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Refer to
File No.: 16-362H

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Town of Grand Valley
5 Main St. N.
Grand Valley, ON
L9W 5S6
Attention: Planning Department

RE: Package submission in support of 20 Scott St, Application for Draft Plan of Condominium, Application for Consent, Application for Site Plan Approval, and Application for Amendment to Zoning-By-Law

Enclosed is the proposed planning framework within the *Planning Act, RSO 1990, P.13.*; *Provincial Policy Statement (2014)*; *Growth Plan for the Greater Golden Horseshoe (2017)*; *Dufferin County Official Plan (20170)*; and the *Town of Grand Valley Official Plan (2015)*.

For the purposes of this planning framework, the *Planning Act, RSO 1990, P.13.*; *Provincial Policy Statement (2014)*; *Growth Plan for the Greater Golden Horseshoe (2017)*; *Dufferin County Official Plan (20170)*; and the *Town of Grand Valley Official Plan (2015)* have been reviewed and analyzed with respect to the proposed development.

After review and analysis, these applications conform with *Planning Act, RSO 1990, P.13.*; *Provincial Policy Statement (2014)*; *Growth Plan for the Greater Golden Horseshoe (2017)*; *Dufferin County Official Plan (20170)*; and the *Town of Grand Valley Official Plan (2015)* objectives and policies and are therefore consistent with *Planning Act, RSO 1990, P.13.*; *Provincial Policy Statement (2014)*; *Growth Plan for the Greater Golden Horseshoe (2017)*; *Dufferin County Official Plan (20170)*; and the *Town of Grand Valley Official Plan (2015)*.

The Planning Act:

• **Section 51.**

The proposed subject development has regard to the following Section 51(24) of the *Planning Act* criteria:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2
- b) whether the proposed subdivision is premature or in the public interest
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any
- d) the suitability of the land for the purposes for which it is to be subdivided
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them
- f) the dimensions and shapes of the proposed lots
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land
- h) conservation of natural resources and flood control
- i) the adequacy of utilities and municipal services
- j) the adequacy of school sites
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*

Provincial Policy Statement (2014):

- **Section 1.1; and**
- **Section 1.2.1.**

The proposed development is consistent with *Provincial Policy Statement (2014)* in that the proposed development consists of a mix between townhomes and Single Family Dwellings (SFD). The proposed development would add 12 townhomes and 12 SFDs to the municipality. The subject property is located within the intensification boundaries and therefore offer an efficient use of the areas.

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.2.1 healthy, liveable and safe communities are sustained by:

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

(b) 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;

(d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

(e) promoting cost-efficient development patterns and standards to minimize land consumption and servicing costs;

(g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;

Provincial Policy Statement (2014):

- **Section 1.1.3;**
- **Section 1.1.3.1;**
- **Section 1.1.3.2;**
- **Section 1.1.3.3;**
- **Section 1.1.3.4 ;**
- **Section 1.1.3.5; and**
- **Section 1.1.3.6.**

The proposed development is consistent with *Provincial Policy Statement (2014)* in that the subject property is zoned Village Residential and is located off Scott St within the Town of Grand Valley's settlement boundaries. The subject property is also within the boundaries of the Town of Grand Valley's Intensification Plan.

1.1.3 Settlement areas

...

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green space, ensure efficient use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

(a) densities and a mix of land uses which:

1. efficiently use land and resources;

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risk to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within build-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing build-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.

Provincial Policy Statement (2014):

- **Section 1.4.3.**

The proposed development is consistent with Provincial Policy Statement (2014) 1.4.3 (a, c, d, e) in that the proposed development of 12 townhomes and 12 SFD will provide for a range and mix of housing types currently offered in Grand Valley.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

(a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

(c) 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;

(d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

(e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Conclusion:

These applications propose a development that would efficiently develop housing within the intensification boundaries. The Provincial Policy Statement's objectives and policies are supported by these application, and therefore are consistent with the Provincial Policy Statement (2014).

