

**GRAND VALLEY BUSINESS PARK
THOMASFIELD HOMES LIMITED**

PLANNING REPORT



**TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN**

December 27, 2021



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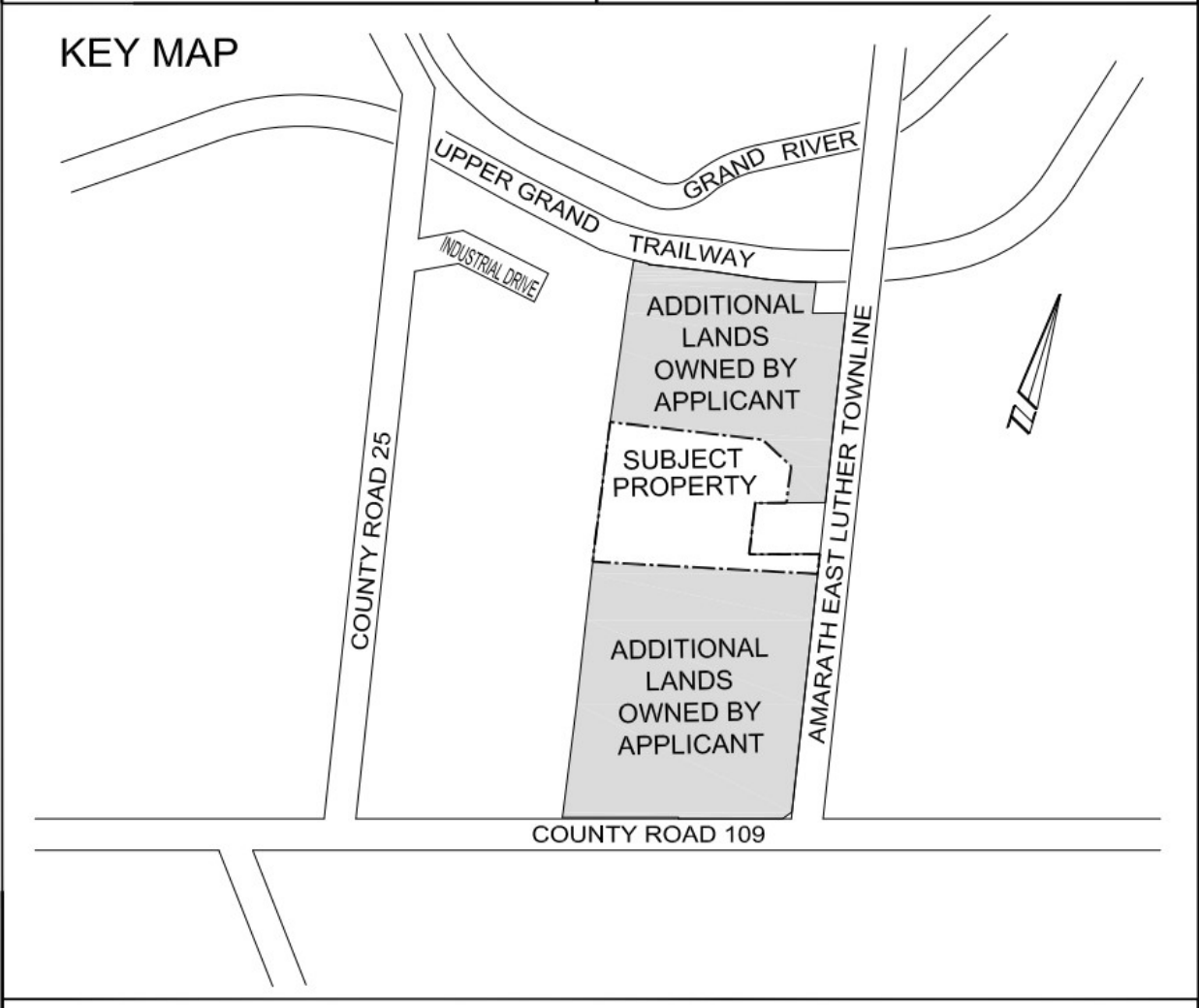
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1 INTRODUCTION

Thomasfield Homes Limited is the owner of the property legally described as Part of Lot 32, Concession 1 (geographic Township of East Luther) formerly Township of East Luther Grand Valley, Town of Grand Valley in the County of Dufferin. The subject property has an area of 13.286 hectares located within the Grand Valley Settlement Area. Additional lands are owned by Thomasfield Homes Limited abutting the subdivision lands located outside the Settlement Area as shown on Figure 1.

Figure 1 – Subject Property and Additional Lands Owned by Applicant



This report has been prepared in support of a Zone Change and Draft Plan of Subdivision application for the Grand Valley Business Park proposal. During pre-consultation with the Town, this report was identified as a requirement for a complete application. The Town of Grand Valley is the approval authority for Zone Change and Draft Plan of Subdivision applications. The Town was delegated approval for Draft Plans of Subdivision by the County of Dufferin. County of Dufferin By-law 2015-15 “A by-law to delegate the authority for approval of plans of subdivision and condominium descriptions to the lower tier municipalities” was enacted by County Council on May 14, 2015.

2 EXISTING CONDITIONS

The existing use of the subject property is agriculture. The GM BluePlan Functional Servicing Report describes the existing conditions of the subject property as:

“Under pre-development conditions, the Grand Valley Business Park and adjacent lands sheet flow overland towards Boyne Creek, a tributary of Boyne Creek and towards the intersection of Amaranth Townline and County Road 109, ultimately discharging to the Grand River.”

The V.A. Wood Geotechnical Report describes the topography of the lands subject to the proposal as;

“The general grading of the lands falls in a northerly/northwesterly direction towards the Grand River with the groundwater generally following the same gradient with the groundwater table ranging from ± 559.1 m to ± 473.1 m although a perched groundwater table can be expected in the upper zones underlain by the less permeable tills.”

The Environmental Impact Study prepared by Natural Resource Solutions Inc. describes the study area conditions as;

“Natural features within the study area are limited to a coniferous plantation, several hedgerows and a section of Boyne Creek with associated forest, marsh wetland and cultural meadow within the riparian zone. The proposed development includes the grading and build out of 7 industrial blocks with associated roadways and servicing. A stormwater feature located in the northwest of the subject property will receive and treat surface water runoff associated with the development with an outlet to Boyne Creek. A second stormwater feature located in the southwest of the subject property is proposed for construction during future build-out of the southern portion of the site. Two watermain installations are proposed; one that will cross Boyne Creek at the location of the sanitary sewer crossing to the west of SWM Pond A, and a future second watermain that would cross the Grand River and connect to existing infrastructure near Main Street South or Cooper Street.”

