

**MOCO FARMS LTD.
173087 COUNTY ROAD 25**

**TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN
PART OF THE NORTH HALF OF LOT 31,
CONCESSION 1**

APPLICATIONS FOR

**DRAFT PLAN OF SUBDIVISION
&
ZONING BY-LAW AMENDMENT**

PREPARED BY

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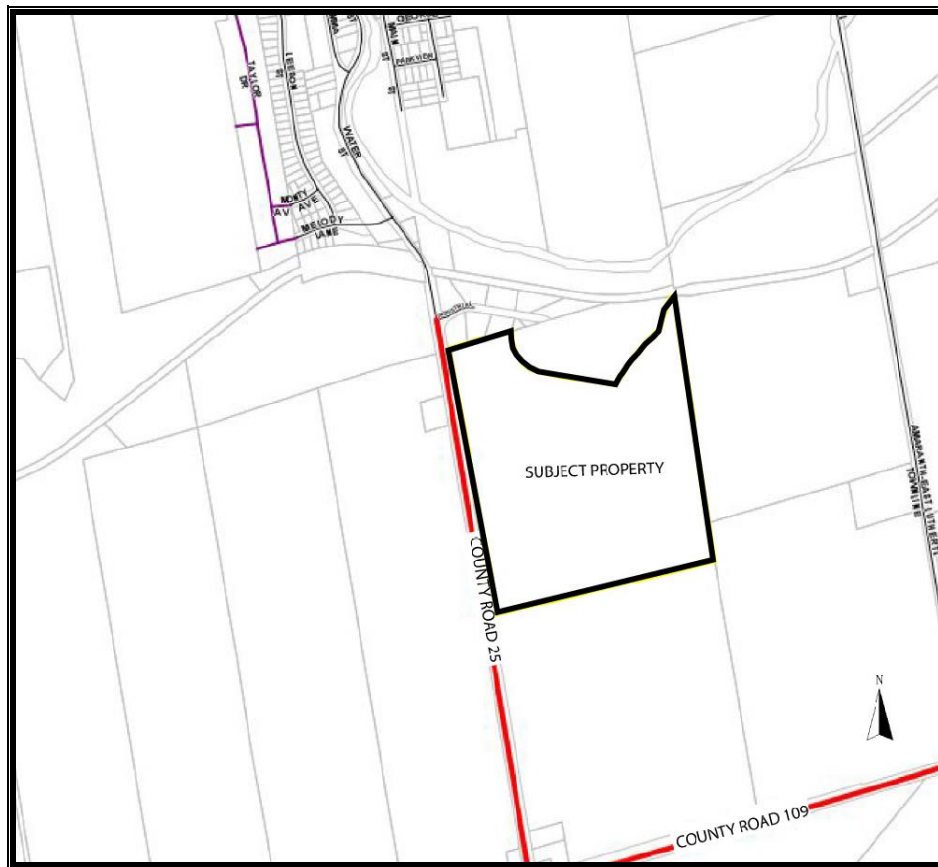
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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by MOCO Farms Ltd. to complete a Planning Justification Report relative to Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision applications for lands known as Part of North Half of Lot 31, Concession 1, municipally known as 173087 County Road 25, in the Town of Grand Valley. The lands possess a frontage of 676.2 metres (2218 feet) along County Road 25 and a total area of 34.42 hectares (85.05 acres). Figure 1 illustrates a key map of the subject lands.

Figure 1: Location of Subject Property
Source: County of Dufferin Interactive Mapping



The lands are currently designated Urban Residential, Mixed Use, Agricultural and Environmental Conservation in the Town Official Plan and are zoned Development (D), Agricultural (A) and Environmental Protection (EP) under Comprehensive Zoning By-law 09-10. The purpose of these applications is to facilitate a residential and mixed use development. A total of one-hundred and eleven (111) single detached

residential lots and 6.17 hectares (15.25 acres) of mixed use lands are proposed. A detailed overview of the development concept can be reviewed under Section 3.2 of this report.

The following report will review the applicable policies found within the documents noted below to justify the applications under good planning principles:

- Provincial Policy Statement (2014)
- Places to Grow: Growth Plan for the Greater Golden Horseshoe (2013)
- County of Dufferin Official Plan (2014)
- Town of Grand Valley Official Plan (Consolidated 2014)

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are located in the southern portion of the Grand Valley urban settlement area. The lands possess a total area of 34.42 hectares (85.05 acres) and a frontage of 676.2 metres (2218 feet) along County Road 25, which serves as the primary artery into the community core of Grand Valley. The lands are currently vacant of all structures, and drain in an east to west direction following a noticeable downward grade towards the existing watercourse.

Surrounding land uses are depicted in Figure 2 and include:

North: Lands directly adjacent to the north include future development lands to be used for employment purposes, a self-storage facility, a Fire Hall, and a municipal service facility (wastewater). Further to the North is the rail trail (open space), and environmentally protected lands (Grand River)

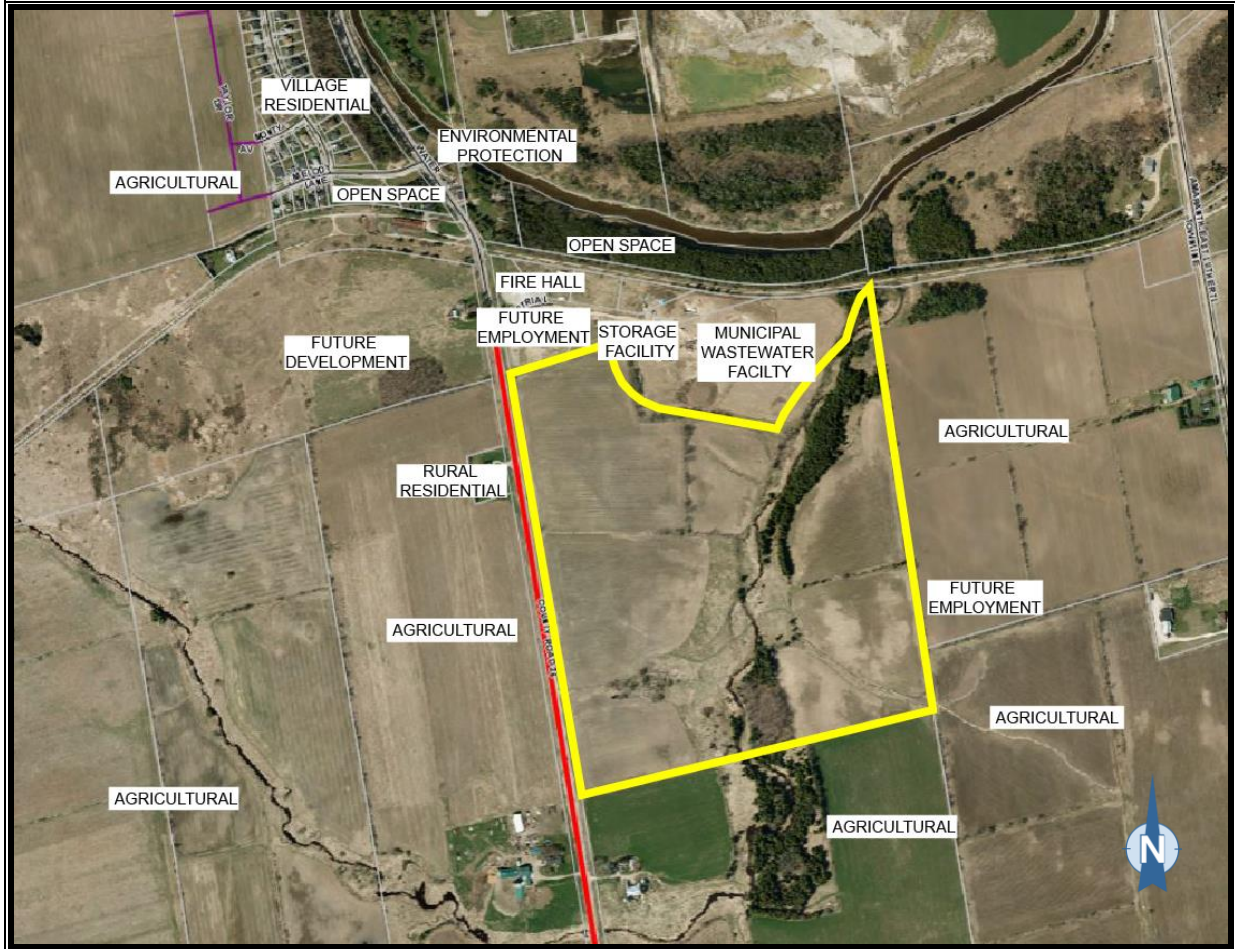
South: Lands to the south are predominantly agricultural land located outside of the settlement area, with environmental protection areas along the watercourse.

East: Directly to the east are existing agricultural and future employment lands.

West: County Road 25 abuts the subject property the West, with existing agricultural uses and a single-detached residential dwelling fronting onto

County Road 25 (Rural Residential). To the northwest as other lands owned by the applicant and are targeted for future residential development.

Figure 2: Subject Property and Surrounding Land Uses
Source: County of Dufferin Interactive Mapping



3.0 DESCRIPTION OF DEVELOPMENT

3.1 Draft Plan of Subdivision

The developable area of the subject lands is designated Urban Residential and Mixed Used in the Town Official Plan. Portions of the lands are further designated Environmental Conservation, Employment, and Agriculture; however no development is proposed on these lands at this time.

The development, per the draft plan of subdivision, proposes 111 Residential lots that will accommodate single-detached units, three (3) mixed-use blocks totalling 6.17 ha. (15.24 ac.), a stormwater management block comprising 1.58 ha. (3.90 ac.),

and a block dedicated to parkland encompassing 0.49 ha (1.21 ac.). Of the 111 single-detached residential lots, seventy-seven (77) are planned to achieve a frontage of 12.2 m (40 feet) while the remaining thirty-four (34) will achieve 15.24 m (50 feet) of frontage. The proposed lots are accessible from a 20.0 metre municipal right of way, which will be constructed with an urban cross section per Town standards, and will extend from County Road 25.

