



Planning Report

152 Main Street, Town of Grand Valley

765182 Ontario Limited

October 15, 2021

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1. Introduction

1.1 Purpose of this report

GHD has been retained by 765182 Ontario Limited to prepare this Planning Report submitted in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications for a proposed residential development on the subject lands municipally known as 152 Main Street in the Town of Grand Valley. This report describes the proposed Draft Plan of Subdivision and the proposed implementing Zoning By-law and their conformity to Town and County Official Plan policy and applicable Provincial Planning Policy.,

1.2 Scope and limitations

This report: has been prepared by GHD for 765182 Ontario Limited and may only be used and relied on by 765182 Ontario Limited for the purpose agreed between GHD and 765182 Ontario Limited as set out in Section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than 765182 Ontario Limited arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer Section(s) 1.1 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

2. Site Context

The subject property consists of 0.53 hectares on the north-west corner of Main Street and Rainey Drive near the north limit of the urban area for the Town of Grand Valley as shown on **Figure 1**. Main Street is also County Road 25 outside of the settlement area. Rainey Drive is a local road which provides access to a low-density neighbourhood under construction to the east of the subject property. The approved local road pattern for the neighbourhood also provides for several connections to Concession Road 3 and Mill Street to the south and west. The lands are currently vacant and slope gently to the west and south. Overland flows are intercepted by a swale along the west side of the property and conveyed to the south-west corner where there is a stormwater inlet structure.

2.1 Surrounding Land Uses

The following land uses surround the subject property:

North

- immediately north is a cemetery with a place of worship abutting it to the north

West

- residential neighbourhood under construction

South

- Grand Valley & District Public School is located south across Rainey Drive
- Grand Valley & District Community Centre abuts the school immediately on its south side

East

- across Main Street is an existing low-density neighbourhood with lots backing onto Main Street

In general, based on its context, the subject property is the site of an infill development within an area well served by a wide range of amenities.

2.2 Proposed Draft Plan of Subdivision

The proposed Draft Plan of Subdivision (**Figure 2**) consists of 12 street townhouses (in two blocks of 6 units each) and a small open space block fronting onto the north side of existing Rainey Drive. The townhouse units will have minimum frontage of 7 metres with additional width for end units and corner lots. The lots will range from 35 metres to 44 metres in depth. The open space block will contain stormwater management infrastructure that is designed to maintain the quality and quantity of run off from the 12 units prior to entering into the existing storm sewer system.



LEGEND:

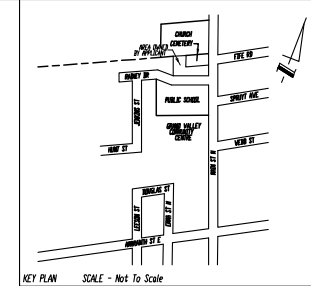
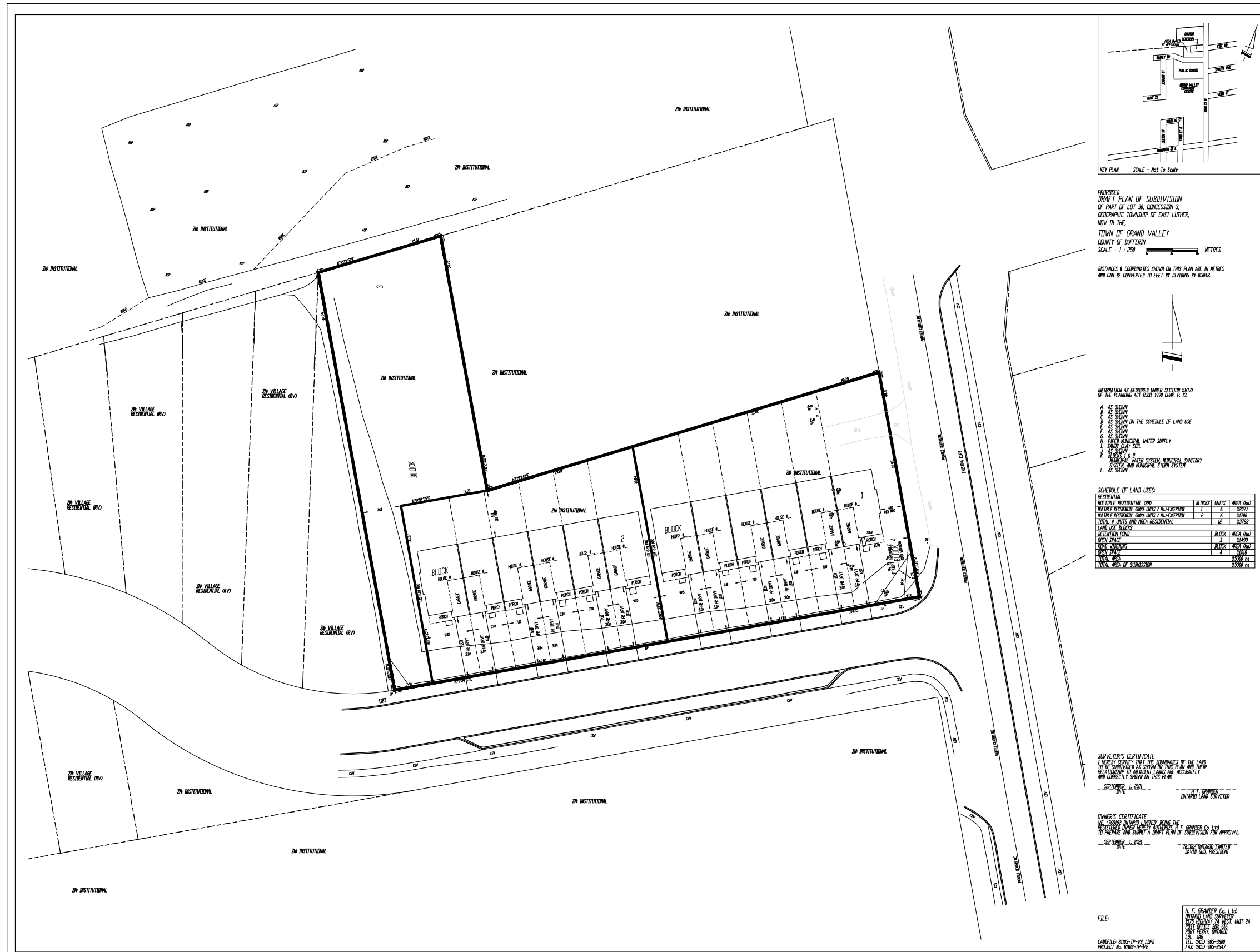
 SITE



152 MAIN STREET GRAND
VALLEY, ON
SITE LOCATION PLAN

Job Number | 12563237
Revision | A
Date | OCT 2021

Figure 01



PROPOSED
DRAFT PLAN OF SUBDIVISION
OF PART OF LOT 30, CONCESSION 3,
GEOGRAPHIC TOWNSHIP OF EAST LUTHER,
NOW IN THE
TOWN OF GRAND VALLEY
COUNTY OF DUFFERIN
SCALE - 1 : 250

DISTANCES & COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



- INFORMATION AS REQUIRED UNDER SECTION 30(7)
OF THE PLANNING ACT R.S.O. 1990 CAP. P. 12
- A. AS SHOWN
 - B. AS SHOWN
 - C. AS SHOWN
 - D. AS SHOWN ON THE SCHEDULE OF LAND USE
 - E. AS SHOWN
 - F. AS SHOWN
 - G. AS SHOWN
 - H. PARTIAL MUNICIPAL WATER SUPPLY
 - I. SANDY CLAY SOIL
 - J. AS SHOWN
 - K. BLOCKS 1 & 2
 - L. MUNICIPAL WATER SYSTEM, MUNICIPAL SANITARY SYSTEM, AND MUNICIPAL STORM SYSTEM
 - M. AS SHOWN

SCHEDULE OF LAND USES

RESIDENTIAL	BLOCKS	UNITS	AREA (ha)
MULTIPLE RESIDENTIAL (MR)	1	6	0.2077
MULTIPLE RESIDENTIAL (MR) UNITS / NO EXCEPT	1	6	0.2077
MULTIPLE RESIDENTIAL (MR) UNITS / NO EXCEPT	2	6	0.2077
TOTAL 4 UNITS AND AREA RESIDENTIAL			0.5231