The land subject to the Draft Plan of Subdivision is located within the east limit of the Grand Valley Settlement Area. The surrounding land uses include;

North Agricultural, Upper Grand Trailway, Rural Residential, Grand River

East Amaranth East Luther Townline, Rural Industrial, Agricultural

South Agricultural, Dufferin County Road 109

West Boyne Creek, Subdivision proposal, Dufferin County Road 25, Sewage Treatment Plant, Agricultural

Figure 2 - Surrounding Land Uses



Figure 3 – Amaranth East Luther Townline – looking North



Figure 4 – Amaranth East Luther Townline – looking South



Figure 5 – Abutting Abattoir



Figure 6 – Sewage Treatment Plant



Figure 7 – Boyne Creek



3 DESCRIPTION OF THE PROPOSAL

Thomasfield Homes Limited is the owner of the 13.286 hectares proposed to be developed as the Grand Valley Business Park.

The land uses proposed by the Draft Plan of Subdivision are outlined in the table below.

Figure 8 – Proposed Uses

Description	Block Number(s)	Area (hectares)
Industrial	1-7	10.391
Future Development	8	0.184
Stormwater Management	9	0.106
Road		2.605
TOTAL	9	13.286

Figure 9 – Draft Plan of Subdivision (December 17, 2021)

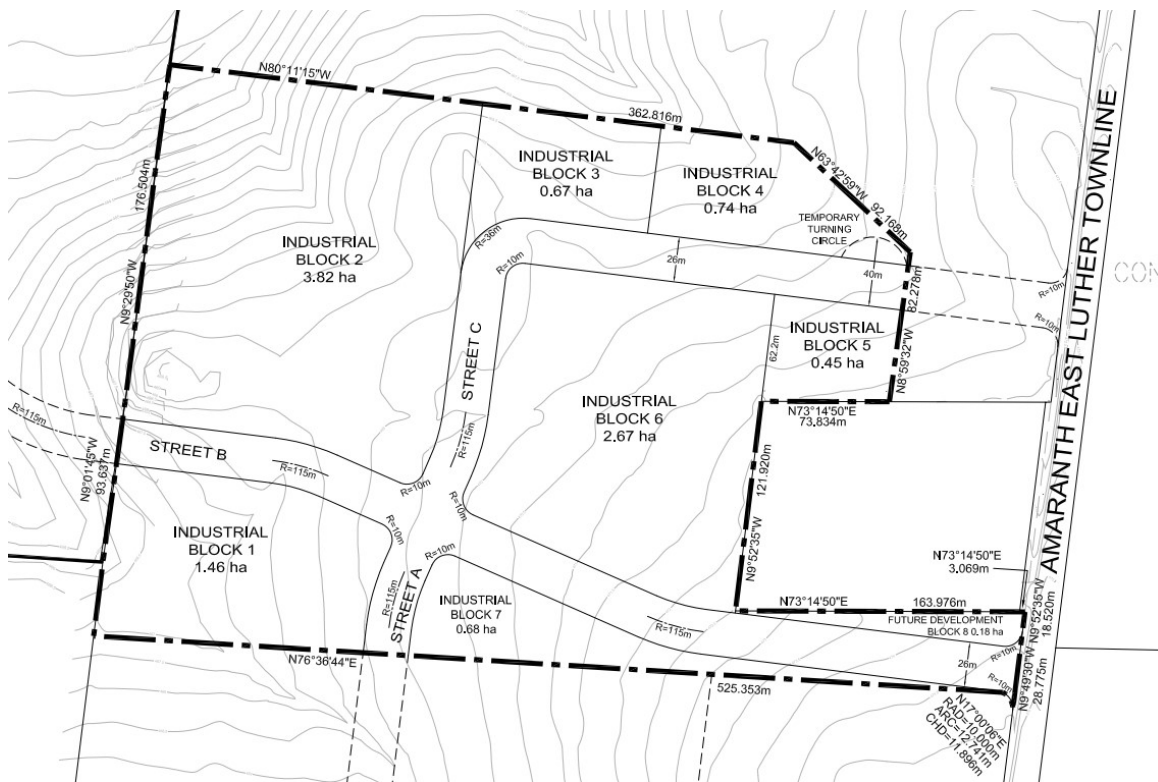


Figure 10 – Proposed Zoning Map



The Industrial M1 Zone is being applied for with no site specific regulations being requested. The M1 Zone will implement the current Employment designation for the subject property within the Grand Valley Official Plan.

4 PLANNING FRAMEWORK

4.1 PLANNING ACT

Section 51(24) of the Planning Act lists criteria to “have regard to” when considering a draft plan of subdivision. The criteria are included in the chart on the following page.

Figure 11 – Planning Act Criteria related to a Draft Plan of Subdivision

Section 51(24) Criteria		How regard has been had to this criteria.
a	The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Please refer to Figure 12 of this report.
b	Whether the proposed subdivision is premature or in the public interest;	The land subject to the subdivision is designated “Employment”. The proposed subdivision and zone change will implement this land use designation.
c	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The Draft Plan of Subdivision conforms to the Official Plan. The land subject to the subdivision is designated “Employment”. Development is planned to be municipally serviced.
d	The suitability of the land for the purposes for which it is to be subdivided;	The location and topography of the land is suitable for the employment land use proposed. The existing grades are shown on the Draft Plan of Subdivision and the Functional Servicing Report prepared by GM BluePlan stormwater management strategy has been designed to accommodate the proposal.
e	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and adequacy of them;	The property is located in proximity to the Amaranth East Luther Townline with a connection to Dufferin County Road 25.
f	The dimensions and shapes of the proposed lots;	The dimensions and shapes of the blocks are in keeping with the future industrial uses.
g	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided of the buildings and structures proposed to be erected on it and the restrictions , if any, on adjoining land;	There are no MDS issues. These lands are located within the Grand Valley Settlement Area.
h	Conservation of natural resources and flood control;	There are no flood control areas located on the subject property. An Environmental Impact Study has been prepared by Natural Resource Solutions to address the conservation of natural resources associated with the proposed stormwater management area.

