

# **Planning Justification Report**

## **River's Edge Subdivision**

Ariss Glen Development Limited / Thomasfield Homes Ltd.

Town of Grand Valley, Dufferin County

Draft Plan of Subdivision

Zoning By-law Amendment

November 2023

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**Prepared for:**

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# 1. Introduction

## 1.1 Background & Development Applications

GSP Group (“GSP”) has prepared this Planning Justification Report in support of applications being made by Ariss Glen Developments Limited & Thomasfield Homes Limited (“Thomasfield”) to facilitate the development of the property known by the municipal address of Part Lot 31, Concession 3 in the Town of Grand Valley, County of Dufferin (the “Site”). The Site comprised of three parcels. One parcel is owned by Thomasfield Homes, and two parcels are owned by Ariss Glen Developments Limited which is a wholly owned subsidiary of Thomasfield Homes. The Site is located to the east of County Road 25 and north of Amaranth Street East adjacent to the Grand River.

This Planning Justification Report is being submitted in support of two applications: an application for the approval of a Draft Plan of Subdivision and a Zoning By-law Amendment. The Zoning By-law Amendment seeks to change the zoning of the Site from a “Development” Zone and “Environmental Protection” Zone, to a combination of “Multiple Residential”, Specialized “Village Residential” Zone, “Open Space” Zone, “Institutional 2” Zone, and “Environmental Protection” zones (together, the “Subject Applications”). The proposed Draft Plan of Subdivision provides a total of 330 dwelling units in a range of sizes and unit types, as well as two Park Blocks, an Open Space Block, and a Stormwater Management Block adjacent to the Grand River to accommodate and protect existing natural features on the Site, including steep slopes adjacent to the Grand River. The proposed land uses are consistent with the designation of the Site as “Urban Residential”, “Environmental Conservation” and “Agricultural” in the Town’s Official Plan.

The Proposed Development represents efficient land use within a designated Urban Settlement Area that provides a range and mix of housing options and densities that will be provided with municipal water and sewage services. It has been designed to support the protection and enhancement of natural heritage features and to avoid areas that are subject to natural hazards, and is therefore consistent with the Provincial Policy Statement, 2020, and conforms with the Growth Plan for the Greater Golden Horseshoe (2020). The proposal represents appropriate development that will contribute to the continuing growth and evolution of Grand Valley as a complete community.

## 1.2 Previous Submissions

A previous submission for Draft Plan of Subdivision was submitted in 2012. Since 2012, additional properties were acquired by the applicant which resulted in revisions to the draft

plan and the requirement for a new submission. A pre-consultation meeting with the Town of Grand Valley occurred in August 2021, following which a list of complete application requirements was provided by the Town. All submission materials outlined in those comments have been provided with the current submission.

Section 5 of this Planning Justification Report provides a summary of the principal findings and recommendations from the other reports and studies submitted in support of the Proposed Development. However, the summaries provided are not intended to replace those other report, which should be read in their entirety in conjunction with this Planning Justification Report.

### **1.3 Report Contents**

The primary purpose of this Planning Justification Report is to demonstrate that the Proposed Development is consistent with provincial policy and conforms with provincial, regional, and local municipal plans (or does not conflict with them, as the case may be). Following this Introduction, the contents of this report have been organized as follows:

- Section 2 describes the Site and its local context, as well as providing a description of the Proposed Development.
- Section 3 reviews the policies and regulations that apply to the Site and a detailed explanation of how the Proposed Development is consistent with the Provincial Policy Statement, 2020; conforms with (or does not conflict with) the Growth Plan for the Greater Golden Horseshoe (as amended); the County of Dufferin Official Plan, the Town of Grand Valley's Official Plan, and the Town's Zoning By-law.
- Section 4 discusses the development applications submitted to facilitate the Proposed Development, including a Public Consultation Strategy and a discussion of future applications that will be necessary.
- Section 5 summarizes the principal findings and recommendations of the other studies and reports submitted in support of the Proposed Development.
- Section 6 concludes this Planning Justification Report by reviewing the principal points established in support of the Proposed Development.



## 2. Site & Context

### 2.1 Location & Description of the Site

The Site is located in the northeasterly portion of the Town of Grand Valley's Settlement Boundary and has frontage on Main Street North (County Road 25), Bielby Street, Scott Street, and Amaranth Street East. For the purpose of the Application, the frontage is determined based off Main Street North with a frontage of 274.5 metres (900.59 feet). A portion of the lands named "Future Development" totaling 0.786 hectares (1.94 acres) is also included within the Site, however, will not be developed with the Subject Applications.

The Site is known by the municipal address of Part Lot 31, Concession 3 and is legally described as Part of Lot 31, Concession 3 Geographic Township of East Luther all of Block C Registered Plan 114 (Village of Grand Valley, County of Dufferin). The parcel has an area of approximately 37 hectares (91.43 acres) and is irregularly shaped, with lands owned by the applicant on both sides of the Grand River and a significant portion of the Site abutting the Grand River. It is located northeasterly of the intersection of Main Street North (County Road 25) and Amaranth Street East. The entirety of the Site is bounded between the outer edge of the Delineated Built Boundary and the Settlement Boundary Town of Grand Valley Official Plan Schedule A-2 Land Use (Village).

The Site (**see Figure 1: Site Location**) is currently occupied by several informal trail networks. There are some wooded areas that cover portions of the Site, predominantly abutting the Grand River. Overall, the Site is vacant and underutilized, paired with the 'Development' zone, is well suited for the Proposed Development.



Site Location  
Source: Google Earth (2023)

Figure  
**1**

Figure 1: Site Location



Figure 2: Surrounding Land Use Context

Surrounding Land Use Context  
 Source: Google Earth (2023)

Figure  
**2**

Topography across the Site varies, with grades ranging from 4% to in excess of 15% along the banks adjacent to the Grand River. There is approximately 25 metres (82.02 feet) of fall across the Site in the northwest to southeast direction. The Site elevation ranges from approximately 481 m at the northwest end of the Site then falls to about 455 metres (1492.78 feet) towards the easterly and southeasterly portions of the Site.

The majority of the Site drains overland in the easterly direction towards the Grand River. The central portion of the Site drains in the easterly direction to an existing wetland located at the southeast portion of the Site ultimately discharging to the Grand River. Flows exceeding the capacity of the wetland will then sheetflow in the easterly direction to the Grand River (see Functional Service Report for more information).

**2.2 Surrounding Land Use Context**

To the north of the Site are some low-density rural residential uses as well as a large parcel (approximately 46 hectares (113.67 acres)) which has a quarry/aggregate use. To the east, beyond the Grand River which bounds most of the Eastern lot line are several large agricultural parcels as well as a transportation depot for school buses. To the south of the Site are existing low-density residential uses and a wooded area bounded by the Grand River. Finally, to the west are existing low-density residential and commercial uses (see Figure 2: Surrounding Land Use Context. Generally, to the south and west uses are within the “Delineated Built Boundary” and to the North and East are within an Environmental Conservation overlay (see **Figure 4: Land Use Map**).

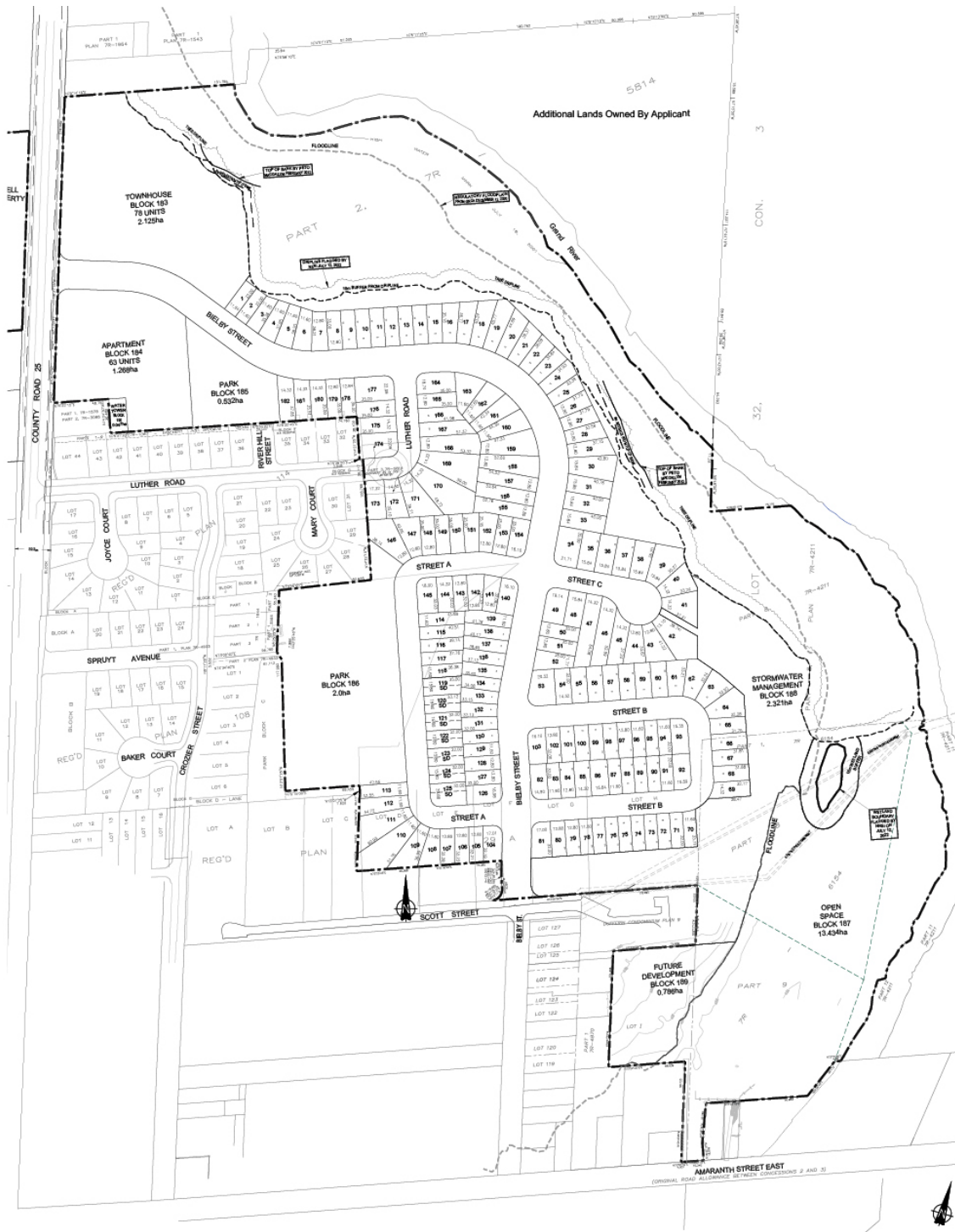
**2.3 Description of Proposed Development**

