



# INNOVATIVE PLANNING SOLUTIONS

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planners • project managers • land development

June 8, 2022

Town of Grand Valley  
5 Main St. N.  
Grand Valley, ON  
L9W 5S6

Attention: Mark Kluge, RPP, MCIP  
Planner

Re: Zoning By-law Amendment – Planning Brief  
Moco Subdivision  
17308 Highway 25  
Town of Grand Valley, County of Dufferin

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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 a technical Zoning By-law Amendment (ZBA) application 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 frontage of 676.2 metres (2,218 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.

The intent of the proposed ZBA is to amend the Town of Grand Valley Zoning By-law to incorporate required zoning relief from various provisions as a result of detailed home design by the project Architect (Hunt Design).

This Report will review the proposed ZBA and redlined Draft Plan in the context of the applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development.



<p><b>Legend</b></p> <p><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Subject lands</p> <p><span style="border: 1px solid gray; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Parcel boundaries</p>	<p><b>Figure 1.</b></p> <p><b>LOCATION OF SUBJECT LANDS</b></p>	
	<p>Source: Dufferin GIS</p>	
	<p>Drawn By: AE</p>	<p>File: 10-301</p>
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## 2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are located in the southern portion of the Grand Valley, adjacent to the southern settlement area limit. The lands possess a total area of 34.42 hectares (85.05 acres) and a frontage of 676.2 metres (2,218 feet) along County Road 25 (CR 25). CR 25 serves as the primary artery into the community core of Grand Valley.

Surrounding land uses 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 known as the Corseed Subdivision.

## 3.0 DESCRIPTION OF DEVELOPMENT

The lands have been subject to, and approved by, previous applications for Draft Plan of Subdivision, Draft Plan Redline, and Zoning By-law Amendment. These applications provided approvals for detached residential lots, residential townhouses, live-work units, commercial space, a centrally located park, and extensive environmental protection lands associated with a tributary of the Grand River and its associated valley.

The entirety of the Moco project was presented to, and evaluated by, the Public, Council, and Staff throughout the various / multiple approval processes. Throughout

each of the previous approvals, no floor plans / home plans were available to evaluate the necessary zoning special provisions, and as such, base zoning (few to no special provisions) was utilized.

The draft approved Subdivision has now been through multiple rounds of comprehensive detailed design with the Town and its engineer (RJ Burnside). Additionally, the developer has now engaged two homebuilders to complete construction of all homes within this Subdivision (Bromont Homes & Pristine Homes). The respective homebuilders have engaged their Architectural firm (Hunt Design Associates) to prepare the home designs / floor plans.

As a result of thorough architectural review of the draft approved Subdivision and accompanying zoning requirements, various special zoning provisions are required in order to facilitate proper design and feasibility of the homes. The subject Zoning Bylaw Amendment (ZBA) application serves to introduce these required site-specific zoning provisions, as follows:

**RV Zone**

- Minimum front yard setback - 6.0 metres (same as Corseed)
- Minimum exterior side yard - 3.0 metres (same as Corseed)
- Lot coverage maximum - 55%
- Maximum 80% of the area between the face of the dwelling and the front lot line may be used for parking areas

**RM Zone**

- Minimum front yard setback - 6.0 metres (same as Corseed)
- Lot coverage maximum - 55% for Townhomes (same as Corseed)
- Minimum lot area - 270 m<sup>2</sup> for exterior lots (same as Corseed)
- Minimum lot frontage for corner lots - 9.0 metres (same as Corseed)
- Minimum exterior side yard - 3.0 metres (same as Corseed)
- Maximum number of connected row houses - 7 (same as Corseed)
- Blocks 98 & 109 to permit Townhomes rather than Live-Work Units
- Maximum height - 13.0m
- Maximum 80% of the area between the face of the dwelling and the front lot line may be used for parking areas

**CD Zone**

- Lot coverage maximum - 80%
- Minimum yard abutting a residential zone - 1.2 metres
- Minimum landscaped open space strip abutting any residential zone - 1.2 metres
- Minimum setback from any residential zone or use - 1.2 metres
- Maximum height – 13.0 metres
- Maximum ground floor area devoted to apartments or residential use - 60%
- Maximum 80% of the area between the face of the dwelling and the rear lot line may be used for parking areas

A copy of the draft Zoning By-law Amendment and Schedule A can be reviewed under Appendix 1.

