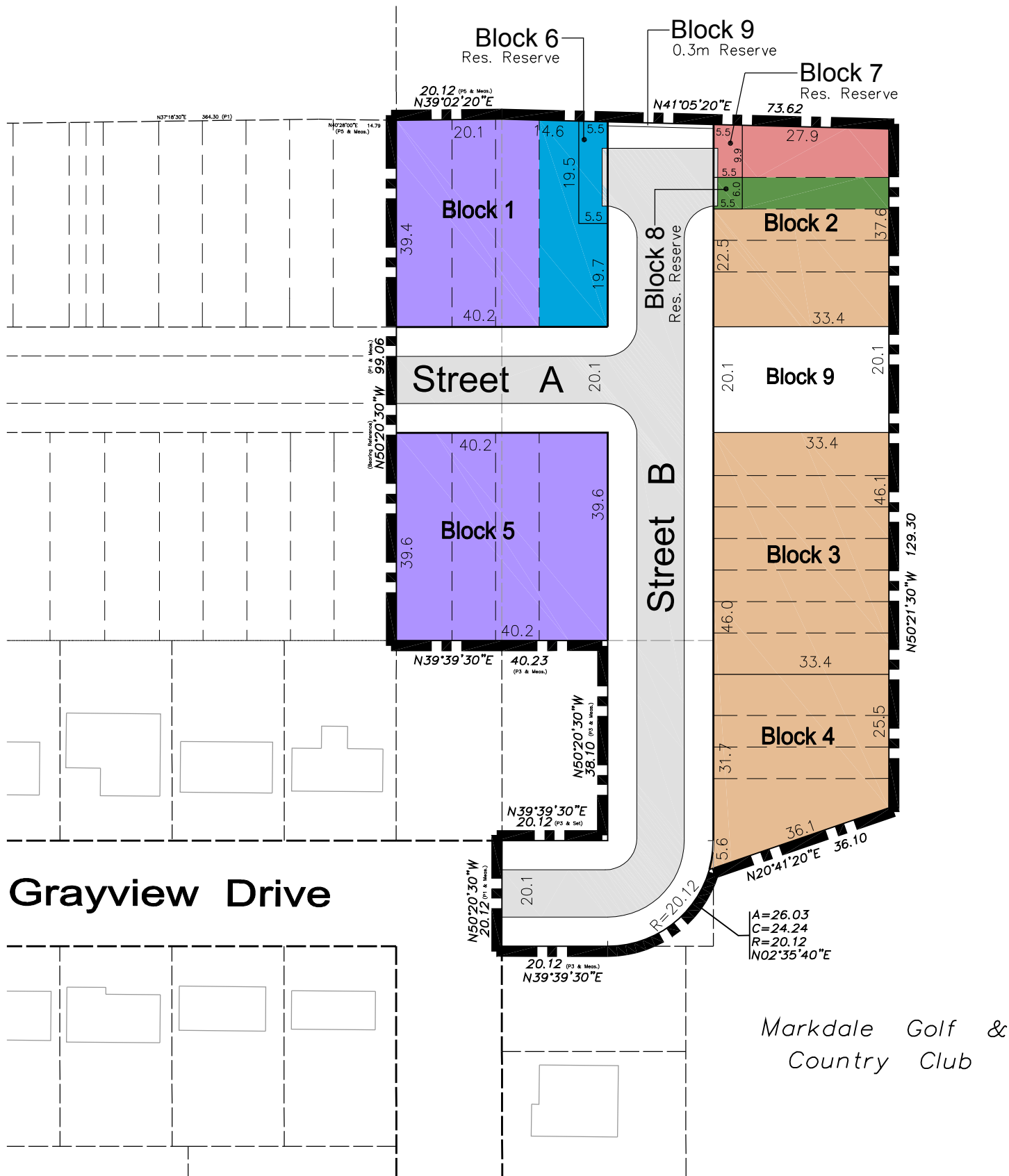
MUNICIPALITY of GREY HIGHLANDS COUNTY of GREY

DESIGN PLAN SERVICES INC.
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Telephone (416) 626-5445
Fax. (416) 620-6665
www.designplan.ca

DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

1:1000 Scale Dec. 20/17 Date 16142-21 Drawing Number Hp Wb Rev. Drawn Design

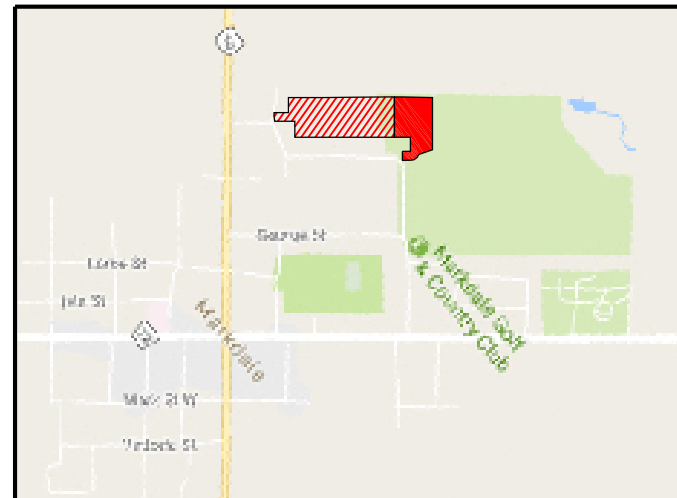
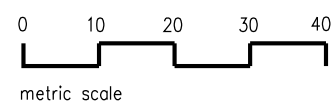


Grayview Drive

- RM-1
- RM-2
- RM-3
- RM-4
- RM-5

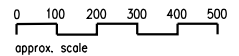
LEGEND

- Boundary of Subdivision
- Pavement (diagrammatic only)



KEY PLAN

- Subject
- Property



AREA TABLE

On Street Townhouses	Blocks 1-5	0.68ha±
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GEORGIAN PLANNING SOLUTIONS

PROPOSED ZONING PART of LOT 98, CON. 1

(Geographic Township of Artemesia)

MUNICIPALITY of GREY HIGHLANDS COUNTY of GREY

DESIGN PLAN SERVICES INC. Town Planning Consultants

900 The East Mall, Suite 100
Etobicoke, Ontario M9B 6K2
Telephone (416) 626-5445
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DESIGN PLAN SERVICES TOWN PLANNING CONSULTANTS

1:1000	Dec. 21/17	16142-22	Rev.	Hp	Vp
Scale	Date	Drawing Number		Drawn	Design