The proposed mixed use blocks (Blocks 112-114 as shown on the Draft Plan of Subdivision) will front along County Road 25 and have vehicular access from Street 'A' and County Road 25. Street 'A' will continue east and provide access to the residential lots with two intersections with County Road 25. An additional internal municipal road (Street 'B') will also contain single-detached residential lots.

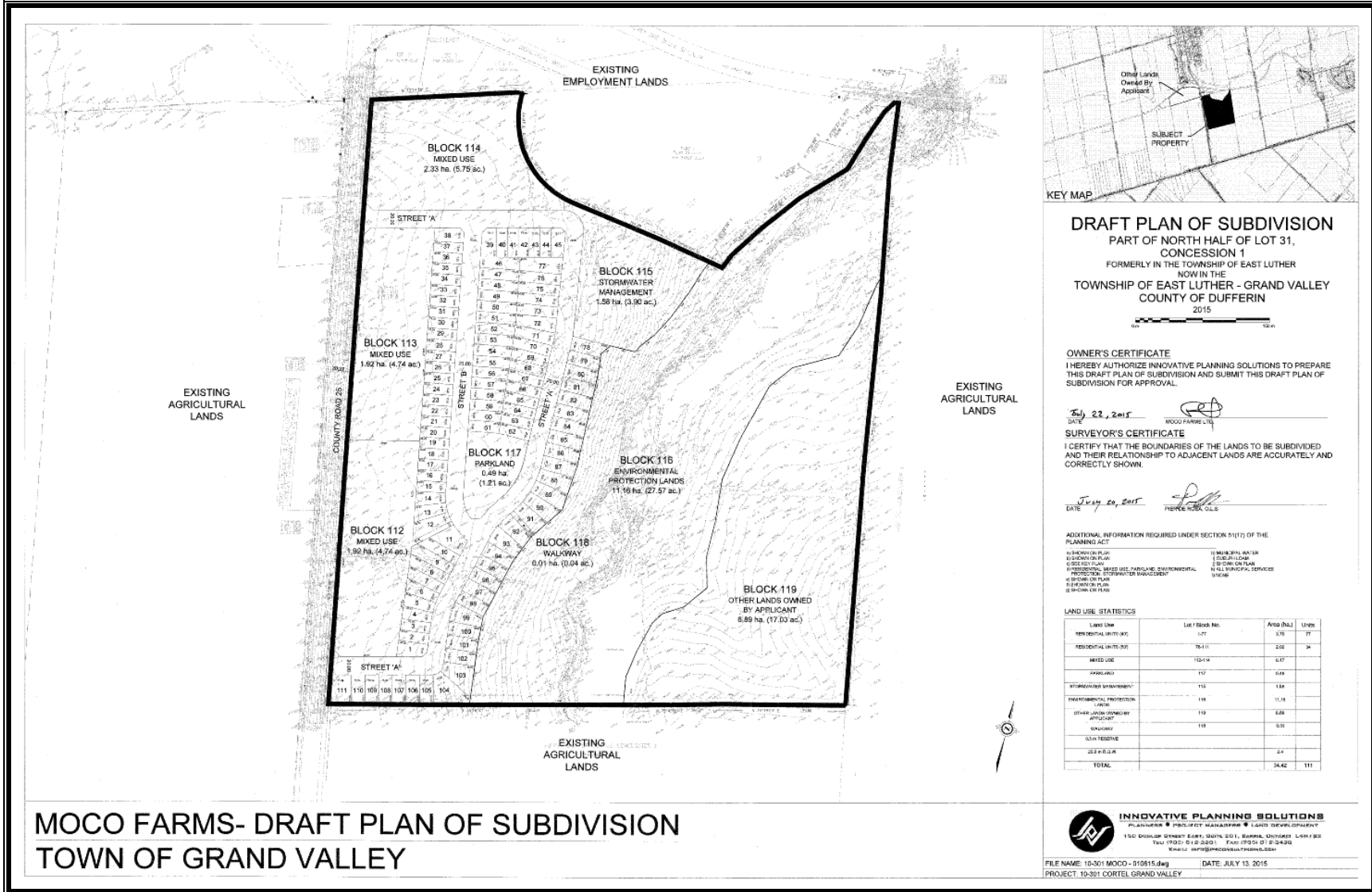
The parkland block (0.49 ha.) has been incorporated into the centre of the proposed development in order to provide equal access to high-quality recreational space for all prospective residents. Residents will also have access to 11.16 ha. (27.57 ac.) of environmental protection lands allowing for passive recreation use and enjoyment of the natural heritage features on-site. Two walkways have been incorporated into the plan in order to enhance pedestrian access to the parkland and environmental protection areas as well as promoting active forms of transportation. It is expected that the Parkland and Environmental Protection areas will act as focal points within the community to be utilized as areas for community events and day-to-day leisure activities alike.

The Environmental Protection lands have been evaluated through the completion of an Environmental Impact Study (EIS) conducted by Azimuth Environmental Consulting Inc. This study provides justification for the delineation of the extent of the natural heritage features on site and incorporates adequate development setbacks for the protection of the features. This EIS has been provided for review as part of the Plan of Subdivision and Rezoning Applications.

A stormwater management block encompassing 1.58 ha (3.90 ac.) has been incorporated at the northern boundary of the subject lands. This area has been designed in order to adequately handle run-off from the proposed subdivision and carry flows to an outlet located at Boyne Creek. A detailed analysis of the proposed stormwater management pond and outlet can be reviewed within the Functional Servicing Report prepared by Valdor Engineering, submitted as part of the Plan of Subdivision and Rezoning applications.

The Draft Plan of Subdivision is illustrated below in Figure 3 and is attached in full in Appendix 1.

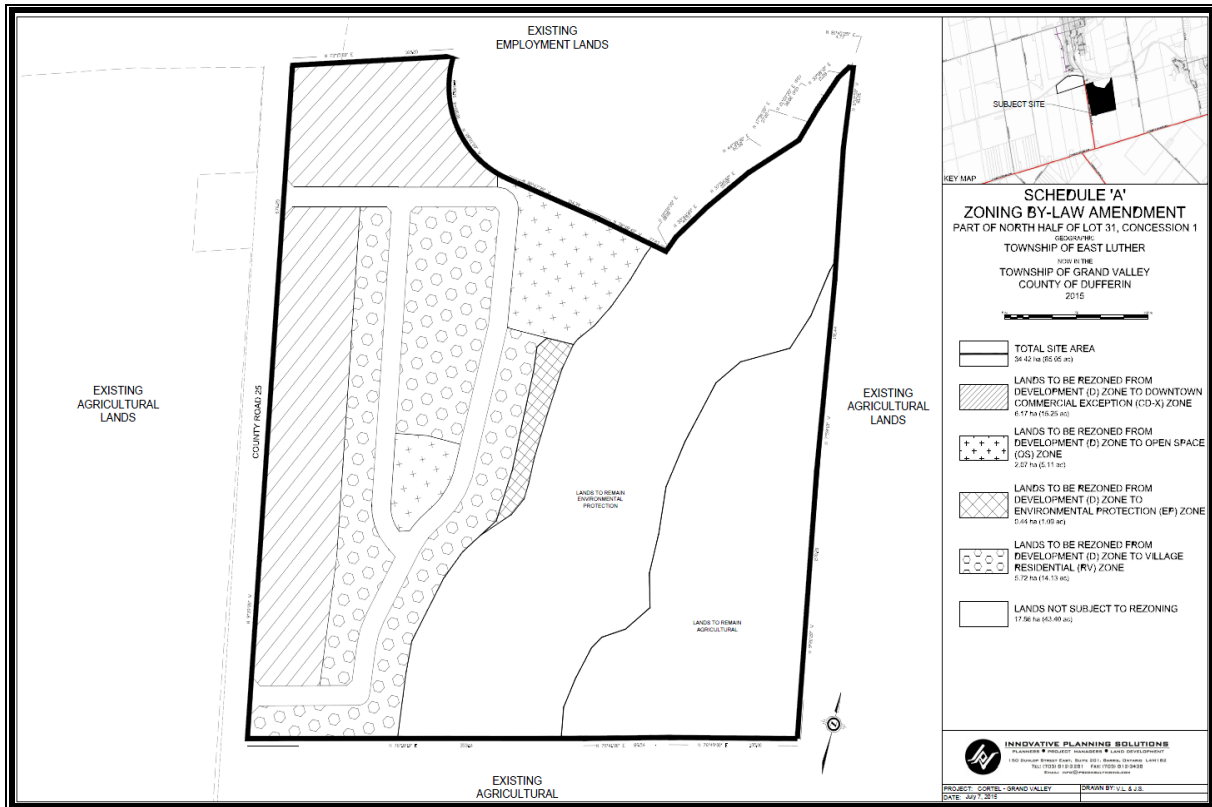
Figure 3: Draft Plan of Subdivision



3.2 Zoning Bylaw Amendment

The subject lands are currently zoned Agriculture Exception 3 (A-3) and Environmental Protection (EP) in the Zoning By-law. In order to facilitate the proposed development, a Zoning By-law Amendment is required. The following application will rezone the lands to the Village Residential (RV), Downtown Commercial Exception (CD-x) Zone, Open Space (OS) Zone and Environmental Protection (EP) Zone. A copy of the draft Zoning Bylaw Amendment and Schedule are attached in Appendix 3, and illustrated below in Figure 4.

