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# Planning Justification Report

## Applications for Zoning By-law Amendment and Draft Plan of Subdivision

636040 Prince of Wales Road, 506243 and 506249 Highway 89

Owner: Deltini Commercial Developments Inc.,  
Deltini (Mulmur) Inc., Deltini (Primrose) Inc.

October 2021

The Jones Consulting Group Ltd.

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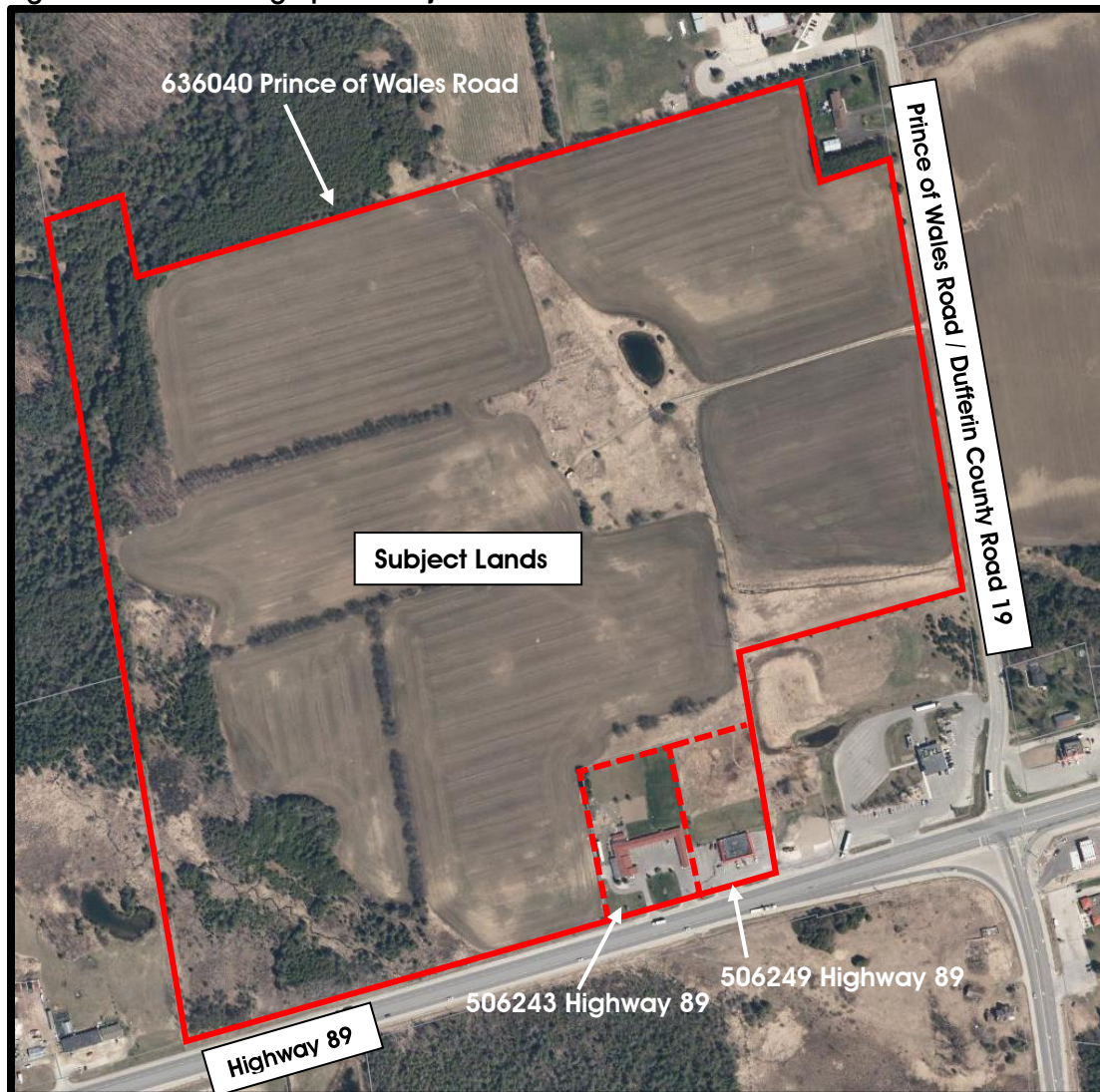
## 1.0 INTRODUCTION

On behalf of our client, Deltin Commercial Developments Inc., Deltini (Mulmur) Inc., and Deltini (Primrose) Inc. (hereinafter referred to as 'the owners'), we are pleased to provide this Planning Justification Report which examines the planning merits of applications for Zoning By-law Amendment and Plan of Subdivision for the lands located at 636040 Prince of Wales Road, and 506249 and 506234 Highway 89 in the Township of Mulmur (hereinafter referred to as the 'subject lands') (**Figure 1**).

The **purpose of the Zoning By-law Amendment application** is to rezone the lands from Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) to Business Park Core Exception One (BP-C-XX), Business Park Gateway Exception (BP-G-XX), and Business Park Transition Exception (BP-T-XX). The **effect of the Zoning By-law Amendment** would be to permit additional uses consistent with the Official Plan, and to lift the holding provision from the lands because they are subject to plan of subdivision and future site plan approval. Please refer to Section 5.9 of this Planning Report for additional information.

The **purpose of the Plan of Subdivision application** is to create three employment blocks, along with a new municipal road, municipal stormwater management pond/access and an environmental protection block. The future development of individual uses within the subdivision blocks will occur via release of Part Lot Control approval and implementing Site Plan approval applications.

**Figure 1. Aerial Photograph of Subject Lands**



This Planning Report examines the subject lands, site context, land use policies and the form of development that is proposed. This Report concludes that the application represents orderly and proper land use planning that is consistent with the Provincial Policy Statement, and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, County of Dufferin Official Plan and the Township of Mulmur Official Plan.

## **2.0 PROPERTY LOCATION AND SITE DESCRIPTION**

The lands are located at 636040 Prince of Wales Road, and 506249 and 506234 Highway 89 in the Township of Mulmur. The land holdings comprise a total area of approximately 36.98 hectares with approximately 201.5 metres of frontage on Highway 89 and 320.3 metres of frontage on Prince of Wales Road (**Figure 2**). The subject lands are irregular in shape and currently contains motel and a closed restaurant with the balance of the lands being agricultural and environmental protection. The lands are located within the Primrose settlement area. A single access to the subject lands is obtained off of Prince of Wales Road and separate driveways to Highway 89 provide access to each of the separated lots fronting Highway 89 (506249 and 506234 Highway 89).



This aerial map illustrates the 'Subject Lands' outlined in red, situated in the City of Prince of Wales. The map includes the following labels:

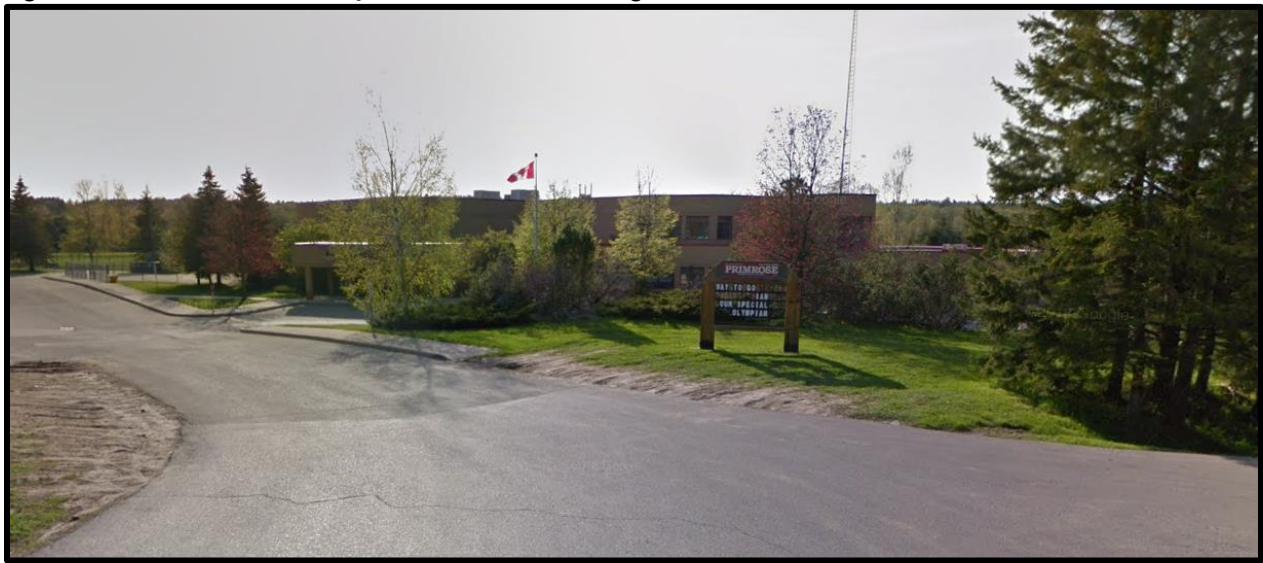
- Subject Lands:** The central area outlined in red.
- Environmental Protection:** Designated areas in the top-left, middle-left, and bottom-center.
- Open Space:** Located in the top-right corner.
- Institutional:** Located near the top-center and middle-right.
- Residential:** Located in the top-right and middle-right.
- Agricultural:** Located in the top-right and bottom-left.
- Commercial:** Located along Highway 89 and near the intersection.
- Park:** Located in the bottom-right.
- Highway 89:** A major road running horizontally across the lower portion of the map.
- Prince of Wales Road:** A road running vertically through the center-right of the map.

The existing topography ranges in elevation from 463.3 metres at the central portion to 449.5 metres at the northwestern corner, with an average grade of 4.4%.

The lands subject to the application are located in an area surrounded by existing institutional, commercial, residential and agricultural uses. Land uses surrounding the subject lands include the following:

- North: A single detached residential dwelling, Primrose Elementary School (**Figure 3**), agricultural and environmental protection.
- East: Commercial uses (restaurant), a single detached dwelling and agricultural (**Figure 4**).
- West: Commercial uses (garden centre) and environmental protection (**Figure 5**).
- South: Environmental protection lands in the Town of Mono (**Figure 6**).

**Figure 3. Primrose Elementary School located along Prince of Wales Road**



**Figure 4. Commercial uses and single detached dwelling located along Highway 89**





**Figure 5. Commercial Plaza (including garden centre) located along Highway 89.**



**Figure 6. Environmental Protection lands located along Highway 89 in the Town of Mono.**





### 3.0 PROPOSED DEVELOPMENT CONCEPT

The purpose of the applications are as follows:

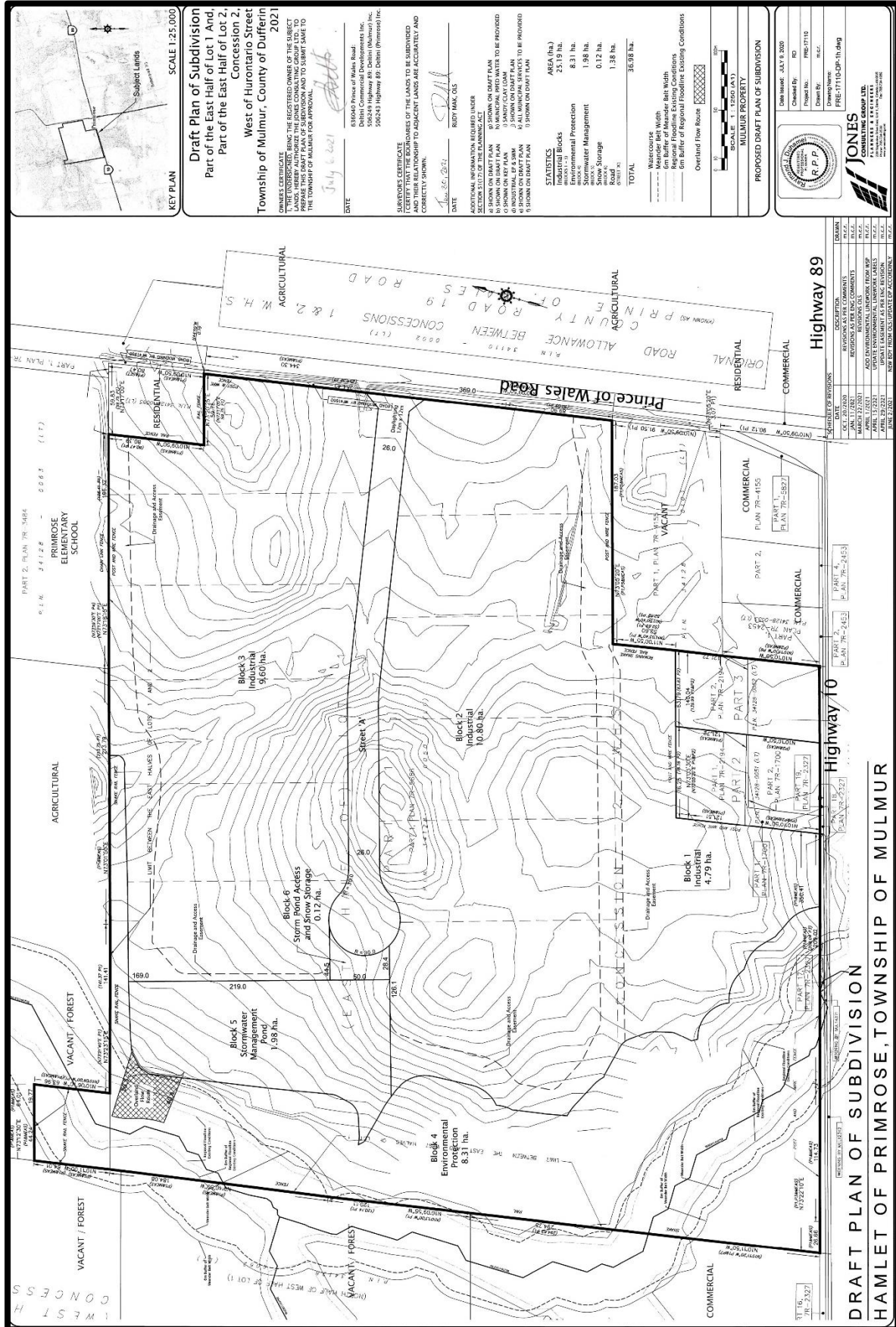
1. **Zoning By-law Amendment:** The **purpose of the Zoning By-law Amendment application** is to rezone the lands from Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) to Business Park Core Exception One (BP-C-XX), Business Park Gateway Exception (BP-G-XX), and Business Park Transition Exception (BP-T-XX). The **effect of the Zoning By-law Amendment** would be to permit additional uses consistent with the Official Plan, and to lift the holding provision from the lands because they are subject to plan of subdivision and future site plan approval. Please refer to Section 5.9 of this Planning Report for additional information.
2. **Plan of Subdivision:** The **purpose of the Plan of Subdivision application** is to create three employment blocks, along with a new municipal road, municipal stormwater management pond/access and an environmental protection block.

The Plan of Subdivision contains the following land uses:

- Three industrial blocks with a total area of 25.19 hectares.
  - Block 1 of 4.79 hectares. Block 1 is to be accessed from Highway 10.
  - Block 2 of 10.80 hectares. Block 2 is to be accessed from proposed Street 'A' which connects to Prince of Wales Road.
  - Block 3 of 9.60 hectares. Block 3 is to be accessed from proposed Street 'A' which connects to Prince of Wales Road.
- Environmental Protection block (Block 4) of 8.31 hectares.
- Stormwater Management block (Block 5) of 1.98 hectares.
- Snow storage and storm pond access block (Block 6) of 0.12 hectares.
- Proposed municipal cul-de-sac road (Street 'A') of 26.00 metres with a daylighting triangle of 12 metres x 12 metres.

The exact uses, site layout, building dimensions, and landscaping of the industrial blocks will be determined at a future date when release of Part Lot Control and Site Plan Control applications are submitted to the Township.

Figure 7. Proposed Draft Plan of Subdivision



### 3.1 Pre-Consultation Meeting

A Pre-Consultation meeting was held with the Township of Mulmur, Nottawasaga Valley Conservation Authority (NVCA), Ministry of Transportation (MTO), and County of Dufferin on September 23, 2020 to discuss a conceptual plan of subdivision of containing three industrial blocks. Township, NVCA, MTO and County staff provided several comments that influenced the site plan design and rezoning application, these include the following:

1. MTO noted the existing commercial accesses are not automatically transferrable and it is difficult to determine access restrictions and requirements without knowing the exact proposed uses.
  - **Response:** On October 5, 2020, the MTO confirmed a singular commercial access to Block 1 can be accommodate with the understanding the existing access points will be removed and consolidated. A Traffic Impact Study is required at the time of Site Plan Control for any employment uses that proposes to use a new or existing access to Highway 89.
2. The Township Engineering staff advised that the Official Plan contains policies for a secondary access to areas within the Primrose Secondary Plan. Engineering staff also asked where snow storage would be located.
  - **Response:** The Plan of Subdivision includes a wider entrance as opposed to a secondary access considering the potential uses of the industrial blocks would not generate enough traffic to require a secondary access. A snow storage area has been included in the Plan of Subdivision, as per discussions with Township Engineering staff.
3. County of Dufferin Public Works staff noted the proposed intersection of the new local road and Prince of Wales Road is required to meet the County standards. An Entrance Analysis is required as part of the submission.
  - **Response:** An Entrance Analysis has been prepared by JD Engineering and has been submitted in support of the applications.
4. NVCA noted that an Environmental Impact Study, Flood Study & Erosion Hazard Assessment, and Geotechnical Study are required.
  - **Response:** The noted studies have been prepared by Birks Natural Heritage Consultants and WSP and they accompany the applications.

### 3.2 Supporting Technical Reports and Plans

The following technical reports and plans have been prepared in support of the proposed applications.

#### 1. Planning Justification Report

This Planning Report reviews the site context, surrounding land uses, proposed form of development, and applicable planning policies. The Report concludes the proposed rezoning and Plan of Subdivision represents orderly and proper land use planning.

#### 2. Preliminary Stormwater Management & Functional Servicing Report

This report has been prepared to assess site servicing, grading and stormwater management in support of the subject lands and includes a conceptual grading analysis, preliminary stormwater management design, water and sanitary servicing scheme and utility servicing.



### 3. Stage 1-2 Archaeological Assessment

A Stage 1-2 Archaeological Assessment was prepared for the lands located at 636040 Prince of Wales Road. The Assessment included property inspection, photographic documentation, high intensity pit methodology at five-metre intervals between individual test pits, and high intensity pedestrian survey at an interval between individual transects. The result of the Stage 1-2 Assessment found no archaeological resources, as such, no further assessment is warranted.

A Stage 1-2 Archaeological Assessment was also prepared for the lands located at 506243 and 506249 Highway 89. The methods used for the assessment include property inspection, photographic documentation, high intensity test pit methodology at a five-metre interval between individual test pits, by test pit survey at a ten metre interval to confirm disturbance and by high intensity pedestrian survey at an interval of one-metre between individual transects. The Assessment concludes that no archaeological resources were encountered, as such, no further assessment is warranted.

### 4. Environmental Impact Study

An Environmental Impact Study was prepared by Birks Natural Heritage Consultants. The Study included an assessment of field data, background information, and applicable policies and regulations. The findings state that the subject lands contain natural heritage features including an un-evaluated wetland, significant woodland and fish habitat. The assessment for potential negative ecological impacts associated with the proposed development found the following:

- Potential direct impacts to the natural features include tree and vegetation removal, erosion and sedimentation into natural heritage features, removal of structures containing potential habitat for species at risk, changes to the hydrology/water quality entering sensitive features.
- Potential indirect impacts of the proposed development to the natural features include anthropogenic disturbance to wildlife, loss of and disturbance to wildlife habitat, increased potential for invasion of non-native species, and release of contaminants.

Based on the above potential direct and indirect impacts, the Study provides mitigation measures to reduced or eliminate the potential for impacts to natural heritage features. The following include the recommended mitigation measures:

- Prior to alteration or demolition of the existing structures, a qualified ecologist should conduct an inspection of the buildings for Species At Risk.
- A Vegetation Protection Zone should be implemented to the wetland and significant woodland and should be naturalized through plantings.
- Prior to earth works, a temporary fence to isolate the work area should be erected.
- Erosion and sediment control mitigation measures include but are not limited to revegetation of disturbed soils, construction of an entrance mud mat, and installation of tree protection barrier along limit of all tree clearing.
- Stormwater management mitigation measures include bottom draw outlets in the stormwater pond and cooling trenches installed in the stormwater management pond.
- All water removed from the pond should be pumped to a filter bage prior to being released.
- Vegetation removal should be avoided between April 1<sup>st</sup> and August 30<sup>th</sup>.

The mitigation measures recommended in this report have been developed to avoid and mitigate any potential negative ecological impacts associated with the proposed development.

### 5. Geotechnical Investigation

A Geotechnical Investigation was prepared by WSP to obtain information about the subsurface conditions through the advancement of 11 boreholes. The Investigation found the site is generally so only minor site grading will be required. Removal of all topsoil, fill and reworked soils will be required to facilitate the proposed development on the site and can be used in landscaping applications. Footings that are founded at a minimum dept of 1.5 m bgs on the compact / stiff

soils may be designed based on a preliminary factored ultimate geotechnical resistance at Ultimate Limite State (ULS) of 225 kPa. Groundwater was encountered in the majority of the boreholes at the site and was measured as high as 0.7 mbgs. As such, depending on site grading requirements and excavation depths it is likely that dewatering will be required.

## **6. Erosion Hazard Assessment & Flood Study Report**

WSP prepared an Erosion Hazard Assessment to determine the category of river/valley system, establish the Primrose Creek meander belt width recommendation, determine a draft top bank line based on topographic relief, and provide recommendations on management requirements to address Nottawasaga Valley Conservation Authority (NVCA) policies on erosion hazards. The Assessment concludes the selected meander belt width for the Primrose Creek is 55 metres for the south reach and 86.5 metres for the north reach.

WSP also prepared a Flood Study Report which included reviewing the existing hydraulic model from the NVCA, producing regional floodlines under the existing conditions, and examining the potential impacts on floodplain hydraulics due to the proposed development. The Study concludes the proposed blocks are situated outside of the 6.0 metre access allowances of the existing regional floodlines, as such, there will be no hydraulic impacts on the existing floodplain due to the proposed development.

## **7. Infiltration Study and Water Balance**

WSP prepared an Infiltration Study to determine the infiltration potential of the varying soil conditions at the property for consideration of Low Impact Development (LID) techniques. The methods used include evaluating the potential infiltration rate of native soils above the water table using in-situ infiltration testing, and collection of soil samples at the same depths as the tests to be submitted for grain-size analyses. The Study concludes by advising the consideration and design of LID stormwater management techniques Table 4.1 of the Ministry of the Environment (MOE) Storm Water Management Planning and Design Manual should be adhered to.

A Water Balance Study was prepared by WSP to evaluate impacts the proposed development will have on infiltration and runoff volumes within the Site. The Study found under post-development conditions without mitigation there will be an infiltration deficit of 14,020 cubic metres per year and 32,897 cubic metres per year of additional runoff.

## **8. Entrance Analysis**

An Entrance Analysis was prepared by JD Engineering to review sight distance and spacing between the proposed entrance to the site and the intersection of Highway 89 and Highway 10. The Analysis concludes the site access is in excess of both the minimum stopping sight distance requirements suggested as identified in the TAC Guidelines and the proposed spacing between the site access and residential driveway to the north and commercial driveway to the south is in excess of the suggested minimum corner clearance requirements as identified in the TAC guidelines. The proposed spacing between the proposed site access and Highway 89 is acceptable for the intended use.

## **9. Phase I and Phase II Environmental Site Assessment**

Phase I and Phase II Environmental Site Assessments were conducted by WSP for 636040 Prince of Wales Road to identify the presence or absence of potentially contaminating activities. The Phase I Assessment found that there is potential contaminants of concern, as such, a Phase II Assessment was conducted. The Phase II Assessment found that all soil and groundwater samples collected from the site met the Table 8 SCS for all tested parameters, 1 of 5 groundwater samples exceeded the Table 1 SCS for copper. A Record of Site Condition is not required as the development of the site is not expected to result in a more sensitive land use than the existing use.

Phase II Environmental Site Assessments were conducted by WSP for 506243 and 506249 Highway 89. The Assessment for both properties concluded that groundwater containing elevated sodium and chloride concentrations was found in 1 of 3 monitoring wells and the risk is considered low. A Record of Site Condition is not required as the development of the site is not expected to result in a more sensitive land use than the existing use.

## 5.0 PLANNING ACT AND POLICY ANALYSIS

The following subsections provide a summary assessment of how the proposed applications have regard to the Planning Act, is consistent with the Provincial Policy Statement, and conform to the Growth Plan, the County of Dufferin Official Plan, Township of Mulmur Official Plan and the Township of Mulmur Zoning By-law.

### 5.1 Planning Act (R.S.O. 1990, c. P.13)

The following subsections assess how the applications have regard to matters of provincial interest.