Figure 11 – Planning Act Criteria related to a Draft Plan of Subdivision (continued)

Section 51(24) Criteria		How regard has been had to this criteria.
i	The adequacy of utilities and municipal services	A Functional Servicing Report prepared by GM BluePlan outlines the adequacy of utilities and municipal services for this site.
j	The adequacy of school sites	The application will be circulated to the school boards by the municipality to determine the adequacy of school sites. The proposed employment use will not generate pupils.
k	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	The stormwater management and open space blocks are proposed to be dedicated to the Town for public purposes.
l	The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy: and	Where possible the east west orientation streets will provide the opportunity for passive solar gain. The site is located in proximity to Dufferin County Road 109 which provides access to an efficient transportation network.
m	The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of this Act.	Prior to the development of the industrial blocks, site plan approval will be required.

Section 2 of the Planning Act sets out matters of Provincial interest when considering and carrying out responsibilities under the Act. Figure 12 provides an analysis of the proposal in response to the matters of Provincial interest.

Figure 12 - Regard to Matters of Provincial Interest

2	Provincial interest	How regard has been had to Provincial interest
a	The protection of ecological systems, including natural areas, features and functions	An Environmental Impact Study has been prepared by Natural Resource Solutions to address the conservation of natural resources associated with the proposed stormwater management area.
e	The supply, efficient use and conservation of energy and water	The site will utilize existing water infrastructure.
f	The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems	The proposed development will utilize municipal transportation, water and wastewater infrastructure.
h	The orderly development of safe and healthy communities	The subject property is located within a Settlement Area in an Employment designation where industrial development is intended to locate.
i	The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies	The proposed development will be required to demonstrate compliance with the Accessibility for Ontarions with Disabilities Act.

Figure 12 - Regard to Matters of Provincial Interest (continued)

2	Provincial interest	How regard has been had to Provincial interest
j	The adequate provision and distribution of educational, health, social, cultural and recreational facilities	The subject property is located in a Settlement Area which includes a school, shopping, health facilities, recreational facilities and trails.
k	The adequate provision of a full range of housing, including affordable housing	The proposed development will provide jobs required for the provision of a complete community.
l	The adequate provision of employment opportunities	The proposed development will provide jobs required for the provision of a complete community.
m	The protection of the financial and economic well-being of the Province and its municipalities	The proposal will protect the financial and economic well-being of the Province and the Town of Grand Valley by optimizing the use of existing infrastructure and services.
n	The co-ordination of planning activities of public bodies	The proposal has been revised to include the pre-consultation comments provided.
p	The protection of public health and safety	Provincial noise and setback guidelines will be applied to ensure the protection of public health and safety.
q	The appropriate location of growth and development	The subject property is located within a Settlement Area and within an Employment designation where industrial development is intended to locate.
r	The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians	The proposed development will support active transportation and connectivity.
s	The promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant	The proposed development is well-designed to provide citizens with a built form that encourages a sense of place and will be high quality, safe and accessible.
t	The mitigation of greenhouse gas emissions and adaptation to a changing climate	The proposal will assist in mitigating greenhouse gas emissions by providing employment opportunities for residents within the Settlement Area.

4.2 A Place to Grow (Office Consolidation August 2020)

A Place to Grow May 2019 was amended by Amendment 1 (2020) was approved to take effect on August 28, 2020. Section 1.2.2 includes;

“All decisions in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise.”

Section 1.2.3 includes;

“As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.”

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

“2.2 Policies for Where and How to Grow

2.2.1 Managing Growth

4. Applying the policies of this Plan **will support the achievement of complete communities** that:
 - a) feature a diverse mix of land uses, including residential and **employment uses**, and convenient access to local stores, services, and public service facilities;”

2.2.7 Designated Greenfield Areas


1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) **supports the achievement of complete communities;**
 - b) **supports active transportation;**
2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - b) The City of Kawartha Lakes and the **Counties** of Brant, **Dufferin**, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare.
3. The **minimum density target** will be measured over the entire designated greenfield area of each upper- or single-tier municipality, **excluding** the following:
 - c) **employment areas;**”

“5.2 Policies for Implementation and Interpretation

5.2.3 Co-ordination

2. Upper-tier municipalities, in consultation with lower-tier municipalities, will, through a municipal comprehensive review, provide policy direction to implement this Plan, including:
 - c) **identifying minimum density targets for employment areas;**

Figure 13 - Excerpt from Schedule 3

 SCHEDULE 3 Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
Distribution of Population and Employment for the Greater Golden Horseshoe to 2051		
	POPULATION	EMPLOYMENT
	2051	2051
County of Dufferin	95,000	39,000

Note: Numbers rounded off to nearest 10,000 for GTA/H municipalities, GTA/H Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.

**Total may not add up due to rounding*

The proposal for the subject property will assist the Town in meeting A Place to Grow 2020 provisions by building a more compact and complete greenfield community including employment lands to reduce the rate at which land is consumed. The proposal is consistent with the Growth Plan’s approach to development that focuses on making better use of existing infrastructure and public service facilities.

4.3 PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement, 2020 was approved by the Lieutenant Governor in Council, Order in Council No. 229/2020. This Provincial Policy Statement was issued under section 3 of the Planning Act and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014.

Figure 14 - Provincial Policy Statement Analysis

PPS 2020 excerpt	Policy Analysis
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.1 Healthy, liveable and safe communities are sustained by: 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;	Healthy, liveable and safe communities are sustained by the development of employment lands including industrial.

PPS 2020 excerpt	Policy Analysis
1.1.3 Settlement Areas	
1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development.	The proposal is located within a settlement area.
1.1.3.2 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; e) support active transportation;	The subdivision proposes to efficiently use the municipal infrastructure available. The proposed road connection to Dufferin County Road 25 and trail connection to the Upper Grand Trailway support active transportation.
1.2.6 Land Use Compatibility	
1.2.6.1 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.	The Noise Study completed by HGC Engineering will ensure that appropriate mitigation will be provided in accordance with provincial guidelines, standards and procedures.
1.3 Employment	
1.3.1 Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment , institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses ; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites , and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and e) ensuring the necessary infrastructure is provided to support current and projected needs.	Economic development and competitiveness is promoted by the proposal for employment which will provide suitable sites for existing and future businesses.
1.5 Public Spaces, Recreation, Parks, Trails and Open Space	
1.5.1 Healthy, active communities should be promoted by: a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate <i>active transportation</i> and community connectivity;	The subdivision has been planned to provide safe public streets, facilitate <i>active transportation</i> and community connectivity.