Figure 4: Zoning Bylaw Amendment Schedule



The lands to be rezoned to the Village Residential (RV) zone encompass 5.72 ha (14.13 ac.) and will accommodate single-detached residential units in keeping with the zone standards. Mixed Use blocks 112-114 will be rezoned to the Downtown Commercial Exception (CD-x) zone as the Town of Grand Valley currently maintains no Mixed-Use zone within Zoning By-Law 09-10. The lands to be zoned the CD-x

zone encompass approximately 6.17 ha (15.25 ac.) The proposed site specific Downtown Commercial exception zone will incorporate provisioning that will allow for stand-alone commercial and residential uses within the same block of land. Table 1 outlines the proposed standards for both residential and commercial uses within the Downtown Commercial Exception (CD-x) zone.

Table 1: Proposed Downtown Commercial Exception (CD-x) Zone Standards

| Provision | CD Standard | CD-x Residential | CD-x Commercial |
|--|----------------|---|--------------------|
| Min. Lot Area Interior lots Exterior lots | Nil | 200 m ² 400 m ² | Nil |
| Min. Front Yard | Nil | 4.0 m | 4.0 m |
| Min. Lot Frontage per unit | N/A | 4.5 m | N/A |
| Min. Interior side yard | Nil | 1.2 m | 3.0 m |
| Min. Exterior Side Yard | Nil | 3.0 m | 4.5 m |
| Min. Rear Yard | 2.5 m | 5.0 m | 5.0 m |
| Max. Lot Coverage | 75% | 50% | 45% |
| Max. Height | 12 m | 12 m | 12 m |
| Max. Number of connected row houses | N/A | 6 units | N/A |
| Min. Landscaped Strip abutting residential zone | 3.0 m | 3.0 m | 3.0 m |
| Min. Gross Floor Area | N/A | 55 m ² + 14 m ² /bedroom | N/A |

3.3 List of Supporting Studies

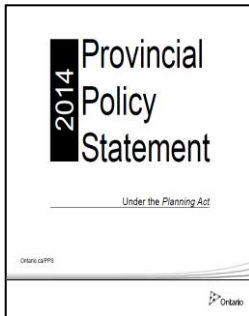
The reports below represent the studies/reports requested by the Town, Conservation Authority and respective ministries. The preconsultation checklist has been provided attached as Appendix 2:

- Stage 1-2 Archaeological Assessment – Amick Consultants Ltd.
- Functional Servicing Report – Valdor Engineering Ltd.
 - Stormwater Management
 - Geotechnical

- Environmental Impact Study – Azimuth Environmental Consultants Inc.
- Traffic Impact Study – JD Engineering

4.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning and development policies impacting these applications. Each section will outline the applicable policies and contain planning rationale on conformity and development principles.



4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement outlines the importance for building strong communities and managing and directing land use to achieve efficient development and land use patterns in Section 1.1.

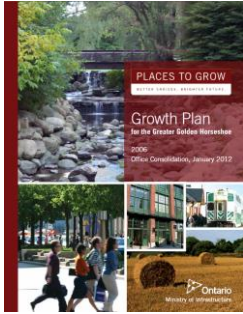
Section 1.1.3 outlines the policies in relation of Settlement Areas, which shall be the focus of growth and development. Planning authorities shall recognize appropriate locations and promote opportunities for intensification and redevelopment while taking into account existing building stock and areas, availability of suitable existing or planned infrastructure and public service facilities, as stated in Section 1.1.3.3. The proposed development is located within the Settlement Area of Grand Valley and will be utilizing full municipal services in keeping with Section 1.1.3 and Section 1.6.

Section 1.1.3.6 states that development taking place in designated growth areas should occur adjacent to the existing built up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The development per the Draft Plan of Subdivision proposes a mix of uses deemed appropriate for the subject lands, proposes a compact form of development that makes efficient use of developable land, and will take advantage of infrastructure that is planned for the settlement area of Grand Valley. Per Schedule A-2 of the Grand Valley Plan, the subject lands are currently not abutting the delineated *built-up* area of the settlement. The lands are separated from the *built up*

area by employment lands, environmental protection lands, and open space to the north. The employment lands in question have been partially developed with a self-storage facility, fire hall, and municipal service (sewage) station. The environmental protection lands are an extension of the natural features located on the subject property and are not considered part of the settlement area of the Town of Grand Valley. Once the employment area to the north of the property has been captured within the *built-up* area the subject lands will be considered adjacent in keeping with Sec. 1.1.3.6 of the PPS (2014).

Per Section 1.5.1 healthy, active communities are promoted by fostering a pedestrian environment through active transportation, and by providing recreation and open space opportunities that are publically accessible. The proposed development incorporates a public open space that is centrally located within the subdivision that will provide prospective residents ample space for leisure activities. Further, the plan contemplates 2 walkways (within Block 112 & Block 118) that will provide for pedestrian access through the development to the Environmental Protection Area that permeates through the centre of the subject property. The proposed municipal ROW will also provide opportunities for a network of pedestrian sidewalks that will aide in creating a pedestrian-scaled development that promotes active transportation.

These applications aim to develop land designated for growth within an established settlement area. The Provincial Policy Statement's objectives and policies are supported by the following applications, and therefore are consistent with the Provincial Policy Statement (2014).



4.2 Places to Grow: Growth Plan For The Greater Golden Horseshoe

The Growth Plan has been reviewed relative to this application with particular emphasis placed on the following sections:

| | |
|---------------|-----------------------------|
| Section 2.2.2 | Managing Growth |
| Section 2.2.6 | Employment Lands |
| Section 2.2.7 | Designated Greenfield Areas |
| Section 4.2.1 | Natural Systems |

The subject lands are located within the designated settlement area of Grand Valley which possesses appropriate infrastructure and servicing for the type of development proposed. Section 2.2.2 of the Growth Plan contains policies relative to creating complete communities through directing growth to existing settlement areas. The residential lots will offer a type of housing that has traditionally been a part of the community. These lots have been configured to meet the provisions of the implementing zoning by-law and no special provisioning is sought. Three (3) mixed-use blocks are planned to be developed with residential townhouses and leasable commercial and office space. These blocks are expected be developed when infrastructure allocation is available. This development represents '*major growth*' and the Growth Plan directs this type of development to settlement areas that offer municipal water and wastewater services.

Overall, the proposed development represents the first mixed-use project within a Designated Greenfield Area. Section 2.2.2 (h) of the Growth Plan promotes this type of development as part of a strategy to encourage the construction of *complete communities* that offer a mix of land uses, a range and mix of employment and housing types, high quality open space and easy access to local stores and services. Once complete, the proposed development will represent a complete community by ensuring a mix of land uses, a planned neighbourhood park, employment opportunities, respect the natural heritage lands and provide a new experience driving into Grand Valley along County Road 25.

Section 2.2.6 of the Growth Plan dictates the policies relative to employment lands within a municipality. Specifically Sec. 2.2.6 (c) states that economic development and competitiveness should be promoted through protecting and preserving employment areas for current and future use. Sec. 2.2.6 (d) expresses the need for necessary infrastructure to be provided in support of these lands. In order to adhere to the provisions set out by the growth plan, the current state of wastewater servicing within the Town of Grand Valley will require evaluation if the designated employment lands on the subject property are to be developed in the future.

The proposed development is considered a greenfield development under the auspices of the Growth Plan. The proposed development is aligned with the policies found in Section 2.2.7 (Designated Greenfield Areas) by providing a mixture of land use including both residential and employment uses, and a site design that supports walking and cycling within the community. The minimum density target outlined in the Growth Plan for greenfield development is to be not less than 50 residents and jobs combined per hectare. Per Section 2.2.7.5, alternate density targets can be established for municipalities located in the *outer ring* to ensure that the density target is appropriate given the characteristics of the existing community. The County of Dufferin, as the upper-tier authority, has applied a minimum *designated greenfield density target* of not less than 44 people/jobs per hectare for the settlement area of Grand Valley.

Per Sections 2.2.7.3 and 7.0 of the Growth Plan, lands are considered to be part of the designated greenfield density calculation where such lands:

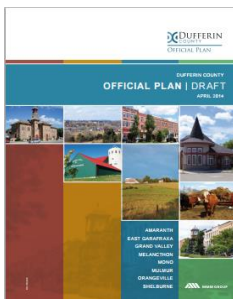
- Are within a settlement area but not contained within the *built-up area*; and
- Are not restricted from development through local or Provincial policy (protected natural heritage features)

The developable lands within the proposed Plan of Subdivision that meet the above definitions encompass approximately 20.27 ha (50.01 ac.).

Utilizing a Person per Unit (PPU) figure of 3.25 for low-density built form (2014 – Watson & Associates Development Charges Background Study) the planned single-detached residential portion of the plan will achieve a density of 17.8 people per hectare over the entirety of the greenfield. As the mixed-use blocks are expected to be integrated into the plan through a subsequent application under the Planning Act, they will be planned in a compact manner in order to achieve the minimum greenfield density target. Further, the mixed use lands will provide for employment opportunities which will spur economic development along County 25 and act as a gateway into the settlement area.

Section 4.2.1 contains policies regarding the protection of natural systems. Sec. 4.2.1.4 directs municipalities, conservation authorities, and other stakeholders to develop a system of publically accessible parkland, open space, trails, and other natural heritage areas. The plan of subdivision incorporates a centralized block dedicated to parkland, as well as pedestrian walkways allowing for access through the subdivision to both the proposed parkland and the environmental protection area. The environmental protection area will ultimately be subjected to best management practices regarding stewardship of natural areas in keeping with Sec. 4.2.1.4 (a),(b) & (c).

These applications conform to the policies of the Growth Plan as they propose urban development on land designated for growth within the Town of Grand Valley.



4.3 County of Dufferin Official Plan

The subject property is currently designated 'Urban Settlement Area' within Schedule 'B' of the County of Dufferin Official Plan. The lands are completely contained within the Grand Valley Settlement Area.

