

OPEN HOUSE

ARMSTRONG ESTATES OF MANSFIELD

PROPOSED ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

JUNE 29, 2022

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

OUTLINE

1. Introductions
2. Overview of the Proposal
 - i. Site Description
 - ii. Policy Context
 - iii. Proposed Applications
 - a) Zoning Bylaw Amendment
 - b) Draft Plan of Subdivision
 - iv. Studies Completed
 - v. Summary
3. Questions of Clarification & Comments

SUBJECT PROPERTY



Address: 937045 Airport Road, Township of Mulmur, County of Simcoe

Frontage: County Road 17 289.57 metres (950 ft), Airport Road 154.44 metres (506.7 ft)

Site Area: 27.69 hectares (68.44 acres)

Site Conditions: Armstrong Farms, Stream corridor in the southeast portion of the property

— LANDS SUBJECT TO APPLICATIONS

— ADDITIONAL LANDS OWNED BY APPLICANT

LANDS SUBJECT TO APPLICATIONS



Address: 937045 Airport Road, Township of Mulmur, County of Simcoe

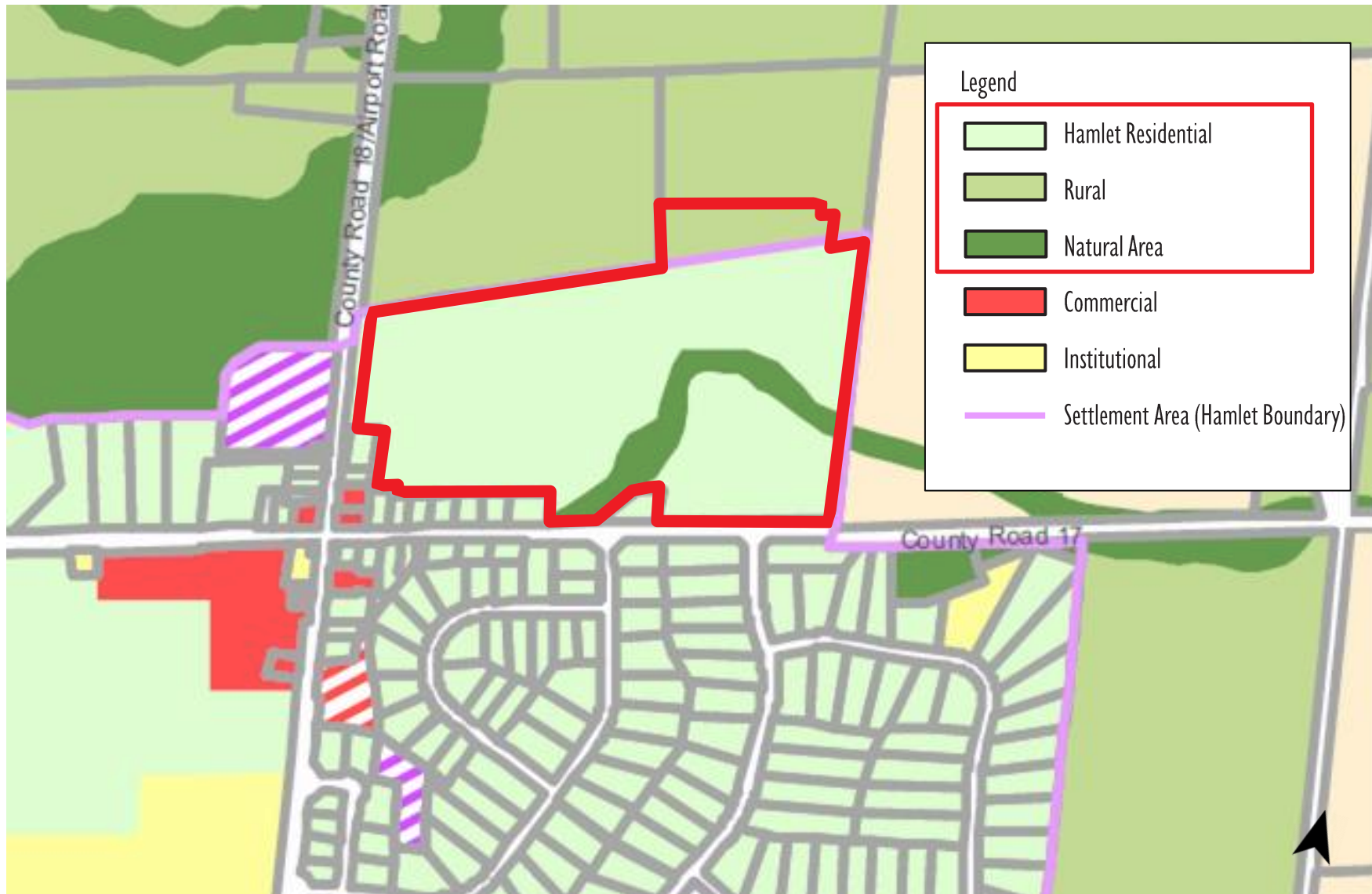
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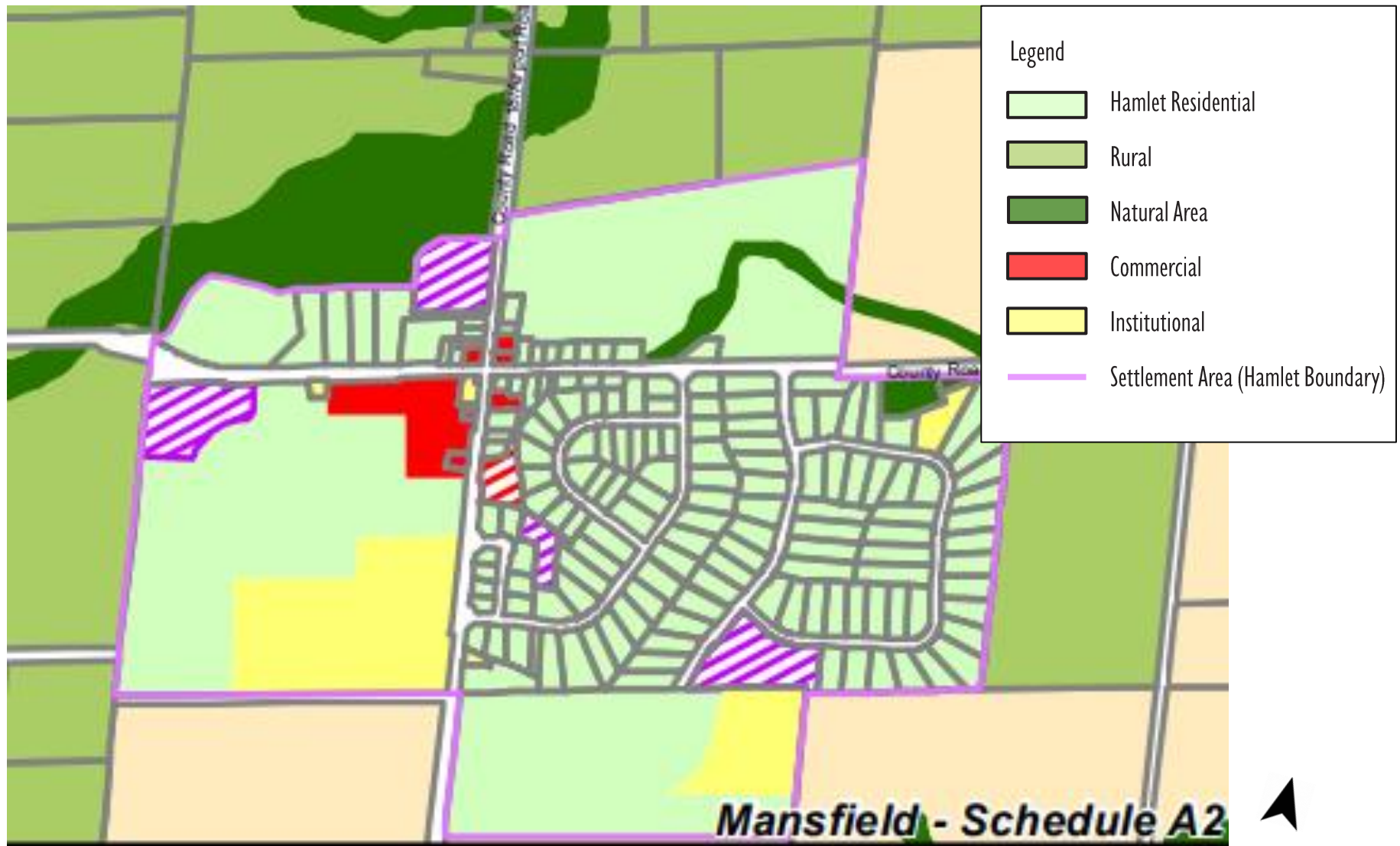
OFFICIAL PLAN DESIGNATION



