

INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



MOCO FARMS SUBDIVISION

PLANNING JUSTIFICATION REPORT

173087 County Road 25
Part of the North Half of Lot 31, Concession 1
IPS NO. 10-301

October 2019



EMAIL: info@ipsconsultinginc.com
WEB: www.ipsconsultinginc.com



150 DUNLOP STREET EAST, SUITE 201
BARRIE, ON L4M 1B1



TEL: (705) 812-3281
FAX: (705) 812-3438

173087 County Road 25
Part of the North Half of Lot 31, Concession 1

**TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN**

APPLICATIONS FOR

ZONING BY-LAW AMENDMENT & DRAFT PLAN REDLINE

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

150 DUNLOP STREET EAST, SUITE 201
BARRIE, ONTARIO L4M 1B2
TEL: (705) 812-3281
FAX: (705) 812-3438

ON BEHALF OF

MOCO FARMS LTD.

OCTOBER 2019

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 SITE DESCRIPTION AND SURROUNDING LAND USES	2
3.0 DESCRIPTION OF DEVELOPMENT	7
3.1 DEVELOPMENT PROPOSAL	7
3.2 PLAN OF SUBDIVISION	10
3.3 ZONING BY-LAW AMENDMENT	10
4.0 PLANNING POLICY AND ANALYSIS	13
4.1 THE PLANNING ACT – PROVINCIAL INTEREST	13
4.2 PROVINCIAL POLICY STATEMENT (2014)	14
4.3 A PLACE TO GROW	16
4.4 COUNTY OF DUFFERIN OFFICIAL PLAN	17
4.5 TOWN OF GRAND VALLEY OFFICIAL PLAN	18
5.0 CONCLUSION	20

FIGURES

FIGURE 1. LOCATION OF SUBJECT LANDS	2
FIGURE 2. OFFICIAL PLAN DESIGNATION	4
FIGURE 3. SUBJECT LANDS ZONING	5
FIGURE 4. BY-LAW NO. 2017-59	6
FIGURE 5. DRAFT PLAN OF SUBDIVISION	9
FIGURE 6. COMMERCIAL BLOCK CONCEPT	12

APPENDICES

APPENDIX 1. REDLINED DRAFT PLAN OF SUBDIVISION	
APPENDIX 2. DRAFT ZONING BY-LAW AMENDMENT & SCHEDULE	

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 redlined 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 (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 rezone a portion of the subject lands from their current zones to the Village Residential (RV) Zone, the Downtown Commercial Exception X – Mixed Use Holding (CD-XM) Zone, and the Downtown Commercial (DC) Zone. The intent of the redlined Draft Plan of Subdivision is to obtain approval for 40 additional lots for which servicing allocation is now available through a new Wastewater Treatment Plan Surge Tank Agreement.

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. This Report will review the following documents to demonstrate consistency with good planning principles:

- Planning Act (2018)
- Provincial Policy Statement (2014)
- A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Dufferin Official Plan
- Town of Grand Valley Official Plan
- Town of Grand Valley Comprehensive Zoning By-Law 09-10



Legend



-  Subject lands
-  Parcel boundaries

Figure 1.

LOCATION OF SUBJECT LANDS

Source: Dufferin GIS

Drawn By: AE

File: 10-301



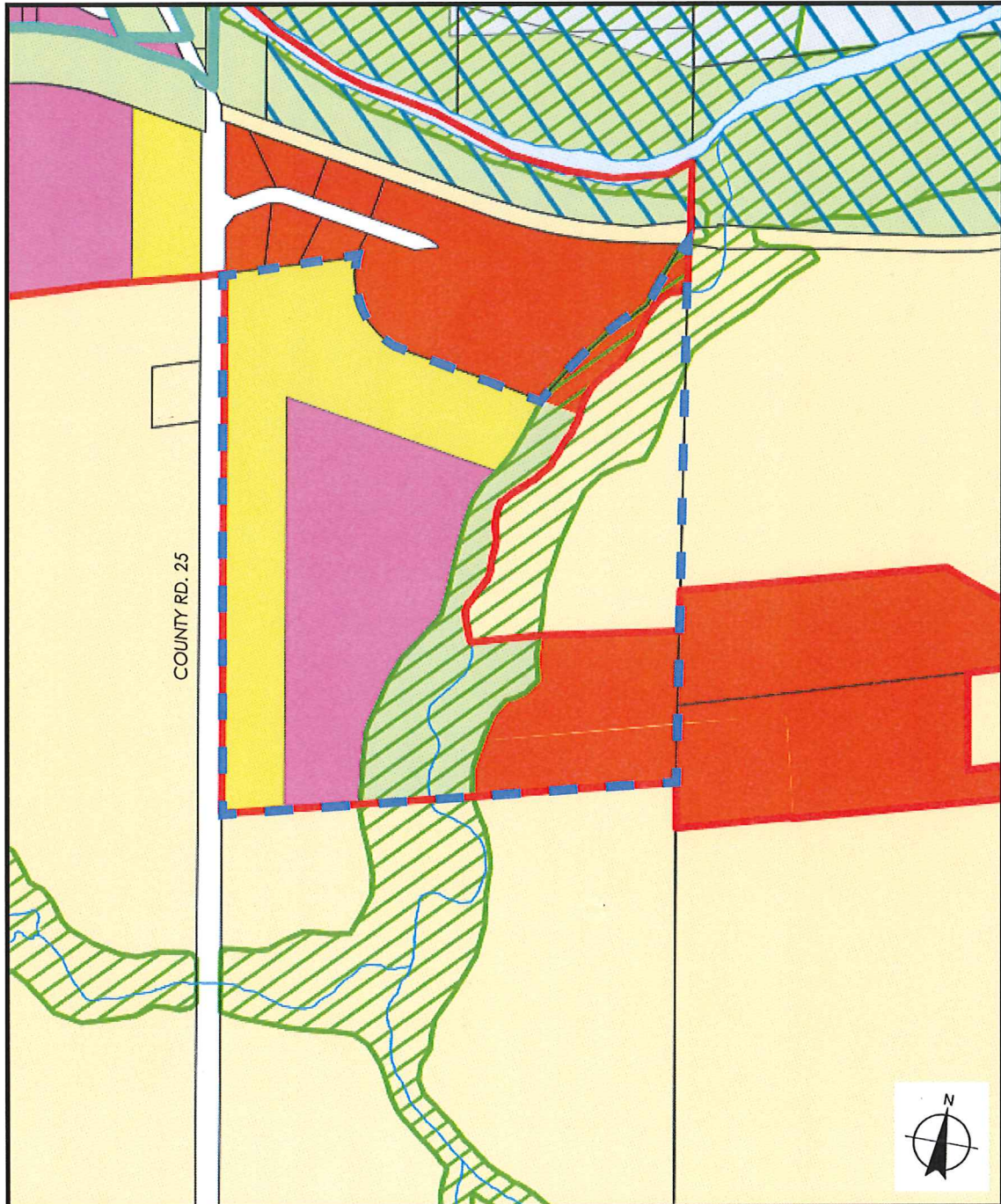
INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