**RATIONALE FOR PROPOSED SPECIAL PROVISIONS**

The following requested special zoning provisions included with this application have been previously approved within the adjacent (westward) Corseed Subdivision which followed a very similar approvals process as the Moco Subdivision, and within other previously approved developments in Grand Valley (eg. Thomasfield):

**Minimum front yard setback - 6.0 metres (RV & RM zones)**  
**Minimum exterior side yard - 3.0 metres (RV & RM zones)**  
**Lot coverage maximum - 55% for Townhomes (RM zone)**  
**Minimum lot area - 270 m2 for exterior lots (RM zone)**  
**Minimum lot frontage for corner lots - 9.0 metres (RM zone)**  
**Maximum number of connected row houses - 7 (RM zone)**

Each of the above provisions are required to facilitate efficient utilization of land; to provide design flexibility for an interesting and pleasing streetscape; to accommodate reasonably sized dwellings; and to still maintain sufficiently sized zoning parameters in general for functionality of each lot.

**Lot coverage maximum - 55% (RV & RM zones)**

Maximum lot coverage provisions limit the footprint of the dwelling relative to the size of the lot in part to minimize visual impacts to adjacent properties and ensure site functionality. In order for the respective homebuilders to provide selection and choice to future residents of this development, increased flexibility is required to accommodate reasonably sized bungalows within the Moco Subdivision. Providing a lot coverage maximum of 55% allows for increased housing choice, potentially for the seniors demographic (bungalows), while efficiently utilizing land, and maintaining functionality overall.

**Lot coverage maximum - 80% (CD zone)**

As noted above, maximum lot coverage provisions serve to minimize visual impacts to adjacent properties and ensure site functionality, while also protecting neighbourhood character. The Town's Official Plan envisions a mixed-use corridor along County Road 25, which has been incorporated into the Moco Subdivision through the inclusion of live-work units. These live-work units aim to have a small setback to the County Road, in order to provide an engaging and active street presence for the future businesses and patrons. In order to provide the required internal space for the commercial business,

double garage, and balance of residential space, an increase in maximum lot coverage is required.

The requested lot coverage increase will not generate negative visual impacts, while conversely it aims to provide a strong and engaging streetscape and visual appeal from both sides. The increased lot coverage allows for a more compact and efficient use of land, resources and infrastructure. The lot coverage increase should be considered reasonable as the live-work units promise to be of appropriate scale, and functional, without negatively affecting any existing surrounding neighbourhoods.

### **Permit Townhomes rather than Live-Work Units (Blocks 98 & 109)**

As a result of multiple discussions with City Staff, it has been determined that the positioning and configuration of Blocks 98 & 109, do not lend themselves to live-work units but rather to standard Street Townhouses. Each of Blocks 98 & 109 do not possess frontage onto County Road 25, nor do they possess dual frontages in the same manner as the balance of live-work units. Given their current configuration, it would not be feasible to provide live-work units within either of these blocks.

### **Maximum height - 13.0m (RM & CD zones)**

The Town's Zoning Bylaw Section-5 (5.106) defines height as the vertical distance, measured between the average natural or finished grade at the front of the building, and the highest point of the roof surface. Typically, in other municipalities, height would be measured to the mid-point of the roof, rather than the highest point. Based on architectural analysis, the current 12.0 metre maximum height is insufficient to permit a 3-storey structure, and may be insufficient for some 2-storey designs with steeper roof pitches. In order to provide a more traditional design, with pitched roofs, an increase to the maximum height provision is required. The proposed maximum heights for townhomes and live-work units will not generate negative shadowing or privacy impacts, while allowing for compact & efficient development, and thus are considered appropriate and justified.