#### 5.1.1 Matters of Provincial Interest (Section 2)

Section 2 of the Planning Act contains the following matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act.

The matters of provincial interest have been listed below, along with an explanation of how the proposed applications have regard to those matters.

*a) the protection of ecological systems, including natural areas, features and functions;*

The subject lands do contain natural heritage features that are proposed to be protected through the Environmental Protection Block that will be conveyed to the Township of Mulmur.

*b) the protection of the agricultural resources of the Province;*

The subject lands are designated and zoned for development. Development of the subject lands will not have an impact on adjacent agricultural uses.

*c) the conservation and management of natural resources and the mineral resource base;*

No mineral resources have been identified on the lands, and natural heritage resources are protected as outlined in point a) above.

*d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

An Archaeological Assessment has been prepared and found no archaeological resources. The buildings located on the Highway 89 properties do not have cultural, historical or architectural significance.

*e) the supply, efficient use and conservation of energy and water;*

The subject lands will be serviced by a private well and septic system.

*f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

Blocks 2 and 3 will be accessed via Street 'A' which connects to Prince of Wales Road, a collector road. Block 1 will be accessed from Ontario Highway 89. The proposed development will be connected to a private well and septic system.

*g) the minimization of waste;*

The subject lands will be subject to the Township's waste collection policies.

*h) the orderly development of safe and healthy communities;*

The subject lands are within a settlement area and are designated and zoned for commercial and industrial uses.

*h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*



Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with the Ontario Provincial Standards (OPSD) occurs at the detailed subdivision and/or site plan design stage prior to construction. The accessibility conditions of the proposed development will be assessed by Township staff.

- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

The subject lands are located in proximity to residential, institutional, and commercial uses in the Primrose settlement area. There are agricultural and environmental protection lands surrounding the Primrose settlement area.

- j) the adequate provision of a full range of housing, including affordable housing;

The application does not propose any housing.

- k) the adequate provision of employment opportunities;

Employment opportunities will be provided on the site.

- l) the protection of the financial and economic well-being of the Province and its municipalities;

The Township's financial and economic well-being is expected to be enhanced by attracting new local employment and taxes.

- m) the co-ordination of planning activities of public bodies;

The proposed rezoning and Plan of Subdivision applications will be circulated to all agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments.

- n) the resolution of planning conflicts involving public and private interests;

The applications will be considered at a statutory Public Meeting, which will provide the public an opportunity to comment on the proposed development. The comments provided will be reviewed by the applicant and Township staff to undertake revisions, where appropriate. During circulation of the application by the Municipality various agencies and departments are also provided the opportunity to comment on the proposed development.

- o) the protection of public health and safety;

The Township Building department and emergency services (Fire, Police) will be circulated the applications. When the uses are determined for the Blocks, the protection of public health and safety will be evaluated.

- p) the appropriate location of growth and development;

The Zoning Amendment and Plan of Subdivision applications will facilitate appropriate employment growth on lands designated and zoned for same.

- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The site can be accessed via active transportation by surrounding lands and it is located within the Primrose settlement area which contains limited residential, institutional and commercial uses. The predominant form of transportation to and from the site will be via passenger and commercial (trucks) vehicles due to the nature of the proposed uses and the roadway on which the lands front.

- r) 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 has been designed based on Pre-Consultation feedback from the Township and MTO. Site specific design details will be reviewed at the detailed design stage and when future uses are proposed on the individual blocks.

■ ■ ■

In my professional planning opinion, the proposed Zoning By-law Amendment and Plan of Subdivision applications have regard to the Matters of Provincial Interest identified in the Planning Act.

## 5.2 Provincial Policy Statement (PPS), 2020

The current Provincial Policy Statement (PPS) came into effect on May 1, 2020. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Policy Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The three principal parts of the PPS include (i) Building Strong Healthy Communities, (ii) Wise Use and Management of Resources, and (iii) Protecting Public Health and Safety. The following sub-sections assess the applications consistency with the PPS.

The following subsections review the relative policies of the PPS and evaluate how the proposed development is consistent with said policies. In our professional opinion, the proposed development is consistent with the Provincial Policy Statement.

### 5.2.1 Building Strong Healthy Communities

Section 1.0 of the PPS contains policies for building strong and healthy communities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

#### 1) Managing and Directing Land Use to Achieve Efficient and Resilient Development & Land Use Patterns

Policy 1.1.1 states that healthy, liveable and safe communities are sustained by the following:

- i. *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The Zoning By-law Amendment and Plan of Subdivision applications propose employment land uses on lands that the Township designated and zoned for their use. New employment and taxes will result from the proposed development.

- ii. *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;*

The applications propose appropriate employment uses on a site zoned and designated for employment uses.

- iii. *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The proposed development will not cause adverse environmental, public health or safety concerns as evidenced by the natural heritage evaluation and floodplain and erosion hazard assessments.

- iv. *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The proposed rezoning will not impede the ability of the settlement area to expand, as the subject lands are located within a designated settlement area.

- v. *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;*

The site is located along Highway 89 and in the Primrose settlement area which will allow the proposed development to utilize the existing road network. The site will be serviced by a private well and septic system.

- vi. *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

The proposed development will be reviewed by the Township's Building department, and any potential revisions to the development can be discussed following that review.

- vii. *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*

The proposed development will be serviced by private facilities. A Functional Servicing and Stormwater Management Report has been prepared in support of the applications.

- viii. *promoting development and land use patterns that conserve biodiversity;*

The proposed Zoning By-law Amendment to permit additional uses, plan of subdivision and future Site Plan applications will not impact biodiversity conservation. In fact, site plan control approval will promote biodiversity through the review of planting, grading and low impact development features on the future lots.

## **2) Settlement Areas**

Section 1.1.3 contains policies for settlement areas.

- a) *1.1.3.1 Settlement areas shall be the focus of growth and development.*

The proposed plan of subdivision is located in a settlement area and will facilitate employment growth.

- b) *1.1.3.2 Land use patterns within settlement areas shall 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;*
- f. are transit-supportive, where transit is planned, exists, or may be developed; and,*
- g. are freight-supportive.*

The proposed development will efficiently use lands within a settlement area and the existing



transportation network. The Plan of Subdivision considers the impacts of climate change by ensuring protection of the natural heritage features on the lands and incorporating best practices for stormwater management. Lastly, the proximity to other uses in the Primrose settlement area will support active transportation efforts and the proposed 26.0 metre right-of-way will be freight supportive.

- c) *1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigation risks to public health and safety.*

The proposed Plan of Subdivision incorporates two separate properties fronting Highway 89 which are currently underutilized. The applications avoid risks to public health and safety by improving future entrances and ensuring that development is located outside of natural hazards.

### 3) Employment

The policies contained in Section 1.3 are specifically related to employment and economic development, the applicable policies are noted and evaluated below.

Policy 1.3.1 states 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 based, 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 livable and resilient communities, with consideration of housing policy 1.4; and*
- e) *Ensuring the necessary infrastructure is provided to support current and projected needs.*

The proposed development will allow for a mix of industrial, commercial and ancillary uses. The proposed Blocks are of sufficient size to accommodate a range of uses. The subject lands have been identified by the Town as suitable for employment uses.

### 4) Infrastructure and Public Service Facilities

Policy 1.6.1 requires the coordination of infrastructure and public service facilities so that they are delivered in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. They are also to be coordinated and integrated with land use planning and growth management so that they are a) financially viable over their life cycle and b) available to meet current and projected needs.

The proposed development will utilize the existing road network and will be serviced via private water and sewage services.

### 5) Sewage, Water and Stormwater

Policy 1.6.6.4 states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for long-term provision of such services with no negative impacts. The proposed site will be serviced by individual on-site sewage services and water services.

Policy 1.6.6.7 states planning for stormwater management 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;*

The Township of Mulmur Public Works department will review the Functional Servicing and Stormwater Management Report Infiltration Study and Water Balance Study submitted in support of the applications.

*b) minimize, or, where possible, prevent increases in contaminant loads;*

We do not anticipate that the proposed development will result in an increase in contaminant loads. A municipal stormwater management facility is proposed and future Low Impact Development features will be considered during the site plan approval process.

*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;*

The Functional Servicing and Stormwater Management Report and Infiltration Study contain information relating to stormwater management. In addition, preliminary site servicing and grading plans have been provided to assist in the review of the application.

*d) mitigate risks to human health, safety, property and the environment;*

The proposed development will not result in any risks to human health and safety, or property damage as evidenced by the technical supporting studies submitted with the applications.

*e) maximize the extent and function of vegetative and pervious surfaces; and*

The detailed engineering design for the proposed development will cover matters such as the limit and extent of grading, infiltration, and stormwater management.

*f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The proposed stormwater design is based on the above objectives.

## **7) Transportation Systems**

Policy 1.6.7.4 promotes land use patterns, densities and a mixture of uses to minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The proposed development demonstrates efficient use of existing infrastructure. The subject lands can be easily accessed by Highway 89 and Prince of Wales Road. Highway 89 conveniently travels to Highway 400 and to western Ontario.

## **8) Long-Term Economic Prosperity**

Policy 1.7.1 states that long-term economic prosperity is supported by the following:

*a) promoting opportunities for economic development and community investment-readiness;*

The proposed development will generate new jobs within an existing underdeveloped settlement area.

*b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*

Not applicable. The proposed development does not include residential uses.

*c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

The applications utilize the current road infrastructure by proposing employment uses adjacent to Highway 89 within an existing underdeveloped settlement area.

*d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

Not applicable.

- e) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The future uses will be evaluated during site plan control approval to ensure they efficiently use the proposed Blocks.

- f) *promoting the redevelopment of brownfield sites;*

The Environmental Site Assessment's concluded that additional testing is not required and Record of Site Condition is not required if no sensitive land uses are proposed.

- g) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*

The proposed development benefits from being located along Highway 89 and in the Primrose settlement area.

- h) *providing opportunities for sustainable tourism development;*

Not applicable.

- i) *sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;*

The subject lands are designated and zoned for development.

- j) *promoting energy conservation and providing opportunities for increased energy supply;*

The proposed development will conform to the requirements of the Ontario Building Code and numerous other statutes. In addition, energy conservation is promoted through the reuse of existing disturbed sites.

- k) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*

The proposed development will not result in adverse environmental impacts. In addition, the reuse of the existing disturbed sites avoids this use being constructed on an undisturbed greenfield site.

- l) *encouraging efficient and coordinated communications and telecommunications infrastructure.*

The appropriate agencies will be contacted to ensure efficient communications and telecommunications infrastructure for the proposed development.

## **5.2.2 Wise Use and Management of Resources**

Section 2.0 of the PPS contains policies for the wise use and management of resources. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

### **1) Natural Heritage**

Policy 2.1.1 states that natural features and areas should be protected for the long term. There are no identified natural features on or adjacent to the subject property. As outlined in Section 3.2, the development will not result in adverse environmental impacts if the mitigation measures are employed. The Environmental Protection Block on the subdivision will protect the significant natural heritage features.

### **2) Water**

The Policies in Section 2.2 direct planning authorities to protect, improve or restore the quality and quantity of water. A Functional Servicing and Stormwater Management Report, Infiltration Study, and Water Balance Study has been prepared in support of the applications. Furthermore, as outlined in Section 3.2, the Environmental Impact Study recommends that erosion control, stormwater management, and water

quality management are important measures to ensure the protection of water quality because drainage from the site flows into an unevaluated wetland system which undoubtedly includes habitat for fish.

### 3) Cultural Heritage and Archaeology

Policy 2.6.1 requires the conservation of significant built heritage resources and significant cultural heritage landscapes. The site has been disturbed by past agricultural activities and does not contain any cultural heritage or archaeological resources as evidenced by the archaeological reports submitted with the applications.

#### 5.2.3 Protecting Public Health and Safety

Section 3.0 of the PPS contains policies for protecting public health and safety. Policy 3.1.1 states development shall generally be directed to areas outside of hazardous lands and hazardous sites.

Proposed development is located outside of hazardous lands. Please refer to the Erosion Hazard Assessment and Flood Study for additional information.

■ ■ ■

In my opinion, the Zoning By-law Amendment and Plan of Subdivision applications are consistent with the Provincial Policy Statement.

## 5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020.

The current Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 and was subsequently amended with Amendment No. 1 that took effect on August 28, 2020. The Growth Plan provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The six principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area. The following sub-sections assess the applications conformity with the Growth Plan.

### 5.3.1 Where and How to Grow

Section 2 of the Growth Plan contains policies applicable to the proposed applications including: Managing Growth (Policy 2.2.1), and Employment (2.2.5).