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. The lands are currently designated Urban Residential, Mixed Use, Agricultural and Environmental Conservation in the Town Official Plan as shown in Figure 2. As a result of previous development applications, to be further discussed in Section 3.0, the subject lands are zoned Development (D), Village Residential Holding (RV(H)), Downtown Commercial Exceptions Five – Mixed Use Holding (CD-5M(H)), Open Space (OS), and Environmental Protection (EP) Agricultural (A) and Environmental Protection (EP) under Comprehensive Zoning By-law 09-10, as seen in Figures 3 and 4 respectively.

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 and are targeted for future residential development.



LEGEND

- Subject Lands
- Settlement Boundary
- Mixed-Use
- Urban Residential
- Employment
- Environmental Conservation

Figure 2.

OFFICIAL PLAN DESIGNATION

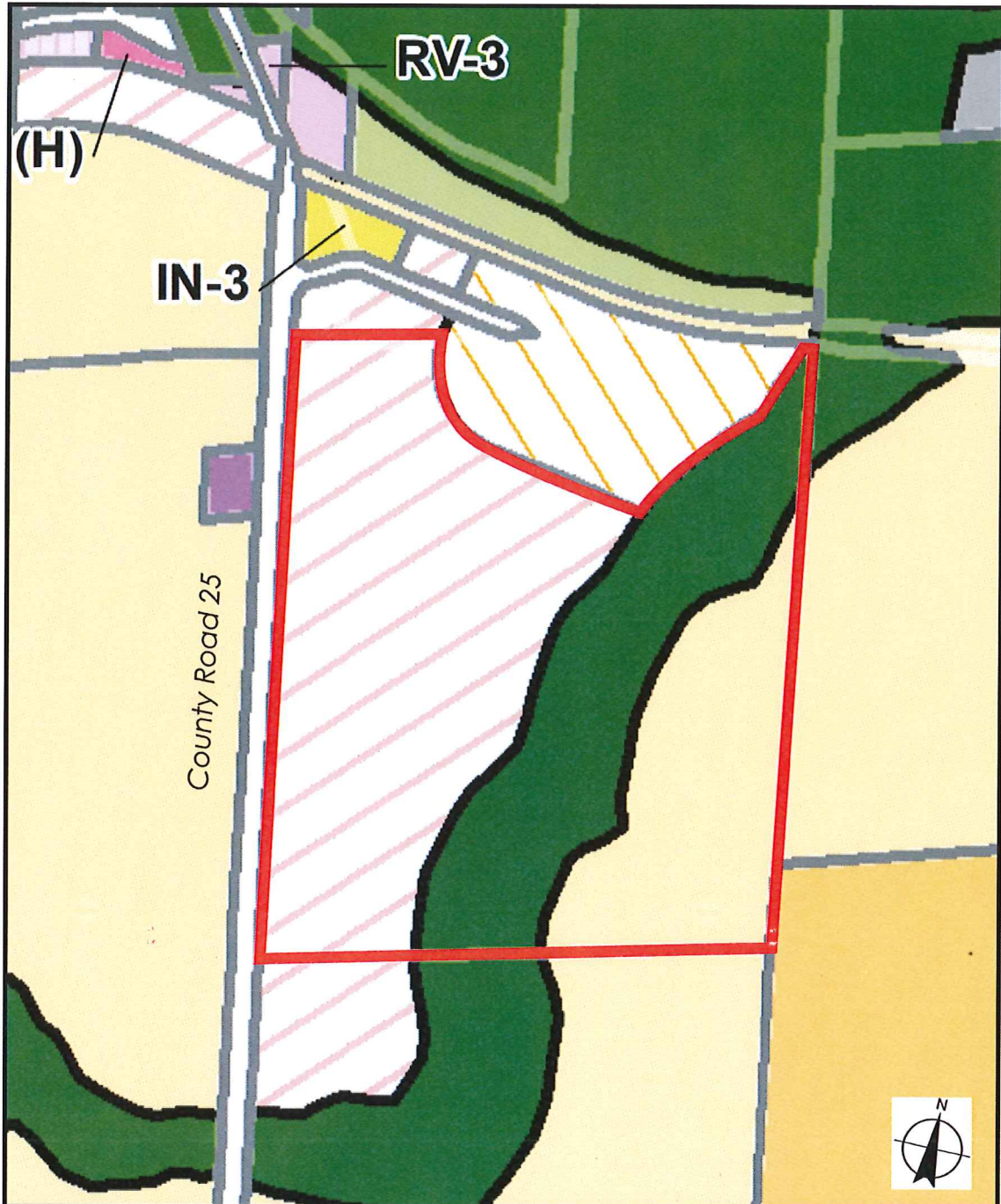
Source: Town of Grand Valley Official Plan
 Schedule A-2 - Land Use (Village)

Drawn By: AE

File: 10-301



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



LEGEND

- Subject Lands
- Agriculture (A)
- Environmental Protection (EP)
- Development (D)