Growth Plan for the Greater Golden Horseshoe (2017)

- **Section 2.1.**

The subject property is located within the Greater Golden Horseshoe and therefore complements the growth strategy by promoting sustainable population growth. The proposed development will offer a range of housing types providing for a range of affordability levels. The subject property takes advantage of its location when considering density.

2 Where and How to Grow

2.1 context

As in many thriving metropolitan regions, many communities in the GGH are facing issues of housing affordability, which are being driven primarily by sustained population growth and socio-economic factors. This plan helps to address this challenge by providing direction to plan for a range and mix of housing options, including second units and affordable housing and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities. There is also a need for stakeholders to work collaboratively to find opportunities to redevelop sites using more age-friendly community design.

... This Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.

Growth Plan for the Greater Golden Horseshoe (2017)

- **Section 2.2; and**
- **Section 2.2.1.**

The subject property is located within Grand Valleys strategic growth area as per Intensification Plan and is therefore consistent with 2.2.1. The subject property is located in a densely populated neighbourhood with delineated build-up boundaries. The proposed development remains consistent with neighbouring boundaries and therefore promotes the achievement of complete communities.

2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:

I have a delineated built boundary;

II have existing or planned municipal water and wastewater systems; and

III can support the achievement of complete communities.

C) within settlement areas, growth will be focused in:

I delineated built-up areas;

II Strategic growth areas;

Growth Plan for the Greater Golden Horseshoe (2017)

- **Section 5.2.5.**

The subject lands total 1.186h. The 12 townhome block would comprise of 32.88 ppl. The 12 SFD block would comprise of 37.8l. Total subject lands would comprise of 70.68ppl. This equates to 57.53pph.

5.2.5 Targets

1. the minimum intensification and density targets in this Plan, including any alternative targets that have been permitted by the Minister, are minimum standards and municipalities are encouraged to go beyond these minimum standards and municipalities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of this Plan, the PPS or any other provincial plan.

Growth Plan for the Greater Golden Horseshoe (2017)

- **Section 2.2.2.**

Block A and Block B of the subject property runs parallel to Crozier St running North. The proposed development would promote intensification throughout delineated built-up area.

2.2.2 Delineated Built-up Areas

4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- A) encourage intensification generally to achieve the desired urban structure;
- B) identify the appropriate type and scale of development and transition of built form to adjacent areas;
- C) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
- D) ensure lands are zoned and development is designated in a manner that supports the achievement of complete communities;

Growth Plan for the Greater Golden Horseshoe (2017)

- **Section 2.2.6.**

The proposed development consists of a mix of lots for townhomes and single detached dwellings. The lot frontages for the detached residential dwellings will range from 35 to 50 feet along a proposed private condo road connecting to Scott Street. The townhomes are proposed to have dual frontages, a rooftop terrace facing Crozier Street and driveway entrance from the proposed internal road.

2.2.6 HOUSING

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will each develop a housing strategy that:

A) supports the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

I identifying a diverse range and mix of housing options densities, including second units and affordable housing to meet projected needs of current and future residents; and

II establishing target for affordable ownership housing and rental housing

3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Conclusion

These applications propose a development that would promote efficient growth within the Greater Golden Horseshoe. *The Growth Plan for the Greater Golden Horseshoe (2017)* objectives and policies are supported by these application, and therefore are consistent with the Growth Plan for the Greater Golden horseshoe.

Dufferin County Official Plan (2017)

- **Section 1.1.5;**
- **Section 3;**
- **Section 3.1; and**
- **Section 3.3.1.**

The proximity of the subject lands are located close to Grand Valleys downtown core. The proposed development promotes complete communities by taking place within the settlement areas specifically within Grand Valleys intensification boundaries.

1.0 Introduction

1.1.5 Goals

The planning framework and policies of this Plan are based on a number of goals which have been derived based on a reflection and interpretation of provincial policy and its application to Dufferin County. The goals of the County Official Plan include:

A) foster the creation of complete, healthy, and sustainable communities and enhance the quality of life for all residents.

B) direct the majority of population and employment growth to the settlement areas to preserve and protect agricultural areas and the rural and natural character of the County and make efficient use of existing and planned infrastructure.