#### 1) Policy 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;*
  - b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
  - c) *provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
  - d) *expand convenient access to:*
    - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
    - ii. *public service facilities, co-located and integrated in community hubs;*
    - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*



- iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) *integrate green infrastructure and low impact development.*

The proposed development includes large employment blocks that will accommodate a range of future industrial/commercial uses, as such, the lands will contain a diverse mix of employment uses. Additionally, the quality of life of residents will not be negatively impacted by the proposed development. The applications demonstrate efficient use of existing land and transportation infrastructure in a settlement area. The Primrose area is predominantly non-residential.

## 2) Policy 2.2.7: Employment

- a) *Economic development and competitiveness in the GGH will be promoted by:*
  - a) *Making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
  - b) *Ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
  - c) *Planning to better connect areas with high employment densities to transit; and,*
  - d) *Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

The proposed development incorporates two underutilized separate properties fronting Highway 89. The proposed blocks will be of sufficient size to facilitate a range of employment uses to accommodate forecasted growth, and lastly, the proposed development utilizes existing transportation infrastructure (with the exception of proposing a new local road).

- 5. *Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highways interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associates uses and ancillary facilities.*

The subject lands as currently designated permit a range of commercial and industrial uses and are located along two major transportation networks, including Highway 89 which travels directly to Highway 400 and western Ontario, and Highway 10 which travels south to Highway 401. Additionally, the proposed Zoning By-law Amendment will permit additional uses in conformity with the Official Plan.

- 6. *Upper- and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper- and single-tier official plans by amendment at any time in advance of the next comprehensive review.*

The current designations and zoning protect the employment lands for the long-term use for employment. The proposed Zoning By-law Amendment proposes to permit additional employment uses on the lands. No non-employment related uses are proposed with the rezoning application.

### 5.3.2 Infrastructure to Support Growth

Section 3 of the Growth Plan contains policies applicable to the proposed applications including: Transportation – General (3.2.2), Water and Wastewater Systems (3.2.6), and Stormwater Management (3.2.7).

1) Policy 3.2.2: Transportation – General

1. *Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.*

The proposed development is located along two major roadways that provide connections to regional places.

2) Policy 3.2.6: Water and Wastewater Systems

1. *Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.*

The proposed development will utilize private well and septic services.

3) Policy 3.2.7: Stormwater Management

1. *Municipalities will develop stormwater master plans or equivalent for serviced settlement areas that:*
  - a) *are informed by watershed planning or equivalent;*
  - b) *protect the quality and quantity of water by assessing existing stormwater facilities and systems;*
  - c) *characterize existing environmental conditions;*
  - d) *examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;*
  - e) *incorporate appropriate low impact development and green infrastructure;*
  - f) *identify the need for stormwater retrofits, where appropriate;*
  - g) *identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and*
  - h) *include an implementation and maintenance plan.*

In support of the above policies, a Functional Servicing and Stormwater Management Report has been prepared.

2. *Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*
  - a) *is informed by a subwatershed plan or equivalent;*
  - b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
  - c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
  - d) *aligns with the stormwater master plan or equivalent for the settlement area, where applicable.*

A Functional Servicing and Stormwater Management Report has been prepared in support of the proposed zoning and plan of subdivision applications.

### 5.3.3 Protecting What is Valuable

Section 4 of the Growth Plan contains policies applicable to the proposed applications including: Water Resource Systems (4.2.1), Natural Heritage System (4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (4.2.4), and Cultural Heritage Resources (4.2.7).

1) Policy 4.2.1: Water Resource Systems

1. *Upper- and single-tier municipalities, partnering with lower-tier municipalities and conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a*

*comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.*

Pre-consultation has occurred with the municipality, MTO and the conservation authority. The technical studies in support of the application protect the quality and quantity of water.

## 2) Policy 4.2.2: Natural Heritage System

1. *A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*

The GGH natural heritage mapping does not apply to the subject lands as they are located within an approved settlement area boundary as of July 1, 2017.

2. *Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*
  - a) *will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*
  - b) *may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

The applications propose to protect the existing natural heritage features on the subject lands.

## 3) Policy 4.2.7: Cultural Heritage Resources

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

A Stage 1-2 archaeological assessment has been prepared for the property that confirms there are no significant archaeological resources on the property.

## 5.3.4 Implementation

Section 5 of the Growth Plan contains policies applicable to the proposed applications including: Growth Forecasts (5.2.4), and Other Implementation (5.2.8).

### 1) Policy 5.2.4: Growth Forecasts

3. *The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of August 28, 2020 will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- or single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan.*

The County of Dufferin is planned to achieve a density of 40 people and jobs per hectare.

■ ■ ■

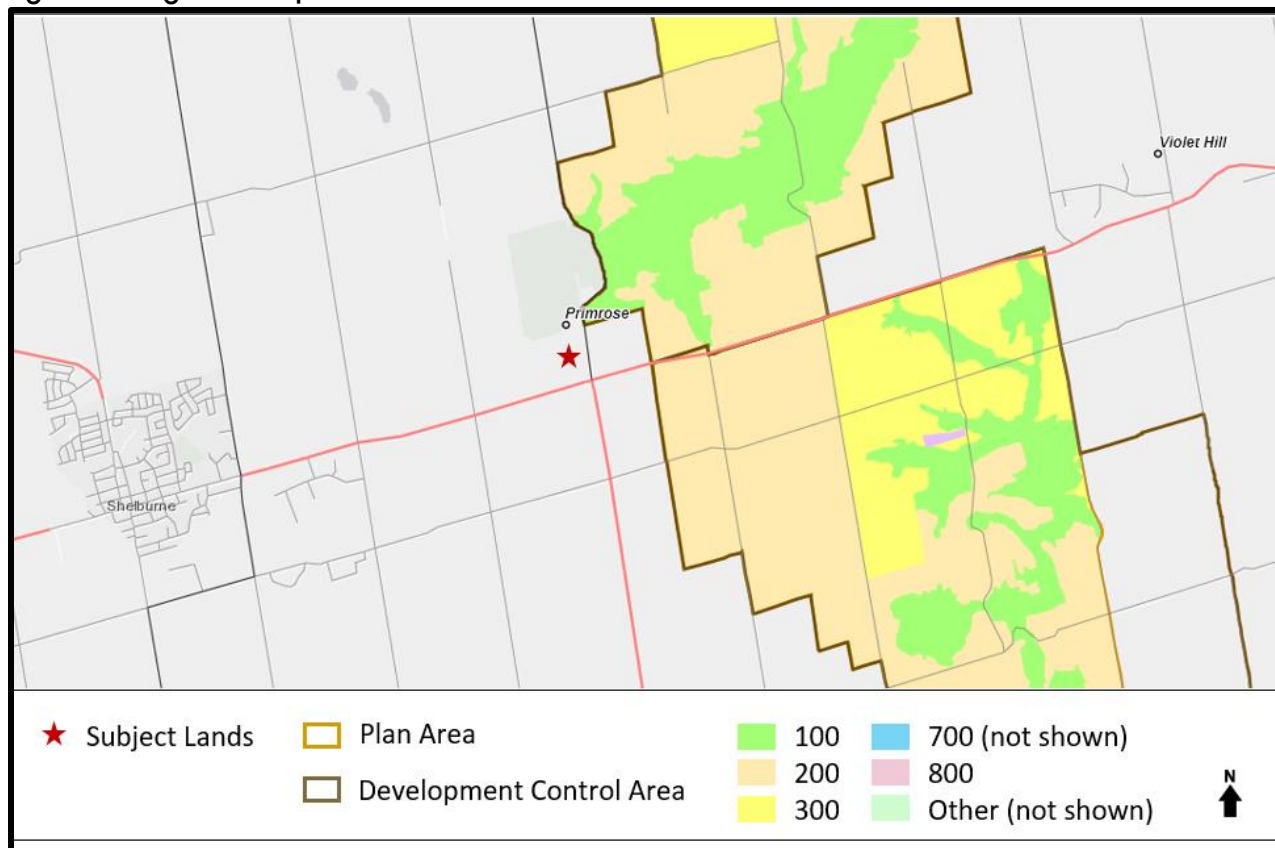
In my opinion, the Zoning By-law Amendment and Plan of Subdivision applications conform to Growth Plan for the Greater Golden Horseshoe.

## 5.4 Niagara Escarpment Plan, 2017

The Niagara Escarpment Plan builds upon the policy foundation provided by the Provincial Policy Statement and provides additional land use planning policies for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure that development occurs which is compatible with the natural environment.

The subject lands are located adjacent to the Niagara Escarpment Plan Area, which is directly East of the subject lands across Prince of Wales Road West, specifically in proximity to the Boyne River and the surrounding adjacent lands (**Figure 8**). Although the lands are not within the defined area of the Niagara Escarpment Plan, the Niagara Escarpment Commission will be circulated on the proposed development applications.

**Figure 8. Niagara Escarpment Plan Area**



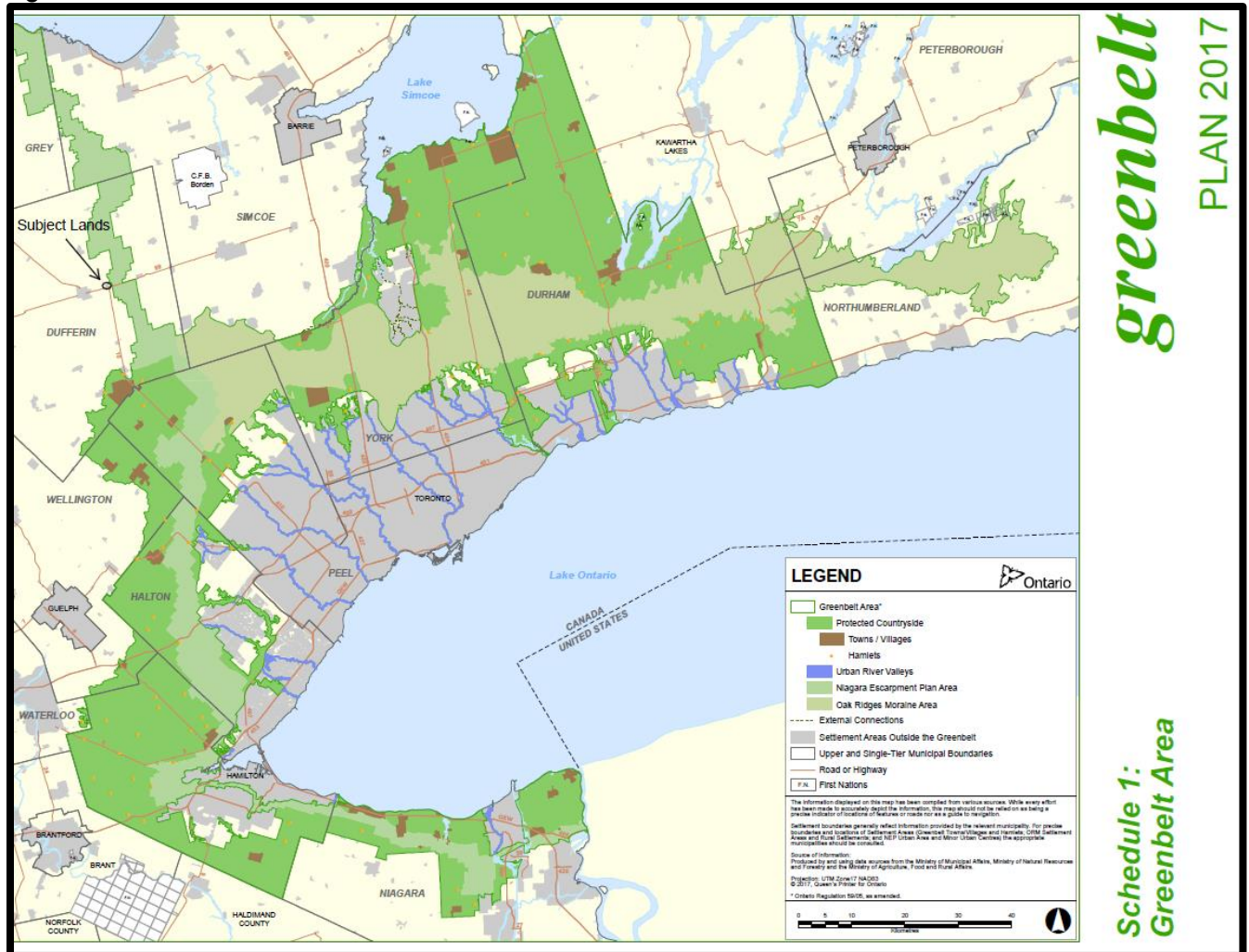


## 5.5 Greenbelt Plan

The Greater Golden Horseshoe (GGH) is one of the fastest growing regions in North America – it is currently home to over two-thirds of Ontario's and more than one-quarter of Canada's population. The Greenbelt was established in 2005 to protect water resource systems throughout the region where there were significant growth pressures.