Figure 3.
SUBJECT LANDS ZONING

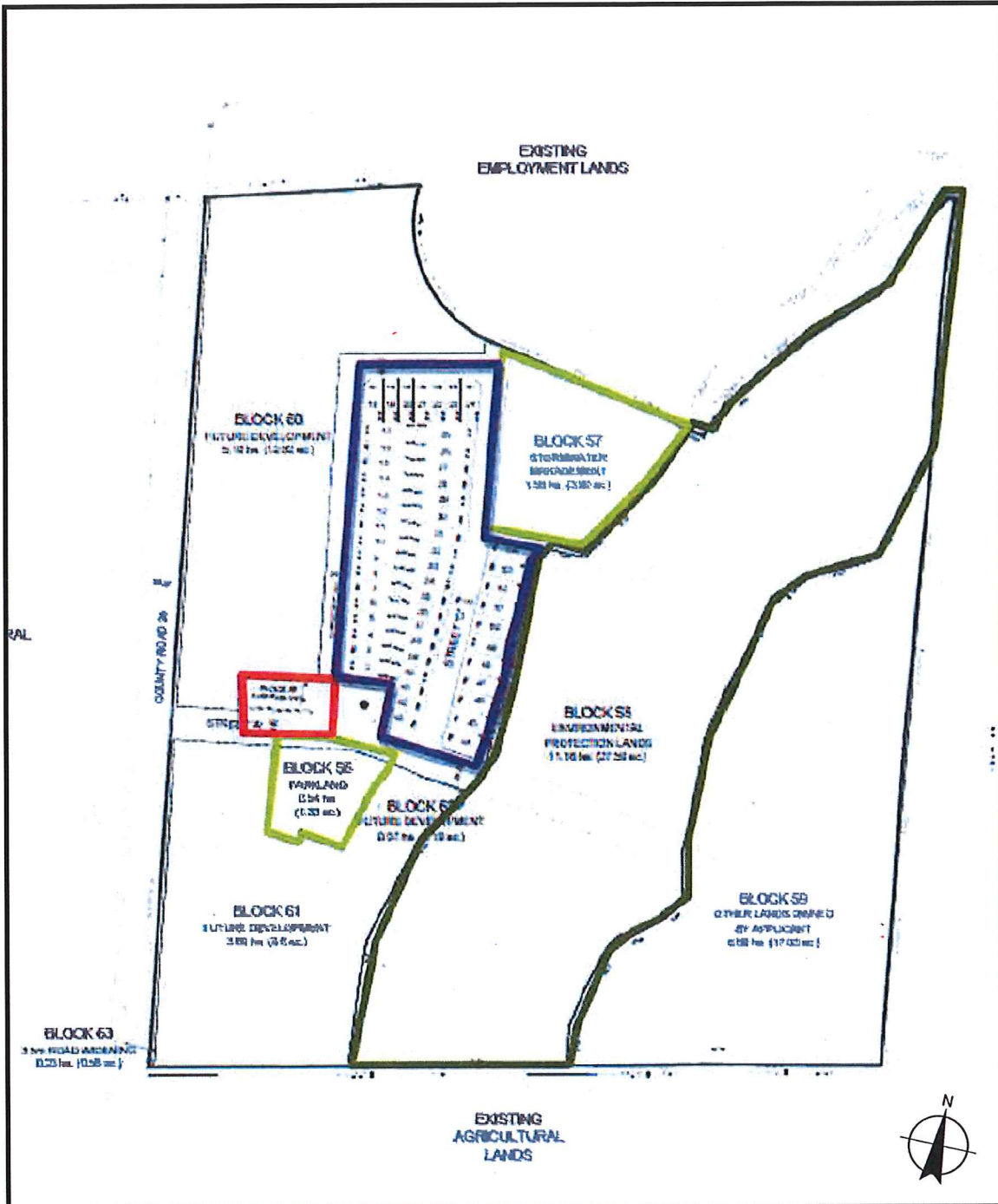
Source: Town of Grand Valley Zoning By-law

Drawn By: AE

File: 10-301



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



LEGEND

- Lands to be rezoned from the Development Zone to the Downtown Commercial Exceptions Five - Mixed Use Holding (CD-5M(H) Zone
- Lands to be rezoned from the Development Zone to the Village Residential Holding (RV(H) Zone
- Lands to be rezoned from the Development Zone to the Open Space (OS) Zone
- Lands to be rezoned from the Development Zone to the Environmental Protection (EP) Zone

Figure 4.
BY-LAW NO. 2017-59

Source: Schedule A to By-law No. 2017-59

Drawn By: AE

File: 10-301

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

3.0 DESCRIPTION OF DEVELOPMENT

The following section will provide a detailed description of the background of the site, as well as details of the ZBA and Draft Plan redline required to permit the proposed development.

3.1 DEVELOPMENT PROPOSAL

The lands have been subject to, and approved by, previous applications for Draft Plan of Subdivision and Zoning By-law Amendment. These applications proposed 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. It should be noted that the entirety of the Moco project was presented to, and evaluated by, the Public, Council, and Staff throughout the process.