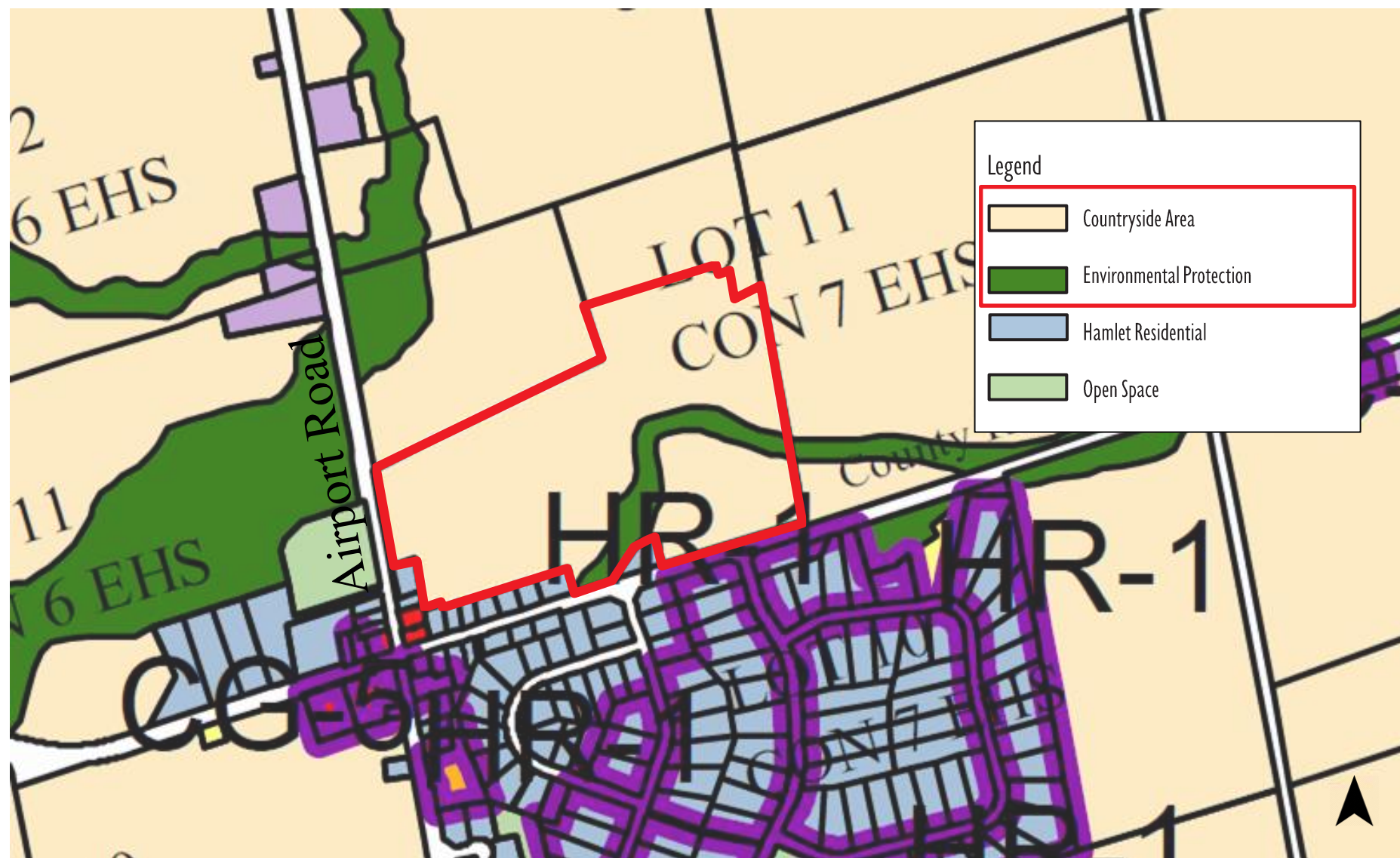
Township of Mulmur Official Plan, 2012

— LANDS SUBJECT TO APPLICATIONS

OFFICIAL PLAN DESIGNATION



ZONING BYLAW



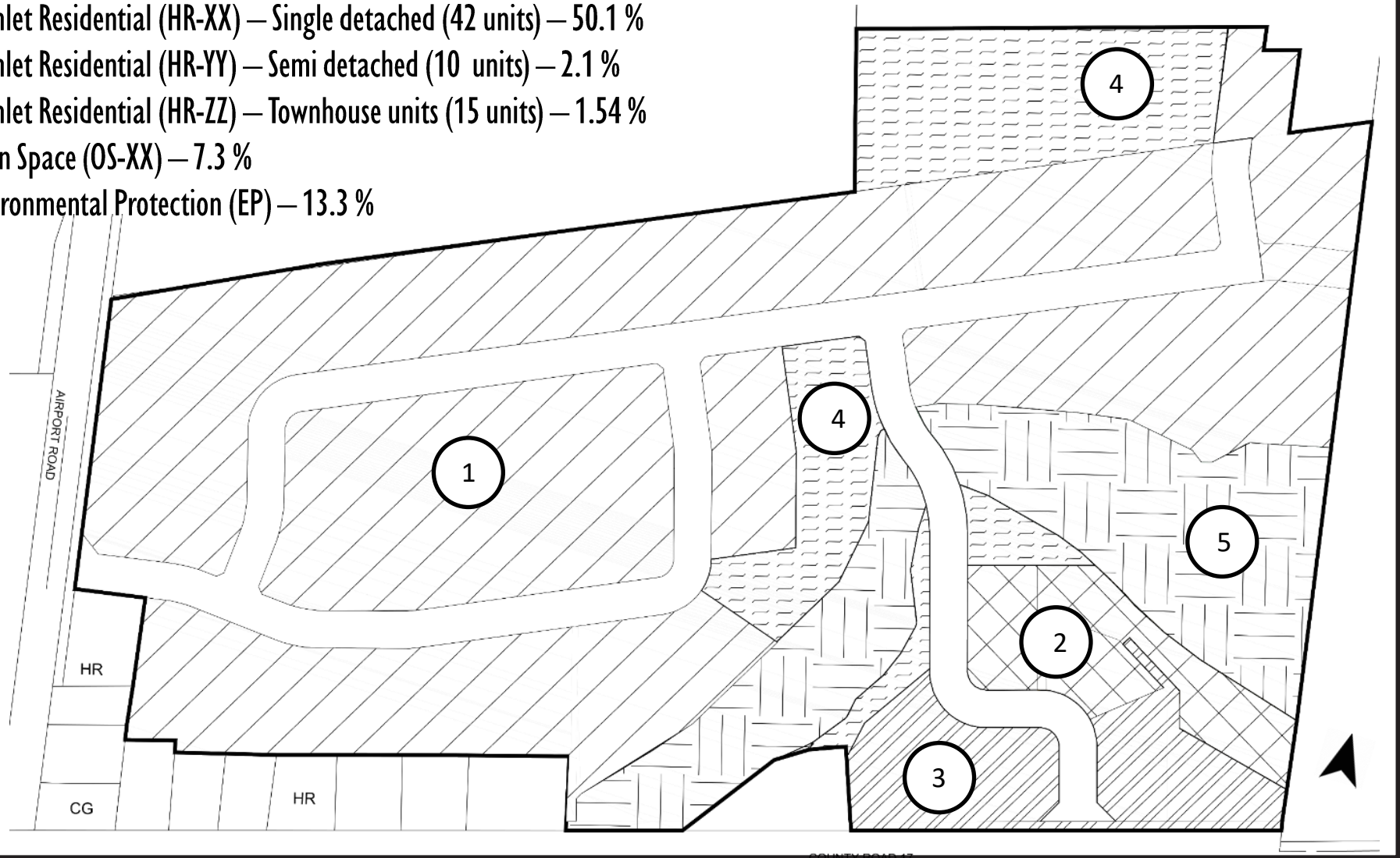
Township of Mulmur Zoning By-law 28-18

LANDS SUBJECT TO APPLICATIONS