LAND USE BLOCKS	BLOCK	AREA (ha)
RESIDENTIAL	1	0.5231
ROAD WIDENING	1	0.0000
TOTAL AREA		0.5231
TOTAL AREA OF SUBMISSION		0.5231

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND
TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR
RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY
AND CORRECTLY SHOWN ON THIS PLAN

— SIGNED AND DATED: _____
DATE: _____

— SIGNED AND DATED: _____
DATE: _____

ENTRUSTED LAND SURVEYOR

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE
REGISTERED OWNER HEREBY AUTHORIZE M. F. GRANGER Co. Ltd.
TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL

— SIGNED AND DATED: _____
DATE: _____

— SIGNED AND DATED: _____
DATE: _____

DAVID SUIO, PRESIDENT

FILE:
M. F. GRANGER Co. Ltd.
ENTRUSTED LAND SURVEYOR
2525 HIGHWAY 24 WEST UNIT 2A
PORT DUFFERIN ONTARIO
L3R 9A6
TEL: (905) 985-2340
FAX: (905) 985-2347

CAD FILE: 8103-TP-V2.LSPD
PROJECT NO: 8103-TP-V2



152 MAIN STREET
GRAND VALLEY, ON
DRAFT PLAN

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Figure 02

2.3 Building Siting and Zoning By-law Amendment

The subject property is currently zoned IN (Institutional). Street townhouses are not permitted in this zoning category. In order to implement the proposed Draft Plan of Subdivision, an application to amend the zoning on the subject property has been submitted to zone it to the RM (Multiple Residential) zone category.

Figure 2 shows the intended building sitings on the proposed lots as well as the lots themselves. It is intended that both the buildings and the lots meet or exceed the standards of the RM (Multiple Residential) zone category of Zoning By-law 09-10 with a few notable exceptions.

For example, even though the minimum front yard in the By-law is 7 metres, the builder intends to set the units back 12 metres from the front lot line in order to fit two parking spaces in the driveway in front of the garage. Secondly, the units will have 7 metres of width even though the zoning By-law only requires a minimum frontage for an interior lot of 6 metres, as the builder finds that this allows for a more functional interior layout of the units.

The only deviation from the requirements of the RM zone that is being requested is to reduce the frontage of a corner lot from 15 metres to 12 metres. The corner lot requirement for a townhouse dwelling appears to be excessive and the builder would prefer to add any extra width to the interior units.

3. Planning Policy Context

3.1 Town of Grand Valley Official Plan

Figure 3 shows the location of the subject property within the context of Schedule A-2, Land Use (Village) of the Town of Grand Valley Official Plan. The subject property is located within the Settlement Boundary on lands designated Urban Residential which are also within the “Delineated Built Boundary” (under the Growth Plan).

In terms of land use permissions, the Urban Residential designation permits (**Section 5.3.3a**) “all forms of residential development a range of housing size, types, tenure and price”. The proposed 12 street townhouse units conform to this policy and assist in providing a range of housing options within the Settlement Area.

It is the objective of the Official Plan (**Section 8.5.1**) that the Settlement Area is developed as a “complete community” including a full range of housing and including schools and recreation. It is the objective of the Official Plan (**Section 8.5.1.2**) to encourage new growth in the Built-Up Area through intensification, including infill.

The proposed infill development, by providing townhouse units, helps meet both of the objectives cited above and assists the Town in meeting its annual target of 12% of new development occurring within the Built-Up Area (Intensification Target) as set out in **Section 8.3** of the Official Plan.

In our opinion, the planning applications are in conformity with the Town of Grand Valley Official Plan.

3.2 Dufferin County Official Plan

The subject property is shown as being within the Urban Settlement Area of the Town of Grand Valley on Schedule B of the Dufferin County Official Plan. **Section 3.3.2** of the County Official Plan indicates that Urban Settlements will be the focus of growth (**Section 3.3.2b**). Furthermore, in Urban Settlement Areas, local municipalities are encouraged to promote intensification and infill (**Section 3.3.2e**). In this regard, the subject property is shown as located within the built boundary of the Grand Valley Settlement Area on Schedule B1 of the County Official Plan. As such, the County also encourages intensification, including on the subject property (**Section 3.4.2b**).