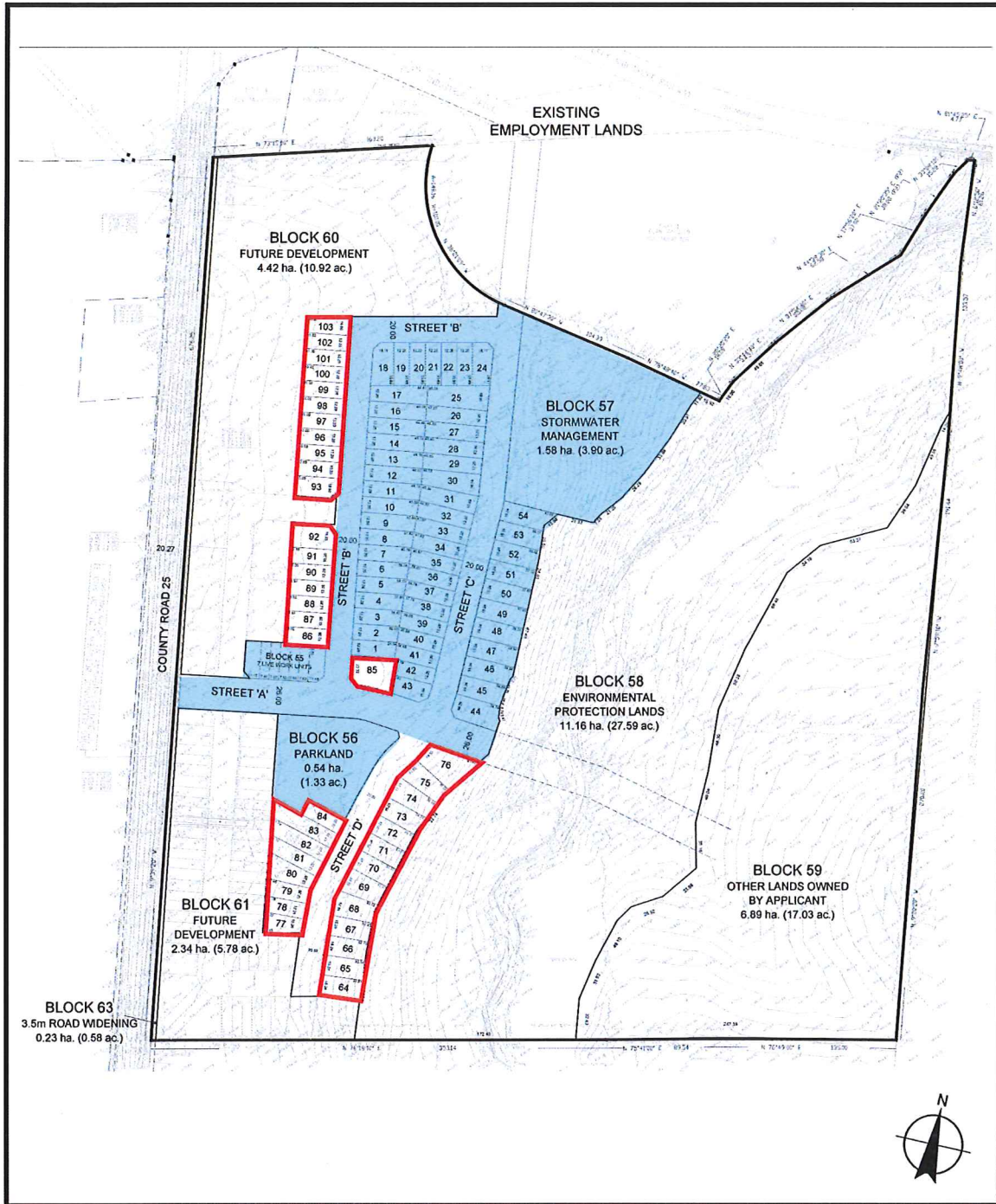
Due to servicing capacity constraints, only 61 residential units in total were draft approved in November 2017, with the understanding that the balance of the concept would move forward at such time as adequate servicing could be provided. The balance of the units / lots within the Subdivision that did not have servicing allocation were placed within future development blocks and not lotted out. At the same time, the Town approved zoning over the 61 residential units only, and not the balance of the subdivision. The 61 units respectively, and associated Parkland / Stormwater Management / Environmental Protection blocks, were zoned to the Village Residential Holding (RV(H)), Downtown Commercial Exceptions Five – Mixed Use Holding (CD-5M(H)), Open Space (OS), and Environmental Protection (EP) Zones through the passing of By-law No. 2017-59. By-law Number 2017-59 is included in the Appendix, as well as Figure 4. Figure 5 also illustrates the portion of the lands that were draft approved and correspondingly zoned for development.

A Surge Tank Agreement (2017) and subsequent Amending Agreement (2018), granted an additional forty (40) servicing allocation units to the Moco Subdivision. In an effort to streamline the project, it is anticipated that all 101 dwellings for which allocation has been granted, will move forward to sales / construction together. The subject rezoning

application is being sought at this time to rezone the 40 additional residential lots provided servicing capacity by the surge tank agreement, as well as the balance of the Subdivision. The subject Draft Plan redline is being sought at this time to subdivide the additional 40 residential lots provided servicing capacity by the surge tank agreement.

At full build out, a total of 193 units are proposed across the site, comprised of 96 single detached dwellings, 43 traditional residential townhouses, and 54 live-work townhouses. Access to the site is provided from County Road 25 through a 26.0 metre municipal right of way (Street "A") running east-west centrally through the site. Two looping 20.0 metre municipal streets are proposed north and south of Street "A." Street "B" runs parallel to Country Road 26 and contains a mix of the traditional townhouse blocks as well as live-work townhouse blocks. The live-work blocks will front County Road 26, with parking access from the rear, accessible from Street "B." Streets "C" and "D" contain a mix of 40' and 50' frontage single detached dwelling lots.

Blocks dedicated to future municipal right of ways have also been provided across the site. A municipal park is provided central to the site, at the intersection of Streets "A" and "C." A stormwater management block is positioned in the north of the site, adjacent to the environmental protection lands to the east of the site. A large mixed-use block is proposed at the north west corner of the site, which will feature significant future commercial amenities for residents, at such time as servicing capacity is available.



LEGEND

- Units to be serviced through Surge Tank Agreement
- Lands previously draft approved

Figure 5.
DRAFT PLAN OF SUBDIVISION

Source: Innovative Planning Solutions

Drawn By: AE

File: 10-301



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

3.2 PLAN OF SUBDIVISION

A Draft Plan redline is required to permit the additional 40 residential units afforded servicing capacity through the surge tank agreement. Figure 5 identifies the 40 additional lots to be serviced through the surge tank agreement. Figure 5 also displays the ultimate built out design of the remainder of the site to be appropriately zoned through the subject application, including single detached dwellings, traditional townhouse units, live-work townhouse units, a commercial block, as well as parkland, stormwater management lands, and environmental protection lands. The redlined Draft Plan is contained within Appendix 3.