**Minimum yard abutting a residential zone - 1.2 metres (CD zone)**

**Minimum landscaped open space strip abutting any residential zone - 1.2 metres (CD zone)**

**Minimum setback from any residential zone or use - 1.2 metres (CD zone)**

The Town's Zoning By-law requires 3.0 metres for each of these provisions, where a commercial zone abuts a residential zone. The intent of these provisions is to provide sufficient buffering between neighbouring traditional commercial (eg. Plaza) and residential uses (eg. Single family dwelling). In the case of the Moco Subdivision, this adjacency only occurs in one area, where live-work units are adjacent to townhomes (Blocks 98 / 99). Given the very similar built form possessed by the live-work units and standard townhomes, coupled with the fact that the live-work units are comprised primarily of a residential unit, with a secondary commercial component, this 3.0 metre buffer is unnecessary. It should be noted that the live-work units could have been included within a residential zone with an exception for the work units, eliminating the applicability of these provisions.

**Maximum ground floor area devoted to apartments or residential use - 60% (CD Zone)**

It is anticipated that the work portion of the live-work units will not encompass the majority of the ground floor of the live-work units. The work portion will maintain its position and presence along the County Road 25 frontage, with the balance of the ground floor being dedicated to the residential portion. Given this, a special provision is required to permit a maximum of 60% of the ground floor area to be used as residential.

**Maximum of 80% of the area between the face of the dwelling and the front lot line may be used for parking areas. (RV, RM, and CD zones)**

This provision is required in order to provide a double wide driveway. The townhouse and live-work units have been designed (since the inception of this project) as 7.5 metre wide units specifically in order to provide double wide driveways and double wide



garages. Double wide driveways have the effect of reducing the amount of on-street parking which can cause issues with municipal snow plowing. Specifically relating to the live-work units, a minimum of 3 parking spaces are required (including garage spaces), necessitating the double wide driveway & garage.

Provision 3.15.8 of the Zoning By-law stipulates that a zoning by-law amendment shall be required for a second driveway or wider driveway, as is proposed by this application.

It should be noted that all remaining lands shall be developed as landscaped open space, grassed areas and patios or decks.

#### **4.0 PLANNING POLICY and ANALYSIS**

Through the previous applications, a thorough Planning Policy and Analysis was completed. As the development is approved and the revisions required through the applications do not change the overall intent of the development, and are technical in nature, the previous analysis is still relevant and applicable.

##### **Places to Grow - Growth Plan for the Greater Golden Horseshoe**

The proposed development and associated application conform to the goals and objectives of the Growth Plan for the Greater Golden Horseshoe.

##### **Provincial Policy Statement**

The proposed development and associated application are consistent with the Provincial Policy Statement.

##### **Dufferin County Official Plan**

The proposed development and associated application are in keeping with the goals and objectives of the Dufferin County Official Plan.

## **Town of Grand Valley Official Plan**

The proposed development and associated application are in keeping with the goals, objectives, and specific policies of the Town of Grand Valley Official Plan.

### **5.0 CONCLUSION**

The proposed technical Zoning By-law Amendment application aims to permit necessary flexibility in design of homes within the Moco Subdivision, while also providing consistency with the neighbouring Corseed Subdivision. The amendments required should be seen as technical and do not change the overall intent of the proposed development.

It is my professional planning opinion that the following Zoning By-Law Amendment application is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Dufferin County Official Plan and the Town of Grand Valley Official Plan, and represents good planning.

Respectfully Submitted,

**Innovative Planning Solutions**



Cameron Sellers, B.B.A.