Per Sec. 2.3.1 it is the Policy of the County that the majority of growth will directed to the County's *settlement areas* with the intent to focus investment in built-up areas and to preserve the agricultural and natural heritage areas. Further, development within *settlement areas* will promote healthy and sustainable communities through compact forms, efficient use of infrastructure, and the provision of a range of land uses. The proposed development is on lands within a designated *settlement area* and is planned to incorporate a variety of housing options as well as opportunities for employment within the mixed-use blocks. This type of built form promotes active transportation, the potential for prospective residents to live and work within the community all while establishing a development pattern that makes efficient use of land and municipal infrastructure; all of which are goals set out by the County in Sec. 2.3.1 of its Official Plan.

Sec. 2.3.2 of the County's Official Plan dictates the policies relative to '*Urban Settlement Areas*'. In general the policies of Sec. 2.3.2 reflect many contained under Sec. 2.3.1 relating to development taking place on full municipal services, accommodating a broad array of land uses, and promoting active transportation.

Further considerations under Sec. 2.3.2 (g) relate to promoting development that efficiently uses land while protecting natural heritage resources and safeguarding public health and safety concerns. The proposed development intents to protect the natural heritage components on site, which include a stream and associated riparian wetland, by maintaining the Environmental Protection zone and establishing appropriate setbacks to identified features. Further, and Environmental Impact Study has been completed by Azimuth Environmental Consultants which details the natural features on site and proposes appropriate mitigation measures based on perceived impacts. This study has resulted in the Environmental Protection zone being expanded to the west incorporating approximately 0.44 ha. (1.09 ac.) of additional land.

Sec. 2.4.3 provides policies regarding development on Designated Greenfield Areas within settlements. As the subject property is located within a settlement area but outside the built boundary the proposed development will take place on designated

greenfields. Per Sec. 2.4.3 (a) new development within the settlement area of Grand Valley that is proposed on designated greenfields will be planned to achieve a minimum density target of 44 people/jobs per hectare. The proposed development will achieve a density of 63 people per hectare within the residential portion of the subdivision, with the mixed-use blocks to be planned at a similar density and incorporating employment opportunities through commercial use.

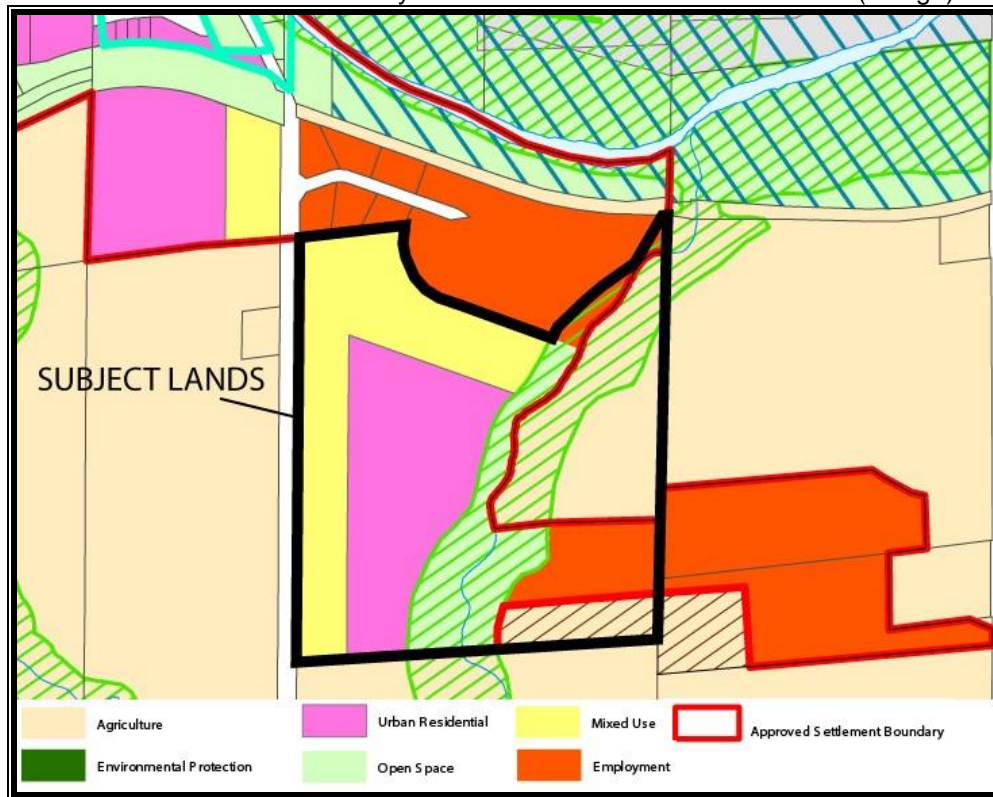
The proposed development conforms to the County of Dufferin Official Plan.

4.4 Town of Grand Valley Official Plan

The subject lands are currently designated Urban Residential, Mixed Use, Agricultural, Open Space, Employment, and Environmental Conservation (overlay) as illustrated below in Figure 5.

Figure 5: Official Plan Designation

Source: Town of Grand Valley Official Plan Schedule A-2 Land Use (Village)



Section 5.3.2 of the Official Plan contains policies relative to development within the Urban Residential designation. The objectives contained within Sec. 5.3.2 relate to providing for a range of housing forms, ensuring that the growth is appropriate given the characteristics of the settlement, encouraging urban design that respects the existing character of the village, and to create a compact urban form that can be efficiently serviced by municipal water and wastewater. The proposed plan of subdivision offers a range of housing that will provide for a variety of options for potential residents that will be designed to integrate into the existing and planned settlement area. The proposed development will be subject to phasing conditions that will ensure that the necessary housing is offered within an appropriate timeframe, while still promoting a compact design that will be able to efficiently utilize municipal servicing in keeping with the policies of Sec. 5.3.2.

Section 5.6 dictates the objectives and policies relative to development within the Mixed Use designation. Pursuant to Sec. 5.6.2 the objectives of the Mixed Use designation relate to providing a variety of commercial services, implementing an attractive façade along County Road 25, and incorporating housing which is affordable relative to low and moderate income households. Currently the draft plan of subdivision proposes three mixed use blocks that have been incorporated along County Road 25. When these blocks develop, stand-alone commercial space will be provided fronting along County Road 25, while residential development will be incorporated to the rear of the blocks. This proposal will ultimately achieve a strong commercial façade along County Road 25, and incorporate townhouse units that are affordable to moderate income families in keeping with Sec. 5.6.2 of the Official Plan.

Per Sec. 5.6.4 (a) residential uses within the Mixed Use designation will generally be located above commercial uses in order to provide a logical continuation of the downtown core. The subject lands are located approximately 1.25 km from the Downtown core of the Grand Valley settlement area. Given this substantial distance between the subject lands and the downtown core, and with respect to the standalone residential uses along County Rd 25 (Water Street), maintaining the downtown development pattern would result in disconnected built form. As it is also

the policy of Sec. 5.6.4 (a) for the mixed use designation to provide for a transitioning area from the Downtown Core to Gateway Areas, the proposed stand-alone commercial and residential uses within the mixed use blocks will provide for this transition from downtown core to the commercial gateway while still maintaining the intent of the mixed use designation.

Section 5.10 of the Town's Official Plan contains policies related to lands to be used for Open Space and Recreation. As part of the Plan of Subdivision 0.49 ha (1.21 ac.) of land is to be provided as parkland. Per Sec. 5.10.2, is it the objective of the Town to provide a continuous and integrated park system that provides efficient access to environmental features within the Town and to provide opportunities for active and passive recreation. With this in mind the proposed subdivision incorporates parkland as a focal point within the plan in order to provide equal and accessible access to recreation for all prospective residents. Further, Block 118 and Part of Block 112 implement a pedestrian walkway that provides access to the proposed parkland as well as access to the natural features contained within the Environmental Protection area.

Within the plan of subdivision approximately 11.16 ha (27.57 ac.) of land is reserved for environmental protection. Per Sec. 5.11.4 of the Official Plan development and/or site alteration is not permitted with significant habitat of endangered or threatened species, or within provincially significant wetlands. In addition to these restrictions all development that is proposed within 120 m of these environmental protection areas shall be designed and constructed to preserve the natural functions of the feature or area. The proposed plan of subdivision recommends no development within the environmental protection area. An Environmental Impact Study has been produced by Azimuth Environmental Consulting and concludes that no negative impacts will be encountered by the environmental protection lands as a result of the proposed development. Please refer to Azimuth's report for further details.

Section 8.0 of the Town of Grand Valley's Official Plan provides direction relative to Growth Management. Section 8.1 recognizes that in achieving the minimum density

and intensification targets provided by the County of Dufferin will be contingent upon adequate water and sewer servicing becoming available. For this reason it will be prudent to phase the proposed development in order to coincide with the availability of servicing specifically sewer allocation. Sec. 8.2 provides the County generated density target of 44 people/jobs per hectare for development on designated greenfields which the proposed development meets. Sec. 8.5.1.3 dictates that it is the objective of greenfield areas to contribute to creating complete communities through: promoting active transportation (cycling/walking), providing a mix of land uses, creating high quality public open spaces, respecting the established character of the community, and encouraging the development of greenfield lands adjacent to the built-up area of the Town. The subdivision will incorporate design elements that will be in keeping with the existing and planned character of the Town, and is the first development incorporating both residential and employment opportunities within the settlement area.

The following applications conform to policies of the Town of Grand Valley Official Plan.

5.0 CONCLUSION

The following applications represent a comprehensive development plan for lands within the Urban Settlement Area of Grand Valley. The proposed Draft Plan of Subdivision and Zoning By-Law Amendment applications aim to facilitate one-hundred and eleven (111) residential units in the form of single detached dwellings, and 6.17 ha (15.25) of mixed use lands. The development is to be serviced through municipal water and wastewater systems, in keeping with provincial policy dictating the location of *major growth*. These applications will permit the subject lands to develop to their full potential, in an efficient and compact manner as realized under provincial, county and local planning policy.