3.3 ZONING BY-LAW AMENDMENT

In order to facilitate the redlined Draft Plan, as well as to appropriately zone the balance of the Moco project, a Zoning Bylaw Amendment is required. The proposed ZBA zones portions of the subject lands to the Village Residential (RV) Zone, Residential Multiple (RM) Zone, Downtown Commercial Exception X – Mixed Use Holding (CD-XM) Zone, and the Downtown Commercial (DC) Zone from the existing Development (D) Zone and Downtown Commercial Exception 5 – Mixed Use (CD-5M) Zone. The proposed zoning is consistent with By-law 2017-59, as well as the overarching Official Plan designations. Attached as Appendix 2 is a copy of the draft Zoning By-law Amendment text and associated Schedule.

The lands to be rezoned to the Village Residential (RV) Zone will accommodate single-detached residential units in keeping with the existing zone standards as well as the surrounding draft approved lands.

The lands to be rezoned Downtown Commercial (DC) are proposed to take the form of a future commercial development. A concept plan for the commercial block is included in Figure 6. It should be noted that this concept plan is identical to that which was utilized through the previous Draft Plan & Zoning Bylaw Amendment approval process.

The lands to be rezoned Residential Multiple (RM) are proposed for standard townhouses. The lands to be rezoned to the Downtown Commercial Exception X –

Mixed Use Holding (CD-XM) Zone will facilitate the respective live-work units. The definition of a live-work unit is proposed to be amended as follows:

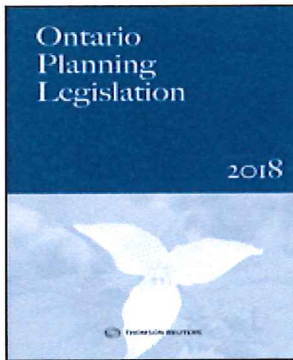
LIVE-WORK UNIT: A dwelling unit, part of which may be used as a business establishment and where the dwelling unit is the principal residence of the business operator.

The live-work unit zoning as proposed will give future residents the ability to operate a small business out of their respective dwelling. The proposed ZBA allows for specific permitted uses within a live-work unit while specifying certain restrictions to maintain compatibility between uses and to mitigate any potential nuisance to property owners in the vicinity of the live-work units. Further, a parking ratio of two (2) spaces per live-work unit is proposed as part of the rezoning application. The Draft Zoning By-law Amendment text and Schedule is included in Appendix 2.

4.0 PLANNING POLICY AND ANALYSIS

This Section will outline the applicable planning and development policies guiding the development of the subject lands. Each section will outline applicable policies and contain planning rationale on conformity and development principles. The Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, County of Dufferin Official Plan, and the Town of Grand Valley Official Plan are analyzed below in relation to the proposed development.

4.1 THE PLANNING ACT – PROVINCIAL INTEREST



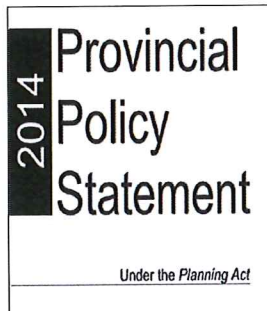
The Planning Act (The Act) is Provincial legislation that lays out ground rules to describe how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial policy framework focused on Provincial interests and fairness.

These interests include the supply, efficient use and conservation of energy and water, the adequate provision and efficient use of transportation, sewage and water services and waste management, minimization of waste, orderly development of safe and healthy communities, the adequate provision of a full range of housing, the appropriate location of growth and development, the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians, as well as the promotion of a built form that is well designed. This proposed development aligns with the Province's interests in land use planning given that the plan's design:

- Provides development that diversifies the housing stock in Grand Valley and contributes to the range of housing options;
- Is located in an appropriate location for growth and development, within the Settlement Area of Grand Valley on lands designated for growth; and,
- Delivers a functional use on site that is compatible with the surrounding land uses while increasing the population in an area that will have access to established pedestrian networks and commercial opportunities.

According to the Planning Act, the proposed development aligns with the Province's Interest in land use planning.

4.2 PROVINCIAL POLICY STATEMENT (2014)



The Provincial Policy Statement (PPS) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built environment. The PPS contains policies that fall under three overarching sections, with the goal of fostering an effective and efficient land use planning system in the Province of Ontario. The policies contained within will contribute to Building Strong Healthy Communities, the Wise Use and Management of Resources, and Protecting Public Health and Safety.

An analysis of the PPS has been undertaken in order to demonstrate how the proposed development is consistent with applicable policies. Emphasis is placed on the following sections of the PPS:

Section 1.1.1	<i>Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns</i>
Section 1.1.3	<i>Settlement Areas</i>
Section 1.4.	<i>Housing</i>
Section 1.6	<i>Infrastructure and Public Service Facilities</i>

Section 1.1.1 of the PPS provides various strategies on how to manage and direct land use to achieve efficient and resilient development. This section emphasizes different ways healthy, liveable and safe communities can be sustained such as:

- 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;*
- e. *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

The proposed development provides a logical and compatible built form, efficiently utilizing the subject lands for which they have been designated. The proposed development also provides for a range of housing, commercial, and open space options within the Town of Grand Valley.

Section 1.1.3 of the PPS outlines required land use patterns in settlement areas to ensure communities are using land and resources sensibly. The policies for this section promote efficient development patterns that protect resources, promote green spaces and ensure effective use of services and infrastructure. The policies that apply are shown below:

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- 1) efficiently use land and resources;*
- 2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- 3) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- 4) support active transportation;*
- 5) are transit-supportive, where transit is planned, exists or may be developed;*

The proposed development is consistent with the above policies as it efficiently utilizes the land and municipal infrastructure, while appropriately preserving environmental lands. The proposed development also supports active transportation through the use of sidewalks and trail networks.

