



# INNOVATIVE PLANNING SOLUTIONS

PLANNERS ● PROJECT MANAGERS ● LAND DEVELOPMENT

Friday July 19, 2019

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

Attention: Mark Kluge, RPP, MCIP  
Planner

Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications  
173146 County Road 25; Part of Lot 30, Concession 2  
Town of Grand Valley, County of Dufferin

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On behalf of Corseed Inc., Innovative Planning Solutions is pleased to provide the following submission package in response to comments received from the Town and circulation agencies. Included in this package is the following:

1. Five (5) copies of an updated Functional Servicing Report prepared by Valdor Engineering;
2. Five (5) copies of an updated Environmental Impact Study prepared by Azimuth Environmental;
3. Five (5) copies of an updated Traffic Impact Study and response letter completed by JD Engineering;
4. Ten (10) 24x36 copies of the revised Draft Plan of Subdivision;
5. Ten (10) 11x17 copy of the revised Draft Plan of Subdivision;
6. Digital copies of the submission contained on a USB Drive.

The following section represents our response to comments received from R.J. Burnside (January 2019):

**Comment #1:**

As a result of discussions and agreed upon direction at a stakeholder meeting (attended by Thomasfield Homes, Corseed Inc, GRCA, and the Town of Grand Valley), held at the Town of Grand Valley on February 14, 2019 the collector road bisecting the Corseed project has been realigned such that it:

- Avoids traversing the existing privately-owned residential property located at 173160 County Road 25 (CR-25)
- Provides adequate separation to the adjacent property at 173160 County Road 25 to allow for grading
- Provides a 30.0 metre setback from the collector road to the wetland positioned west of it