The subject lands are identified as a Settlement Area outside of the Greenbelt Plan in Schedule 1 of the Greenbelt Plan (**Figure 9**). As a result, it is not currently subject to the policies of the Plan.

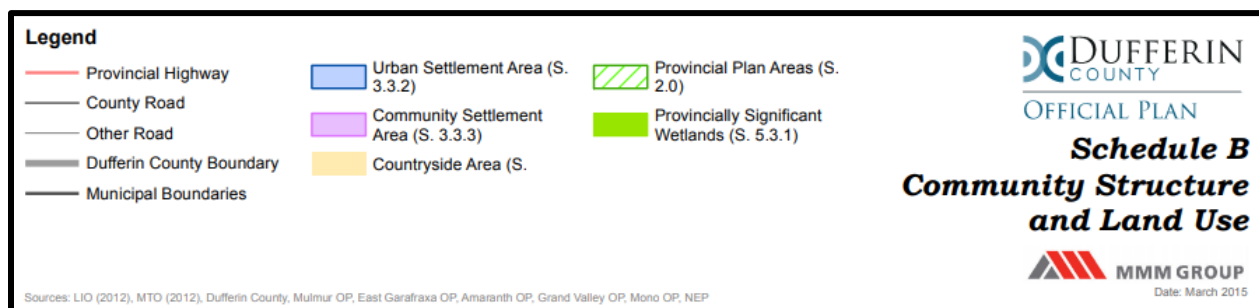
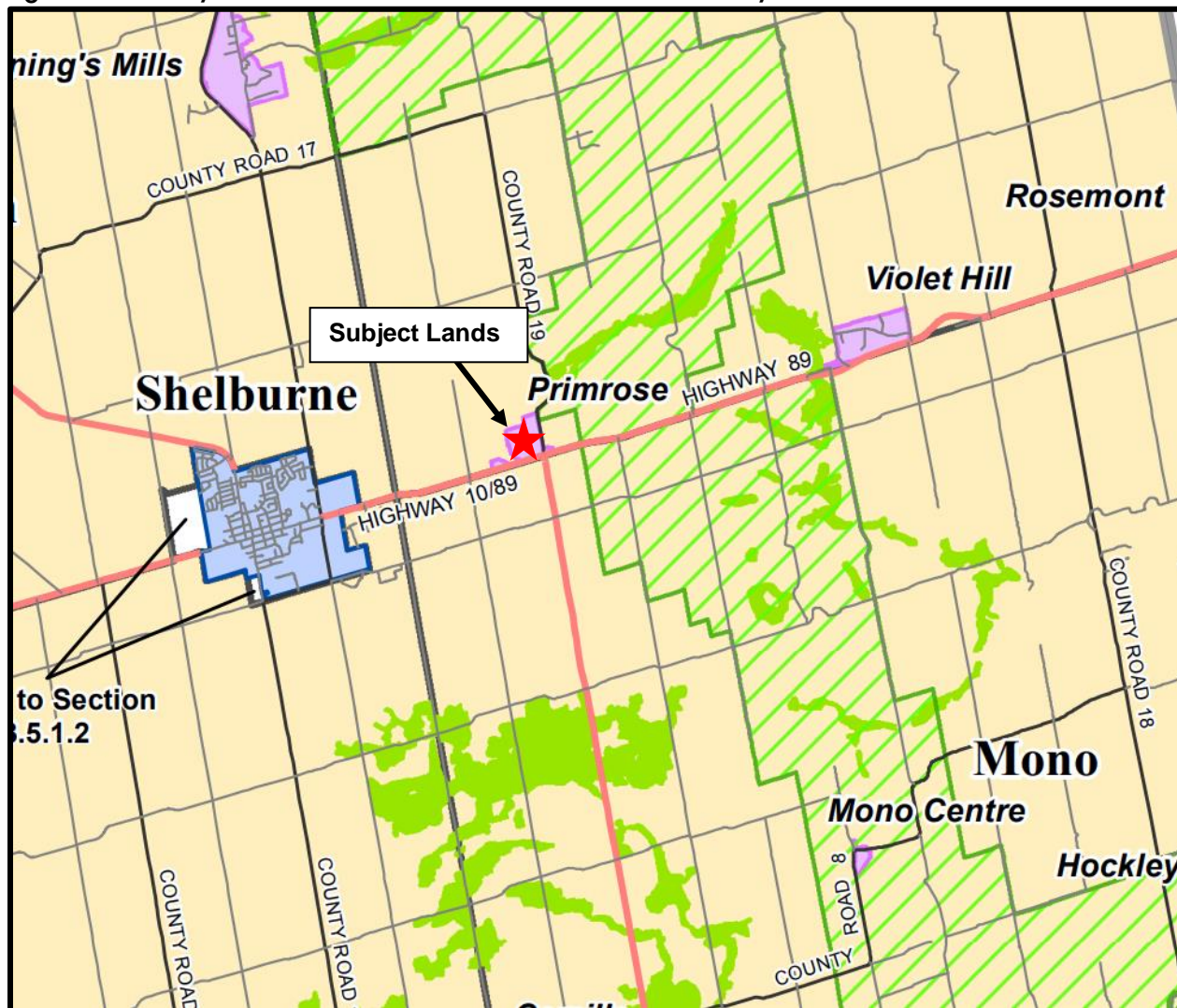
**Figure 9. Greenbelt Plan Area**



## 5.6 County of Dufferin Official Plan

The Township of Mulmur is a lower-tier municipality within the County of Dufferin. Development in the Township is subject to the policies of the County of Dufferin Official Plan. The Official Plan directs County growth management and land use decisions by providing upper-tier land use planning guidance for the County's eight municipalities. The County of Dufferin designates the subject lands as Community Settlement Area (Figure 10).

Figure 10. County of Dufferin Official Plan Schedule B: Community Structure and Land Use



### 5.6.1 Growth and Settlement Areas

Section 3.1 a), e) and f) contains the growth management objectives that are relevant to the applications.

- a) *Foster the creation of complete, healthy, and vibrant community and enhance the quality of life for all residents by directing the majority of growth and development to the settlement areas to conserve and protect natural heritage features and areas and agricultural areas.*

The proposed development is within a settlement area where growth and development are directed. Additionally, the applications propose to conserve and protect the natural heritage features on and adjacent to the subject lands.

- e) *Encourage opportunities for redevelopment, revitalization, and intensification in appropriate locates and of a scale and character of development that is compatible with the community.*

The applications propose to redevelop two underdeveloped/underutilized properties fronting Highway 89.

- f) *Encourage economic development opportunities through the protection of employment areas and providing an appropriate range and mix of uses to meet long-term needs and attract businesses to the County.*

The proposed development includes three industrial blocks that will provide economic opportunities in the settlement of Primrose. The Zoning By-law Amendment proposes to increase the number of permitted uses for each block to ensure that an appropriate range and mix of uses can be accommodated. The additional uses proposed conform to the Mulmur Official Plan.

Section 3.2.1 c) provides growth forecasts policies, which states:

*The majority of employment growth will be directed to designated employment areas within the urban settlements; community settlement areas and designated rural employment areas will continue to provide opportunities for a range of employment uses of a dry industrial nature.*

The applications do not propose to alter the Township of Mulmur's designation of these lands for employment uses.

Section 3.3.3 of the Official Plan contains Community Settlement Areas policies, which are detailed below.

Section 3.3.3 states it is the policy of the County that:

- a) *Community settlement area and their boundaries are identified in Schedule B.*
- b) *Community settlement areas may continue to experience limited growth through infilling and development of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited residential intensification. It is recognized that certain community settlement areas may not accommodate additional growth and development, as established in the local municipal official plans.*
- c) *The range of permitted uses and associated land use policies will be established in the local municipal official plans and in accordance with the policies of this Plan.*
- d) *Community settlement areas will maintain a rural settlement character and evolve as service and residential centres for their surrounding Countryside Areas, where appropriate.*
- e) *Expansions of the boundaries of a community settlement area will only occur in accordance with the municipal comprehensive review policies in Section 3.5 of this Plan.*
- f) *Growth will be accommodated in accordance with the servicing policies of Section 7.3.*
- g) *Should a community settlement area demonstrate to the satisfaction of the Province and the County, that full municipal water services and municipal sewage services are available or planned to accommodate growth, the community settlement area would be considered an urban settlement area in the context of this Plan.*



The subject lands are located in the community settlement area of Primrose. To facilitate the proposed industrial blocks, a Plan of Subdivision is proposed. The proposed blocks will assist the Township and County in recognizing Primrose as a service centre for the surrounding Countryside Areas. Lastly, the proposed development will utilize private well and septic systems for servicing.

Section 3.6 of the County of Dufferin Official Plan contains Economic Development policies, the following policies apply the proposed development and subject lands.

- 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.*
- b) Plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*
- c) Assemble and maintain an inventory of available commercial and industrial properties that can be re-used or re-purposed for creative economy enterprises, and maintaining a suitable range of sites for a diversified economic base.*
- d) Encourage opportunities to support local food, and promote the sustainability of agrifood and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts.*
- e) Protect, restore or, where possible, enhance the natural heritage features and areas in the County in order to maintain and enhance the tourism and recreational opportunities that rely on these attributes.*
- f) Conserve cultural heritage resources, encourage the adaptive reuse of built heritage resources for retail/commercial uses, where appropriate, and support tours and activities centered on heritage places.*
- g) Protect mineral aggregate resources, minerals and petroleum resources within the County in accordance with the policies of Section 4.4*
- h) Provide leadership and encourage local municipalities, economic development activities and organizations, to promote economic development initiatives and community investment-readiness.*
- i) Encourage the development of interesting and accessible public places to generate activity and vitality.*
- j) Encourage new development and redevelopment on greyfield and brownfield sites.*
- k) Encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.*
- l) Support the efforts of the local municipalities, including economic development organizations, such as: DufferinBiz, Headwaters Tourism, Orangeville Economic Development, Business Improvement Areas and Chambers of Commerce to promote economic development initiatives and community investment-readiness.*
- m) Support the efforts of local municipalities and arts and cultural groups to identify and encourage the use of public space for events and festivals.*
- n) Encourage minimizing the negative impacts from a changing climate and considering the ecological benefits provided by nature.*

The local municipal Official Plan designates the lands for employment uses. The applications do not propose to alter the designation and will maintain these lands as an employment area with additional uses in conformity with the Mulmur Official Plan. The Plan of Subdivision also includes an Environmental Protection block to protect the natural heritage features on the lands.



## 5.6.2 Natural Heritage and Water Resources

In accordance with Section 5.0 of the Dufferin Official Plan, the applications do not propose any development within significant natural heritage features, and no negative impacts will result from the development. The Environmental Impact Study was prepared in consultation with the Nottawasaga Valley Conservation Authority.

## 5.6.3 Natural and Human-Made Hazards

Section 6.0 of the County of Dufferin Official Plan directs development away from areas of natural or human-made hazards. A Flood Study and Erosion Hazard Assessment were prepared to address these policies. Please refer to Section 3.2.6 for additional information.

## 5.6.4 Transportation, Infrastructure and Servicing

The proposed development will have access from Princes of Wales/ County Road 19 which requires a 30.0 metres right-of-way as per Section 7.2.2. An additional access is provided off Highway 89, a Provincial Highway. The standards for Provincial Highway's are provided by the Ministry of Transportation. No road widenings have been requested as part of the applications. Lastly, the proposed entrance to the subdivision from County Road 19 meets all the TAC standards such as sight lines and intersection spacing.

Section 7.3 of the Official Plan contains Sewage and Water Services policies. The following is a review of the applicable policies.

- c) Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.*

The proposed development will be serviced with private well and septic systems. A Geotechnical Investigation, Infiltration Study, Water Balance Study and Functional Servicing and Stormwater Management Report has been prepared to confirm the site conditions are suitable for the proposed servicing scheme.

Section 7.3.2 contains the following Stormwater Management policies.

- a) The County will encourage local municipalities in their planning for stormwater management to:
  - i. Minimize, or, where possible, prevent increases in contaminant loads;
  - ii. Minimize changes in water balance and erosion;
  - iii. Not increase risks to human health and safety and property damage;
  - iv. Maximize the extent and function of vegetative and pervious surfaces; and,
  - v. Promote stormwater management best practices, including stormwater attenuation and re-use and low impact development.