The Proposed Development of the Site consists of a mix of Residential, Park, Open Space Area, and Stormwater Management Block (see **Figure 4: Land Use Map**). The proposed plan of subdivision (see **Figure 3: Proposed Plan of Subdivision**) comprises:

|  |   |
|--|---|
| 54 single detached lots with 11.6 m (36.09 feet) frontage  | Lots 1-6, 52, 70-78, 82, 83, 86, 87, 108-118, 129-139, 160-163      |
| 71 single detached lots with 12.8 m (42.00 feet) frontages | Lots 7-29, 42-44, 50, 51, 79-81, 84, 97-107, 126-128, 140-143       |
| 34 single detached lots with 14.32 m (46.98 feet) frontage | Lots 40, 41, 45-47, 54-69, 85, 144, 145, 169-173, 175, 176, 180-182 |
| 20 single detached lots with 15.84 m (51.97 feet) frontage | Lots 30-39, 48, 49, 53, 86, 174, 177                                |
| 14 semi-detached homes                                     | Blocks 119-125  |
| 78 townhouse units   | Block 183   |

|                              |                           |
|------------------------------|---------------------------|
| 63 apartment units           | Block 184                 |
| <b>Total dwelling units</b>  | <b>330 dwelling units</b> |
| Park                         | Blocks 185-186            |
| Open Space                   | Block 187                 |
| Stormwater Management        | Block 188                 |
| Future Development           | Block 189                 |
| “To be added to water tower” | Block 190                 |

The primary road for the Site is proposed to be Bielby Street, which will be connecting to County Road 25 at the North and Scott Street to the South. Additionally, an extension of Luther Road is proposed to connect to Bielby Street at a 90° angle. The Proposed Development contains three unnamed public roads, identified as Street “A”, Street “B” and Street “C”. Street “A” creates a crescent off Bielby Street and serves as a connection around to Park Block 186. Street “B” also creates a crescent off Bielby Street and provides pedestrian access to the Open Space Block 187. Finally, Street “C” forms a cul-de-sac off Bielby Street in addition to a pedestrian connection to Stormwater Management Block 188 and Open Space area of Block 187.



Proposed Plan of Subdivision  
Source: GSP Group (2023)

Figure  
**3**

Figure 3: Proposed Plan of Subdivision

## 3. Policy Review

### 3.1 Provincial Policy Statement

The Provincial Policy Statement (the “PPS”), issued under the *Planning Act* with the latest version coming into effect on May 1, 2020, provides direction on matters of provincial significance related to land use planning. The *Planning Act* requires that, “*decisions affecting planning matters shall be consistent with*” the PPS. The overriding vision of the PPS states that “*the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy.*” The PPS has been considered in its entirety. A summary of PPS policies relevant to the Site and the Subject Applications provided below:

#### Community Design

Policy 1.1.1 of the PPS seeks the establishment of “healthy, livable, and safe communities” through:

- 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 affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- h) *promoting development and land use patterns that conserve biodiversity; and,*
- i) *preparing for the regional and local impacts of a changing climate.*

Response: The Subject Applications is consistent with Policy 1.1.1 of the PPS. The Site is developing within the Settlement Boundary of the Town. The Proposed Development provides for efficient connections to adjacent current and future roads, water and sanitary servicing infrastructure making efficient use of municipal services. The Subject Applications will facilitate the efficient use of the Site and provide a range and mix of dwelling types. Environmental and human health will not be negatively affected by the

development. Buffering and environmental conservation of the Grand River was determined accordingly as to avoid development which may cause environmental or public health and safety concerns.

### **Settlement Area Land Use Patterns**

Policy 1.1.3.2 of the PPS directs that land use patterns in settlement areas are to be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *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;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation; and,*
- f) *are transit-supportive, where transit is planned, exists or may be developed.*

Response: The Proposed Development is an efficient use of land and will be adequately serviced by existing municipal infrastructure as demonstrated in the Functional Servicing Report summarized in Section 5.7 of this Report. Further, the Proposed Development proposes a logical street layout and provides road and sidewalk connections to adjacent areas. This provides a convenient layout for future public transportation as well as opportunities for active transportation that will minimize the generation of greenhouse gases. As noted earlier, the Site is within a short walking distance of existing community facilities to the southwest. For these reasons, the Subject Applications is consistent with Policy 1.1.3.2 of the PPS

Policy 1.1.3.4 of the PPS directs the promotion of appropriate development standards “*which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety*”. Further, Policy 1.1.3.6 identifies that new development in designated growth areas “*should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities*”.

Response: The Subject Applications is consistent with Policy 1.1.3.4 and 1.1.3.6 of the PPS as the Proposed Development is a logical extension of the existing community, featuring a mix of housing types and sizes. The Proposed Development will intensify the Site, a property within the Grand Valley Urban Settlement Area, consistent with the direction for growth and development to an existing Urban Settlement Area on full municipal services. The development does not pose a risk to public health or safety.



## Land Use Compatibility

Section 1.2.6 of the PPS provides direction on land use compatibility. Policy 1.2.6.1 establishes that *“Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”*

Response: The Site is adjacent to the Delineated Built-up Boundary and remains within the Urban Settlement Area of Grand Valley. The Proposed Development does not include any land uses which may produce any potential adverse effects on surrounding land uses. The adjacent natural heritage features are adequately buffered and will be protected as per the recommendations of the EIS which is discussed in Section 4.2 of this report.

## Sewage, Water, and Stormwater

Section 1.6.6 of the PPS establishes the policies regarding sewage, water, and stormwater management.

Policy 1.6.6.1 directs that sewage and water services shall:

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
  - 1. *municipal sewage services and municipal water services; and*
  - 2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*
- b) *ensure that these systems are provided in a manner that:*
  - 1. *can be sustained by the water resources upon which such services rely;*
  - 2. *prepares for the impacts of a changing climate;*
  - 3. *is feasible and financially viable over their lifecycle; and*
  - 4. *protects human health and safety, and the natural environment;*
- c) *promote water conservation and water use efficiency;*

Policy 1.6.6.7 of the PPS identifies that stormwater management planning shall:

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) *minimize, or, where possible, prevent increases in contaminant loads;*

- c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

Response: As identified in the Functional Servicing Report summarized in Section 5.7, the Proposed Development can be serviced through connections to municipal infrastructure, efficiently using existing systems, as directed.

Stormwater quantity and quality can be appropriately managed and will not negatively impact water quality. The proposed use of LID measures maximizes the function of vegetative and pervious surfaces. Stormwater has been addressed in the Functional Servicing Report summarized in Section 5 of this Report. As such, the Subject Applications is consistent with Section 1.6.6 of the PPS.

### **Transportation**

Policy 1.6.7.1 of the PPS seeks transportation systems that are “*safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs*”. Policy 1.6.7.2 directs the efficient use of existing and planned infrastructure, including through TDM strategies. Policy 1.6.7.4 promotes land use patterns, densities and mixes of uses that “*minimize the length and number of vehicle trips and support current and future use of transit and active transportation*”.