J) encourage the growth and vitality of the core commercial areas and historic downtowns through infill, intensification and redevelopment which is appropriate to the local context and character.

3.0 Growth and settlement areas

Growth in the County will be managed by focusing and promoting growth within settlement areas, thereby optimizing the use of existing infrastructure, developing complete communities, and protecting the natural environment and agricultural areas. The majority of future growth will be directed to the urban settlement areas that are on full municipal services, and to a lesser extent to the community settlement areas which are able to accommodate additional growth.

The County's settlement areas will be the focus of growth and accommodate a range of land uses and opportunities for intensification, infill and redevelopment that can accommodate the anticipated growth. The intent of this section is to establish the policy framework that will provide the basis for coordinating and managing growth in the County. Schedule B and the related policies identify the fundamental community structure of the County and provide guidance for long-term growth over the planning horizon.

3.1 Objectives

The County's growth management objectives include:

A) Foster the creation of complete, healthy, and vibrant communities and enhance the quality of life for all residents by directing the majority of growth and development to the settlement areas to conserve and protect natural heritage features and areas and agricultural areas.

C) Promote a settlement structure which directs the majority of urban development on full municipal services to the County's three urban settlement areas which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area, and to a lesser extent to the community settlement areas, which are able to accommodate additional growth.

E) encourage opportunities for redevelopment, revitalization and intensification in appropriate locations and of a scale and character of development that is compatible with the community.

3.3.1 General Settlement Area Policies

It is the policy of the County that:

A) the majority of growth will be directed to the County's settlement areas to focus public and private investment in built-up areas and to preserve the agricultural area and conserve the natural heritage features and areas.

G) local municipalities are encouraged to promote the long term economic prosperity of settlement areas through the following:

I promote development within settlement areas that is compact, mixed use, and supports transit and active transportation, with a broad range of housing types, services and amenities available to all residents/

II Plan to optimize the use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities to accommodate forecasted growth and meet long term requirements

III Identify appropriate locations and promote opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure.

VIII maintain the well-being of downtowns and main streets.

Dufferin County Official Plan (2017)

- Section 3.4; and
- Section 3.4.2.

The proposed development conforms to the growth management objectives by proposing development considered infill. The proposed development would promote intensification North of Gier St and South of Fife Rd. The proposed development would foster complete communities by focusing on infill intensification.

3.4.2 Intensification

The County supports residential intensification and redevelopment within the settlement areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities. Intensification is intended to accommodate a significant amount of new development in the County, however, it is recognized that the type, form and scale of intensification will vary across the County based on local conditions and characteristics.

It is the policy of the County to:

A) recognize that there are limited opportunities for intensification, and the County will encourage intensification within the existing built boundary/build-up area wherever feasible and appropriate. By the year 2015 and for each year thereafter the County and local municipalities will achieve the minimum intensification targets for new residential development occurring within the municipality to be within the built boundary/build-up area as identified in table 3.4

Table 3.4 – Minimum Intensification Targets

Grand Valley (Urban Settlement Area) minimum intensification target of 12%

B) the county will encourage intensification within urban settlement areas and community settlement areas that is of an appropriate scale and character. Intensification will only be encouraged subject to other policies of this Plan, including the availability of servicing, and the protection of existing stable neighbourhoods.

D) the following criteria will assist the County and local municipalities in the evaluation and consideration of application for intensification:

I) the proposed development is located within the built boundary/build-up area;

II) the proposed development provides a diverse and compatible mix of land uses including residential uses and potentially commercial or employment uses, to support vibrant neighbourhoods;

III) the existing sewage and water services can accommodate the additional development

IV) the road network can accommodate the traffic generated;

V) sufficient parking is provided;

VI) the proposed development is adequately serviced by parks, schools and other community infrastructure;

VII) the proposed development supports transit, where available, walking and cycling and everyday activities;

VIII) the development proposal provides for high quality public open spaces with site design and urban design standards that create attractive and vibrant places;

IX) the proposed development is compatible with the existing development and the physical character and scale of adjacent buildings, streetscapes, and surrounding neighbourhood, and provides appropriate transition of build forms to adjacent uses; and

X) the proposed development is consistent with the policies of the appropriate land use designation associated with the land.