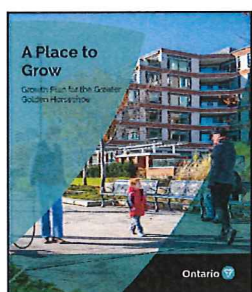
Section 1.4.3 of the PPS states that municipal planning authorities shall provide a mix of housing types and densities that meet the needs of current and future population of the area. Section 1.4.3 (d) states that municipalities will achieve this by:

- 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.*

The proposed development is consistent with Section 1.4.3 by providing housing alternatives for current and future residents of Grand valley. The concept provides single detached dwellings of differing frontages, traditional townhouses, as well as live-work units. The proposed development makes efficient use of underutilized land, infrastructure and service facilities in the area.

For the above stated reasons, the subject applications are consistent with the direction of the PPS.

4.3 A PLACE TO GROW - GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE



The Growth Plan for the Greater Golden Horseshoe (GGH) has been prepared and approved under the Places to Grow Act. The Plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management and environmental protection particular to the GGH. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The Plan provides guiding principles that contribute to the creation of complete communities. The goal of the Plan is to promote healthy, active living, use of public transit as well as prioritizing intensification and providing a mix of diverse housing opportunities to eliminate the demand for outward growth.

Section 2.2.1 of the Growth Plan provides policies that manage growth and ensure growth is directed towards areas where there is existing municipal servicing and a complete community can be supported. This will be achieved by promoting a diverse mix of land uses in a compact form, with convenient access to local stores, service and public service facilities. Other considerations include improving the social equity and overall quality of life for all residents through providing a diverse range of housing options, providing convenient access to transportation, and mitigating any impacts to climate change by promoting green infrastructure and low impact development.

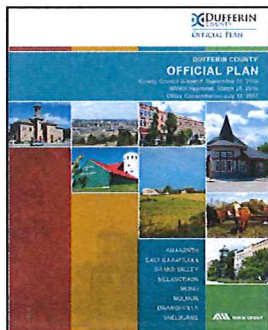
The subject lands are located within the settlement area of Grand Valley as identified on Schedule A-2 of the Town's Official Plan. Overall, the proposed development

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 & gateway driving into Grand Valley along County Road 25.

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.

For the above stated reasons, the applications conform to the direction provided in the Growth Plan for the Greater Golden Horseshoe.

4.4 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 Section 1.1.5 (b) it is the Policy of the County that the majority of growth will be 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 designated for growth within a settlement area and is planned to incorporate a variety of housing options as well as employment

opportunities. The proposed development promotes active transportation, offers 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 Section 1.1.5 of its Official Plan.

Section 3.3.2 of the County's Official Plan dictates the policies relative to 'Urban Settlement Areas'. In general, the policies of Section 3.3.2 reflect many contained under Section 1.1.5 relating to development taking place on full municipal services, accommodating a broad array of land uses, and promoting active transportation.

Section 3.4.3 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 Section 3.4.3 (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. Utilizing a Person per Unit (PPU) figure of 3.304 for low-density built form and 2.564 for medium density built form (2019 – Watson & Associates Development Charges Background Study) the residential portion of the proposed development will achieve a density of 44.1 people per hectare over the entirety of the greenfield (excluding EP lands, roads, and mixed-use blocks).

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

4.5 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 displayed on Figure 2.

Section 5.3.2 of the Official Plan contains policies relative to development within the Urban Residential designation. The objectives contained within Section 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 development offers a range of housing and employment opportunities designed to integrate into the existing and planned settlement area. The proposed development 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 Section 5.3.2.

Section 5.6 dictates the objectives and policies relative to development within the Mixed-Use designation. Pursuant to Section 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. The development proposal will ultimately create an array of new commercial services, achieve a strong façade along County Road 25, and incorporate townhouse units that are affordable to moderate income families in keeping with Section 5.6.2 of the Official Plan.

Per Section 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. It is also the policy of Section 5.6.4 (a) for the mixed-use designation to provide for a transitioning area from the Downtown Core to Gateway Areas. The subject lands are located approximately 1.25 km from the Downtown core of the Grand Valley settlement area. Within the respective mixed-use designation on the subject lands, this ZBA application proposes both stand-alone commercial uses, along with combination residential-commercial uses within the live-work units, effectively providing for an appropriate transition from the downtown core to the commercial gateway while still maintaining the intent of the mixed-use designation.

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, the development will be phased in order to coincide with the availability of servicing specifically sewer allocation as inherently evidenced by the redlined Draft Plan. Section 8.2 provides the County generated density target of 44 people/jobs per hectare for

development on designated greenfields which the proposed development meets. Section 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 proposed development incorporates design elements that will be in keeping with the existing and planned character of the Town, provides the required density in keeping with the Official Plan target, creates active transportation opportunities and public open spaces, while providing a mixture of land uses in proximity to the built-up area of Grand Valley.

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

5.0 CONCLUSION

The subject Zoning By-law Amendment application and redlined Draft Plan of Subdivision represent a comprehensive development plan for lands within the Settlement Area of Grand Valley. The applications aim to facilitate, now and in the future, one-hundred and ninety-three (193) residential units in the form of single detached dwellings, townhouse dwellings, and live-work units. The proposed development will aid in accommodating predicted residential growth while simultaneously providing jobs for these residents through the incorporation of commercial uses through the establishment of live-work units. The development is to be serviced through municipal water and wastewater systems, in keeping with Provincial policy dictating the location of major growth. The 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 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, the Growth Plan for the Greater Golden Horseshoe, the County of Dufferin Official Plan, and the Town of Grand Valley Official Plan respectively. It is my professional planning opinion that these applications conform to and are consistent with the applicable policies and represents good planning.