Response: The Subject Applications are consistent with Policies 1.6.7.1, 1.6.7.2 and 1.6.7.4 of the PPS in that the Site is well connected to a County Road that provides efficient transportation. The Proposed Development provides for efficient connections to adjacent local streets providing an efficient transportation network. A Transportation Impact Study has been prepared by Salvini Consulting and is summarized in Section 5 of this Report.

### **Sustainability**

Section 1.8.1 of the PPS provides direction for environmental sustainability through land use and development patterns which:

- a) *promote compact form and a structure of nodes and corridors;*
- b) *promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

- e) *encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) *promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and,*
- g) *maximize vegetation within settlement areas, where feasible.*

Response: The Subject Applications are consistent with Section 1.8.1 of the PPS. The Proposed Development will facilitate compact development and provides a range of residential uses and environmental conservation opportunities within the Grand Valley Urban Settlement Area.

### **Conclusion**

The Subject Applications are consistent with the policies of the PPS as they relate to the Site and Proposed Development. The Proposed Development will provide for the efficient development of the Site, which is located within the Grand Valley Urban Settlement Area and is a vacant greenfield Site. The development will provide for the logical extension of the surrounding and future residential areas to the northeast and will provide up to an additional 330 dwelling units.

The Proposed Development will contribute to the range and mix of housing choices available in Grand Valley and is compatible with surrounding land uses. The lots are a similar size to the existing lots in the neighbourhood to the southwest, and the proposed new streets and sidewalks are well integrated into the existing and future surrounding network.

The proximity to the existing elementary school, community park and recreation facilities to the west, and to the downtown core, make the Site desirable for residential development. The additional population in this location will support local businesses in the community.

The development provides for the efficient use of services. The Functional Servicing Report identifies that there are connections available to existing municipal watermain and sanitary sewer services, meeting the infrastructure policies of the PPS.

The Site has convenient access to County Road 25. The proximity of the development to the highway network, community facilities and downtown Grand Valley will minimize the length and number of vehicle trips required by residents to access goods and services.

In our opinion, the Subject Applications and Proposed Development for the Site are consistent with the PPS.

### **3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

The Growth Plan for the Greater Horseshoe (the “Growth Plan”) builds on the policy directions contained in the PPS and in this regard, is intended to function as a policy framework for achieving strong and prosperous communities by managing growth in the Greater Golden Horseshoe (GGH) Region. The policies contained in the Growth Plan guide land uses, transportation, and infrastructure with the goal of enhancing the quality of life of residents. All decisions made within the GGH that affect planning matters are to conform to the policies in the Growth Plan.

#### **Growth Management**

Section 2.2.1 of the Growth Plan outlines the growth management policies for Ontario. Policy 2.2.1.2a) directs that most growth will be directed to settlement areas that have delineated built boundaries, existing or planned municipal water and wastewater systems, and can support achieving complete communities.

Policy 2.2.1.1 and Schedule 3 of the Growth Plan provides population forecasts for municipalities subject to the Growth Plan. A 2051 horizon is provided, establishing that the residential population target for Dufferin County is 95,000 people.

Response: The Subject Applications conform to the Growth Management policies of the Growth Plan. The Site is within the Town of Grand Valley Urban Settlement Area which is a serviced settlement area and intended to accommodate growth in the Town and in the County more broadly. The development of the Site conforms to the Growth Plan’s direction to locate growth within serviced settlement areas.

The Subject Applications will contribute to meeting the Growth Plan’s population targets. The 2021 census states that the current population of Dufferin County is 66,257. As noted above, Dufferin County is expected to have a population of 95,000 people by 2051. Dufferin County is currently undertaking a phased Municipal Comprehensive Review, providing further information on the growth of the County and lower-tier municipalities. This process is summarized in Section 3.3 of this Report.

The Proposed Development will provide housing options for existing residents of the area and the growing population. Additionally, the Town has undertaken enhancements to servicing capacity to accommodate the required growth.

## **Designated Greenfield Areas**

Policies for managing growth in the Designated Greenfield Areas are included in Section 2.2.7 of the Growth Plan. This Section requires density targets to be measured over the entire designated greenfield area of each upper- or single-tier municipality and excludes natural heritage features and areas. For Dufferin County, the Growth Plan states that a density target of 40 residents and jobs combined per hectare is to be achieved by 2051.

Response: The Subject Applications conform to the Designated Greenfield Areas policies of the Growth Plan. The Proposed Development will provide for development within a Designated Greenfield Area. The development of the Site will provide a range of housing types to support population growth and contribute to the achievement of the greenfield density targets.

The Proposed Development meets the greenfield density target. To calculate density, the Town of Grand Valley's average number of persons per unit (PPU) from their 2019 Development Charges Background Study was used.

For low density developments such as single detached dwellings, an average of 3.304 people live in each unit. For townhouse developments, the average is 2.564 people per unit. For the apartment Block, the average is 1.436 people per unit.

Using these numbers, the 179 single detached units are expected to house 592 people and the 92 medium density units are expected to house 236 people, and the 63-unit apartment block is expected to house 91 people (919 people total).

Additionally, by dividing the 2021 Statistics Canada "Worked at home" statistic for Grand Valley, which was calculated at 31.5%, in half, the approximation of Work from home in Grand Valley is estimated at 15%. The Proposed Development would then create 138 jobs.

Overall, the Proposed Development provides 1,057 residents and jobs, making the density for the Site 45.7 residents and jobs per hectare, which is above the requirement for greenfield development.

## **Infrastructure**

Policy 3.1 of the Growth Plan provides direction with respect to the coordination of infrastructure to support growth. The Functional Servicing Report (summarized in Section 5 of this report) which was prepared in support of the Subject Applications identifies the existing municipal connections available to service the Site.

## Conclusion

The guiding principles of the Growth Plan speak to the achievement of complete communities that meet the needs of residents for daily living. The Proposed Development will facilitate development that provides housing in proximity to commercial, recreational, employment and institutional amenities, consistent with the Growth Plan to provide for the basic needs of all residents in a community.

In our opinion, the Proposed Development conforms to the Growth Plan.

### 3.3 County of Dufferin Official Plan

The County of Dufferin Official Plan Office Consolidation July 2017 (the “County OP”) was adopted on September 11, 2014. On May 12, 2022, Dufferin County Council approved the initiation of a phased approach to their Municipal Comprehensive Review (“MCR”). The first phase of the MCR is complete and adopted on April 13, 2023 and “sets intensification targets and allocates land for residential, commercial and employment needs to the County’s lower tier municipalities in, keeping with the County’s Land Needs Assessment” (“OPA 2”). Phase 2 of the MCR is complete and adopted by Council and “update[s] the land use schedules of the County’s Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the 2020 Provincial Policy Statement (PPS)” (“OPA 3”). Phase 3 of the MCR will involve “how to manage population and employment growth while prioritizing the development of complete communities, addressing affordable housing, ensuring infrastructure is sustainable and mitigating climate change”. Public engagement is underway for this phase of the MCR.

#### New Greenfield Development

Schedule ‘B1 Community Structure and Land Use’ identifies the Town of Grand Valley as an “Urban Settlement Area”. Section 3.3.2 sets out policies with respect to Urban Settlement Areas. Specifically, subsection 3.3.2.b) states that Urban Settlement Areas will be the focus of growth within the County of Dufferin. While the Site is outside of the Delineated Built-up Area, it is within the Urban Settlement Area and constitutes “New Greenfield Development”. Table 3.5 outlines the Minimum New Greenfield Development Density Targets for municipalities’ Urban Settlement Areas, and sets Grand Valley’s at 44 combined residents and jobs per hectare.

Response: The Proposed Development makes efficient use of currently vacant, underutilized land within the Grand Valley Urban Settlement Area. At 45.7 residents and

jobs per hectare, the Proposed Development exceeds the density requirement prescribed in the County OP.

### **Affordable Housing**

The County sets out policies to create more affordable housing within the Urban Settlement Areas through the encouragement of “supporting increased residential densities in appropriate locations and a full range of housing types” (Section 3.7.2.c.i)). Other tools such as considering alternative residential design standards to create more compact development and providing local infrastructure in a timely manner.

Response: The range of housing options in the Proposed Development provides attainable housing contributing informally to housing affordability provisions in the County OP. The creation of 330 housing units ranging from single detached lots of varying sizes, semi-detached lots, townhouses, and apartments in the Town of Grand Valley contributes to the achievement of the Town’s affordable housing policies and goals.

### **Municipal Servicing**

Subsection 3.3.2.c) states that Urban Settlement Areas will have “municipal sewage services, municipal water services, and appropriate stormwater management services, Subsections 3.3.2.e) and 3.3.2.h) encourage intensification, infill, and “cost effective development patterns and those which minimize land consumption and reduce servicing costs”.

Response: The Proposed Development will make use of existing servicing connections in a cost-effective manner. It will also minimize land consumption and reduce servicing costs by providing a range of low and higher density residential uses on the land. Further, utilization of the buffer area from the Grand River couples as a SWM area for runoff and ensures the Site will have no negative impacts and make efficient use of available land.