PPS 2020 excerpt	Policy Analysis
b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for <i>recreation</i> , including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;	The subdivision has been planned to provide access to natural settings and trails.
1.6.6 Sewage, Water and Stormwater	
1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	The subdivision is proposed to be developed on full municipal services.
2.1 Natural Heritage	
2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	The Environmental Impact Study prepared by Natural Resource Solutions demonstrates that there will be no negative impacts on the natural features or on their ecological functions.
2.6 Cultural Heritage and Archaeology	
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	The Archaeological Survey prepared by Amick has confirmed that there are no archaeological resources present on the subject property.

Development applications are required to be consistent with the Provincial Policy Statement 2020 (PPS). The proposed Zone Change and Draft Plan of Subdivision will provide a supply of serviced employment lands. The proposed employment land will support the economic health of the Town of Grand Valley. The subject property is located within a settlement area and is proposed to be developed with full municipal services. The proposed Draft Plan of Subdivision and Zone Change applications are consistent with the Provincial Policy Statement 2020.

4.4 COUNTY OF DUFFERIN OFFICIAL PLAN

The Official Plan for the County of Dufferin was adopted by Dufferin County Council on September 11, 2014 and approved by the Ministry of Municipal Affairs and Housing on March 27, 2015. The current version of the Official Plan is the Office Consolidation dated July 17, 2017.

The Dufferin County Official Plan includes the subject property (outlined in red on Figure 15) within the Grand Valley Urban Settlement Area. The County Official Plan states that urban settlement areas will be the focus of industrial development.

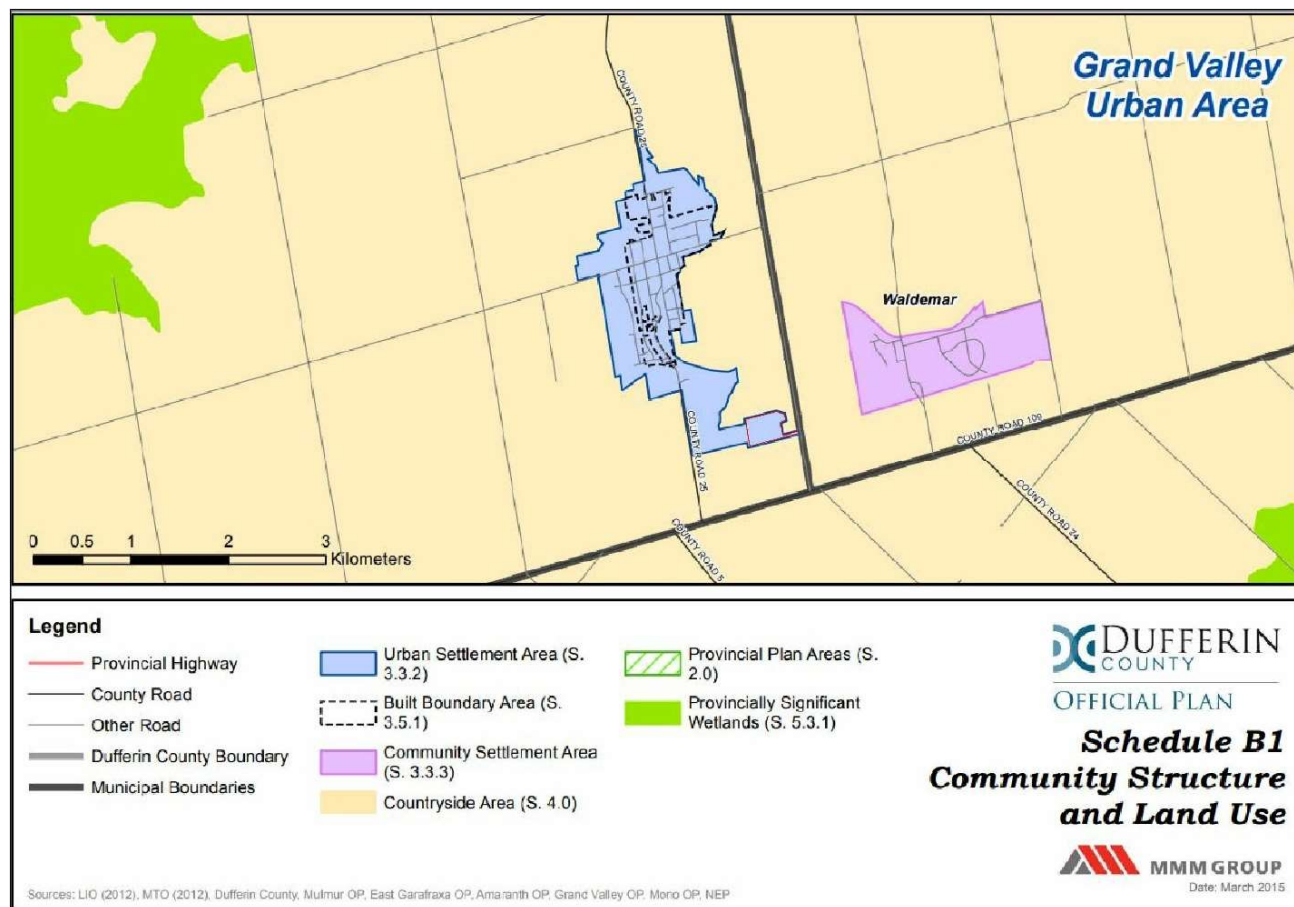
“3.3.2 Urban Settlement Areas

The urban settlement areas function as the primary centres for growth, development and urban activities. Urban settlement areas will be the focus of residential, commercial, **industrial**, institutional, cultural, recreational and open space uses.

It is the policy of the County that:

a) Urban settlement areas and their boundaries are identified on Schedule B, and include the Town of Orangeville, Town of Shelburne and the **urban area of Grand Valley.**”

Figure 15 - County of Dufferin Official Plan



“1.1.5 Goals

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

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

- i) *Promote economic development and diversification by encouraging and accommodating a wide range of commercial and **industrial development** to increase local employment opportunities.”*

“3.1 Objectives

The County’s growth management objectives include:

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

Figure 16 – County of Dufferin Employment Allocation to Town of Grand Valley to 2036

Table 3.2b – Employment Forecasts and Allocations to Local Municipalities			
	Employment 2011 Stats Canada	Employment Forecast to 2031	Employment Forecast to 2036
Grand Valley	634	1,190	1,190
Future Reserved Allocation*		1,800	3,800
Total for the County of Dufferin	22,000	29,000	31,000

Source: Statistics Canada National Household Survey 2011, MOI Letter, August 2010, MMM, C4SE.