Dufferin County Official Plan (2017)

- Section 3.2.2.

The proposed development is consistent with 3.2.2 in that the proposed development would house 70.68 people thereby promoting growth within the Town of Grand Valley urban area.

3.2.2 Growth Allocation

Dufferin County is responsible for the allocation of growth to the local municipalities/ Based on the identified growth forecasts, this Plan allocates population and employment growth to each of the local municipalities based on the growth management framework and community structure policies of this Plan.

It is the policy of the County that:

B) the majority of future growth will be directed to the County's three urban settlement areas which include the: Town of Orangeville, Town of Shelburne and Town of Grand Valley urban area.

D) the allocation of the reserved future population growth is intended to be accommodated as a first priority within the urban settlement areas and is largely contingent upon the local municipalities demonstrating the municipal water services and municipal sewage services are available or planned to accommodate the additional growth...

Conclusion

These applications propose a development that would complement existing intensification within the settlement boundaries. The Dufferin County Official Plan's objectives and policies are supported by these application, and therefore are consistent with the Dufferin County Official Plan.

Town of Grand Valley Official Plan (2015)

For the purposes of this Planning, the current policies of the *Town of Grand Valley Official Plan (2015)* have been reviewed and analyzed with respect to the proposed development.

Town of Grand Valley Official Plan (2015):

- **Section 3.0;**
- **Section 3.2; and**
- **Section 3.3.**

The subject property is zoned Village Residential and therefore falls within Grand Valleys settlement boundaries. The proposed development promotes intensification and infill given its proximity to the downtown core.

3.0 Mission, Principles and Objectives

3.2 Principles

(b) Development will be focused primarily on the settlement area

3.3 Objectives

The Objectives of this Official Plan establish the fundamental policies that will guide future development and each is equally important. Where situations of uncertainty or conflict arise in the interpretation or implementation of this Plan, reference should be made to these Objectives.

i) To support the growth and viability of the commercial core of the village of Grand Valley through infill, intensification and redevelopment;

(k) To support the development of affordable housing through infill and intensification and by incorporating development standards that will enable housing to be constructed;

(L) To encourage infill, intensification and redevelopment of the Built-Up Area prior to considering greenfield development;

Town of Grand Valley Official Plan (2015):

- **Section 4.0.**

4.0 General Development Criteria

In addition to meeting all applicable Federal, Provincial, County and Town requirements and being consistent with the Provincial Policy Statement issued under Section 3 of the Planning Act, all applications will be subject to the following General Development Criteria.

Town of Grand Valley Official Plan (2015):

- **Section 4.2.1.5.**

See Woodland Assessment at Scott Street, Grand Valley on Tab 13 for conformity.

4.2.1.5 Significant Woodlands

Significant woodlands are:

- A) woodlands 20 hectares in size or larger;
- B) woodlands that have 2 ha or more of interior habitat; and/or
- C) woodlands located within a defined natural heritage system or providing a connecting link between two other woodlands having a minimum areas of 20 hectares each.

The identification of significant woodlands shall be undertaken through the completion of an Environmental Impact Assessment where development is proposed in, or adjacent to wooded areas meeting the criteria for significant woodlands, and as informed by schedule B-1.

Development and site alteration shall not be permitted in or within 120 meters of significant woodlands unless it has been demonstrated through an Environmental Impact Assessment that there will be no negative impacts on the natural features or ecological functions.

Proposed development and site alteration in significant woodlands shall have site plan agreements containing specific management details regarding the protection of existing trees.

Town of Grand Valley Official Plan (2015):

- **Section 4.3.1.4.**

See Geotechnical Investigation on Tab 10 for conformity.

4.3.1.4 Steep Slopes and Ravines

Development and site alterations should generally not occur on steep slopes due to the erosion hazard. Development of institutional uses, essential emergency services or uses associated with the disposal, manufacture, treatment or storage of hazardous substances shall not be permitted in areas of steep slope or ravine.