Respectfully submitted,

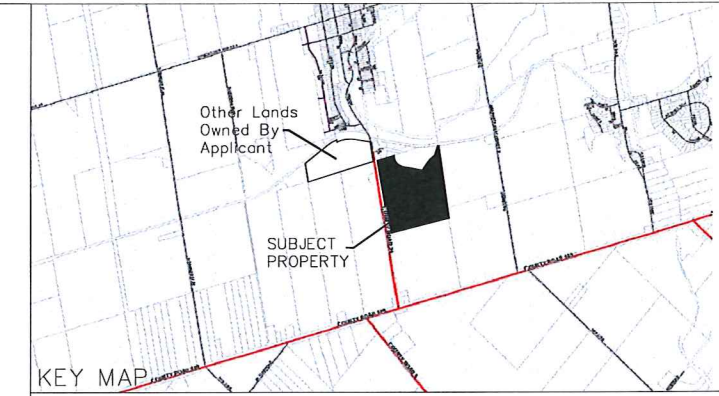
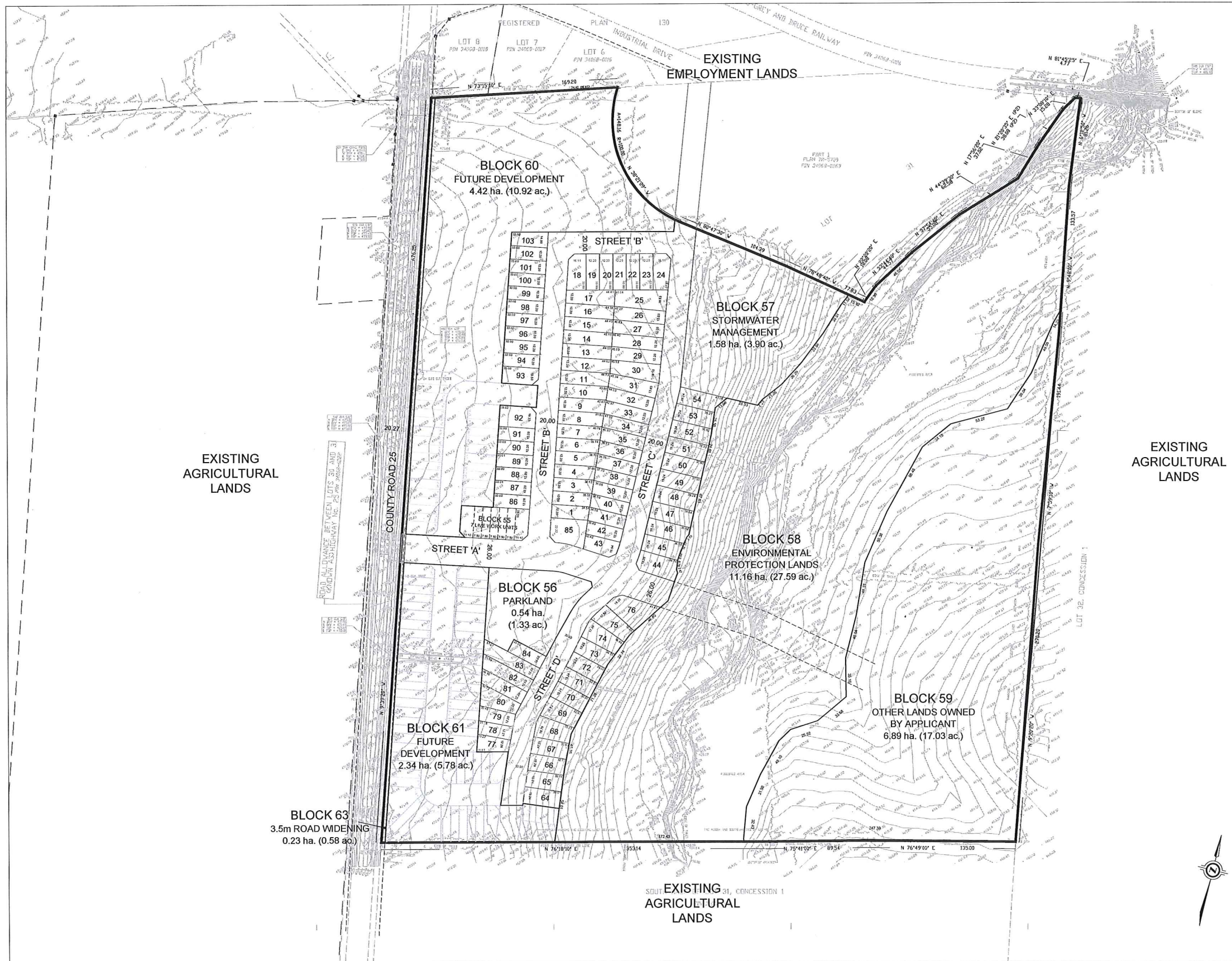
Innovative Planning Solutions

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

Darren Vella, MCIP, RPP
President & Director of Planning

APPENDICES

APPENDIX 1: REDLINED 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
 2017



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.

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

DATE _____ PIER DE ROSA, O.L.S.
 ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
 a) SHOWN ON PLAN h) MUNICIPAL WATER
 b) SHOWN ON PLAN i) GUELPH LOAM
 c) SEE KEY PLAN j) SHOWN ON PLAN
 d) RESIDENTIAL, MIXED USE, PARKLAND, ENVIRONMENTAL PROTECTION, STORMWATER MANAGEMENT k) ALL MUNICIPAL SERVICES
 e) SHOWN ON PLAN l) NONE
 f) SHOWN ON PLAN
 g) SHOWN ON PLAN

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL UNITS (40)	1-43, 77-84, 86-91, 94-103	3.18	66
RESIDENTIAL UNITS (50)	44-54, 64-76, 85, 92-93	1.55	28
LIVE WORK UNITS (24.6)	55	0.17	7
FUTURE DEVELOPMENT	60-61	6.76	
PARKLAND	56	0.54	
STORMWATER MANAGEMENT	57	1.58	
ENVIRONMENTAL PROTECTION LANDS	58	11.16	
OTHER LANDS OWNED BY APPLICANT	59	6.89	
20.0 m R.O.W	'B', 'C', 'D'	1.80	
26.0 m R.O.W	'A'	0.64	
3.5m ROAD WIDENING	63	0.23	
TOTAL		34.5	101

MOCO FARMS- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Sept. 12, 2019	Add Phase 2 to draft plan;	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
 P: 705 • 812 • 3281 F: 705 • 812 • 3438 www.ipsconsultinginc.com

FILE NAME: 10-301 MOCO - 010615.dwg DATE: OCTOBER 31, 2017
 PROJECT: 10-301 CORTEL GRAND VALLEY DRAWN BY: V.L.