### **Parks and Open Space**

Section 3.8 of the County’s Official Plan sets out general policies relating to Parks and Open Space. Specifically, Section 3.8.2.a) seeks to “promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses”.

Response: The existing neighbourhood to the east is protected by largely constructing new roads for the Proposed Development and buffering the existing and proposed lands with Park Block 185 and a small percentage of Lots (11.4%) directly abutting existing

development. The Proposed Development is contributing significantly to the amount of Park and Open Space that will benefit all residents of the Town of Grand Valley by dedicating 18.217 hectares of total land for these purposes. A further breakdown of the area is provided below:

- Park Blocks 185-186: 2.532 hectares.
- Open Space Block 187: 13.433 hectares
- Stormwater Management Block 188: 2.321 hectares

Overall, adequate parkland and open space is being provided for the Proposed Development and therefore conforms to Section 3.8 of the Official Plan.

### **Natural Heritage**

Schedule 'E Natural Heritage System' identifies a Woodland and Watercourse that are proximate to the Site. Section 5.3 sets out policies with respect to Natural Heritage Features and Functions. Section 5.3.4 sets out policies regarding the conservation of Woodlands and demonstrates that for development or Site alteration, an Environmental Impact Statement shall be prepared and conclude "no negative impact" on the Woodland. Section 5.3.8 sets out provisions relating to Watercourses. Finally, Section 5.3.9 identifies that Adjacent Lands to any of the aforementioned Natural Heritage Features shall be buffered to development of Site alteration. Table 5.1 sets out the exact buffer regions.

Appendix 3 identifies some lands on or adjacent to the Site as an 'Extreme Risk' for Wildland Fire. Section 6.2.3 sets out policies for mitigating against wildfires and states that development must be mitigated appropriately as determined by the Ministry of Natural Resources (now the Ministry of Northern Development, Mines, Natural Resources and Forestry Development; the "MNDMNR").

Response: An EIS is provided as part of the submission package. It outlines how the Proposed Development will mitigate risks and protect the Natural Heritage System located in proximity to the Site. Conclusions and recommendations of the report are outlined in Section 5 of this report. Overall, the conclusions of the EIS indicate that the Proposed Development is in conformity with Section 5.3 of the Official Plan.

### **3.4 Town of Grand Valley Official Plan Office Consolidation April 2017 (2006)**

The Town of Grand Valley Official Plan Office Consolidation April 2017 (the "Town OP") was approved by the Minister in December 2009.



## Land Use Compatibility

Section 4.1.1 requires new development to be compatible with adjacent land uses and if any nuisances are evident, they must be mitigated.

Response: The Proposed Development is compatible with the adjacent land uses and no nuisance will be created.

## Natural Heritage

Section 4.2.1 sets out Natural Heritage Feature policies, and specifically subsection 4.2.1.b) with respect to significant woodlands (**see Figure 5: Natural Heritage Map**).

Response: The SWM and Open Space Blocks are adequately buffering the Proposed Development from the woodlands. The details of the woodlands on the Site are discussed in detail in the Environmental Impact Assessment and is summarized in Section 5 of this report.

## Water Quality and Quantity

Section 4.2.2.1.f).i)-iv) sets out water quality provisions for major development proposals. The requirements of a Water Resource Management Report are as follows:

- i) protection, improvement or restoration of natural hydrological functions, including baseflow of watercourses;
- ii) protection, improvement or restoration of sensitive surface water and groundwater features such as recharge/discharge areas, aquifer and headwater areas;
- iii) the protection or enhancement of fish and wildlife habitat; and,
- iv) maintenance of existing drainage patterns where possible.

Further, the implementing authority outlines in Section 4.2.2.2 provisions for water quantity that include:

- a) Permitted uses which involve water taking or undertake stream diversions must demonstrate such actions to be an essential part of their operation and shall be of a scale and intensity that will not adversely affect water quality, quantity and the natural environment. The implementing authority may require that studies be undertaken to justify the need and amount of water taking and/or diversions and

to mitigate impact on the natural environment. Watertakings, including de-watering shall only be permitted in accordance with the standards and permit requirements of the MOECC and the GRCA;

- b) When considering whether to allow a use that involves water taking or diversion, the implementing authority shall consider the number, distribution, location and intensity of such activities within the watershed in terms of:
  - i) the impact on water quality and quantity;
  - ii) the cumulative effect on the objectives of the Plan and designation; and,
  - iii) the quantity and character of natural streams and water supplies. Studies completed as part of an Application to Take Water under the Ontario Water Resources Act shall be deemed to satisfy these requirements.
- c) Commercial water taking and bottling operations shall be considered an industrial use and shall require an amendment to this Plan; and,
- e) Water for irrigation shall be obtained from surface runoff and surface sources rather than subsurface sources wherever possible.

Section 4.3.1 sets out Natural Heritage Feature policies to protect public health and safety. Specifically, Section 4.3.1.2 sets out policies for Floodplains and Flood Fridges, which some of the Site is within. Flood proofing mitigation is carried out by the GRCA and generally includes the following:

- i) development and Site alteration is carried out in accordance with floodproofing standards, protection works standards and access standards;
- ii) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- iii) new hazards are not created and existing hazards are not aggravated; and,
- iv) no adverse effects will result.

Response: Numerous mitigation measures are implemented within the Proposed Development to ensure the quality and quantity of the water from the Grand River. Those measures are described in the Environmental Impact Statement which is summarized in Section 5 of this report.

## Grand River

Section 4.3.1.3 sets out buffers from the Grand River. Generally, all new buildings and structures shall be set back 30 metres (98.43 feet) from the top of bank of the Grand River in order to ensure adequate structural stability, to avoid adversely affecting the visual amenity of the landscape and to protect the quality of the stream and fisheries habitat.

Response: The Proposed Development is buffered appropriately from the Grand River so as not compromise the dwellings or adversely affect human safety. The Stormwater Management and Open Space Blocks provide an appropriate buffer and setback for the Proposed Development from the Grand River.

## Steep Slopes and Ravines

Section 4.3.1.4 sets out policies with respect to setbacks from ravines or steep slopes which generally states that development should not occur near these erosion hazards (**see Figure 6: Hazards Map**).

Response: The Proposed Development is set back appropriately from these erosion hazards and will not affect the Proposed Development.

## Land Use Designations

Schedule 'A-2 Urban Land Use Plan' identifies a portion of the Site within the 'Agricultural' designation (**see Figure 4: Land Use Map**). Section 5.1 sets out policies for this designation which are non-development oriented.

Schedule 'A-2 Urban Land Use Plan' also identifies a portion of the Site within the 'Urban Residential' designation (**see Figure 4: Land Use Map**). Section 5.3 sets out provisions for this designation, including objectives which generally include providing for a range of housing options, ensure an appropriate rate of growth, encourage design that is appropriate for the context of the Town, and providing development that makes efficient use of municipal services (Section 5.3.2). Further, Section 5.3.3 sets out permitted uses which include: all forms of residential development, assisted and special needs housing, home occupations, institutional uses, public open space uses, and small-scale retail uses. Development policies outlined in 5.3.4 must conform with accommodating municipal services, providing sufficient parking, open space amenity areas, and screening from abutting land uses.

Response: The Proposed Development will leave the northeastern portion of the Site designated 'Agricultural'. On the lands designated Urban Residential, a wide range of low-,

medium-, and high-density housing options that provide an appropriate rate of growth for a vacant Site in the Town are proposed. The Proposed Development makes efficient use of municipal services and provide vast amounts of outdoor and open space for existing and future residents.

Schedule 'A-2 Urban Land Use Plan' also identifies a portion of the Site within the 'Environmental Conservation' overlay (**see Figure 4: Land Use Map**). Section 5.12 sets out policies with respect to the overlay. The objectives of the overlay, as defined by Section 5.12.2, are to prohibit development, protect the quality and quantity of the Grand River, protect and enhance the environmental features of the Town, encourage the private sector to provide for a sustainable natural ecosystem throughout the Town and, protect endangered wildlife.

Response: There is no development proposed on the portion of the Site designated 'Environmental Conservation' and appropriate setbacks are maintained. The Proposed Development assigns the areas of the Site in the overlay to the Stormwater Management and Open Space Block thus, no development is proposed, and development is setback appropriately from the overlay.

### **Municipal Services**

Section 6.1 sets out provisions for developments that are proposed to be on full municipal services. To secure allocation of municipal services, any Proposed Development must be Draft Plan Approved, and final approval will be given by Town Council with certainty there is enough reserve capacity for the development.

Response: Since the Proposed Development is within the Urban Settlement Area boundary, it is the intent of the Town to provide full municipal services.