The proposed development will aid in accommodating predicted residential growth within the Town while simultaneously providing jobs for these residents through the

incorporation of commercial uses within the mixed-use lands. The development will represent a complete community with a variety of affordable housing (singles & townhouses), employment areas, and efficient and safe pedestrian access to recreation and natural areas.

The subject lands are ideally positioned within the urban settlement area of Grand Valley, considered a primary growth area within the County of Dufferin. The Town's Official Plan currently designates the subject lands as a place where both residential and employment development will be accommodated. The development will be compatible with surrounding lands uses, as well as the character of Grand Valley, while protecting the natural features on the subject lands.

The proposed development conforms to the goals and objectives of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2013), the County of Dufferin Official Plan, and the Town of Grand Valley Official Plan respectively. It is my professional opinion that these applications represent good planning.

Respectfully submitted,

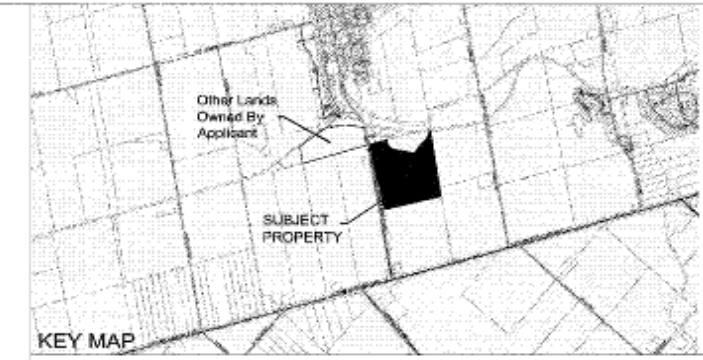
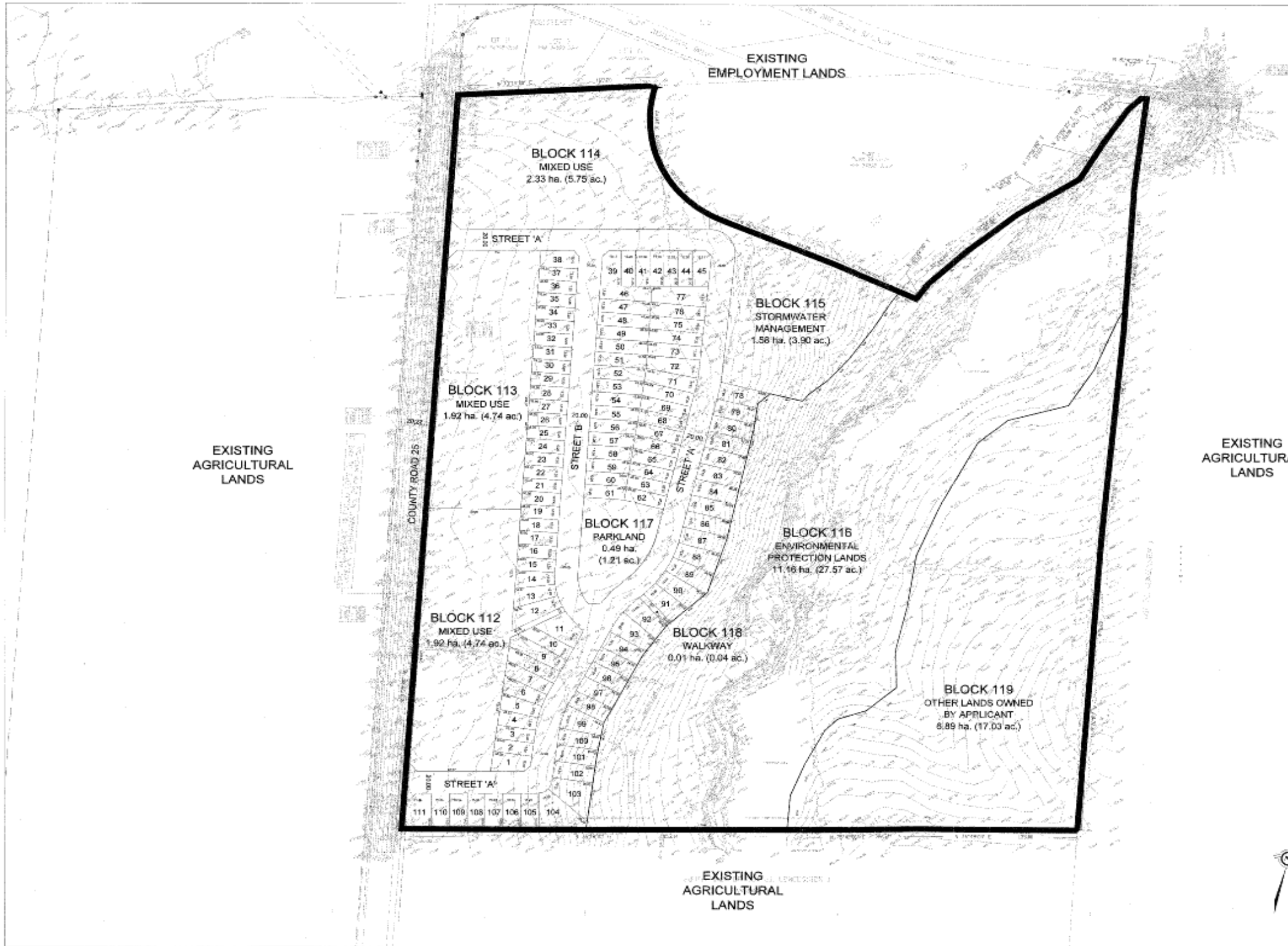


Darren Vella, B.Sc, MCIP, RPP
President & Director of Planning



John Stuart, MPI, BES
Junior Planner/Planning Technician

APPENDIX 1: Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION
PART OF NORTH HALF OF LOT 31,
CONCESSION 1
FORMERLY IN THE TOWNSHIP OF EAST LUTHER
NOW IN THE
TOWNSHIP OF EAST LUTHER - GRAND VALLEY
COUNTY OF DUFFERIN
2015

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

July 22, 2015
DATE
MOCO FARMS LTD.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

July 20, 2015
DATE
PIERRE BOUK OLS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

| | |
|---|----------------------------|
| 1) SHOWN ON PLAN | 10) MUNICIPAL WATER |
| 2) SHOWN ON PLAN | 11) SUPPLY LIDAM |
| 3) SEE KEY PLAN | 12) SHOWN ON PLAN |
| 4) RESIDENTIAL MIXED USE, PARKLAND, ENVIRONMENTAL PROTECTION, STORMWATER MANAGEMENT | 13) ALL MUNICIPAL SERVICES |
| 5) SHOWN ON PLAN | 14) N/A |
| 6) SHOWN ON PLAN | |
| 7) SHOWN ON PLAN | |
| 8) SHOWN ON PLAN | |

LAND USE STATISTICS

| Land Use | Lot / Block No. | Area (ha.) | Units |
|--------------------------------|-----------------|--------------|------------|
| RESIDENTIAL UNITS (R1) | 1-77 | 0.78 | 77 |
| RESIDENTIAL UNITS (R2) | 78-111 | 2.00 | 24 |
| MIXED USE | 112-114 | 6.17 | |
| PARKLAND | 117 | 0.49 | |
| STORMWATER MANAGEMENT | 115 | 1.58 | |
| ENVIRONMENTAL PROTECTION LANDS | 116 | 11.18 | |
| OTHER LANDS OWNED BY APPLICANT | 119 | 8.89 | |
| WALKWAY | 118 | 0.01 | |
| UNRESERVED | | | |
| 25.8 IN R.O.W. | | 2.4 | |
| TOTAL | | 34.42 | 111 |

MOCO FARMS- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

APPENDIX 2: Draft Zoning By-law Amendment

**THE CORPORATION OF THE TOWN OF GRAND VALLEY
BY-LAW NUMBER 2015-___**

“Being a By-law to amend By-Law No. 09-10, as amended, by rezoning lands described as Part of the North Half of Lot 31, municipally known as 173087 County Road 25, in the Town of Grand Valley, from the Development (D) zone, to the Downtown Commercial Exception (CD-x) zone, the Village Residential (RV) zone, the Open Space (OS) zone, and the Environmental Protection (EP) zone”

WHEREAS the Council of the Corporation of the Town of Grand Valley may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the Town of Grand Valley has determined a need to rezone a parcel of land known municipally as 173087 County Road 25;

AND WHEREAS the Council of the Corporation of the Town of Grand Valley deems the said application to be in conformity with the Official Plan of the Town of Grand Valley, as amended, and deems it advisable to amend By-law 09-10.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAND VALLEY HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands Part of the North Half of Lot 31, municipally known as 173087 County Road 25, in the Town of Grand Valley, from the Development (D) zone, to the Downtown Commercial Exception (CD-x) zone, the Village Residential (RV) zone, the Open Space (OS) zone, and the Environmental Protection (EP) zone” as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 09-10 as amended;
2. Notwithstanding the provisions of the Downtown Commercial (CD) Zone, to the contrary, on lands zoned Downtown Commercial Exception __ (CD-x) stand-alone commercial and residential uses will be permitted subject to the following provisions:

Permitted Uses:

- i) All uses permitted in the Downtown Commercial (CD) Zone;
- ii) Dwelling, Townhouse

Regulations for Residential Uses

| | |
|---|---|
| i) Minimum Lot area per interior lots | 200 m ² |
| Minimum Lot area per exterior lots | 400 m ² |
| ii) Minimum Lot Frontage per unit | 4.5 m |
| iii) Minimum Front yard | 4.0 m |
| iv) Minimum interior side yard | 1.2 m |
| v) Minimum exterior side yard | 3.0 m |
| vi) Minimum rear yard | 5.0 m |
| vii) Maximum Lot Coverage | 50% |
| viii) Maximum height | 12.0 m |
| ix) Maximum Density | 50 units/ha |
| x) Maximum number of connected row houses | 6 units |
| xi) Minimum distance between two groups of row houses | 2.0 m |
| xii) Minimum Gross floor area | 55 m ² + 14 m ² /bedroom |
| xiii) Minimum Landscaped open strip abutting residential zone | 3.0 m |