Where other development is proposed on a steep slope in excess of 25 per cent, an engineering report shall be prepared to the satisfaction of the Conservation Authority and the Town of Grand Valley. The report shall confirm that the slopes will be stable during and after construction.

Where development and site alteration is proposed in close proximity to a steep slope, at the toe of a steep slope, along the Grand River or on a slope not identified on Schedule B, such development should be designed in such a way as to minimize the disturbance of and ensure the stability of slopes.

The Conservation Authority may establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance or grades or vegetation below the crest or brow and above the toe shall occur except for erosion and sedimentation control projects approved by the Conservation Authority.

Town of Grand Valley Official Plan (2015):

- **Section 4.3.2.1.**

See waste management strategy on Tab 9 for conformity.

4.3.2.1 Waste Management Systems

Former waste management systems (waste disposal sites) in the Town are identified on Schedule B-3. Prior to approving any new development within 500 meters of a former waste management system, the applicant must demonstrate to the satisfaction of Council that there are no environmental issues associated with the site that may make the lands unsuitable for development. In addition, it must be demonstrated that the water supply will not be negatively affected and that there are no other problems such as leachate, gas, other contaminants, rodents or vermin

Town of Grand Valley Official Plan (2015):

- **Section 4.4.**

See Service Strategy Brief on Tab 11 for conformity.

4.4 Storm Water Management

Applications for new and expanding commercial, industrial, recreational and institutional development having a floor area in excess of 200 m² and residential development of more than 5 lots shall be accompanied by a

Stormwater Management Report prepared by a qualified professional to the satisfaction of the Town and the Conservation Authority.

The Stormwater Management Report shall include an analysis of the effects of development on watershed flow regimes including the interconnection with groundwater resources.

No development will be approved that results in post-development run-offs rates that are greater than pre-development run-off rates for storms up to and including the 100 year flood event.

Stormwater Management facilities may be permitted accessory to a permitted use, in all designations except the Environmental; Protection designation.

Town of Grand Valley Official Plan (2015, Consolidated):

- **Section 4.5.**

See **Tab 10, 11, 12 and 13** for technical reports.

4.5 Technical Reports

Where this Plan requires that technical reports be submitted in support of a development application, the report shall be prepared by a professional with the appropriate qualifications at the cost of the developer. Council may retain independent experts to peer review any technical report submitted in support of an application. The Town may also seek technical advice of the appropriate review agencies. The costs of the peer review or technical advice will be borne by the applicant.

Town of Grand Valley Official Plan (2015):

- **Section 5.3;**
- **Section 5.3.1;**
- **Section 5.3.2;**
- **Section 5.3.3;**
- **Section 5.3.4; and**
- **Section 5.3.6.**

5.3 Urban Residential

5.3.1 Identification

The Urban Residential designation applies to lands with a wide variety of housing types. These dwelling units are located within the Urban Area, and are generally connected to full municipal water and wastewater systems.

5.3.2 Objectives

The objectives of the Urban Residential designation is:

- A) to provide for a range of housing forms in order to meet the varied needs of existing and future residents;
- B) to ensure the rate of growth is appropriate for the settlement area;
- C) to encourage urban design that is in keeping with the character of the existing village; and
- D) to create a compact urban area that can be serviced by municipal; water and wastewater systems.

5.3.3 Permitted Uses

Land in the Urban Residential designation may be used for the following:

- A) all forms of residential development, including the provision of housing which is affordable to low and moderate income household;

5.3.4 Development Policies

All new development within the Urban Residential designation shall be on municipal water and wastewater systems, in accordance with section 6 of this plan.

5.3.6 Zoning

Permitted uses and different housing forms and densities will be distinguished through the Zoning By-law. Zone provisions will establish lot sizes and setbacks to ensure compatibility, built form and an acceptable density.

5.3.5 Severance Policies

Infilling, intensification and redevelopment through the creation of lots by severance may be permitted. Otherwise, all new residential lots shall be created by Plan of Subdivision or Plan of Condominium.