### **Municipal Standards**

Section 7.1 outlines general municipal standards for development within the Town. Section 7.1.a) states the development "can only be accessed by an internal road network. Further, Section 7.1.d) states that access off of County Road may be limited. Finally, Section 7.1.e) outlines the minimum requirements for Sight Line Triangles for different road hierarchy intersections which for the Proposed Development are as follows:

- Bielby Road and County Road 25: 15 m (49.21 feet) x 15 m (49.21 feet)
- Bielby Road and Scott Street: 10 m (32.81 feet) x 10 m (32.81 feet)

Response: The Proposed Development proposes connections to the existing Luther Road. This connection provides connectivity to the Site and reduces reliance on the access proposed off of Bielby Road and County Road 25. More information on traffic connectivity within the Traffic Impact Study which is summarized in Section 5.

### **Growth Conformity**

Section 8.2 of the Town of Grand Valley Official Plan discusses desired population density projections for the Town and sets the target for 44 people/hectare.

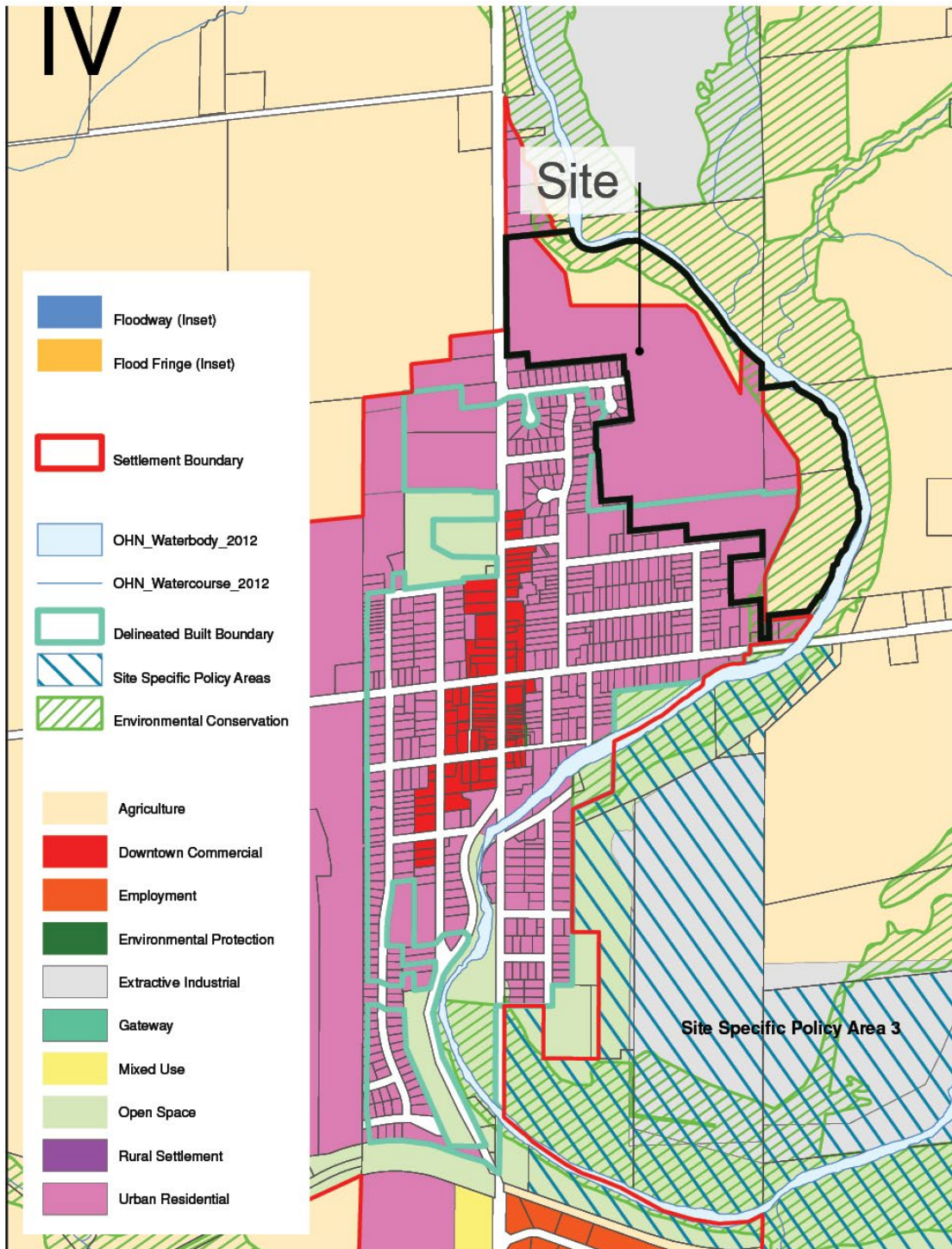
Response: The Proposed Development contributes towards this target by developing within the Urban Settlement Area on a vacant, underutilized Site. Overall, the provided net density exceeds the minimum density and contributes to creating a dense, complete community for the Town of Grand Valley.

### **Urban Settlement Area**

In addition to the objectives of the designations of the Site, Section 8.5.1.1 sets out objectives for the overall Urban Settlement Area which include:

- a) To provide 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.

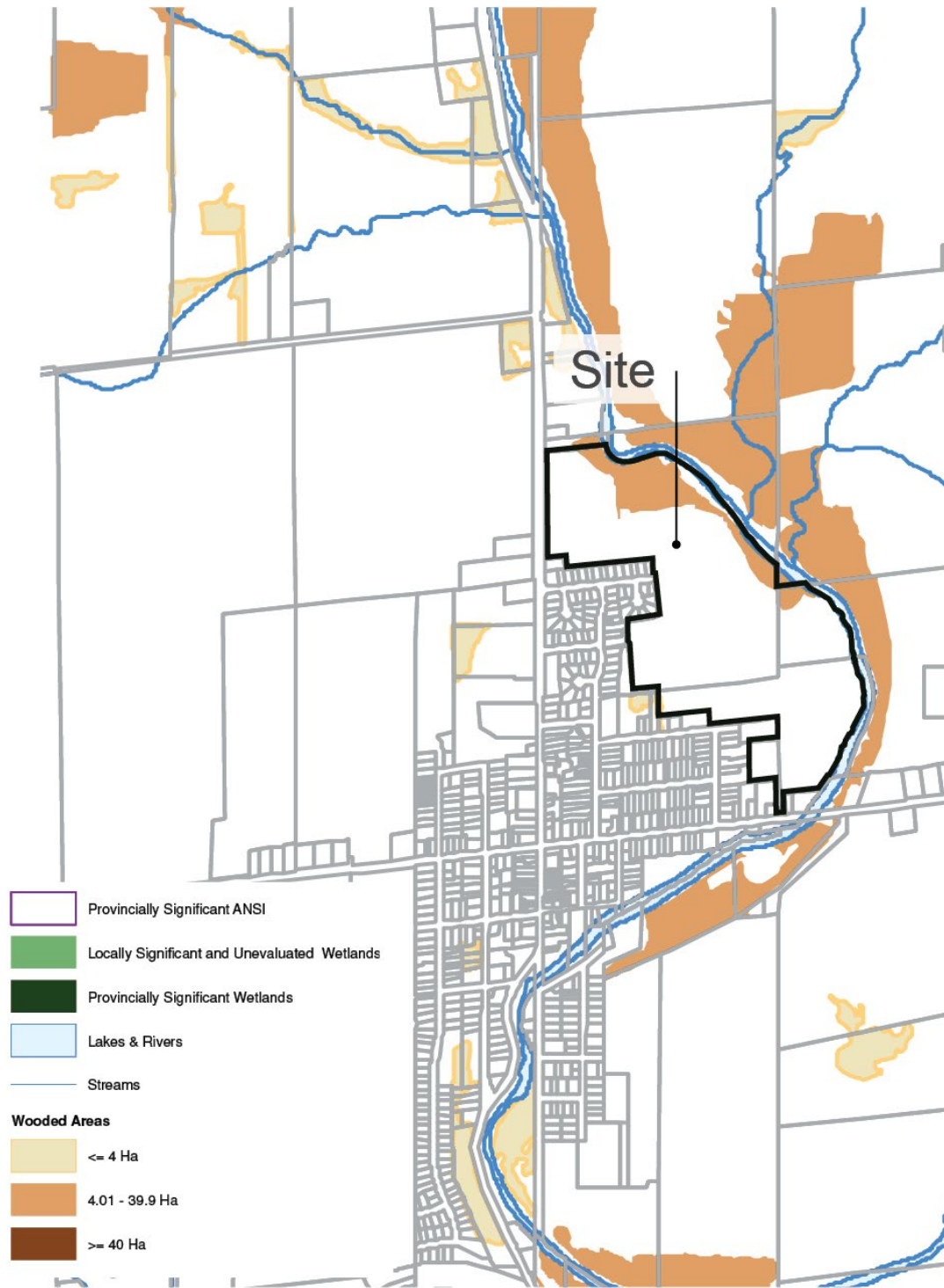
Response: The Proposed Development creates a large investment in residential and recreational uses for the Town of Grand Valley. The 330 units will serve to complement the existing commercial, cultural, and institutional uses as well as incentivize new amenities. The Proposed Development has an efficient lot layout and street network to create a compact community. The Proposed Development is oriented towards the downtown such that the downtown is within a 400 metre (1312.34 feet) walk (**see Figure 2: Surrounding Land Use Context**).