* The Future Reserved Allocation is directed to Urban Settlement Areas and Community Settlement Areas.

“3.2 Growth Projections

3.2.1 Growth Forecasts

*The County’s population and employment growth forecasts guide planning decisions over the planning horizon. In accordance with the Growth Plan for the Greater Golden Horseshoe, the County and local municipalities should plan to accommodate a population of 81,000 persons and **31,000 jobs to 2036.**”*

“3.3 Settlement Structure

*The settlement structure for the County promotes the development of **complete communities**, which meet immediate and future needs by providing access to a full range and mix of housing, **employment** and shopping opportunities, a range of local community services and facilities, recreational and open space opportunities, convenient transportation choices, and the protection and enhancement of agricultural areas, rural lands and natural resources.”*

“3.6 Economic Development

In order to respond to changing economic conditions, this Plan encourages an appropriate settlement structure to accommodate evolving needs as they relate to economic activity, while balancing social, cultural, and natural environment and other initiatives, and encourages the creation of complete communities.

“It is the policy of the County to:

- a) *Require local municipal official plans to designate and protect **employment areas** and provide for an appropriate mix and range of economic development activities and employment uses, and the necessary infrastructure to meet long-term needs.*

3.6.1 Locations of Economic Activity

This Plan promotes economic activity throughout the County, provided it is compatible and meets the policies of this Plan and local municipal official plan. This Plan focuses specific types and scale of economic activity in the local environment best suited to their success, and relies on the local municipal official plans to identify and protect for areas of economic development activity.

It is the policy of the County to:

- b) ***Focus new industrial and employment-related development in settlement areas**, while also permitting appropriate rural industrial and commercial growth in accordance with the policies of this Plan.”*

The proposed Draft Plan of Subdivision and Zone Change applications are in conformity with the Urban Settlement Area policies of the County of Dufferin Official Plan.

4.5 TOWN OF GRAND VALLEY OFFICIAL PLAN

On June 16, 2015 Ontario Municipal Board approved the Town of Grand Valley Official Plan which included the proposed Subdivision within the urban area. (Office Consolidation April 2017)

Schedule A-2 of the Grand Valley Official Plan. Schedule A-2 of the Grand Valley Official Plan designates the subject property as Employment. (Figure 17)

Figure 17 - Town of Grand Valley Official Plan



Excerpts from the Town of Grand Valley Official Plan:

“1.1 INTENT OF THE PLAN

*The basic intent of this Official Plan is to guide future development to areas where it is most suited and advantageous with the majority of population and **employment growth** being directed to the Settlement Areas, and to protect the resources of the Town in order to allow for their continued value, availability, and enjoyment.”*

“2. Basis

2.2 *The Town of Grand Valley (former Township of East Luther and Village of Grand Valley) has a 2006 population of approximately 2850 residents and **employment of approximately 600 jobs**. Population and **employment growth is anticipated to accelerate**.*

2.8 *The Town has a limited amount of industrial development and a small commercial base. In an effort to encourage employment opportunities within the Town, **new industrial** and commercial development will be encouraged, provided it will not negatively affect the existing downtown commercial establishments. Council will seek to establish an employment to population ratio of 1 job for every 3 residents over the lifetime of this Plan. Council will also encourage the opportunity for home occupations, home industries, live/work and self-employment within the Town.”*

“3.0 MISSION, PRINCIPLES AND OBJECTIVES

3.1 MISSION

*The Town’s Mission Statement is to become a great small town that provides a complete range of education and **employment opportunities**, goods and services, recreational and cultural facilities and a friendly and safe community for present and future residents to live, work and play.*

This Mission is reflected in the Principles, and Objectives of this Official Plan. No development should be approved that would contradict the Mission Statement.”

“5.7 EMPLOYMENT

5.7.1 Identification

Employment Designations are used for larger scale industrial, commercial and institutional development. They have high exposure to traffic and are easily accessible. Council will endeavor to ensure there is an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate growth.

The Town will promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

The following policies shall apply to those lands having an Employment Designation on Official Plan Schedule A-1.

5.7.2 Objectives

The objectives of the Employment Designation are:

- a) *To encourage a broad range of employment generating land uses; including, but not limited to clusters of business and economic activities;*
- b) *To direct large-scale commercial, industrial and institutional uses to specific areas in the Town where those uses will benefit from roadway exposure and be compatible with adjacent land uses; and,*
- c) *To provide development criteria to minimize potential land use conflicts and ensure an attractive and functional area for employment.*

5.7.3 Permitted Uses

Lands in the Employment Designation may be used for the following:

- a) *manufacturing, processing, repair, servicing and recycling;*
- b) *warehousing and enclosed storage of goods and raw materials;*
- c) *transportation terminals and truck terminals;*
- d) *vehicle, machinery and equipment sales, service and leasing operations, fuel retailing operations, automotive commercial uses, such as service stations, mechanical and body repair, recreational vehicle or trailer sales and service, car rental outlet;*
- e) *offices complex, larger-scaled office building*
- f) *warehousing and retail outlets, including building materials outlets, gardening and nursery centres;*
- g) *hotels and motels;*
- h) *large scale institutional, commercial and recreational uses and i) outside storage associated with a permitted use.*

5.7.4 Prohibited Uses *Except where specifically permitted by this Plan, the following uses are prohibited:*

- a) *scrap, salvage or wrecking yards or facilities;*
- b) *the manufacture of asphalt and petroleum refinery operations;*
- c) *the extraction or storage of potentially hazardous materials;*
- d) *the extraction or storage of mineral aggregate resources; and*
- e) *noxious uses.”*