The proposed infill development as encouraged on the subject property is also in conformity with the Dufferin County Official Plan.

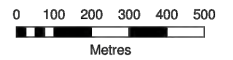
3.3 Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement 2020 (PSS) provides policy direction on land use planning and development for matters of provincial interest. This includes the protection of provincial resources, public health and safety, and the quality of the natural and built environment. These objectives are to be achieved through efficient land use planning through land use designations and policies. Municipal official plans are the most important vehicle for implementing the PSS.

The Provincial Policy Statement focuses growth and development within urban settlement areas. Development within these areas must meet the full range of current and future needs of its population by employing efficient development patterns promoting a mix of housing.

The Town of Grand Valley Official Plan has already distilled the policies of the PSS into local policies which fit the context of the Town. The subject proposal, by conforming to the Grand Valley Official Plan is consistent with the PSS.

Official Plan
Schedule A-2
Land Use (Village)

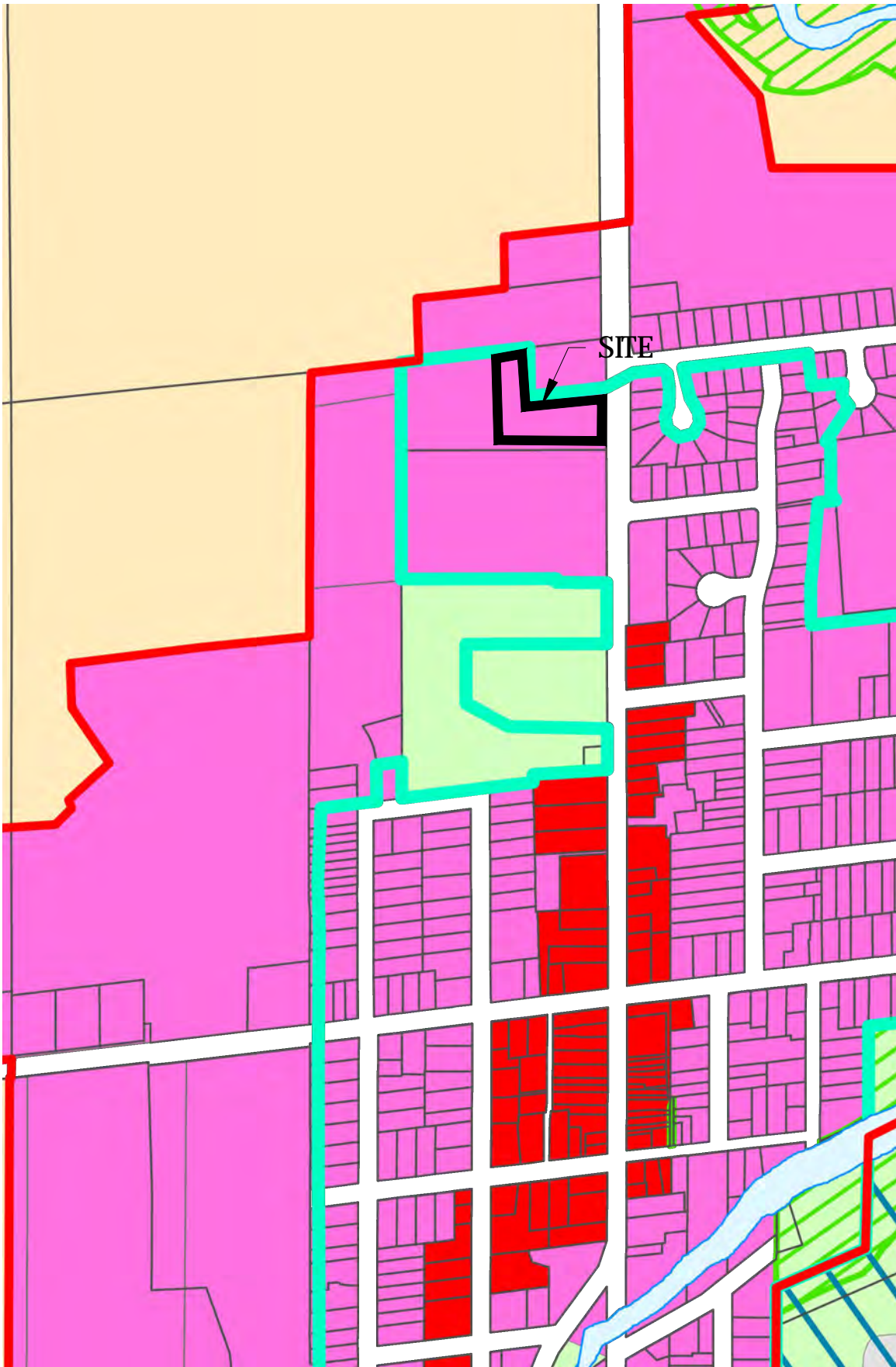


- Floodway (Inset)
- Flood Fringe (Inset)
- Settlement Boundary
- OHN_Waterbody_2012
- OHN_Watercourse_2012
- Delineated Built Boundary
- Site Specific Policy Areas
- Environmental Conservation
- Agriculture
- Downtown Commercial
- Employment
- Environmental Protection
- Extractive Industrial
- Gateway
- Mixed Use
- Open Space
- Rural Settlement
- Urban Residential

OFFICE CONSOLIDATION

This is Schedule A-2 to the
Official Plan

Consolidated December 2016



LEGEND:



152 MAIN STREET GRAND VALLEY, ON
OFFICIAL PLAN FOR THE TOWN OF
GRAND VALLEY, SCHEDULE A-2

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Figure 03

3.4 Provincial Growth Plan (2019)

The Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) provides guidance on where and how to grow within the Greater Golden Horseshoe (GGH). This includes requiring municipalities to maintain a three-year supply of serviced land for residential development.