Land Use Map  
 Source: Town of Grand Valley Official Plan Schedule A-2 Land Use (Village) (2016)

Figure  
**4**

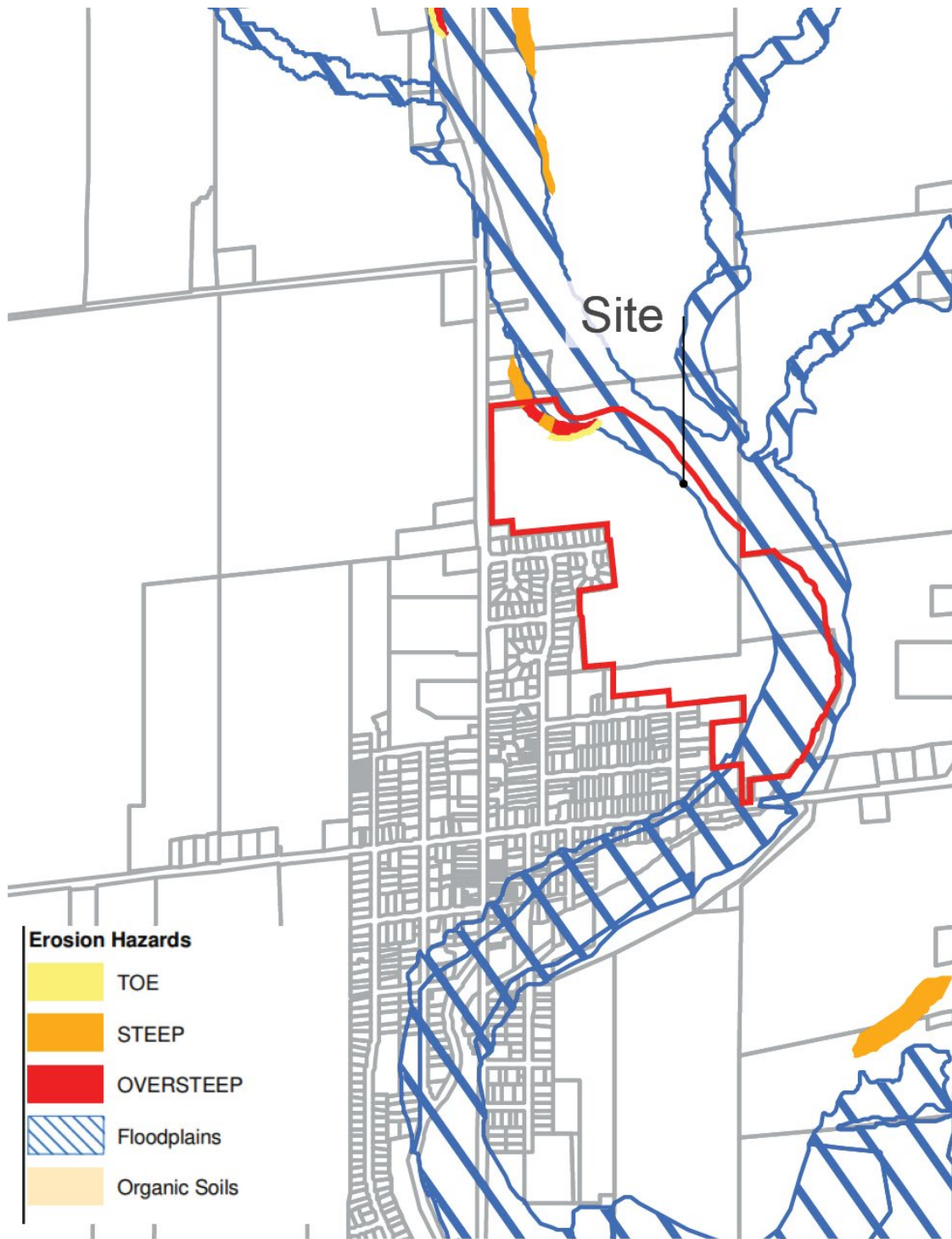
Figure 4: Land Use Map



Natural Heritage Map  
 Source: Town of Grand Valley Official Plan Schedule B-1 Natural Heritage (2012)

Figure  
**5**

Figure 5: Natural Heritage Map



Hazard Map  
 Source: Town of Grand Valley Official Plan Schedule B-2 Natural & Human-Made Hazards (2012)

Figure  
**6**

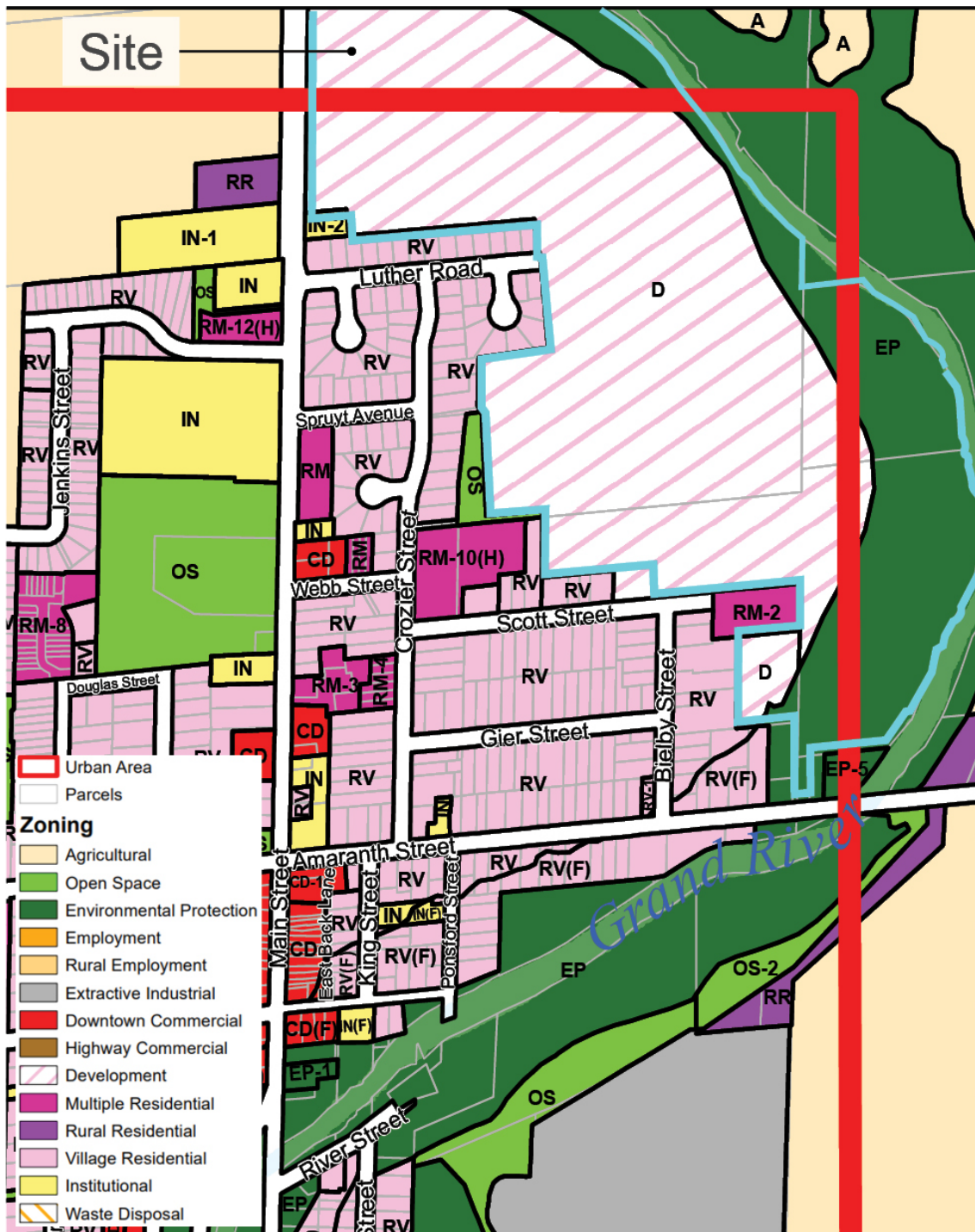
Figure 6: Hazards Map



### 3.5 Town of Grand Valley Zoning By-law 2009-10

The Town of Grand Valley Zoning By-law 2009-10 (the “ZBL”) was passed on February 10, 2009 and consolidated December 31, 2022. The ZBL zones the Site ‘Development’ (D) and ‘Environmental Protection’ (EP) (**see Figure 7: Zoning Map**). The ‘Development’ zone is a transitional zone intended reserve areas for future development, and thereby has limited uses and regulations. Section 5.4.1 permits only existing uses in the ‘Development’ zone. Section 5.4.2 does not contain any regulations for the zone. Similarly, the ‘Environmental Protection’ zone only permits conservation or open space uses within the zone and regulates that no buildings or structures are permitted (Section 5.4.1 and 5.4.2).