Associate

# APPENDIX 1

**THE CORPORATION OF THE TOWN OF GRAND VALLEY**  
**BY-LAW NUMBER 2022-\_\_\_**

“Being a By-law to amend By-Law No. 09-10, as amended, by rezoning a portion of 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 and Downtown Commercial Exception 5 – Mixed-Use Holding (CD-5M(H)) Zone, to the Village Residential (RV) Zone, Multiple Residential (RM) Zone, Downtown Commercial (CD) Zone, and the Downtown Commercial Exception X – Mixed-Use (CD-XM) 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 Downtown Commercial Exception 7 – Mixed-Use Holding (CD-7M(H)) Zone, Village Residential Holding (RV(H)) Zone, and the Multiple Residential Holding (RM(H)) Zone, to the Downtown Commercial Exception X – Mixed-Use Holding (CD-XM(H)) Zone, Village Residential Holding Exception X Holding (RV-X(H)) Zone, and the Multiple Residential Exception X Holding (RM-X(H)) Zone, as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 09-10 as amended.
2. **By-law 09-10 is hereby further amended by amending, Section 4.7, Downtown Commercial Exceptions by adding the following:**

Downtown Commercial Exception X Mixed-Use (CD-XM)

Notwithstanding the zone requirements of the Downtown Commercial Zone, to the contrary, the following shall apply to those lands zoned CD-X; the only permitted use shall be a live-work unit, subject to the following general provisions for live-work units:

1. Only the following uses are permitted as part of a live-work unit:
    - a) dwelling unit
    - b) art gallery
    - c) artist studio
    - d) bakery, take-out restaurant, coffee-shop
    - e) clinics, fitness center, wellness center
    - f) commercial school
    - g) convenience store
    - h) offices
    - i) personal service shops
    - j) retail store
    - k) service and repair establishments (excluding motor vehicle)
  2. The business establishment shall be restricted to the first floor;
  3. Each "work" unit shall have an independent entrance into the unit from the outside along the front wall, where the front wall shall be considered the wall adjacent to the higher-order road;
  4. Parking shall be required in accordance with the following provisions:
    - a. 2 spaces per dwelling unit, where one space may be accommodated in a garage having minimum dimensions of 3mx6m
    - b. Minimum of 1 space per work unit, where one space may be accommodated in a garage having minimum dimensions of 3mx6m
  5. Maximum lot coverage - 80%
  6. Minimum Front Yard, Side Yard and Exterior Side Yard Setback shall be 1.2 metres except where a unit abuts another live-work unit it shall be 0 metres,
  7. The front yard for the live-work units shall be County Road 25.
  8. Maximum Height – 13 metres
  9. Minimum yard abutting a residential zone - 1.2 metres
  10. Minimum landscaped open space strip abutting any residential zone - 1.2 metres
  11. Minimum setback from any residential zone or use - 1.2 metres
  12. Maximum ground floor area devoted to apartments or residential use - 60%
  13. Minimum landscape buffer along front yard and exterior side yard - 1.5 metres deep
  14. Minimum rear yard depth – 6 metres
  15. Minimum lot frontage – 7 metres
  16. NO outdoor storage is permitted
  17. Maximum 80% of the area between the face of the dwelling and the rear lot line may be used for parking areas
3. **By-law 09-10 is hereby further amended by amending, Section 4.5, Village Residential Exceptions by adding the following:**

Village Residential Exception X (RV-X)

Notwithstanding the zone requirements of the Village Residential Zone, to the contrary, the following shall apply to those lands zoned RV-X:

1. Minimum front yard setback - 6.0 metres
2. Minimum exterior side yard - 3.0 metres
3. Lot coverage maximum - 55%
4. Maximum 80% of the area between the face of the dwelling and the front lot line may be used for parking areas

4. **By-law 09-10 is hereby further amended by amending, Section 4.6, Multiple Residential Exceptions by adding the following:**

Multiple Residential Exception X (RM-X)

Notwithstanding the zone requirements of the Multiple Residential Zone, to the contrary, the following shall apply to those lands zoned RM-X:

1. Minimum front yard setback - 6.0 metres
2. Lot coverage maximum - 55% for Townhomes
3. Minimum lot area - 270 m<sup>2</sup> for exterior lots
4. Minimum lot frontage for corner lots - 9.0 metres
5. Minimum exterior side yard - 3.0 metres
6. Maximum number of connected row houses - 7
7. Maximum height - 13.0m

In all other respects, the provisions of this By-law shall apply

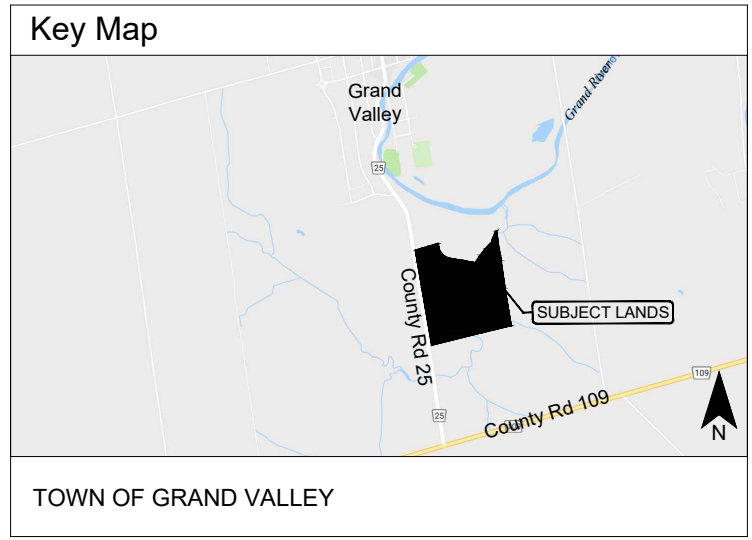
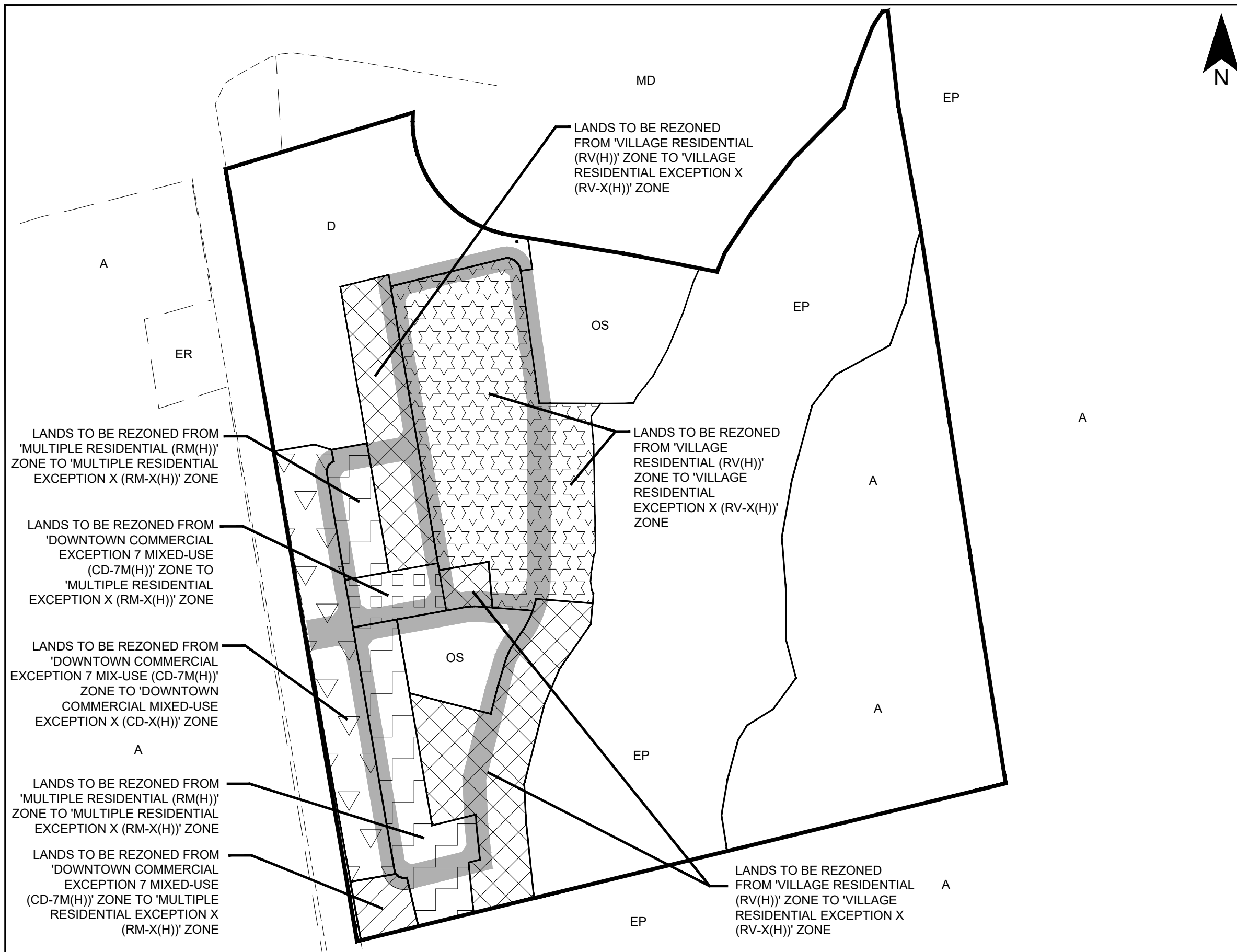
**THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