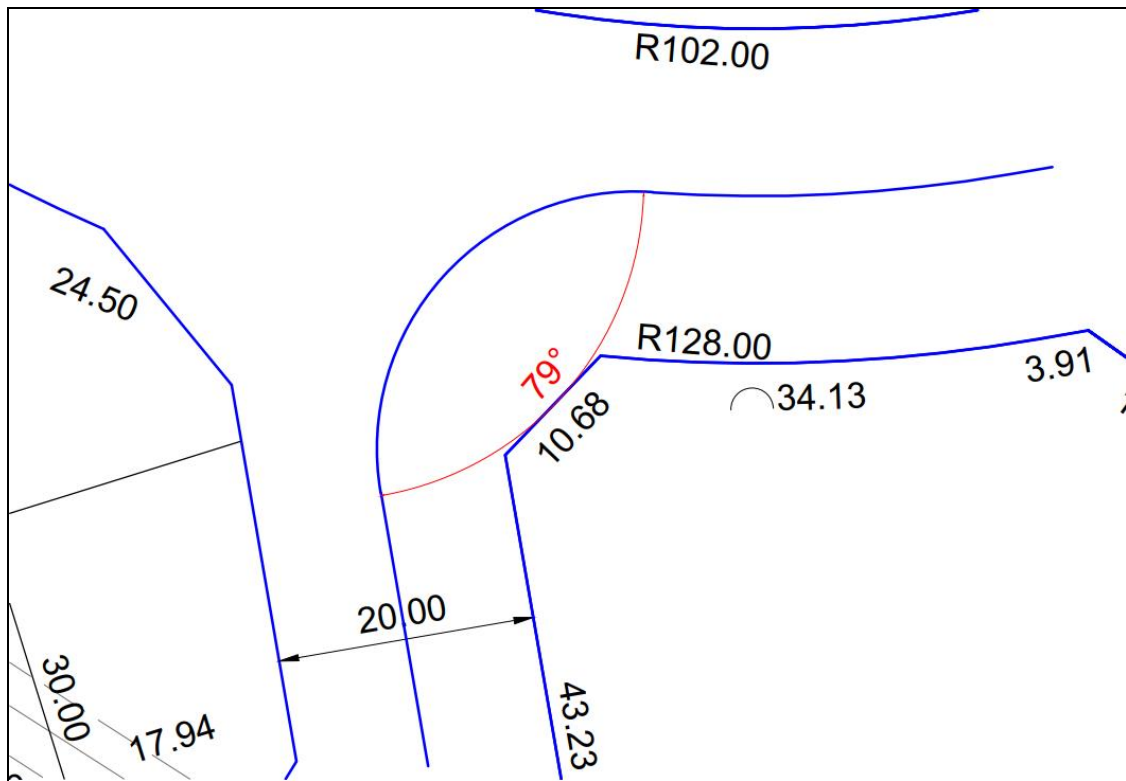
**Comment #2:**

Blocks 8 & 9 have been combined. Corseed Inc will dedicate this block to whomever prefers to take ownership, the Town of Grand Valley or the GRCA. We will allow the Town / GRCA to determine this.

**Comment #3:**

Street 'B' has been revised such that it follows the bend adjacent to Block 5.

We can confirm that the intersection of Street 'B' and Street 'A', adjacent to Block B, is 79 degrees, exceeding the minimum 70 degree requirement. Please see figure below.



**Comment #4:**

The rear lot lines for lots 59-65 have been moved in excess of 4m eastward, such that the infiltration trenches are not on private property.

For lots 65-72, the infiltration trenches have been incorporated into the SWM block rather than within the private lots.

The setback to wetland for lots 59-65 have been significantly increased from 10.0 metres to an average wetland setback of 29.0 metres. The revised setback has been further detailed and justified within the revised Azimuth EIS, submitted under a different cover. This 29.0 metre average wetland setback has been reviewed and approved by the GRCA. All proposed structure envelopes within each individual lot will be located at least 30.0 metres from the limits of the wetland.

The revised Draft Plan maintains consistency in lot depth for lots 60 through 72. Each of these lots possesses a depth of 30.0 metres, providing ample depth for all features associated with a single detached residential lot (dwelling, front & rear yard setbacks, driveway, etc.).

**Comment #5:**

It is acknowledged that an access point to CR-25 from either of Blocks 5 / 6 (Mixed-use / Commercial) will not be permitted.

The revised Draft Plan includes both a 0.3 metre reserve as well as a 3.0 metre block for the purposes of sidewalk along the entire CR-25 frontage of Blocks 5 & 6. This 3.0 metre block will be dedicated to the County as a road widening, in accordance with R.J. Burnside comments.

**Comment #6:**

It is acknowledged that cash-in-lieu of parkland is proposed and will require Council approval.

**Comment #7:**

Each WHPA (A, B, C, and D) have been shown and labelled on the revised Draft Plan.

**Stormwater System / Watermain comments:**

These comments have been responded to by Valdor Engineering under a separate cover.

The following section represents our response to comments received from the GRCA (January 2019):

**Comment #1:**

The setback to wetland for lots 59-65 have been significantly increased from 10.0 metres to an average wetland setback of 29.0 metres. The revised setback has been further detailed and justified within the revised Azimuth EIS, submitted under a different cover. This 29.0 metre average wetland setback has been reviewed and approved by the GRCA. All proposed structure envelopes within each individual lot will be located at least 30.0 metres from the limits of the wetland.

**Comment #2:**

Species at Risk (SAR) have been extensively discussed within the revised Environmental Impact Study prepared by Azimuth Environmental, submitted under a different cover.

Through Azimuth's correspondence with the GRCA, it is understood that the GRCA is now agreeable to the SAR analysis being a Draft Plan Condition. Within the GRCA June 17, 2019 letter issued to the Town of Grand Valley on the Corseed Project, the second bulleted advisory comment states "GRCA recommends that written confirmation from the Ministry of Environment, Conservation and Parks (MECP) regarding species at risk be made a condition of draft plan approval".

**Comment #3:**

Acknowledged. The Regulatory Floodplain will be shown at detailed design.