APPENDIX 2: DRAFT ZONING BY-LAW AMENDMENT & SCHEDULE

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2019-___

“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 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, as shown in Schedule “A” attached hereto, and Schedule “A” attached hereto forms part of By-Law 09-10 as amended.
2. **THAT** Section 5.0 Definitions is amended by amending the following definition, and renumbering the remainder of the section:

LIVE-WORK UNIT

A dwelling unit, part of which may be used as a business establishment and where the dwelling unit is the principal residence of the business operator.

3. **NOTWITHSTANDING** the zone requirements of any other provisions of this By-law, the following shall apply to those lands zoned CD-XM:

a. In addition to the permitted uses of Section 4.7.1, a Live-Work Unit shall be a permitted use;

b. The following uses shall be permitted as part of a Live-Work Unit:

- I. Dwelling unit
- II. Art gallery
- III. Artist studio
- IV. Bakery, take-out restaurant, coffee-shop
- V. Clinics, fitness centre, wellness centre
- VI. Commercial school
- VII. Convenience store
- VIII. Offices
- IX. Personal service shops
- X. Retail store
- XI. Service and repair establishments (excluding motor vehicle)

c. The following regulations shall apply to Live-Work Units:

- I. The business establishment shall be restricted to the first storey;
- II. 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;
- III. The business establishment may employ one or more persons residing within the associated household, and no more than three additional employees; and,
- IV. The following uses shall not be permitted:
 - Cannabis Store
 - Furniture Store
 - Hardware Store
 - Outdoor Storage
 - Pharmacy
 - Restaurant

4. **THAT** Section 3.15.9 Table 3 – Parking Space Requirement Table is amended by adding the following column:

Land Use	Minimum Off-Street Parking Requirements
Live-work Unit	2 parking spaces

5. **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 _____ 2019.

THE CORPORATION OF THE TOWN OF GRAND VALLEY

Mayor

Clerk

LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'DOWNTOWN COMMERCIAL (CD) ZONE'

LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'VILLAGE RESIDENTIAL (RV) ZONE'

LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'RESIDENTIAL MULTIPLE (RM) ZONE'

LANDS TO BE REZONED FROM 'DOWNTOWN COMMERCIAL EXCEPTION 5 - MIXED USE HOLDING (CD-5M(H) ZONE' TO 'DOWNTOWN COMMERCIAL EXCEPTION X - MIXED USE (CD-XM) ZONE'

LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'DOWNTOWN COMMERCIAL EXCEPTION X-MIXED USE (CD-XM) ZONE'

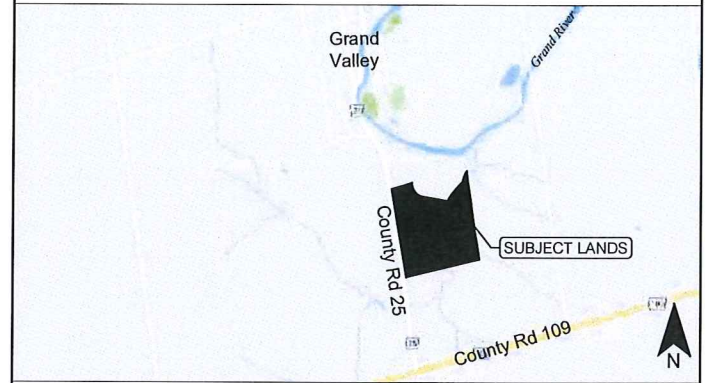
LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'RESIDENTIAL MULTIPLE (RM) ZONE'

LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'VILLAGE RESIDENTIAL (RV) ZONE'

SCHEDULE 'A' - ZONING BY-LAW AMENDMENT

TOWN OF GRAND VALLEY

Key Map










TOWN OF GRAND VALLEY

SCHEDULE 'A' to ZONING BY-LAW AMENDMENT

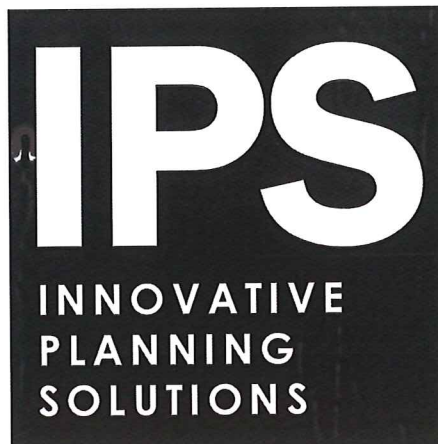
PART OF NORTH HALF OF LOT 31,
CONCESSION 1
FORMERLY IN THE TOWNSHIP OF EAST LUTHER
NOW IN THE
TOWNSHIP OF EAST LUTHER - GRAND VALLEY
COUNTY OF DUFFERIN
2016

LEGEND

-  SUBJECT LANDS (10.38ha / 25.65ac)
-  OTHER LANDS OWNED BY APPLICANT (24.04ha / 59.40ac)
-  LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'VILLAGE RESIDENTIAL (RV) ZONE'
-  LANDS TO BE REZONED FROM 'DOWNTOWN COMMERCIAL EXCEPTION 5 - MIXED USE HOLDING (CD-5M(H) ZONE' TO 'DOWNTOWN COMMERCIAL EXCEPTION X - MIXED USE (CD-XM) ZONE'
-  LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'DOWNTOWN COMMERCIAL (CD) ZONE'
-  LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'DOWNTOWN COMMERCIAL EXCEPTION X - MIXED USE (CD-XM) ZONE'
-  LANDS TO BE REZONED FROM 'DEVELOPMENT (D) ZONE' TO 'RESIDENTIAL MULTIPLE (RM) ZONE'

Scale: Not to Scale	Date: June 21, 2019
Drawing: 10-301	Drawn By: AS

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com



WWW.IPSCONSULTINGINC.COM