Building on the direction of the PPS, the Growth Plan supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. These goals will be achieved by promoting an active transportation system and increasing the amount of, and variety of, housing that is provided.

In order to promote intensification, the Growth Plan has mapped a Built Boundary that identifies the limits of existing development. Within the Built Boundary, municipalities are required to permit and promote intensification, including infill development.

As noted above, the Grand Valley Official Plan shows the Built Boundary and includes policies to encourage infill development and a range of housing types within it. The subject infill development proposal conforms to the Grand Valley Official Plan. By extension, it also conforms to the Provincial Growth Plan.

4. Conclusion

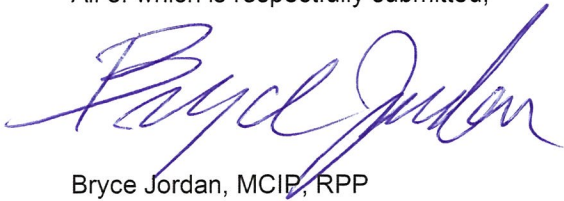
This report has reviewed the planning policy context regulating the development of a proposed Draft Plan of Subdivision containing 12 street townhouse units and an open space block on an existing public street (Rainey Drive) in the Town of Grand Valley Urban Settlement Area. From a policy perspective, the development:

- a. conforms to the Town of Grand Valley Official Plan
- b. conforms to the Dufferin County Official Plan
- c. is consistent with the Provincial Policy Statement 2020; and,
- d. conforms to the Growth Plan for the Greater Golden Horseshoe, 2019

The subject development is proposed to be zoned RM in accordance with Zoning By-law 2009-10. The proposed development will meet or exceed all of the performance standards of the RM except the minimum frontage (width) of a corner lot. The proposed reduction to this requirement is appropriate for a street townhouse unit.

Based upon the above, the proposed Draft Plan of Subdivision and Zoning By-law amendment constitute good planning. We respectfully suggest that the two submitted applications be recommended for approval to Town Council.

All of which is respectfully submitted,

A handwritten signature in blue ink that reads "Bryce Jordan". The signature is fluid and cursive, with the first name being the most prominent.

Bryce Jordan, MCIP, RPP