To facilitate the Proposed Development, a Zoning By-law Amendment is required.



Zoning Map  
 Source: Town of Grand Valley Zoning By-Law 2009-10 Schedule A-2 Zoning Excerpt Map (2022)

Figure  
**7**

Figure 7: Zoning Map

## 4. Zoning By-law Amendment

The purpose of the proposed amendment to Zoning By-law No. 2009-10 is to change the zoning of the Site from “Development” (“D”) and “Environmental Protection” (“EP”) to the “Multiple Residential” (“RM”) Zone for the semi-detached lots, townhouse and apartment blocks, “Specialized Residential Village (“RV-##”) Zone for the single detached lots, “Open Space” (“OS”) Zone for the Park Blocks and Stormwater Management Block, and “Environmental Protection” Zone for balance of the Site, as shown on Schedule A:

This zoning will facilitate development according to the proposed Draft Plan of Subdivision and based on the Proposed Development shown in Schedule B. The draft text for the proposed Zoning By-law Amendment has been attached to this report as Appendix “A”.

Table 5.2.1 of BL 2009-10 sets out the permitted uses for all residential zones, with the permitted uses for the RM zone summarized below:

- Accessory apartment
- Dwelling, apartment
- Dwelling, converted
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single detached
- Dwelling, townhouse
- Dwelling, triplex
- Park

**Table 1: Regulations for RM Zone** summarizes the regulations from Table 5.2.2 of BL 2009-10 below.

**Table 1: Regulations for RM Zone**

| Requirements                                       | RM Zone            | Provided  |
|--|--------------------|---|
| Minimum Lot Area                                   | (6)                | 0.032 ha (0.08 acres) (min) and 0.048 ha (0.12 acres) (max) |
| Minimum Lot Frontage                               | (7)                | 11 m (36.09 feet) (min) and 15 m (49.21 feet) (min)         |
| Minimum Front Yard                                 | 7 m (22.97 feet)   | 7 m (22.97 feet)  |
| Minimum Interior Side Yard                         | 1.2 m (3.94 feet)  | 1.2 m (3.94 feet)   |
| Minimum Exterior Side Yard                         | 4.5 m (14.76 feet) | 4.5 m (14.76 feet)  |
| Minimum Rear Yard                                  | 6 m (19.69 feet)   | 6 m (19.69 feet)  |
| Maximum Lot Coverage                               | 40%                | <40%  |
| Maximum Height                                     | 12 m (39.37 feet)  | 12 m (39.37 feet)   |
| Minimum Ground Floor Area of a one-storey dwelling | N/A                | N/A   |
| Minimum Ground Floor Area of a two-storey dwelling | N/A                | N/A   |

(6) Minimum Lot Area: a) Interior Lots – 0.02ha. b) Exterior Lots – 0.04ha.

(7) Minimum Lot Frontage: a) Interior Lots per unit – 6m. b) Corner Lots – 15m

Table 5.2.1 of BL 2009-10 sets out the permitted uses for all residential zones, with the permitted uses for the RV zone summarized below:

- Accessory apartment
- Dwelling, converted
- Dwelling, single detached

**Table 2: Regulations for the RV Zone** summarizes the regulations from Table 5.2.2 of BL 2009-10 below.

**Table 2: Regulations for the RV Zone**

| Requirements                                       | RV Zone   | Provided  |
|--|---|---|
| Minimum Lot Area                                   | 0.038ha   | 0.032 ha (0.08 acres) (min) and 0.048 ha (0.12 acres) (max)                                     |
| Minimum Lot Frontage                               | (2)   | 11.6 m (36.09 feet) (min) and 15 m (49.21 feet) (min) Zone Exception Required for interior lots |
| Minimum Front Yard                                 | 7 m (22.97 feet)                                  | 7 m (22.97 feet)  |
| Minimum Interior Side Yard                         | 1.2 m (3.94 feet)                                 | 1.2 m (3.94 feet)   |
| Minimum Exterior Side Yard                         | 4.5 m (14.76 feet)                                | 4.5 m (14.76 feet)  |
| Minimum Rear Yard                                  | 6 m (19.69 feet)                                  | 6 m (19.69 feet)  |
| Maximum Lot Coverage                               | 50%   | <50%  |
| Maximum Height                                     | 12 m (39.37 feet)                                 | 12 m (39.37 feet)   |
| Minimum Ground Floor Area of a one-storey dwelling | 112 m <sup>2</sup> (1205.56 ft <sup>2</sup> ) (4) | >112 m <sup>2</sup> (1205.56 ft <sup>2</sup> )  |
| Minimum Ground Floor Area of a two-storey dwelling | 70 m <sup>2</sup> (753.47 ft <sup>2</sup> ) (4)   | >70 m <sup>2</sup> (753.47 ft <sup>2</sup> )  |

- (2) Minimum Lot Frontage: a) Interior Lots per unit – 12m. b) Corner Lots – 15m  
(4) Including Garage

Table 5.4.1 in Zoning By-law (2009)-10 sets out the permitted uses for the OS zone, which include agricultural, conservational, recreational, and stormwater management uses. Table 5.4.2 outlines the regulations for the OS zone, which only allow existing uses and appropriate setbacks. No development is proposed for lands within this zone.

Table 5.4.1 in Zoning By-law (2009)-10 sets out the permitted uses for the EP zone, which include uses that protect and/or conserve the environment. Table 5.4.2 outlines the regulations for the EP zone, which only allow existing uses. No development is proposed for lands within this zone.

Table 5.4.3 in Zoning By-law (2009)-10 sets out the permitted uses for the IN-2 zone, which include “Water tower for the storage and supply of water to a municipal water system”. Table 5.4.2 sets out the regulations for the IN-2 zone, which include a minimum lot frontage of 30 metres (98.43 feet), and a minimum lot area of 0.1 hectares (0.25 acres), which once added to the main water tower lot, will meet those regulations.

The portion of the development which is proposed to be zoned RM will comply with all regulations set out in the zone.

The portion of the development which is proposed to be Zone RV-# will comply with all regulations set out in the zone except for minimum lot width for interior lots. The Proposed Development includes the provision of 54 lots which will have a frontage of 11.6m. As such, a Site-specific exemption is requested to permit a minimum lot width of 11.6m within the zone, whereas 12m is required.

#### **4.1 Public Consultation Strategy**

Subclause (a)(ii) of Subsection 34 (12) of the *Planning Act* requires that, before passing a by-law to amend the Zoning By-law, Council must ensure that “at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law.” This meeting is meant to give those who might be affected by the proposed zone change (and the development such a change will facilitate) a chance to express their opinions and concerns in an open and public forum that is accessible to everyone. Accordingly, Subsection 34 (14.2) of the *Planning Act* stipulates that every person who attends the public meeting must be given “an opportunity to make representations in respect of the proposed by-law.”

With regard to the Zone Change Application submitted for the Site, the public meeting required under the *Planning Act* will provide sufficient opportunity for members of the public to express their views on the Proposed Development. The proposed zone change will implement recent amendments made to the Town’s Official Plan, specifically OPA No. 34, which resulted in the Site being designated for “Medium/High Density Residential” land uses. Because the *Planning Act* requires public consultation before an Official Plan Amendment can be made, the recent adoption of OPA No. 34 means that the public has already been informed about the Town’s intent for the Site to accommodate medium- and high-density residential uses and has had an opportunity to make representations regarding that intention. Therefore, the statutory requirements for public consultation under the *Planning Act* are appropriate and sufficient for the present circumstances.

## 5. Supporting Plans & Studies

This section of the Planning Justification Report provides a summary of the following reports and studies included with the applications submitted regarding the Proposed Development:

- Archaeological Assessment, prepared by Amick Consultants, dated September 19, 2021;
- Environmental Impact Assessment, prepared by NSRI, dated September 2023;
- Geotechnical Study, prepared by JLP Services Inc, dated April 20, 2022;
- Hydrogeological and Water Resource Management Study, prepared by GM BluePlan, dated October 4, 2023;
- Functional Servicing and Stormwater Management Report, prepared by GM BluePlan Engineering, dated October 2023;
- Traffic Impact and Parking Study, prepared by Salvini Consulting, dated October 2023;

It should be emphasized that this section presents a summary of principal findings and recommendations and is not intended to replace the other reports and studies submitted, which should be read in their entireties in conjunction with this Planning Justification Report.

### 5.1 Archaeological Assessment

An Archaeological Assessment was conducted by Amick Consultants in 2021. The accompanying report dated September 19, 2021 describes the methodology of the assessment in detail. The recommendations are made as a result of the assessment:

- No further archeological assessment of the study area is warranted;
- The Provincial interest in archeological resources with respect to the Proposed Development has been addressed;
- The Proposed Development is clear of any archaeological concern.