**BY-LAW** read a **FIRST, SECOND,** and **THIRD** time and finally **PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2022.

**THE CORPORATION OF THE TOWN OF GRAND VALLEY**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**SCHEDULE 'A' to  
ZONING BY-LAW AMENDMENT \_\_\_\_\_**

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  
2016

**LEGEND**

- SUBJECT LANDS (10.38ha / 25.65ac)
- LANDS TO BE REZONED FROM 'VILLAGE RESIDENTIAL (RV(H))' ZONE TO 'VILLAGE RESIDENTIAL EXCEPTION X (RV-X(H))' ZONE
- LANDS TO BE REZONED FROM 'DOWNTOWN COMMERCIAL EXCEPTION 7 MIXED-USE (CD-7M(H))' ZONE TO 'MULTIPLE RESIDENTIAL EXCEPTION X (RM-X(H))' ZONE
- LANDS TO BE REZONED FROM 'VILLAGE RESIDENTIAL (RV(H))' ZONE TO 'VILLAGE RESIDENTIAL EXCEPTION X (RV-X(H))' ZONE
- LANDS TO BE REZONED FROM 'DOWNTOWN COMMERCIAL EXCEPTION 7 MIX-USE (CD-7M(H))' ZONE TO 'DOWNTOWN COMMERCIAL MIXED-USE EXCEPTION X (CD-X(H))' ZONE
- LANDS TO BE REZONED FROM 'MULTIPLE RESIDENTIAL (RM(H))' ZONE TO 'MULTIPLE RESIDENTIAL EXCEPTION X (RM-X(H))' ZONE
- LANDS TO BE REZONED FROM 'DOWNTOWN COMMERCIAL EXCEPTION 7 MIXED-USE (CD-7M(H))' ZONE TO 'MULTIPLE RESIDENTIAL EXCEPTION X (RM-X(H))' ZONE

Scale: Not to Scale	Date: June 1, 2022
Drawing: 10-301	Drawn By: AS

**SCHEDULE 'A' - ZONING BY-LAW AMENDMENT**  
TOWN OF GRAND VALLEY

**IPS** INNOVATIVE PLANNING SOLUTIONS  
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