Figure 18 – Town of Grand Valley Official Plan Employment Development Policies

5.7.5 Development Policies	
In addition to the Development Criteria in Section 4, the following policies shall apply:	
Employment Development Policy	Policy Analysis
a) Generally, new development within the Employment Designation shall be on municipal water and wastewater systems.	The proposed new development within the Employment designation is proposed to be serviced by municipal water and wastewater systems.
b) Industrial uses such as truck and transportation terminals having significant transportation requirements shall be encouraged to locate adjacent to arterial or collector roads and not include the main street or roads within the village for their general routes.	The proposed industrial uses will have access to Amaranth East Luther Townline proposed as a traffic bypass in the Town of Grand Valley Transportation Master Plan (March 2017).
c) Outside storage shall be permitted in the Employment Designation only where it is well removed from view and adequately buffered. Such open storage shall be screened from view by fences, buildings, and/or landscaping.	Outside storage is intended to be permitted only where it is well removed from view and adequately buffered. The zoning regulations and the Site Plan review process will provide the Town with the opportunity to ensure that open storage will be screened from view by fences, buildings, and/or landscaping.
d) Single offices and small scale hotels and motels are encouraged to be located in the Downtown Commercial core and mixed use designations.	Hotels and motels are not permitted within the zoning proposed for the subject property.
e) Commercial uses should be grouped in compact areas and developed with shared access and parking among various developments.	Commercial uses will be grouped in compact areas and developed with shared access and parking among various developments where possible.
f) All Employment uses shall minimize noise, visual, traffic, pollution and other related nuisances and hazards. Industrial uses that are in proximity to non-industrial uses shall be adequately setback and provide appropriate screening or buffering to the satisfaction of the Town, to minimize any potential negative impacts that the development may have on non-industrial uses.	The Noise Study completed by HGC Engineering includes recommendations to ensure that adequate setbacks, screening and buffering will be provided to minimize any potential negative impacts.
g) All development will be regulated by Site Plan Control.	The proposed development will require Site Plan approval.

“4.1.3 EMPLOYMENT AREAS

4.1.3.1 Industrial Setback Studies

Where residential land or other sensitive land uses are within the distances identified below from proposed industrial uses, an assessment of the potential impact of the industrial use and mitigation measures to prevent adverse effects that may be experienced shall be required in accordance with the Ministry of Environment Guidelines:

TYPE OF USE AREA OF INFLUENCE

- a) *Class III (Heavy industrial uses) Large scale manufacturing or processing industries, characterized by major annoyances and high probability of fugitive emissions 1000 metres*
- b) *Class II (Medium industrial uses) Medium scale processing and manufacturing including outdoor storage, associated with minor annoyances including noise, odour, dust, vibrations and low probability of fugitive emissions 300 metres*
- c) *Class I (Light industrial uses) Small scale, self-contained plants or buildings having a low probability of fugitive emission, and has no outdoor storage 70 metres. Where an impact assessment study recommends setbacks, such setbacks shall be considered the appropriate minimum setbacks for industrial development from residential or other sensitive land uses. Prior to acceptance of the study’s recommendations and applying setbacks, Council may request the Ministry of the Environment to review and comment on the study.”*

“5.1 AGRICULTURAL

5.1.3 *Permitted Uses The following uses are permitted in the Agricultural designation:*

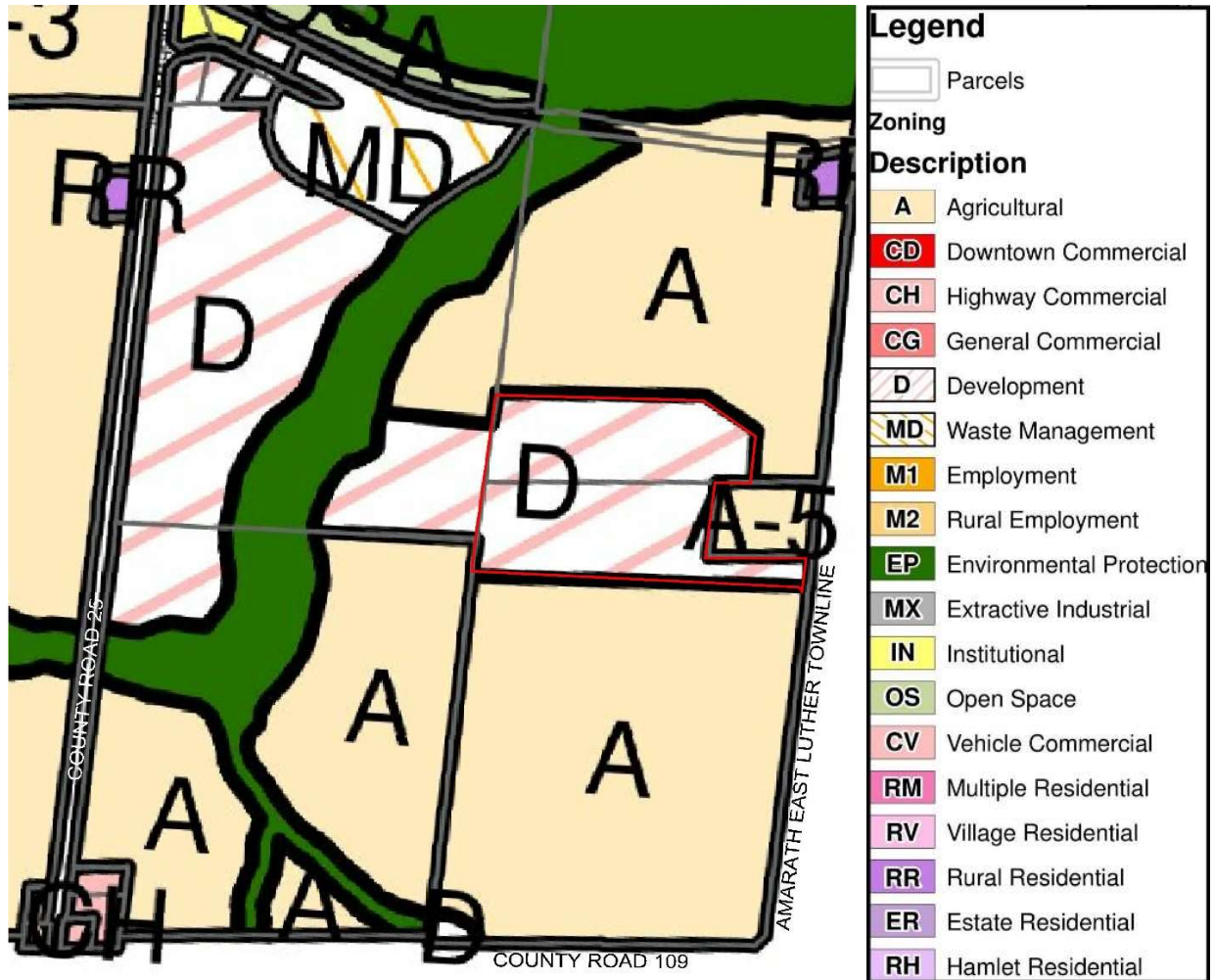
- i) *Watershed management and flood and erosion control projects carried out or supervised by the appropriate public agency;”*

The proposed industrial development block sizes are generally not sized to accommodate Class III heavy industrial uses. Industrial uses and loading areas will be located to reduce significant potential noise impact to sensitive land uses where possible. Alternatively, mitigation will be provided in accordance with the recommendations of an acceptable Noise Study. HGC Engineering has prepared a Noise Study with recommendations in support of this submission. The proposed stormwater management facilities are permitted within the Agricultural designation. The proposed Draft Plan of Subdivision and Zone Change application will implement the Employment designation and are in conformity with the policies of the Grand Valley Official Plan.