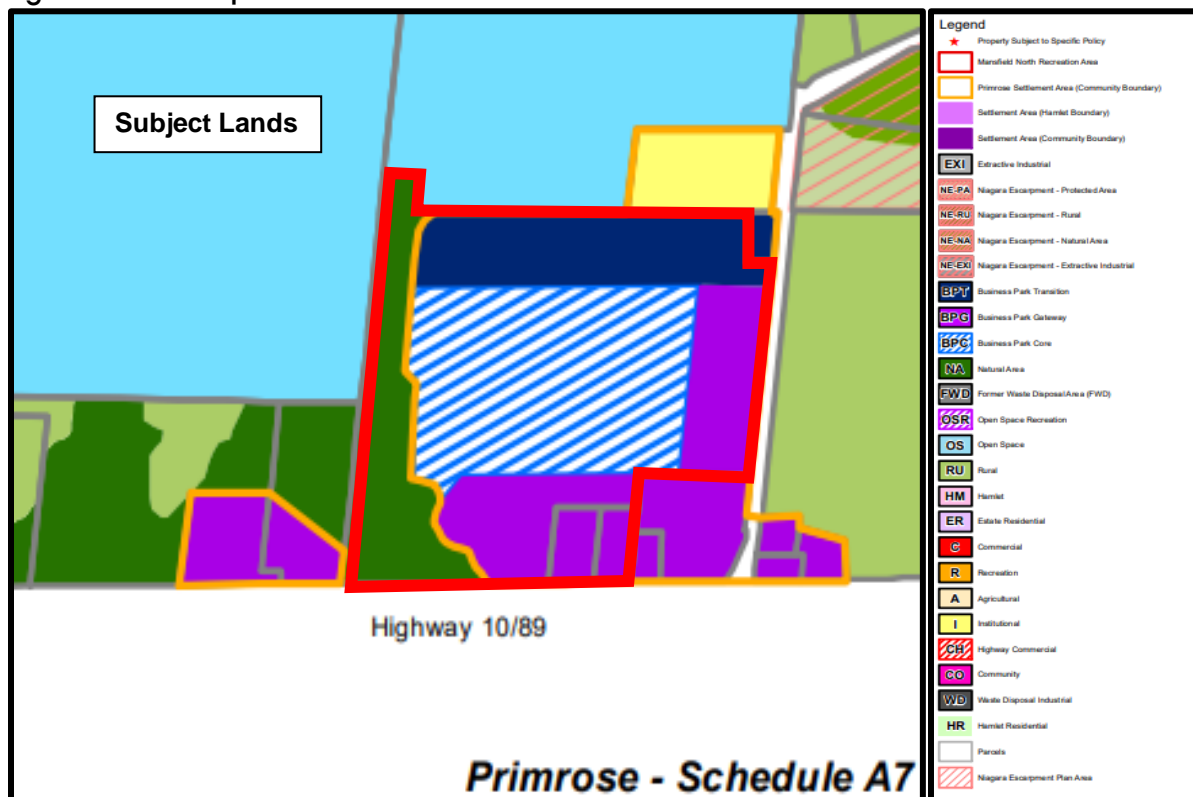
The Functional Servicing and Stormwater Management Report has been submitted in support of the applications.

In my professional opinion, the applications for Zoning By-law Amendment and Plan of Subdivision conform to the County of Dufferin Official Plan.

## 5.7 Township of Mulmur Official Plan

The Township of Mulmur Official Plan articulates the Township's planning vision and objectives and came into effect on April 24, 2012. The subject lands are designated Business Park Gateway, Business Park Transition, Business Park Core, and Natural Area as identified on Schedule 'A7' (**Figure 11**). The Natural Area designated lands are located outside of the Primrose Settlement Area.

**Figure 11. Township Official Plan Schedule A7: Primrose Land Use**



The Vision for the Official Plan is contained in Section 4.1, which states the Township is committed to sustainable growth while protecting the environment, natural resources and agriculture as well as the scenic beauty and the rural and community character of the Township.

Section 2.0 of the Official Plan states that the "policies in this Plan are intended to", among other matters, "provide business and employment opportunities within settlement areas by planning for and encouraging appropriate industrial, commercial, institutional and related uses".

The following sub-sections assess the proposed developments conformity with the Township of Mulmur Official Plan.

### 5.7.1 General Development Policies

With respect to 'Growth Management', Section 5.2 of the Official Plan states as follows:

The settlement of Primrose shall continue to be the focus of industrial, commercial, institutional and related development, in accordance with the provisions of the Primrose Employment Lands Secondary Plan, incorporated into this Plan under Section 8.4, Business Park. Primrose had been identified as a settlement area, with a substantial area already designated Community and Commercial in the previous Official Plan.

This Plan designates, as Business Park, an area that is smaller in size than that which had been intended for industrial and commercial purposes in the previous Official Plan. This was done in order to recognize and preserve hazard lands and natural features, and because servicing

constraints rendered portions of the previously designated area as undevelopable for these purposes.

The conversion of employment lands for any other purpose shall be strongly discouraged, as the Primrose area is the only such area that is considered to be suitable and viable for such purposes. It is intended, therefore, that even if the Primrose Business Park is not fully absorbed during the planning period, it shall be preserved for such purposes for the longer term.

The proposed applications will facilitate employment growth within the Primrose Settlement Area boundary and the additional proposed uses will increase the viability of developing those uses, while continuing to maintain conformity with the Mulmur Official Plan. Development is not proposed within natural heritage resources and the applications do not propose to convert the lands to non-employment uses.

Section 5.7 of the Official Plan contains the objective for Employment Areas in the Township. The objectives are as follows:

- a) Providing for an appropriate mix and range of employment (including industrial, commercial and institutional 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) Planning for, protecting and preserving employment areas for current and future uses; and,*
- d) Ensuring the necessary infrastructure is provided to support current and projected needs.*

The proposed development will increase the range of uses permitted on the subject lands through the rezoning application which will provide opportunities for a diversified economic base.

Section 5.10 speaks to the application of the Minimum Distance Separation (MDS) Formulae. During Pre-Consultation, it was confirmed that an MDS calculation is not required because there is no change in land use designation and the proposed rezoning to permit additional uses conforms to the permitted uses in the existing land use designation.

Section 5.11 states the use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public services facilities. The proposed development proposes the creation of a new municipal stormwater management pond and new municipal road; however, the site will otherwise use existing transportation infrastructure that has capacity to service the development. In addition, private individual services are proposed.

Section 5.17, Sewage and Water Services states, in part, where municipal services do not exist in settlement areas, individual on-site sewage services and individual on-site water services shall be used for a new development of five or fewer lots. The proposed development will utilize private individual on-site sewage services and individual on-site water services and the site conditions have been assessed through the Geotechnical Investigation and Infiltration Study.

In accordance with Section 5.18: Natural Features, Areas and Functions, the applications do not propose any development on lands that contain significant natural heritage features. An Environmental Impact Study has been prepared that assesses the features, the potential impacts, and the mitigation measures that can help reduce impacts to natural features.

Section 5.19, Water Resources, requires the identification of surface and ground water features, hydrologic functions and natural heritage features and the need to protect, improve and restore those features. A Functional Servicing and Stormwater Report, Infiltration Study, Water Balance Study, Geotechnical Investigation, Erosion Hazard Assessment, and a Flood Study Report have all been prepared in support of the proposed development. During Pre-Consultation, the Township noted that if certain uses, such as a gas station, were proposed to be established at the time of Release of Part Lot Control/Site Plan approval, then additional studies might be required in relation to assessing impacts on vulnerable aquifers.

Sections 15.20 through 15.24.1 require protection of significant natural heritage features. As previously noted, an Environmental Impact Study has been prepared in support of the applications and no development is proposed, and no negative impacts are expected on any on or off-site natural heritage features.

Section 5.27, Natural Hazards requires development to occur outside of floodplains, areas of poor drainage, erosion hazard areas and steep slopes. A Flood Study and Erosion Hazard Assessment have been prepared in support of the applications that demonstrate that no development is proposed within any natural hazard areas.

Policy 5.31 requires the submission of a stormwater management report, which has been included in the submission package in support of the proposed applications.

### **5.7.2 Land Use Designations**

Policies for lands designated Natural Areas are contained in Section 6.3 of the Official Plan. The objectives of the Natural Area designation include the following:

- a) To ensure that natural heritage features and areas are preserved and protected for long-term use;*
- b) To identify natural heritage features and areas and ensure that developments and uses are carried out only where it has been demonstrated that degradation that threatens the health and integrity of the natural features and ecological functions for which an area is identified due to a single multiple or successive development or site alteration activities does not occur;*
- c) To encourage compatible recreation, conservation and outdoor education activities; and,*
- d) To promote the sustainable management of resources and stewardship of natural features and areas throughout the Township.*

The applications proposed to protect the significant natural heritage features and potential negative impacts will be mitigated.

Please refer to Section 5.7 of this Report for policies relating to the Business Park Core, Business Park Transition and Business Park Gateway designations.

### **5.7.3 Settlement Area Policies**

Settlement Area policies are contained in Section 7.0 of the Official Plan. The following objective is relevant to the proposed development:

- a) To recognize and build upon the existing character of each settlement area by ensuring that development contributes positively to the maintenance and enhancement of that character.*

The proposed development includes three industrial blocks which will assist Primrose in achieving its planned employment function. The proposed form of development is in keeping with the current uses in Primrose, and they conform to the permitted uses of the Official Plan.

According to Section 7.2.2, Primrose is included in the "Community" designation; however, it is intended to be the focus of industrial and commercial development in the Township and is subject to the policies in Section 8.4 of the Official Plan.

### **5.7.4 Employment Lands, Economic Development, Tourism, and Recreation**

The subject lands are recognized as employment lands through the Business Park designations, and the policies in Section 8.0, pertaining to Employment Lands and Economic Development, are applicable. The relevant objectives of this Section (8I02) are reviewed below.

- a) To provide, as a minimum, sufficient lands at all times to satisfy the requirement for employment lands in the Township, and encourage the provision of a broader range of business and employment opportunities locally;*
- b) To encourage new industrial, commercial and institutional land uses to locate within settlement areas, but placing special emphasis on Primrose, in accordance with the Business Park policies in 8.4A.*



- c) *To ensure that appropriate levels of servicing and servicing capacity is available or can be provided for all such new development.*

The applications propose to expand the permitted uses for each of the Business Park zones for the subject lands to encourage a broader range of business and employment opportunities in the settlement area of Primrose. The broader range of uses proposed conforms to the permitted uses in the Township Official Plan. A Functional Servicing report has been prepared in support of the subdivision, and more detailed servicing analysis will occur at the individual development stage when Release of Part Lot Control and Site Plan approval is requested.

General policy 8.0.4 states as follows:

- Employment Land developments should be designed in keeping with the surrounding development and the rural nature of the Township. Adequate buffering between Employment Land uses and adjacent uses and in particular, residential and sensitive institutional uses such as schools, and significant natural features and areas, shall be provided.

The subject lands are currently designated and zoned for employment uses, and the proposed development will establish an internal road and future development blocks, along with proposed additional uses. The additional uses proposed are compatible with the adjacent residential and institutional (school) uses located to the northeast.

- All lands within land use categories included as Employment Lands in this Plan shall be subject to site plan control, unless a specific exemption has been provided in the Township's Site Plan Control By-law (eg. certain public institutional uses).

The proposed employment blocks will be developed in the future by way of Release of Part Lot Control and Site Plan approval.

- Private, individual water supply and sewage treatment systems servicing the development shall be the preferred means of providing such services, in accordance with the policies of this Plan and the requirements of the County of Dufferin or Ministry of the Environment (MOE), as applicable.

Notwithstanding the preceding paragraph, within the Primrose Business Park, private communal or municipal services may be permitted, subject to meeting the requirements of the Ministry of the Environment and this Plan, without an amendment to this Plan.

As outlined in the Functional Servicing Report, private water and sewage is proposed for this subdivision.

- In accordance with the Ministry of the Environment Reasonable Use policy, the amount of sewage waste to be treated and disposed of on any lot shall not result in the assimilative capacity of the lot, or in the case of a plan of subdivision, the assimilative capacity of the entire subdivision being exceeded. Advanced forms of treatment that promote water conservation, recovery and re-use, and/or reduce Nitrates and other nutrient loading and contamination shall be encouraged.

New uses on all other individual lots shall be small scale and dry uses, and the sewage disposal systems on all such lots shall be sized, designed and installed in accordance with the requirements of the Ontario Building Code (OBC). In all cases, lot sizes shall be adequate for the proposed use, including the provision of sufficient area for the required septic system, and sufficient spacing between the septic system and any wells on the lot and adjacent lots.