Regulations for Commercial Uses

| | |
|---------------------------------|-------|
| i) Minimum Lot area | nil |
| ii) Minimum Front yard | 4.0 m |
| iii) Minimum interior side yard | 3.0 m |
| iv) Minimum exterior side yard | 4.5 m |
| v) Minimum rear yard | 5.0 m |
| vi) Maximum Lot Coverage | 45% |

vii) Maximum height 12.0 m

viii) Minimum Landscaped open strip abutting residential zone 3.0 m

3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

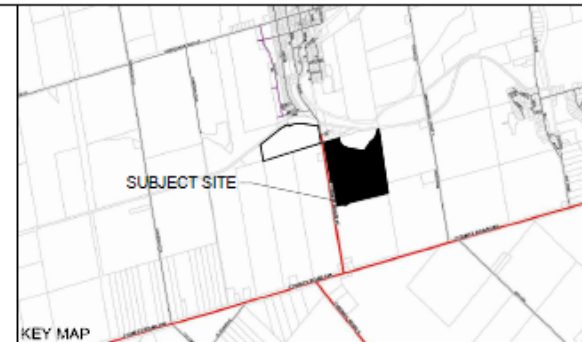
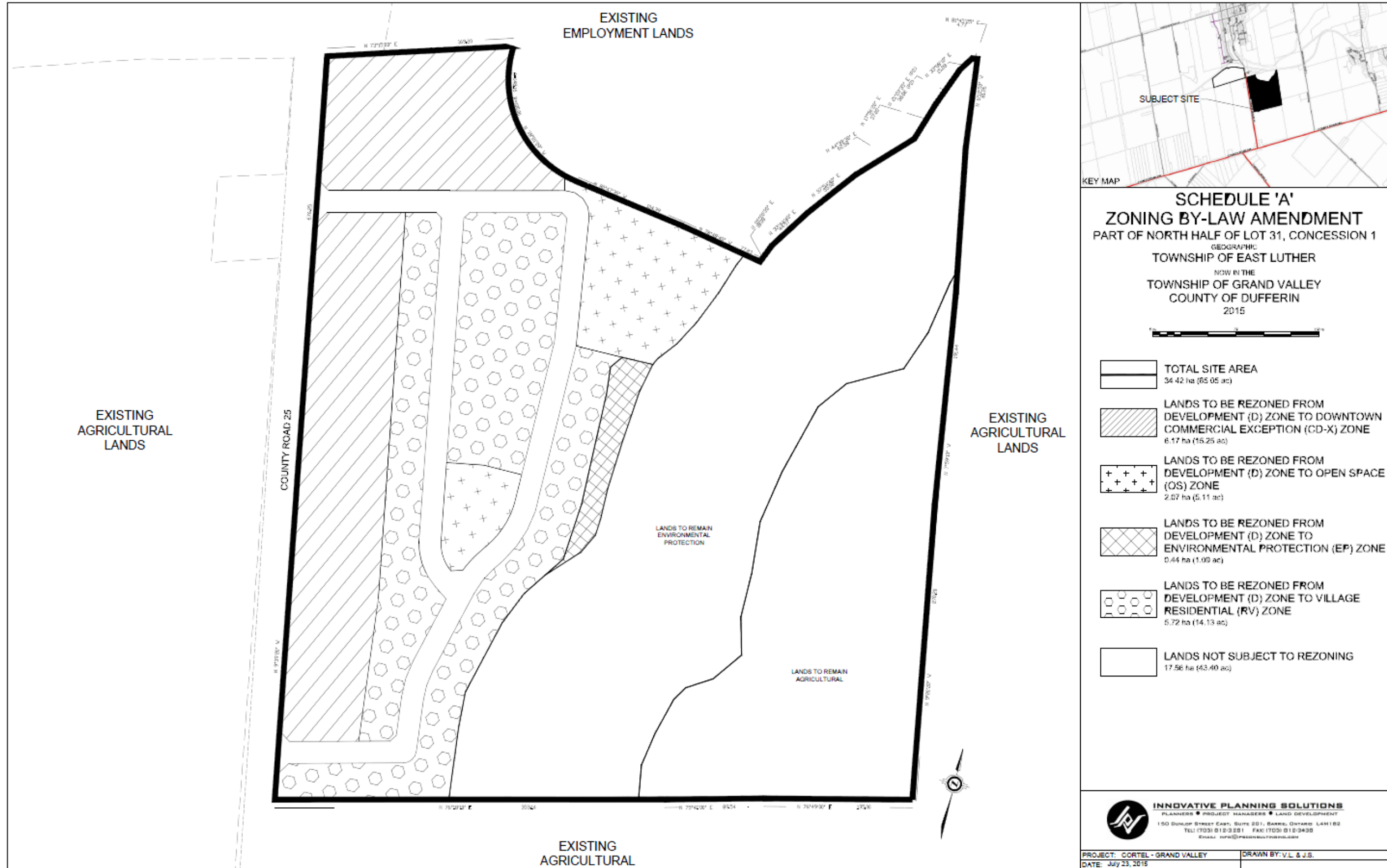
BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this _____day of _____2015.

THE CORPORATION OF THE TOWN OF GRAND VALLEY

Mayor

Clerk

MOCO FARMS LTD.
ZONING BYLAW AMENDMENT & DRAFT PLAN OF SUBDIVISION APPLICATIONS



SCHEDULE 'A'
ZONING BY-LAW AMENDMENT
 PART OF NORTH HALF OF LOT 31, CONCESSION 1
GEOGRAPHIC
 TOWNSHIP OF EAST LUTHER
NOW IN THE
 TOWNSHIP OF GRAND VALLEY
 COUNTY OF DUFFERIN
 2015



- TOTAL SITE AREA**
34.42 ha (85.05 ac)
- LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO DOWNTOWN COMMERCIAL EXCEPTION (CD-X) ZONE**
6.17 ha (15.25 ac)
- LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO OPEN SPACE (OS) ZONE**
2.07 ha (5.11 ac)
- LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO ENVIRONMENTAL PROTECTION (EP) ZONE**
0.44 ha (1.09 ac)
- LANDS TO BE REZONED FROM DEVELOPMENT (D) ZONE TO VILLAGE RESIDENTIAL (RV) ZONE**
5.72 ha (14.13 ac)
- LANDS NOT SUBJECT TO REZONING**
17.96 ha (43.40 ac)

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B2
 TEL: (705) 612-3301 FAX: (705) 612-3430
 Email: info@innovativeplanning.com

PROJECT: CORTEL - GRAND VALLEY DRAWN BY: V.L. & J.S.
 DATE: July 23, 2015

APPENDIX 3: Pre-Consultation Checklist

PRE-CONSULTATION CHECK-LIST

APPLICANT: INNOVATIVE PLANNING SOLUTIONS (MOCO / CORSEY)

SUBJECT LANDS: Pt LOT 30, CON 2 + Pt LOT 31, CON 1

PROJECT DESCRIPTION: PLAN OF SUBDIVISION

Please note that the following check-list is provided based on our understanding of your project. As your project or studies advance additional studies may be required.

| FEATURE (Schedule B) OR CHARACTERISTIC | | OP Section | REQUIRED INFORMATION OR STUDIES |
|--|---|------------|--|
| Planning Act, Complete Application | | 9.8 | <input checked="" type="checkbox"/> Complete application form (including signatures and owners authorization) |
| Town Tariff of Fees By-law | | | <input checked="" type="checkbox"/> Fees and deposit (new by-law) |
| ALL DEVELOPMENT | <i>Development</i> proposed where there are potential incompatibilities or impacts | 4.1.1 | <input checked="" type="checkbox"/> Impact Assessment |
| | | 9.8 | <input checked="" type="checkbox"/> Servicing Report <input checked="" type="checkbox"/> Justification report <input checked="" type="checkbox"/> Need Assessment <input checked="" type="checkbox"/> Adequacy of servicing |
| AGRICULTURAL | New and expanding livestock operation | 4.2.3.1 | <input type="checkbox"/> Nutrient Management Plan or Strategy |
| | Spreading of bio-solids | 4.2.2.3 | <input type="checkbox"/> Agreement with Town <input type="checkbox"/> Certificate of Approval from Ministry of Environment |
| ARCHEOLOGICAL | High Potential Archeological Resources and areas along the Grand River as identified on Schedule B-1 | 4.2.6 | <input checked="" type="checkbox"/> Archeological Assessment Stage 1 |
| ENVIRONMENTAL PROTECTION | 3 or more lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A Less than three lots proposed adjacent to lands or partially within designated Environmental Protection on Schedule A, or within 120 metres of the designation | 5.11 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) |
| | | 5.12 | <input checked="" type="checkbox"/> Consultation with GRCA <input type="checkbox"/> Site Plan (exception for single residence) |
| NATURAL HERITAGE | <i>Development</i> within 120m of a natural heritage feature or 50m of an ANSI | 4.2.1 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) |
| LUTHER MARSH (ANSI) | <i>Development</i> proposed within 120 metres of Luther Marsh and 50m to ANSI (shown on Schedule B-1) | 4.2.1.1 | <input type="checkbox"/> Environmental Impact Assessment (EIA) |
| | | 4.2.1.3 | <input type="checkbox"/> Environmental Impact Assessment (EIA) |
| WETLAND | <i>Development</i> proposed within 120 metres of a Provincially Significant Wetland identified on Schedule B (Luther Marsh) or within 30 metres | 4.2.1.1 | <input type="checkbox"/> Environmental Impact Assessment (EIA) |
| | | 4.2.1.4 | <input checked="" type="checkbox"/> Consultation with GRCA |