Town of Grand Valley Official Plan (2015):

- **Section 6.0; and**
- **Section 6.1.**

See Tab 9 for conformity.

6.0Municipal Services

The town shall ensure that swage and water services are provided in a manner that can be sustained by the water resources upon which they rely; is financially viable; compiles with all regulatory requirements; and protected human health and the natural environment.

The Town also encourages the conservation and efficient use of water resources and will ensure that servicing and land use considerations are integrated at all stages of planning process.

6.1Full municipal Services

It is the intent of the Town to provide full municipal water and wastewater systems and storm water management services within the Settlement Area. Uses that are currently on private or partial services within this area may be required to connect to urban services as a condition of any redevelopment provided that such connections are technically and economically feasible.

Increases to the capacity of the municipal water and wastewater systems will be sought to accommodate new development during the planning period to support the achievement of the population and employment growth forecast, together with the Intensification and Density Targets. The Town will investigate and pursue opportunities to fund the studies required for increases in capacity and will also investigate and pursue opportunities to provide the required infrastructure for such increases in capacity. These opportunities include seeking funding from both the benefiting development community and from senior levels of government. It is recognized that the full achievement of the population and employment growth forecasts is dependent on increases to the capacity of the municipal water and wastewater systems and development is not intended to be approved without servicing capacity being available for allocation.

Draft plan approval of subdivision/condominium or lot creation by consent will only be permitted within the settlement Area if there is sufficient reserve capacity in the municipal water and wastewater systems for the proposed use. Draft Plan approval does not guarantee sewage and water allocation. Allocation will be granted by Town Council prior to final approval.

Final approval of draft plan subdivision/condominium will be subject to the allocation of uncommitted capacity in the municipal water and wastewater systems, secured through agreement with the Town. The Town will not support any request to the Ministry of Municipal Affairs for any draft plan approved subdivision/condominium to proceed to registration without such draft plan approved subdivision having obtained such an allocation. In addition, the Town will use a Holding Symbol applicable to the zoning of the lands within draft approved subdivision/condominium, (unless such subdivision/condominium has already obtained an allocation of servicing from the Town) and the Town will not lift the Holding Symbol applicable to the zoning of the lands within the draft approved plan of subdivision/condominium, until it is satisfied that sufficient municipal water and wastewater capacity has been allocated to the development proposal.

Town of Grand Valley Official Plan (2015):

- **Section 7.0; and**
- **Section 7.1.**

See Tab 3(a) for conformity.

7.0Transportation and Utilities

7.1Municipal Standards

A)All new roads developed within Plans of Subdivision will be constructed to Town standards by those developing the lands at the applicant's expense. All new Plans of Subdivision shall be accessible from a paved road system.

New lots within Plans of Subdivision shall only be accessed from an internal road network.

D)in considering proposed development including proposed plans of subdivision or condominium having access directly onto a County, Major or Secondary Road, the number of driveways and road intersection access points may be limited.

Town of Grand Valley Official Plan (2015):

- **Section 8.2;**
- **Section 8.3;**
- **Section 8.5;**
- **Section 8.5.1;**
- **Section 8.5.1.1;**
- **Section 8.5.1.2; and**
- **Section 8.5.2.**

See Tab 8(e)(i) for conformity.

8.2 Density Target

The minimum density target in the designated Greenfield area is not less than 44 residents and jobs combined per hectare.

8.3 Intensification Target

The intensification target that by the year 2015, and for each year thereafter, a minimum of 12% of all residential development occurring annually within the Town will be within the Built-Up Area. The Town's 12% intensification target goes towards achieving the County's overall target of 40%

Appendix C illustrates opportunities for Intensification

8.4 Location of Growth

It is the intent of this Plan to direct the majority of growth to the Settlement Area where it will be developed on municipal water services and municipal sewage services. Limited development will be accommodated primarily on existing lots within the Agricultural designation of the Town.

8.5 Settlement Area

The boundary of the urban area is identified on Schedule A-1 as settlement Area. It includes the Built Boundary (Built Up Area), and the Designated Greenfield Area. The intensification Area, Shown on Appendix C is within the Built Boundary.