Sewage treatment and disposal systems for all existing uses shall be in accordance with the applicable MOE and/or OBC requirements.

The specific septic design for each proposed new use will be reviewed as part of the future Site Plan approval process and building permit review.

- Detailed hydrogeological evaluations based on information obtained from existing wells and, where necessary, test wells installed at appropriate locations shall be carried out where necessary prior to the approval of new developments to ensure that impacts on groundwater quality and quantity are minimized and acceptable.

An Infiltration Study, Geotechnical Investigation and Water Balance Study have been prepared in support of the proposed development.

- Stormwater management and drainage shall be provided in accordance with the requirements of Section 5.31 of this Plan. Water quantity and quality controls shall be provided.

A Stormwater Management Report has been prepared in support of the proposed development.

- Any use that has the potential to generate emissions, including noise, vibration, dust, odour, particulates, smoke, etc., shall be subject to the policies of this Plan and the requirements of the Ministry of the Environment.

The lands are currently designated and zoned for employment uses. The additional uses proposed are not expected to generate additional emissions.

- Uses which are considered offensive, noxious or which have significant potential to create significant nuisance impacts on existing, as well as potential as-of-right uses on adjacent lands, shall be identified in the Zoning By-law, and shall not be permitted unless it can be clearly demonstrated that the impacts can and will be adequately and appropriately mitigated.

Noxious uses are not intended for this site.

- Any use involving the storage of products, equipment, machinery, supplies, scrap, recyclables or any other similar materials or goods in the outdoors shall be subject to the policies of Section 5.43 of this Plan and the requirements of the Zoning By-law. Outdoor storage shall generally only be permitted where the visual and other impacts are minimal or can be adequately mitigated.

Any potential future outdoor storage areas/uses will be reviewed as part of Site Plan approval.

- Parking and loading facilities, access points to the parking facilities, limited in number and designed in a manner that will minimize the danger to vehicular traffic, and internal aisles, including internal connections between adjacent employment land uses, shall be provided in accordance with the requirements of the Zoning By-law, and shall generally be required to be hard surfaced.

Uses which generate large volumes of traffic shall be subject to the policies of Section 10.1. Where up-grades to adjacent roads, bridges, intersections or other infrastructure are required to accommodate the proposed use, they shall generally be required to be carried out by and at the expense of the proponent, as a condition of development approval.

A traffic entrance analysis has been prepared, and individual site accesses to proposed Street A or Highway 89 will be reviewed at the Site Plan approval stage. The MTO has advised that a Traffic Impact Study will be required at the Site Plan application stage for any uses that propose access to Highway 89.

- Uses which generate large volumes of solid waste shall be subject to the policies of Section 10.2.

Large volumes of solid waste are not anticipated from the proposed uses; however, the septic design will be reviewed at the Site Plan approval and building permit stage.

- On-site water supplies to provide adequate fire suppression capabilities for the proposed use, and fire and emergency accesses and routes shall be provided where necessary.

The proposed local street is 26 metres in width and the cul-de-sac has been designed to accommodate the Township's snow removal and emergency service vehicles. Specific on-site water design details will occur at the Site Plan approval and building permit stage.

- Accessory residential uses to employment land uses shall generally be discouraged. Where permitted, accessory residential uses shall be designed and located within the principal building on the lot in such a way as to minimize the potential for conflict with other existing or as-of-right purposes. Accessory residential uses shall not be permitted where a significant health and safety hazard exists on the lot, or on adjacent lands.

Accessory residential uses are not proposed.

Section 8.0.5 confirms that a plan of subdivision and future Part Lot Control approval is contemplated for the proposed employment uses.

### 5.7.5 Commercial & Industrial Uses

Section 8.1.1 and 8.2.1 contains commercial and industrial objectives including:

Commercial: 8.1.1.3): "To preserve the long-standing opportunities for commercial developments and uses in the Primrose area, and generally direct commercial uses servicing a broader regional market, to the Primrose Business Park".

Industrial: 8.2.1.2): To preserve the long-standing opportunities for industrial developments and uses in the Primrose area.

The proposed rezoning to add additional permitted uses will implement these two objectives.

Sections 8.1.4 and 8.2.4 list additional commercial and industrial policies that include the directive that "commercial uses shall generally be directed to the Hamlets and Communities of the Township, including the Primrose Business Park" and that "industrial uses shall generally be directed to the Primrose Business Park".

Sections 8.1.3 and 8.2.3 list the permitted commercial and industrial uses including:

#### Commercial

- An existing private hockey school and related residential accommodation only, in the East Half of Lot 1, Concession 2 EHS (Specific Policy Area 2)
- Uses permitted in all designations (Section 5.38)
- Retail and wholesale commercial establishments
- Automotive and related uses
- Business and personal services shops
- Food services establishments
- Accommodation and entertainment establishments other than an adult entertainment parlour
- Business or professional offices
- One accessory residential dwelling unit in a portion of a commercial building on the lot
- Recreational uses in accordance with Section 5.39

#### Industrial

- Uses permitted in all designations (Section 5.38)
- Building supply center, building service contractors' shop
- Bulk fuel storage and distribution facility
- Recycling or municipal waste transfer facilities

- Transport terminal
- Manufacturing, assembly, processing or fabrication plants
- Warehousing, storage, including outdoor storage where permitted as an accessory use in the Zoning By-law
- Retail commercial outlets in association and incidental to permitted industrial uses
- One accessory residential unit on the same site as a permitted use, provided the industrial uses on the lot or on any adjacent lot do not pose a significant health and safety hazard

The permitted uses listed above are supplemented by additional permitted use policies specific to the Primrose Business Park which are detailed in Section 5.8 of this Report.

#### 5.7.6 Transportation, Utilities and Infrastructure

Section 10.0 of the Official Plan contains policies related to roads, waste management and utilities. The proposed development includes a 26.0 metre right-of-way, identified as Street 'A' and will be constructed as per Township standards. The entrance to the site meets the requirements of the Ministry of Transportation, as per the Entrance Analysis submitted in support of the applications. Lastly, waste collection will be finalized when the uses for each of the blocks are determined.

Section 10.1.4 states that the Township will encourage the development of through roads or looped roads that avoid the creation of cul-de-sacs, except where the scale of development or the natural features of the site preclude the reasonable construction of a through road. During Pre-Consultation with the Township, it was determined that a local road with a 26m right-of-way width, and a cul-de-sac designed to Township standards, would be suitable for this site, and that a second entrance onto Prince of Wales Road would not be required.

### 5.8 Primrose Business Park (previously identified as OPA No. 13)

Policies regarding the Primrose Business Park were originally intended to form Official Plan Amendment No. 13 to the previous Official Plan but were included in the most recent Official Plan under Section 8.4 and specifically denoted under Schedule A7 (**Figure 11**).

The Primrose area has been identified under the previous and current Official Plan as predominantly an area of non-residential development that has long been identified as a settlement area, but as the primary area within the Township for industrial and commercial uses. This is primarily a result of the fact that it is ideally situated at a very busy intersection of Highways 10 and 89, an important crossroad in the surrounding region (S.8.4.A.3).

*The area is intended to serve the needs of the local community in addition to the broader region. The Township has completed preliminary reports to assess the capability of the lands to function as a Business Park and identify any issues to be addressed as part of a Planning Act application. The intent of the area is to serve as an enhancement to the community with policies under the Official Plan to ensure that development occurs in an appealing manner while also considering the compatibility of proposed land uses to existing development within the area, particularly the presence of the Primrose Elementary School and its proximity to the subject lands.*

Section 8.4 of the Official Plan contains specific policies related to the development of the Primrose Business Park. The objectives of Section 8.4.A.1 state the following:

- To encourage appropriate commercial, industrial and institutional land uses to locate in Primrose by facilitating the creation of a properly planned and functional business park;*
- To provide policy framework to guide development and land use, and as a foundation for a Zoning By-law Amendment which will establish permitted uses and appropriate regulations and standards;*
- To ensure that generally only small-scale, clean and relatively low impact uses for the site and area, and in particular that only those uses that are compatible with adjacent residential uses and the Primrose Elementary School are permitted;*



- d) *To identify opportunities and constraints in the area and establish an overall development concept and a framework for the resolution of servicing, access, environmental, traffic, hydrogeological, stormwater management, drainage, cultural and land use compatibility issues;*
- e) *To identify and protect those lands in the area with natural features and / or physical constraints by re-designating such areas as previously designated for commercial and rural purposes as natural areas;*
- f) *To ensure that types and levels of services are provided to accommodate proposed uses without impacting on the quality or quantity of groundwater; and,*
- g) *To set out a policy framework for the establishment of design guidelines to ensure that both new and existing development are designed and constructed to enhance the attractiveness of the business park.*

The applications propose additional commercial and industrial uses on the lands identified within the various Business Park designations (Core, Gateway, Transition) and implementing zones to allow for a broader range of uses which are consistent with the Official Plan. When the actual uses for each block on the Plan of Subdivision are determined, they will be evaluated during Site Plan approval to ensure they are small-scale, clean and relatively low impact uses to ensure compatibility with the existing residential uses and the Primrose Elementary School which is north of the subject lands.

Section 8.4.A.3, Concept, states the Official Plan intent to have a 'well planned and properly functioning "business park", within which will be located a mix of clean, dry, commercial, light industrial, institutional and public uses appropriate for, and servicing the local and regional areas. The development of this site, as proposed through the rezoning and plan of subdivision applications, it to maintain this planned intent.

Section 8.4.A.9 contains the policies for the various Business Park Gateways, including Gateway, Core and Transition. The purpose of the Districts is to ensure appropriate uses along the arterial roads and next to sensitive land uses. The policies are summarized as follows:

a) *Gateway District*

*Uses shall generally be limited to light, dry commercial uses that rely on and/or would benefit most from the exposure to and visibility from the adjacent highway and County Road system. Examples of uses include hotel/motel, fast food outlet, gas station, retail and personal service uses, and travel and tourism uses.*

b) *Core District*

*Lands within the Core district are generally intended to be used for light, dry industrial, space extensive commercial uses and are for uses where outdoor storage is required. Light industrial uses appropriate to the level of servicing, and within enclosed building involving manufacturing, processing, fabricating, and assembly of materials, warehousing, servicing, repair, storage and distribution are permitted.*

c) *Transition District*

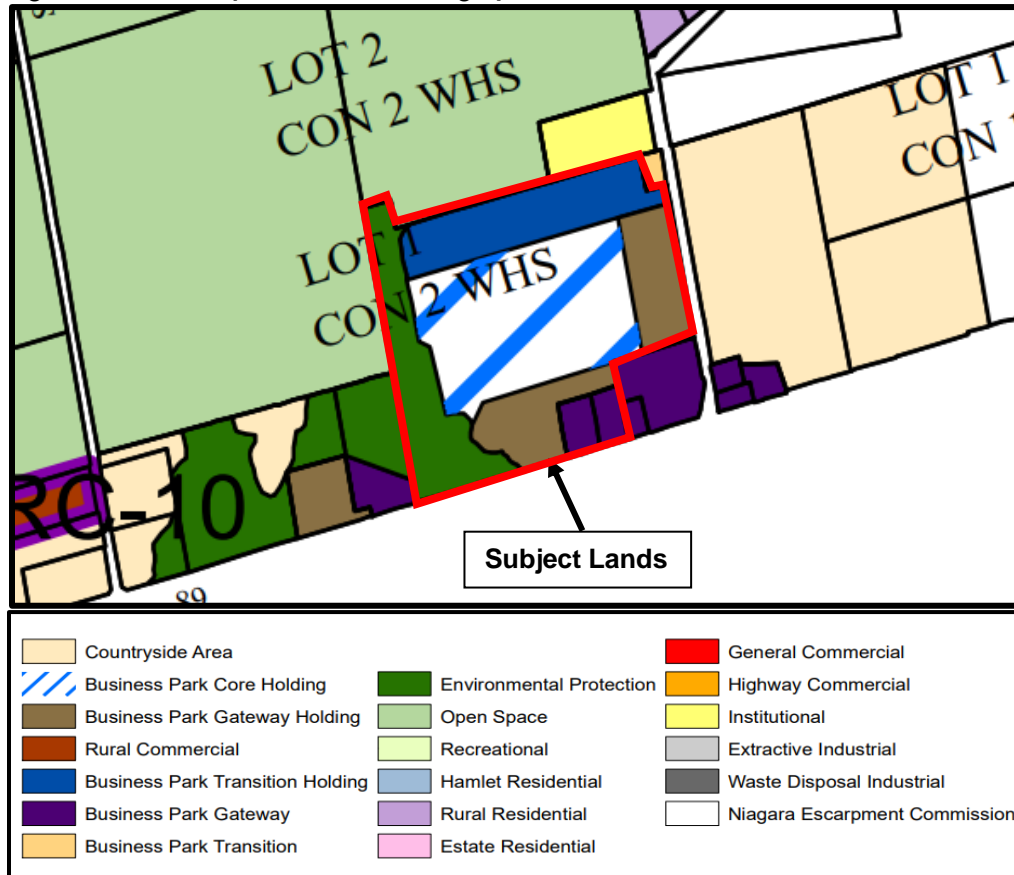
*Uses may include day care facilities, park and open space uses, stormwater management facilities, public uses, places of worship, cemeteries, schools, retail stores, personal service shops, professional offices, business offices, recreational facilities, community centres, fire halls, ambulance stations, and other institutional, community service and public uses.*

In my professional planning opinion, the applications for Plan of Subdivision and Zoning By-law Amendment generally conform to the Primrose – Business Park policies contained in Section 8.4 of the Township of Mulmur Official Plan.