4.6 TOWN OF GRAND VALLEY ZONING BY-LAW

The subject property is within the Development D Zone of Zoning By-law BL 09-10 (Office Consolidation April 2018) and Zoning By-law No. 2021/4. The Development Zone permits existing and agricultural uses. A zone change has been submitted to the Employment M1 Zone to permit the proposed Grand Valley Business Park development.

Figure 19 - Existing Zoning



“DEVELOPMENT (D) ZONE

Table 5.1 Column 3 Uses

- agricultural crop operation
- agricultural livestock operation (a)
- dwelling, single detached (a)
- Grazing of livestock
- Home occupation
- Legal existing uses (a)

(a) Legal existing uses, including but not limited to existing agricultural livestock operations, peat extraction, gravel extraction, single detached dwelling.

Table 5.2 Column 4

Existing”

“EMPLOYMENT (M1) ZONE Table 5.5 Column 4 Uses

agricultural implement sales outlet
 agricultural produce storage area or facility
 building supply and lumber establishment
 bulk fuel depot
 office, business, professional or administrative
 computer, electronic or data processing
 contractor or tradesman establishment
 entertainment establishment
 equipment sales and rental establishment
 feed mill
 financial institution
 letter carrier depot
 manufacturing, processing, packaging, fabricating and assembly plant
 motor vehicle body shop
 motor vehicle parts establishment
 motor vehicle repair garage
 outdoor storage, accessory
 parking garage, structure or lot
 printing or publishing establishment
 recreational establishment
 recreational vehicles sales and service establishment
 research and development establishments
 restaurant
 retail outlet or large-scale retail
 service and repair establishment
 telecommunication broadcasting or transmission establishment
 transportation depot
 warehouse
 warehouse, mini or self-storage facility

Table 5.6 Column 4

Requirement	M1
Minimum lot area	0.25 ha
Minimum lot frontage	30 m
Minimum front yard	7.5 m
Minimum interior side yard	4.5 m
Minimum exterior side yard	7.5 m
Minimum rear yard	7.5 m
Maximum lot coverage	50%
Maximum height	12 m
Minimum landscaped open space strip abutting any front lot line and exterior lot line	3 m
Minimum landscaped open space strip abutting any residential or institutional zone or use.	10 m”

“3.18 PUBLIC USES

3.18.2 In any zone, except within an Environmental Protection (EP) zone, nothing in this By-law shall prevent the use of any land as a ...**storm water management facility**...”

The proposed Employment M1 Zoning is appropriate to implement the Employment designation in the Grand Valley Official Plan applicable to the subject property.

5 SUMMARY OF REPORTS

5.1 FUNCTIONAL SERVICING REPORT

The Functional Servicing Report dated December 2021 prepared by GM Blue Plan concludes that,

- *“The hydro servicing design will be completed by others. The location of the streetlights and transformers will be shown on the site servicing drawings at detailed design. The other utilities (Bell, Cable and Gas) will be notified of the development and will complete their designs in conjunction with the hydro company. When available, the design information will be added to the site servicing drawings and grading plan.*
- *The local storm sewer system on the internal roads will be designed to convey the flow rates from the 5- year design storm event.*
- *A 200 mm diameter watermain on all streets will supply the proposed development. Hydrants will be placed at a minimum distance of 100m to provide fire protection.*
- *As part of the proposed development, a 250mm diameter sanitary sewer will be extended across Boyne Creek via trenchless technologies from the sanitary sewer stub terminated at the sewage pumping station in the subdivision west of Boyne Creek to the proposed stormwater management facility. The 250mm diameter sanitary sewer will then be extended along the west boundary of the future development lands to Street B, and ultimately to Street A and Street C.”*

5.2 GEOTECHNICAL REPORT

The Geotechnical Report prepared by V.A. Wood (Guelph) Inc. dated July 2021 (included as an appendix to the FSR) is summarized below:

- *“Groundwater conditions: Boreholes 1 to 3 encountered free water surfaces at \pm 1.4 to 4 m below grade in July 2021.*

5.3 ENVIRONMENTAL IMPACT STUDY

An Environmental Impact Study was prepared by Natural Resource Solutions Inc. dated December 2021 which concluded that;

- *“Natural features within the study area are limited to a coniferous plantation, several hedgerows and a section of Boyne Creek with associated forest, marsh wetland and cultural meadow within the riparian zone. The proposed development includes the grading and build out of 7 industrial blocks with associated roadways and servicing. A stormwater feature located in the northwest of the subject property will receive and treat surface water runoff associated with the development with an outlet to Boyne Creek. A second stormwater feature located in the southwest of the subject property is proposed for construction during future build-out of the southern portion of the site. Two watermain installations are proposed; one that will cross Boyne Creek at the location of the sanitary sewer crossing to the west of SWM Pond A, and a future second watermain that would cross the Grand River and connect to existing infrastructure near Main Street South or Cooper Street.*