The built-Up Area is all lands within the Built Boundary and reflects lands that are currently developed.

The Designated Greenfield Area includes lands within the Settlement Area that are not built-up.

The intensification Area is the area to be the focus for accommodating intensification, infill, redevelopment, expansion, conversions and development of vacant or underutilized lots.

8.5.1 Objectives

The Town will strive to ensure that the Settlement Area is a "complete community" as defined by the Province. Complete communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and Community Infrastructure including affordable housing, schools, recreation and open space.

8.5.1.1 The objectives for the Settlement Area are:

A) to provide for a focal area for investment in institutional, commercial, recreational, cultural, entertainment, and residential uses;

B) significant social, commercial and residential centre for the Town;

C) to build a compact, vibrant and complete community;

D) to manage growth and support a strong and competitive economy; and

E) to encourage a walkable community.

8.5.1.2 The objectives of the Built-Up Area are to:

A) encourage new growth to the build-Up Area where capacity exists to accommodate population and employment through intensification;

B) encourage the redevelopment of the downtown area, a pedestrian and bicycle friendly area and provide adequate transportation infrastructure; and

C) Plan for lands, buildings and structures that support the quality of life for people and community by providing public services for health, education, recreation socio-cultural activities, security, safety and affordable housing Community Infrastructure to support growth.

8.5.2

Intensification opportunities are identified on Appendix C. The identification of an area with intensification potential will not imply an intention on the part of Council to redevelop the area. Council will identify areas with the potential for infill development and intensification on an ongoing basis.

The Town shall formulate development standards that facilitate intensification and re-development and achieve a compact form, while maintaining appropriate levels of public health and safety.

Town of Grand Valley Official Plan (2015):

- **Section 8.7.**

8.7 Development Phasing

Development shall be staged in accordance with the availability of municipal sewage and water services and stormwater management in a manner that makes the most efficient use of available services. Development through plans of subdivision may be phased to ensure that there is an appropriate range of housing type, tenure and cost in each stage of the development process. Such phasing will be addressed through subdivision agreements.

Town of Grand Valley Official Plan (2015):

- **Section 8.8.**

See Tab 4 for conformity

8.8 Subdivision and Plans of Condominium

Where three or more lots are to be created from a single parcel of land existing as of the date of adoption of this Plan, a Plan of subdivision or Condominium shall generally be required. Exceptions to this policy may be considered in the Settlement Area where there are no residential lands resulting from the development and there is no need to extend municipal services including roads. Intensification and infilling lots will generally be considered through the Consent process. The following policies apply to all development by Plan of Subdivision or Condominium:

- A) In considering a proposed Plan of Subdivision or Condominium, Council shall ensure that all costs associated with the development of the land are borne by the developer;
- B) all roads within a Plan of Subdivision shall be constructed to municipal standards, shall be paved and shall be dedicated to the Town. Roads within a Plan of Condominium shall be constructed to municipal standards;
- C) Prior to considering a Plan of Subdivision or Condominium, Council shall require the applicant to submit professional reports addressing the Development Criteria in Section 4 of this Plan; and
- D) Any proposed Plan of Subdivision or Condominium shall be accompanied by an engineering report containing an evaluation of the feasibility of the appropriate sewage and water system or a functional servicing report outlining the feasibility of extending full municipal services.

Town of Grand Valley Official Plan (2015):

- **Section 4.0; and**
- **Section 4.1.4.2.**

The proposed development Block A and Block B are made up of townhomes thereby offering a range and mix of affordability.

4.0 General Development Criteria

4.1.4.2 Affordable Housing Strategy

The Town will encourage the development of housing to meet the needs of all residents, including affordable housing, both home ownership and rental housing. The Town will encourage a range of housing types and densities to support the achievement of the Intensification Target and Density Targets.

Conclusion

These applications conform with the Official Plan of the Town of Grand Valley. Official Plan of the Town of Grand Valley's objectives and policies are supported by these application, and therefore are consistent with the Official Plan of the Town of Grand Valley.