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the following zones on the subject lands:

1. Hamlet Residential (HR-XX) — Single detached (42 units) — 50.1 %
2. Hamlet Residential (HR-YY) — Semi detached (10 units) — 2.1 %
3. Hamlet Residential (HR-ZZ) — Townhouse units (15 units) — 1.54 %
4. Open Space (OS-XX) — 7.3 %
5. Environmental Protection (EP) — 13.3 %



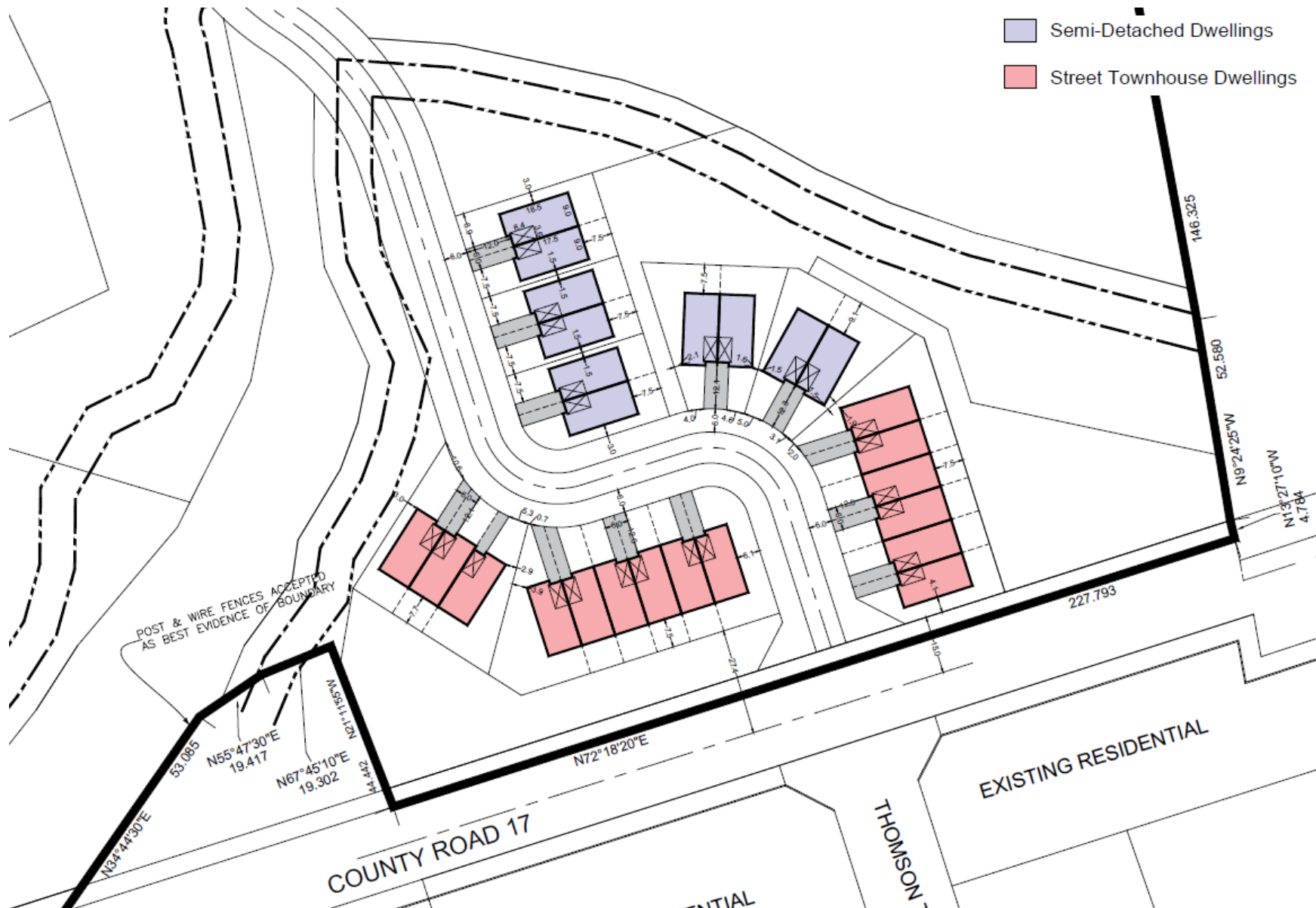
PROPOSED DRAFT PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision will facilitate the development of:

- 67 residential units
 - 42 Single Detached
 - 10 Semi Detached
 - 15 Townhouse Units
- 1 Parkland Block (1.42 ha/3.5ac)
- 2 Stormwater Management Blocks
- 4 New Local Roads
- 2 Blocks for enhanced EP Lands



PROPOSED DRAFT PLAN OF SUBDIVISION



RESIDENTIAL DETAILS

Single Detached

2 Storey Homes

Approximately 3,750 ft²

.2 hectare (.5 acre) minimum lot area

3-4 Bedroom, 2-3 bathrooms

4 parking spaces (2 driveway + 2 garage) min

Municipal Water Servicing

Private Individual Septic Servicing

Semi-detached

Bungalow

Approximately 1,790 ft²

2 Bedroom, 1-2 bathrooms

3 parking spaces (2 tandem driveway + 1 garage)

Municipal Water Servicing

Private Shared Septic Servicing via Condominium Corporation

Townhomes

Bungalow

Approximately 1,790 ft²

2 Bedroom, 1-2 bathrooms

3 parking spaces (2 tandem driveway + 1 garage)

Municipal Water Servicing

Private Shared Septic Servicing via Condominium Corporation

COMPLETED STUDIES

- Planning Justification Report, (Innovative Planning Solutions)
- Functional Servicing Report, (Pinestone Engineering)
- Sewage Impact Study and Conceptual Design Brief, (Azimuth Environmental Consulting)
- Geotechnical/Hydrogeological Investigation, (Peto MacCallum)
- Environmental Impact Study, (Azimuth Environmental Consulting)
- Stage 1-2 Archaeological Assessment, (Amick Consultants)
- Traffic Impact Study, (JD Engineering)
- Fluvial Geomorphological and Hazard Assessment, (Water's Edge)

SUMMARY

- The proposed applications will facilitate the comprehensive development of 67 residential units, consisting of:
 - 42 single detached, 10 semi-detached & 15 townhouse units .
- The development will:
 - Contribute to the achievement of a complete community;
 - Diversify the range of housing options;
 - Provide housing opportunities for various household sizes and incomes;
 - Contribute to the local tax base;
 - Support the concept of aging in place;
 - Not create any negative impacts on surrounding lands; and
 - Not have negative impact on any environmental features.

- Should the applications be approved, development will be subject to a series of conditions (Draft Plan Conditions) that will need to be satisfied prior to any construction occurring.
- Detailed design considerations will be dealt with through draft plan conditions (such as engineering design, landscape design, park programming, architectural details, lighting, etc).
- Planning policy supports growth and intensification within the Mansfield Settlement Area.
- In our opinion, the proposed applications are consistent and in conformity with applicable Provincial, County, and Municipal planning policies.

Questions of Clarification and Comments Welcome

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IPS
CONSULTING