- *Surveys conducted in 2021 did not identify any SAR or SCC within the study area. The background screening had identified potential habitat for Eastern Wood-pewee within the study area; however, this species was not documented during the surveys and suitable habitat is being retained and buffered as part of the overall development plan. None of the hedgerow trees within the development footprint exhibited cavities or crevices that could provide SAR bat habitat. The SWH screening had identified potential for Bald Eagle and Osprey habitat as well as habitat for Special Concern or rare wildlife; neither were confirmed as present within the study area.*
- *Direct impacts associated with the project include the removal of hedgerow trees and vegetation removal associated with the approach to the watermain and sanitary crossings as well as the SWM outlet structure at Boyne Creek. The watermain and sanitary crossing will utilize directional drilling to minimize the need for open trench installation of this infrastructure, limiting open trench works to areas of agricultural field. Given the span and alignment of the proposed Grand River watermain crossing; localized vegetation removal will likely be required in specific areas where the directional drilling equipment feeds the piping through. The ELC mapping and surveys have characterized where habitats of higher quality or sensitive in nature are located. In finalizing an alignment for the servicing, wetlands will be avoided and any disturbed areas will be re-seeded and planted using native species, where necessary.*
- *Potential indirect impacts associated with the development include changes to water quality and quantity reaching Boyne Creek and ultimately the Grand River. During construction, there may be temporary disturbance to wildlife due to noise, light and ground vibration. The design of the stormwater ponds is intended to regulate water quality and quantity under the development scenario. The planting of native trees and shrubs, in particular on the south side of the stormwater ponds, will provide shading to the pond to help regulate water temperatures.*
- *Temporary impacts relating to erosion will be addressed through the installation and maintenance of sediment fence and the establishment of nurse crop and permanent herbaceous cover where grading occurred.*
- *The development may have induced impacts to the retained natural features, including the establishment of non-native invasive species following construction. Although unlikely to be an issue for the business park development, future development of the lands to the north and south may result in an increase of people accessing the watercourse from various locations.*
- *In consideration of the potential direct, indirect and induced impacts associated with the development, a series of mitigations are identified. These include the establishment and naturalization of natural feature buffers, installation of sediment fence, use of nurse crops, adherence to wildlife timing windows, the development and implementation of a prescription to enhance the conifer plantation, implementation of a clean equipment protocol, on-going monitoring of ESA fence, oversight of the directional drilling and maintaining spill kits at all active work sites. With the exception of an inspection to assess the standard 2-year warranty for any planted tree and shrub stock, NRSI does not recommend that any long-term environmental monitoring be required as part of this development.*

- *The provided recommendations are intended to minimize the direct, indirect, induced and cumulative impacts that may arise during the proposed development and to ensure that mitigation measures are effective.”*

5.4 ARCHAEOLOGICAL ASSESSMENT

The Stages 1 and 2 archaeological assessments were conducted by Amick in 2021.

5.5 TRANSPORTATION IMPACT STUDY

Salvini Consulting prepared a Transportation Impact Study dated December 2021 which concluded;

- *“The Site is estimated to generate 306 and 343 vehicle trips in each of the weekday morning and afternoon peak hours, respectively.*
- *The concept includes new public road access to Townline and protects for a future connection both to undesignated lands to the south and for a new collector road connection to the west.*
- *Turn lanes from Townline to the new Street B will not be needed or warranted.*
- *The new Townline intersection with Street B is expected to operate at acceptable levels of service under both future total traffic scenarios in both weekday peak hours.*
- *The CR 109/Townline intersection is currently operating at acceptable levels. Future traffic volumes suggest that a left turn lane from CR 109 to Townline will be warranted in both future scenarios and that a right turn lane from CR 109 to Townline will also be needed. With these improvements, the intersection is generally expected to continue to operate at acceptable levels under future traffic conditions with and without the proposal with the exception of the 2031 PM peak hour. It is likely that traffic signals will be warranted at the intersection in 2031 and the analysis suggests the intersection will operate at acceptable levels with a traffic signal.”*

5.6 NOISE STUDY

HGC Engineering prepared the Noise Study dated November 23, 2021 which concluded that;

- *“The results of the investigation indicate that the proposed industrial development near existing and future residential lands is feasible on this site with respect to noise. The distance setbacks for Class I and II industries are met with respect to the future residential subdivision to the west. Preference for commercial and other business uses (light industrial uses) should be provided for the facilities along the west limit of the employment lands as mitigation for these types of uses are typically not as onerous as the allowable (as contained in the permitted uses list) industrial uses.*

- *The zoning bylaw should include provisions which only permit the placement of Class I or II industrial uses subject to those industries demonstrating that their operations can be expected not to cause an adverse impact on the future residential lands through the preparation of technical Noise Studies once site plans and potential users are known. These may include factors relating to the location of loading bays and the location/restrictions on outdoor trucking activities or storage on lands for example.*
- *Individual industries or commercial uses should be required to perform noise studies at the discretion of the Municipality relating to the impact of their proposed operations on the existing (proposed) residences. The goal of the noise studies would be to show compliance with the environmental noise criteria contained MECP Guideline NPC-300, or identify specific mitigation measures which can be implemented on the site plan or for specific pieces of equipment or activities at loading areas, for example, which will result in acceptable sound levels at the sensitive receptors to the east.*
- *If Class III industries are proposed on the employment lands (e.g., large scale manufacturing), outdoor activities and trucking areas should be located on the shielded side of the building, away from the future residential uses to the west and existing residences to the east and subject to the completion of noise studies demonstrating that MECP Guideline NPC-300 limits can be met at neighbouring noise sensitive uses.*
- *Individual industries may also be required to obtain Environmental Compliance Approvals from the MECP for their operations under the EPA, depending upon the possibility of adverse effects. This may include the preparation Acoustic Assessment reports and the implementation of physical mitigation measures in addition to the required minimum distance setbacks and perimeter barriers.*
- *If the residential use adjacent to Blocks 5 and 6 is to remain, a minimum 20 m buffer zone is recommended on the industrial blocks along the joint property boundary or a noise study shall be completed to determine any noise control requirements to meet MECP guidelines to support a reduce setback. Portions of the industrial land can also be considered as some or all of the setback if the specific use of that portion of the industrial land is controlled in a site specific zoning bylaw such as an employee parking area which is generally not considered a stationary noise source.”*

6 CONCLUSION

Thomasfield Homes Limited is the owner of the property legally described as Part of Lot 32, Concession 1 (geographic Township of East Luther) formerly the Township of East Luther Grand Valley, Town of Grand Valley in the County of Dufferin. The subject property has an area of 13.286 hectares.

The proposal has been evaluated in relation to and has had regard to the Planning Act. The Draft Plan of Subdivision and Zone Change have been evaluated based on the A Place to Grow and the Provincial Policy Statement policies and have been found to be in conformity with and consistent with them. The proposed Draft Plan of Subdivision and Zone Change applications are in conformity with the County of Dufferin and the Grand Valley Official Plans. The proposal has been determined to represent good planning.

This report has been respectfully submitted by,

[Original Report Signed and Sealed]

December 27, 2021

Astrid Clos, MCIP, RPP