| | | | |
|--|--|--------------------|--|
| | of a locally significant wetland | | |
| PEAT EXTRACTION | Any new or expanding proposed extraction of peat | 4.2.1.4.3 | <input type="checkbox"/> Development Plan <input type="checkbox"/> GRCA consultation |
| WOODLANDS (Schedule B1) | Development proposed within 50 metres of a significant forest | 4.2.1.1 4.2.1.5 | <input type="checkbox"/> Management Plan — EIS to determine if there are significant forests <input checked="" type="checkbox"/> Impact Assessment |
| VALLEYLANDS | Development proposed within 50 metres of significant valleylands identified on Schedule B | 4.2.1.1 4.2.1.6 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) |
| WILDLIFE HABITAT | Development within 120 metres | 4.2.1.7 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) <input checked="" type="checkbox"/> MNR consultation <input type="checkbox"/> No development within 500 metres of an Osprey nest in peak |
| HABITAT OF ENDANGERED AND THREATENED SPECIES | Development within 120 metres | 4.2.1.7 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) |
| FISH HABITAT | Development and site alteration proposed within 120m to fish habitat identified on Schedule B-1 | 4.2.1.1 4.2.1.8 | <input checked="" type="checkbox"/> Environmental Impact Assessment (EIA) |
| CULTURAL HERITAGE RESOURCES | Conversion of building or structures or development of lands occupied with older buildings, typically in the village or along the shoreline | 4.2.6 | <input type="checkbox"/> Site Plan Control |
| HAZARDS | Development proposed within 120 metres of a hazard area identified on Schedule B-2 | 4.3 | <input checked="" type="checkbox"/> Consultation with MNR and GRCA <input type="checkbox"/> Study |
| FLOODPLAIN, FLOOD FRINGE | Development proposed within the Floodplain or flood-fringe shown on schedule B-2 | 4.3.1.2 | <input checked="" type="checkbox"/> Consultation with GRCA and MNR and possible approval <input type="checkbox"/> Site Plan Agreement <input type="checkbox"/> Zoning By-law Amendment |
| GRAND RIVER | Development proposed within 30 metres of the top of bank of the Grand River | 4.3.1.3 | <input checked="" type="checkbox"/> Geo-technical Study — to be determined <input checked="" type="checkbox"/> Archeological Assessment |
| STEEP SLOPE | Development proposed on steep slopes in excess of 25% | 4.3.1.4 | <input type="checkbox"/> Environmental (or engineering) report |
| WASTE DISPOSAL SITE | Development proposed within 500 metres of a former or active waste disposal site | 4.3.2 | <input type="checkbox"/> Report |
| WATER | | | <input type="checkbox"/> |
| WATER QUALITY, SOURCE WATER PROTECTION | Major development (commercial, industrial, institutional, >200m ² or >5 lots) | 4.2.2.1 4.2.2.3 | <input type="checkbox"/> Water Resource Management (WRM) report <input type="checkbox"/> Site Plan, Tree Cutting |
| VULNERABLE AQUIFERS | Major development (commercial, industrial, institutional, >200m ² or >5 lots) proposed in areas identified on Schedule B as vulnerable aquifers | 4.2.2.2 | <input type="checkbox"/> Water Resource Management (WRM) report |
| WATER QUANTITY | Any new land use or expanding (non-agricultural) development | 4.2.2.2 4.2.2.3 | <input type="checkbox"/> Development Agreement |

X

r

X

| | | | |
|--|--|--------|---|
| | requiring >50,000L/day of water | | |
| STORM WATER MANAGEMENT | New and expanding industrial, commercial, institutional and multiple residential, and >200m ² or 5 or more lots | 4.4 | <input checked="" type="checkbox"/> Storm water management report |
| COMMUNAL WATER/SEWAGE SYSTEM | New development proposed to be serviced by a communal water or waste disposal system | 6.2 | <input type="checkbox"/> Report <input type="checkbox"/> Official Plan Amendment |
| MINERAL AGGREGATES | | | <input type="checkbox"/> |
| MINERAL AGGREGATE | New mineral aggregate operation | 5.9 | <input type="checkbox"/> Assessment <input type="checkbox"/> Compatibility Assessment <input type="checkbox"/> Haul Routes <input type="checkbox"/> Rehabilitation Plan <input type="checkbox"/> |
| RESIDENTIAL NEAR EXTRACTION | New residential or sensitive land uses within 1000 metres of a licensed mineral aggregate operation | 4.2.5 | <input type="checkbox"/> Impact Assessment |
| WAYSIDE PIT | New proposed waysite pit | 5.9.4i | <input type="checkbox"/> Sketch <input type="checkbox"/> Rehabilitation Plan |
| AGRICULTURAL CONVERSION | Proposed new development resulting in conversion from Agricultural land use to non-agricultural land use | 5.1.4c | <input type="checkbox"/> Justification Report <input type="checkbox"/> OMAFRA consultation <i>include in Plan report</i> |
| INDUSTRIAL DEVELOPMENT | New industrial development | 4.1.3 | <input type="checkbox"/> Impact Assessment to determine distances |
| GARDEN SUITES, 2 nd DWELLINGS | Temporary or permanent use of a second dwelling, garden suite or accessory apartment | 4.1.4 | <input type="checkbox"/> Temporary use By-law <input type="checkbox"/> Agreement |
| SITE PLAN | See Site Plan Control By-law | 9.3 | <input type="checkbox"/> Site Plan Control |
| GROWTH CONFORMITY | | 8.0 | <input checked="" type="checkbox"/> Density and Target Calculation, Affordable Housing Calculation |
| ADDITIONAL STUDIES, PLANS & REPORTS <ul style="list-style-type: none"> • Secondary Plan where such is required by this Plan but has not yet been carried out; • Recreation Area Master Plan where such is required by this Plan but has not yet been carried out; • Needs Justification, • Growth Management • Secondary Plan Conformity Report; • A Planning Report detailing how the proposal conforms to all applicable Federal, Provincial, Agency and Town policies, regulations and other requirements; • Agricultural Impact Assessment Report; • Minimum Distance Separation (MDS 1 and MDS 2) • Rural Character/Visual Impact | | | <input type="checkbox"/> Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific developments/uses and/or as may be appropriate for the specific proposal. |

Trail map

| | | |
|--|--|---|
| <p>Assessment;</p> <ul style="list-style-type: none"> • Financial Analysis Report and Economic Impact Assessment; • Master Servicing Plan or Servicing Feasibility Report; • Servicing Options Study; • Hydrogeological Study; • Hydrological Study, including water budget; • Geotechnical/Soil Suitability/Slope; Stability Report; • Traffic Impact Study; • Affordable Housing Study; • Cultural Heritage Study; • Emissions Impact Report (Noise, vibration, dust, smoke, particulates, odours and/or other potential nuisances); • Wellhead Protection Area - Risk Assessment Report; • D4 Landfill Study; • Mineral Aggregate Potential/Impact Assessment Report; • Mineral Aggregate Studies in accordance with the Aggregate Resources Act relating to licensing, including phasing and rehabilitation plans, for new pits or quarries and expansions; • Pesticide/herbicide/chemical/fertilizer Impact Assessment Report (golf courses); • Audubon Standards Compliance Report (golf courses); • A propane storage risk and safety management plan; • Such other reports, plans, studies and supporting technical information as may be described in more detail in the Policies of this plan for specific developments/uses and/or as may be appropriate for the specific proposal. | | <p>maybe required for Moco farms</p> <p>Pre-consult with Scott Burns, Dufferin County on County Road 25</p> |
|--|--|---|

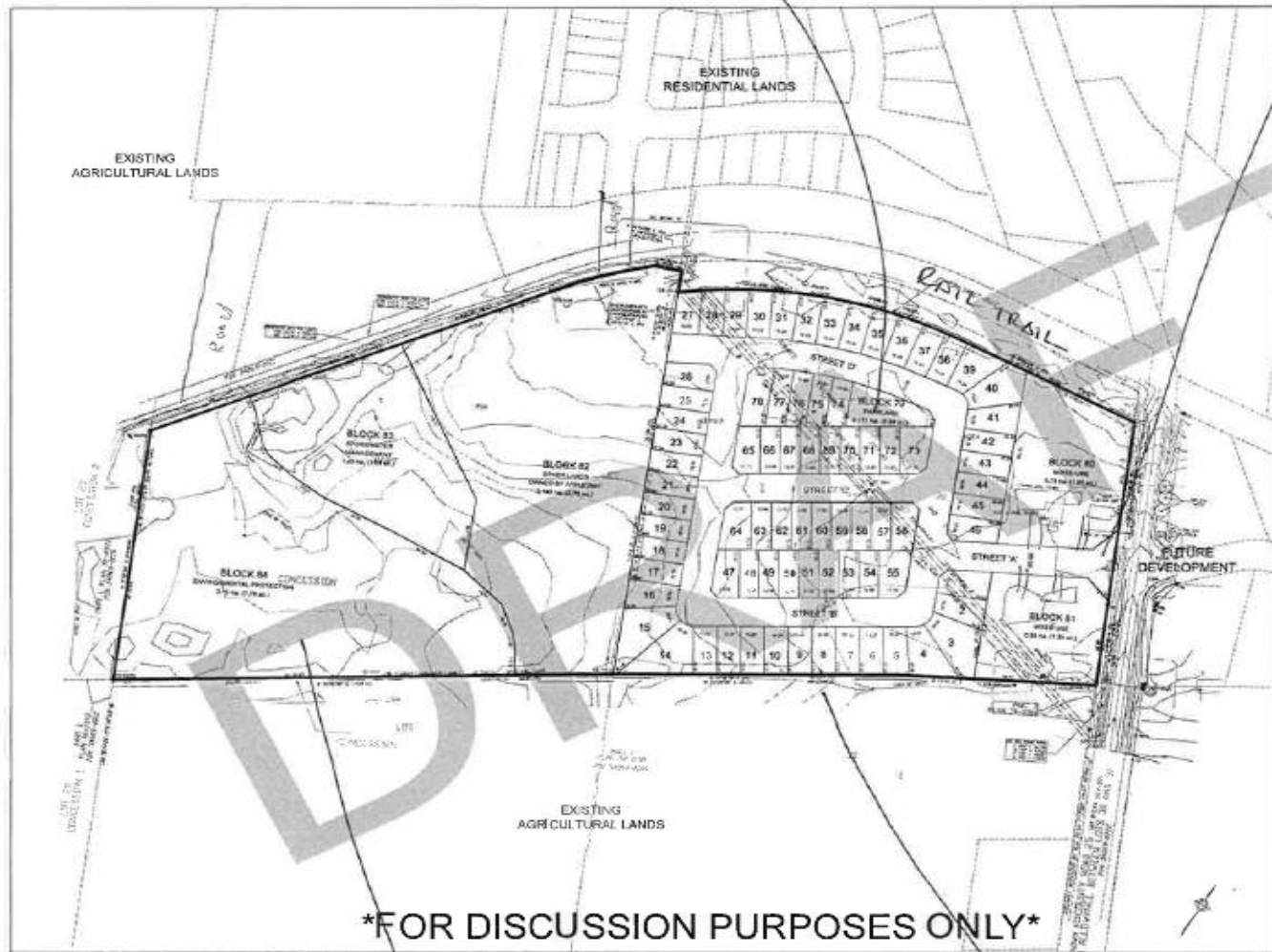
The need for any or all of the above studies, reports, plans and other supporting technical information shall be determined by the Town following consultation in advance of submission between the Town and the proponent/applicant. After the application is deemed a complete application, the Town reserves the right to request additional information to address any issue that may arise.