## 5.9 Township of Mulmur Zoning By-law 28-2018

The lands are zoned Environmental Protection, Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) according to the Township of Mulmur Zoning By-law 28-2018 Schedule A (**Figure 12**). An amendment to Zoning By-law 28-2018 is required to facilitate a range of uses not currently permitted through the current zones.

**Figure 12. Township of Mulmur Zoning By-law 2006-125**



The Holding provision can only be removed when the following requirements and conditions have been fulfilled:

- a) *The proposed end-use has been identified and Council is satisfied that is in conformity with the Official plan and this By-law and in particular, the provisions outlined above; The provisions outlined above include:*
  - i. *The appropriate sanitary services and water supply have been approved to service the land;*
  - ii. *All conditions of consent or subdivision have been fulfilled;*
  - iii. *Where the lands are subject to site plan control under Section 41 of the Planning Act R.S.O 1990, a Site Plan Agreement in accordance with the provisions of the Planning Act has been registered on the title of the lands;*
  - iv. *The required permits from all other approval agencies have been issues;;*
  - v. *The financial requirements of the Township have been satisfied; and,*
  - vi. *Any other site specific holding provision included through site specific zoning.*

- b) *Final Plan of Subdivision or consent approval has been given or a part lot control by-law has been passed for the parcel upon which a use is proposed and the conditions of approval have been met;*
- c) *The studies, reports, plans, and other supporting information required, as outlined in the Township's Official Plan, have been submitted in a form acceptable to Council;*
- d) *A Site Plan acceptable to Council has been submitted and a Site Plan Agreement has been executed by the owner and approved by Council;*
- e) *All required site services are available and have been approved and installed, or arrangements satisfactory for their installation have been made;*
- f) *Entrance approval for the proposed use has been obtained from the appropriate road authority; and,*
- g) *A Building and Land Use permit has been obtained from the Ministry of Transportation, if applicable.*

The Zoning By-law Amendment proposes to remove the Holding provision from the lands and to permit additional uses on the lands. Specifically, the proposed Zoning By-law Amendment would rezone the lands from Business Park Core Holding (BP-C)(H), Business Park Gateway Holding (BP-G)(H), Business Park Gateway (BP-G), and Business Park Transition Holding (BP-T)(H) to Business Park Core Exception (BP-C -XX), Business Park Gateway Exception (BP-G-XX), Business Park Transition Exception (BP-T-XX) and Environmental Protection exception (EP-XX) to permit a greater range of uses in each zone (**Figure 13**). The Environmental Protection zone will remain the same except that a stormwater outfall would be permitted. Please refer to **Table 1** which identifies the requested additional uses for each of the Business Park zones.

**Table 1. Requested Additional Permitted Uses**

Business Park Gateway (BP-G)	Business Park Core (BP-C)	Business Park Transition (BP-T)
Current Permitted Uses		
One accessory dwelling unit/lot	Building supply and lumber outlet	One accessory dwelling unit/lot
Activity centre	Business, professional, and administrative office	Activity centre
Business, professional, and administrative office	Bulk fuel depot	Business, professional, or administrative office
Emergency services facility	Concrete product manufacturing	Child Care Facility
Farmers Market	Contractor's Yard	Farmers Market
Gas Station	Feed Mill	Personal Services Shop
Garden Centre	Light Manufacturing, processing, or assembly	Parking Lot
Hotel or Motel	Motor vehicle body shop	Open space or park, park and trail access facility
Parking Lot	Motor vehicle repair garage	Research and development establishment
Personal Service Shop	Motor vehicle dealership	Service shop (non-vehicle)
Post Office	Outdoor storage, ancillary to a permitted use, within a fully enclosed, screened and gated area	Tourist information centre, interpretive centre or recreational trailhead facility
Practitioner's office	Repair shop (non-vehicle)	
Retail Store, including convenience store	Retail sales accessory to a permitted use not exceeding 35% of the total floor area	
Restaurant	Sales, services, and rental establishment	
Sales, services and rental establishment	Self-storage facility	

Repair Shop (non-vehicle)	Sawmill	
Tourist Information Centre	Telecommunications tower, transmission towers and hydroelectric substations	
Veterinary Clinic	Transportation depot	
	Warehouse	
	Workshop	
<b>Business Park Gateway (BP-G)</b>	<b>Business Park Core (BP-C)</b>	<b>Business Park Transition (BP-T)</b>
<b>Requested Additional Permitted Uses</b>		
Building supply and lumber outlet	Emergency services facility	Emergency services facility
Child Care Facility	Farmers Market	Gas Station
Motor vehicle body shop	Gas Station	Garden Centre
Motor vehicle repair garage	Garden Centre	Stormwater facilities
Motor vehicle dealership	Parking Lot	Hotel or Motel
Research and development establishment	Practitioner's office	Practitioner's office
Service shop (non-vehicle)	Retail Store	Retail Store, including convenience store
Workshop	Veterinary Clinic	Sales, services and rental establishment
Stormwater facilities	Research and development establishment	Repair Shop (non-vehicle)
Places of Worship	Service shop (non-vehicle)	Tourist Information Centre
Schools	Stormwater facilities	Veterinary Clinic
		Building supply and lumber outlet
		Motor vehicle body shop
		Motor vehicle repair garage
		Motor vehicle dealership
		Places of Worship
		Schools
		Outdoor storage, ancillary to a permitted use, within a fully enclosed, screened and gated area
		Self-storage facility
		Transportation depot
		Workshop

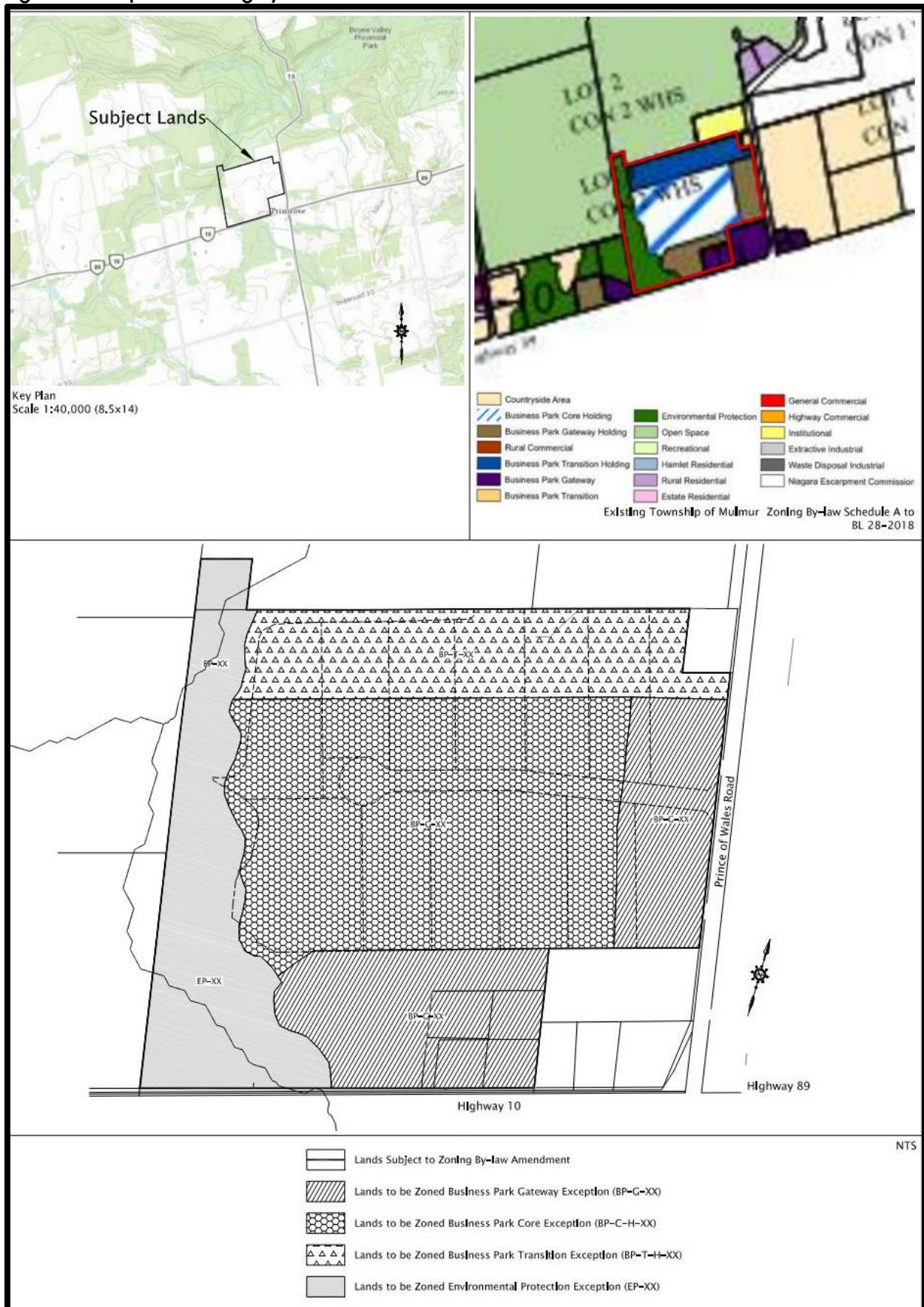
**Table 2** identifies the zone standards for the Business Park zones as identified in Section 4.10 of the Zoning By-law. No special zoning regulation standards are proposed, the Zoning By-law Amendment application only proposes to add additional uses to each zone.

**Table 2. Zoning Regulations for Business Park Zones (Section 4.10 of the Zoning By-law)**

Standard	Business Park Gateway (BP-G)	Business Park Core (BP-C)	Business Park Transition (BP-T)
<b>Minimum Lot Area</b>	0.4ha	0.8ha	0.6ha
<b>Minimum Lot Frontage</b>	30m	60m	40m
<b>Minimum Front Yard</b>	7.5m	15m	10m
<b>Minimum Interior Side Yard</b>	3m on one side, and 6m on the opposite side	6m	3m on one side, and 6m on the opposite side
<b>Minimum Exterior Side Yard</b>	7.5m	10m	7.5m
<b>Minimum Rear Yard</b>	7.5m	7.5m	7.5m
<b>Maximum Lot Coverage</b>	40%	30%	35%
<b>Maximum Landscaped Open Space</b>	20%	10%	20%
<b>Maximum Height</b>	10.5m	15m	10.5m



Figure 13. Proposed Zoning By-law Amendment





## 6.0 CONCLUSION

This report reviewed the land use planning merits of the proposed applications for Zoning By-law Amendment and Plan of Subdivision for the lands located at 636040 Prince of Wales Road, and 506243 and 506249 Highway 89 in the Township of Mulmur.

In my professional planning opinion, the proposed applications for Zoning By-law Amendment and Plan of Subdivision have regard to the Planning Act, are consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, County of Dufferin Official Plan, Township of Mulmur Official Plan, and generally meets the intent of the Township's Zoning By-law.

The proposed Zoning By-law Amendment application will facilitate the development of the site with a broader range of employment uses that are compatible with surrounding uses and maintain the intent of the Official Plan. The Plan of Subdivision application will create a new municipal road and stormwater management pond, in addition to 3 employment blocks that would be further developed by Release of Part Lot Control and Site Plan approval in the future.

The proposed applications will provide additional employment uses in the Township of Mulmur. The development will be located along an existing transportation network and will be serviced with individual septic and well. The proposed development represents good planning and will contribute in a positive way to the Township of Mulmur.

Respectfully Submitted

**THE JONES CONSULTING GROUP LTD.**



Ray Duhamel, M.C.P., MCIP, RPP  
Partner