A clearance letter was provided by the Ministry of Heritage dated October 1, 2021, indicating that the report has been entered into the Ontario Public Register of Archeological Reports. This letter has also been submitted as part of the complete application.

## **5.2 Environmental Impact Statement**

An Environmental Impact Statement was conducted by NRSI in September 2023. The report characterizes the natural heritage features within and adjacent to the Site and assesses potential impacts arising from the Proposed Development. A list of mitigation measures are recommended in the report. NRSI asserts that if each of the mitigation measures outlined in the report are implemented, no adverse impact to natural features or their ecological functions, as well as wildlife, are anticipated to result from the Proposed Development.

The comprehensive list of protected features and mitigation measures can be found in the report, which is a part of the draft plan of subdivision application.

## **5.3 Geotechnical Study**

A Geotechnical Study was completed in April 2022 which determined the subsurface soil and groundwater conditions of the Site and provides recommendations for the design and construction of the Proposed Development. Recommendations are provided for many facets of the development including Site grading, servicing, stormwater management facility, pavement design and construction, building foundations, basement walls, floor slabs, excavation, and ground water control. The report prepared by JLP is provided as a part of the development applications and summarizes the recommendations for development from a geotechnical perspective.

## **5.4 Hydrogeological and Water Resource Study**

A Hydrogeological Study was completed in October 2023 by GM BluePlan in support of the application for draft plan of subdivision and zoning by-law amendment. The report characterized the hydrogeological setting of the Site and provides the following recommendations:



- That all on-Site wells be decommissioned according to O.Reg. 903 by a licensed water well drilling contractor when it has been determined that the wells are no longer required for monitoring purposes and preferably before the start of house construction at the Site;
- That a Permit to Take Water be obtained from the MECP in respect of the proposed dewatering activity;
- That the stormwater management facility be constructed with an appropriate liner; and,
- That the outlet from the SWM Pond be constructed with provisions to limit erosion in the wetland area.

## 5.5 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report, dated August 2023, was prepared by GM BluePlan in support of the Proposed Development. The report concluded that:

- Gravity sanitary sewer for the River's Edge Subdivision will be provided by connecting to the existing municipal sanitary sewer on Bielby Street. It is noted that some improvements could be required downstream of the subject lands to support the ultimate Town buildout as discussed in Section 4.4 of the report.
- Water servicing will be provided by connection to the existing municipal watermains on Bielby Street, Luther Road and proposed watermain extension on Highway 25. It is noted that some improvements could be required to the Town's water storage and supply system as discussed in Section 4.3 of the report.
- Storm sewers will be sized at the detail design stage to convey the 5-year design storm event to the proposed stormwater management facility. It is noted that storm sewers on collector roads, i.e. Bielby Street will be required to convey the 10-year design storm event as per Town of Grand Valley Engineering Standards. Major overland flows will be directed towards the municipal right-of-ways to the proposed stormwater management facility.
- The proposed stormwater management facility is designed to function as a wetland with 0.3m deep permanent pool and forebays to provide an Enhanced level of quality control (80% Total Suspended Solid removal).
- Stormwater quality pre-treatment will be provided by oil/grit separators located upstream of the stormwater management facility.

- Due to proximity to the Grand River, quantity control targets are not required for the proposed stormwater management facility. However, the facility does provide natural attenuation of runoff prior to outleting to the Grand River.
- The proposed development will continue to discharge flows to the existing wetland located at the south easterly portion of the Site. Under post-development conditions, the flow rates to the existing wetland are generally reduced while the runoff volumes are generally increased from pre-development conditions.
- Flows discharged from the proposed stormwater management facility will be routed through a linear dispersion trench to spread the flows over a wide area, avoiding a point source discharge.
- The stormwater management systems meet the current Provincial and Municipal guidelines.
- The principles of “Stormwater Management Practices”, the Ministry of Environment Stormwater Management Planning and Design Manual 2003 have been used in the design of the stormwater management system.

## 5.6 Traffic Impact and Parking Study

A Traffic Impact Study was completed in October 2023 and reviewed traffic and parking impacts of the proposed draft plan of subdivision on the transportation network in the area. It also identified any improvements that would have been needed to support the proposal. The following conclusions and recommendations were made in the report:

- The Site is estimated to generate 197 and 251 vehicle trips in each of the weekday morning and afternoon peak hours, respectively.
- The concept includes new public road access to Main Street/CR 25 that meets sight distance criteria from the Transportation Association of Canada.
- Turn lanes from Amaranth Street to existing Bielby Street will not be needed or warranted.
- A left turn lane southbound at the Main/Bielby intersection will not be warranted. There is the option of providing a northbound right turn lane at the Main/Bielby intersection given that peak hour right turn volumes are expected to exceed 60 vehicles per hour in the afternoon peak hour (67 vehicles); however, northbound through traffic is forecast to be relatively low on Main Street and the northbound movements are expected to operate at level of service A indicating that a right turn lane is not needed to provide additional capacity. No turn lanes are recommended at the Main/Bielby intersection.

- All of the study area intersections are expected to operate at acceptable levels of service under future total traffic conditions in both weekday peak hours.
- Sidewalks are proposed within the subdivision to accommodate pedestrian travel and to connect to the existing active transportation network. In addition, it is likely that the County will want to see the sidewalk on the east side of Main Street/CR 25 extended northerly from Luther Road to the new Bielby Street intersection to facilitate pedestrian travel into town.
- An on-street parking plan has been developed that indicates that there will be 134 on-street parking spaces available for the 189 street fronting units representing a provision of 0.7 parking spaces per unit to accommodate short term parking demand in the subdivision. The townhouse and apartment blocks will be developed with parking in accordance with the Town's Zoning By-law requirements and will accommodate both longer term resident and shorter term visitor parking needs on-Site.

## 6. Conclusion

The Subject Applications submitted for an amendment to the Town’s Zoning By-law will facilitate the development of 330 dwelling units on a parcel of approximately 37 hectares (91.43 acres). The requested amendment seeks to rezone the Site from “Development” and “Environmental Protection” zone to “Multiple Residential”, “Residential Village”, and “Environmental Protection” zone. The proposed dwelling units comprise a full range of unit types, from detached dwellings to an apartment building. The Site is in an area that is expected to accommodate residential uses in various dwelling types alongside other land uses to support the continuing growth and evolution of Grand Valley as a complete community.

The Proposed Development represents efficient land use within a designated Urban Settlement Area that provides a range and mix of housing options and densities that will be provided with municipal water and sewage services. The variety of unit types provides flexibility in responding to dynamic market-based needs, while the proposed density makes efficient use of land and infrastructure. The Proposed Development has been designed to provide for the protection and enhancement of natural heritage features and to avoid areas that are subject to natural hazards. The development is therefore consistent with the Provincial Policy Statement, 2020 and conforms with (or does not conflict with) the Growth Plan for the Greater Golden Horseshoe. The Proposed Development conforms with the policies in the County of Dufferin Official Plan and the Town of Grand Valley’s Official Plan and will help the Town meet the minimum density target of 44 residents and jobs per hectare.

Therefore, in summary, the Proposed Development represents good planning and is appropriate for the Site, for the surrounding area, and for the continuing growth of the Town of Grand Valley.



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# Appendix “A” – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NUMBER 2023-\_\_\_\_

“Being a By-law to amend By-Law No. 2009-10, as amended, by rezoning a portion of lands described as Part Lot 31, Concession 3 Geographic Township of East Luther, All of Block C Registered Plan 114, (Village of Grand Valley) in the Town of Grand Valley, County of Dufferin, from the Development (D) Zone and Environmental Protection (EP) Zone, to the Village Residential (RV--##) Zone, Multiple Residential (RM) Zone, Open Space (OS) Zone, Institutional (IN-2) and Environmental Protection (EP) Zone.”

WHEREAS the Council of the Corporation of the Town of Grand Valley may pass bylaws 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 described as Part Lot 31, Concession 3 Geographic Township of East Luther, All of Block C Registered Plan 114, (Village of Grand Valley) in the Town of Grand Valley, County of Dufferin;

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 described as Part Lot 31, Concession 3 Geographic Township of East Luther, All of Block C Registered Plan 114, (Village of Grand Valley) in the Town of Grand Valley, County of Dufferin, from the Development (D) Zone, to the Multiple Residential (RM) Zone, Residential Village Exception (RV-#) Zone, and Environmental Protection (EP) Zone as shown in Appendix “B” attached hereto, and Appendix “A” attached hereto forms part of By-Law 09-10 as amended.
2. By-law 09-10 is hereby further amended by amending, Section 4.5, Village Residential Exceptions by adding the following:

Village Residential Exception # (RV-#)

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

1. Minimum lot frontage – 11.6 m for interior lots

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

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

BY-LAW read a FIRST, SECOND, and THIRD time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

THE CORPORATION OF THE TOWN OF GRAND VALLEY

\_\_\_\_\_

Mayor

\_\_\_\_\_

Clerk