Planning report to address new County Op.

If you would like to have a pre-consultation meeting with Town staff + engineering, please contact me.

move park to back of rail-trail

Consult with Duffein Cash re # of benches



DRAFT PLAN OF SUBDIVISION
 PART OF LOT 30, CONCESSION 2
 FORMERLY IN THE
 TOWNSHIP OF EAST LUTHER
 NOW IN THE
 TOWNSHIP OF EAST EAST LUTHER - GRAND
 VALLEY
 COUNTY OF DUFFERIN
 2014

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBJECT TO THE DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

| | | | |
|-------------|----|-------------|----|
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |
| NO. OF LOTS | 12 | NO. OF LOTS | 12 |

LAND USE STATISTICS

| LAND USE | LOT BLOCK NO. | AREA (SQ. FT.) | AREA (AC.) |
|----------------------------|---------------|----------------|------------|
| RESIDENTIAL (SINGLE UNIT) | 41-52 | 1,234,567 | 28.1 |
| RESIDENTIAL (MULTI-FAMILY) | 53-64 | 1,234,567 | 28.1 |
| RESIDENTIAL (SINGLE UNIT) | 65-76 | 1,234,567 | 28.1 |
| RESIDENTIAL (SINGLE UNIT) | 77-88 | 1,234,567 | 28.1 |
| RESIDENTIAL (SINGLE UNIT) | 89-100 | 1,234,567 | 28.1 |
| TOTAL | | 6,172,834 | 141.5 |

FOR DISCUSSION PURPOSES ONLY

CORSEED FARM- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

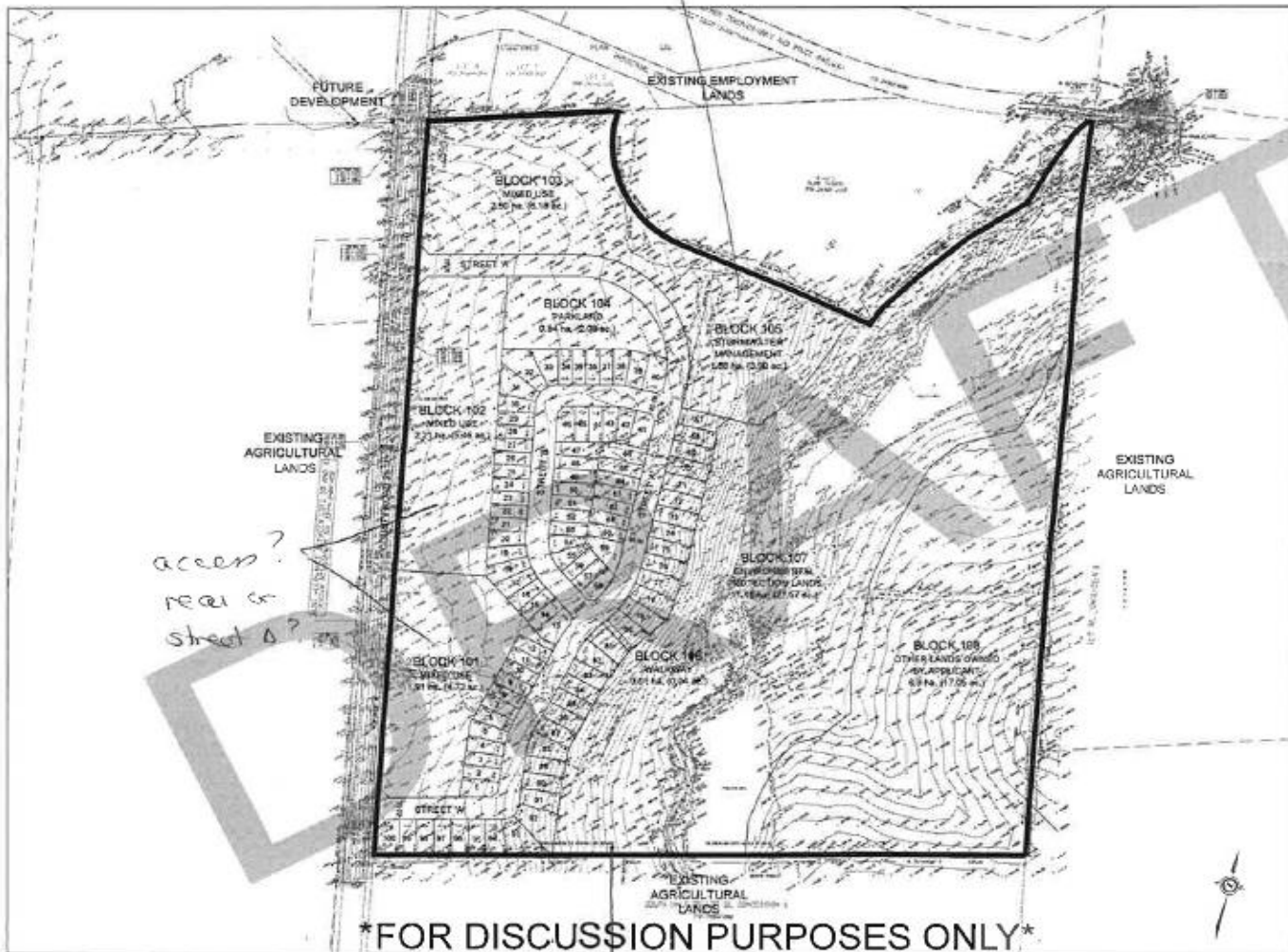
INNOVATIVE PLANNING SOLUTIONS
 PLANNING • PROJECT MANAGEMENT • LAND DEVELOPMENT
 100 GUYTON STREET EAST, SUITE 301, KAMRON, ONTARIO L9R 4R8
 TEL: (519) 885-8881 FAX: (519) 885-8882
 EMAIL: INFO@INNOVATIVEPLANNING.COM

FILE NAME: 10-301 CORSEED - DP.dwg DATE: JUNE 16, 2014
 PROJECT: 10-301 CORSEED, GRAND VALLEY

show future road network

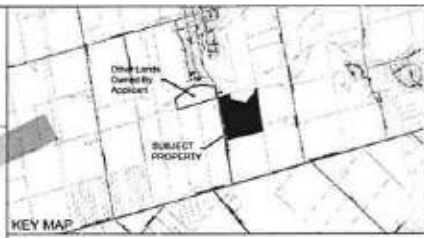
connection for future dev't

consider moving parkland to
reside swim pond



access?
near or
street O?

FOR DISCUSSION PURPOSES ONLY



DRAFT PLAN OF SUBDIVISION
PART OF NORTH HALF OF LOT 31,
CONCESSION 1
FORMERLY IN THE TOWNSHIP OF EAST LUTHER
NOW IN THE
TOWNSHIP OF EAST LUTHER - GRAND VALLEY
COUNTY OF DUFFERIN
2014

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE
THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION FOR APPROVAL.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATE, AND
CORRECTLY SHOWN.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 117(1) OF THE
PLANNING ACT

| LANDUSE STATUSES | Lot/Block No. | Area (ac) | Area (sq) |
|--------------------------------|---------------|-----------|-----------|
| WOODLAND (A-1) | 101 | 100 | 100 |
| WOODLAND (A-2) | 102 | 100 | 100 |
| RESIDENTIAL | 103-108 | 600 | 600 |
| PARKLAND | 104 | 200 | 200 |
| EXISTING EMPLOYMENT LANDS | 105 | 100 | 100 |
| EXISTING AGRICULTURAL LANDS | 106 | 100 | 100 |
| OTHER LANDS OWNED BY APPLICANT | 107 | 100 | 100 |
| TOTAL | | 1000 | 1000 |

MOCO FARMS- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

INNOVATIVE PLANNING SOLUTIONS
PLANNERS & PROJECT MANAGERS & LAND DEVELOPMENT
1500 Highway 20 East, Suite 201, Barrie, Ontario, Canada
Tel: (705) 633-1111 Fax: (705) 633-1112
www.ipsolutions.com

FILE NAME: 10-301 MOCO - DP.dwg DATE: SEPTEMBER 8, 2014
PROJECT: 10-301 CORNER GRAND VALLEY

where is top of slope