**Comment #4:**

The FSR has been revised accordingly. Please see Valdor Engineering resubmission material, submitted under a different cover.

The following section represents our response to comments received from WSP via the County of Dufferin (January 2019):

It is acknowledged that the proposed development does contain a small remnant portion of land that is located beyond the Grand Valley settlement area delineation as shown on Official Plan Schedules A-1 and A-2. This small remnant portion of land (approximately 2.75 hectares) is positioned between the settlement area delineation

and a wetland area. The wetland area limit was determined jointly by Azimuth Environmental and the GRCA on May 28, 2015.

Within the initial Corseed submission (2015), this remnant area was comprised of a Stormwater Management Pond and a future development block. At that time, no requirements existed to traverse the Corseed property / project with a collector road, as the Town's Transportation Master Plan had not been released.

The Town's Transportation Master Plan (TMP) was subsequently in November 2016, illustrating a future collector road traversing the "future development" area of the Corseed development in a north-south direction. At this time, the provision for, and construction of, this collector road as shown in the TMP would not have required it to be completed as part of the Corseed development.

Between 2016 and 2018 many discussions with municipal staff took place regarding the necessity of, and positioning of, this collector road. Municipal staff advised their preference that the collector road bisect the Corseed property in an east-west direction such that it would (a) be constructed as part of the Corseed Subdivision, while also (b) connecting to County Road 25 within the Corseed Subdivision. During these discussions, in order to allow for the collector road to bisect and be implemented / constructed in conjunction with the Corseed subdivision, it was determined that development of the small remnant pocket of land would be included within the proposed subdivision by way of interpretation policies within the Town's Official Plan. As a result, the subdivision design was revised in early 2018 to include residential lots within this area.

The Town's Official Plan, under Section 10.1 Plan Boundaries (Interpretation), advises the following:

*The outer limit of the Plan Area and the Settlement Area where abutting a road, lot line or natural features shown on Schedule A-1 and Schedule A-2 are fixed and inflexible and can be changed only by an amendment to this Plan. Where there are no defined physical features or lot lines minor boundary adjustments that maintain the general intent of this Plan will not require an Amendment to this Plan.*

When considering the above policy, is it our opinion that the small remnant portion of land between the settlement area limit and the delineated wetland is not abutting or defined by a road, lot line, or natural features as shown on Schedule A-1 or Schedule A-2 of the Town's Official Plan. Given that there are no defined physical features or lot lines, minor boundary adjustments are permitted, the inclusion of this small remnant pocket of land should be considered a logical minor boundary adjustment that maintains the general intent of the Official Plan. The wetland to the west, and the

appropriate buffer to it, represent the most appropriate and logical location for the Grand Valley settlement area boundary.

Further, the Town's Official Plan, under Section 10.4 Land Use Designations (Interpretation), advises the following:

*It is intended that the boundaries of the Land Use categories shown on Schedule A-1, and Schedule A-2 of this Plan, shall be considered as general only, except in the case of roads and other definite physical barriers. They are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law if appropriate without necessitating an amendment to this Plan.*

The limit of the Grand Valley settlement area on Schedules A-1 and A-2, at the west end of the Corseed Subdivision, is not defined by any physical barriers, roads, property lines, or features. As such, the Town's Official Plan permits minor adjustments to the land use designation boundaries without necessitating an amendment to the Plan, as is proposed by the Corseed development.

In summary, development of this small portion of remnant land within the Corseed project will facilitate the design and construction of a crucial collector road for the Town, while being supported by, and in accordance with, the Town's Official Plan.

Trusting the above is satisfactory; please do not hesitate to contact the undersigned with any questions or concerns. We look forward to future correspondence from you on this matter.

Respectfully submitted,

**Innovative Planning Solutions**

A handwritten signature in black ink, appearing to read 'Darren Vella', written over a horizontal line.

Darren Vella, MCIP RPP  
President & Director of Planning