



# INNOVATIVE PLANNING SOLUTIONS

---

planners • project managers • land development

December 12, 2024

Township of Mulmur  
Planning Services  
758070 2<sup>nd</sup> Line E  
Mulmur, ON L9V0G8

Attention: Tracey Atkinson, MES MCIP RPP Dipl.M.M  
CAO, Planner

Re: Zoning By-law Amendment & Draft Plan of Subdivision Applications  
Armstrong Estates – 937045 Airport Road

---

On behalf of 1000062217 Ontario Inc. Innovative Planning Solutions is pleased to submit the following re-submission materials relating to proposed Zoning Bylaw Amendment and Draft Plan of Subdivision Applications, known as the Armstrong Estates subdivision. The materials included herein are intended to be read in conjunction with materials previously submitted to the Township, including the most recent submission from January 31, 2024 and first formal submission which included the Planning Justification Report.

The purpose of this correspondence is to provide various responses to comments provided on the application from the circulation and review process, as well as provide an overall update on the applications as a result of comments received. Additional Planning Justification is provided herein based on the revised applications and revised draft plan which is discussed below for Township consideration. Further, a list of updated submission materials is provided below; these documents have been provided with this re-submission to address comments and/or confirm findings of previous submission materials based on the revised draft plan drawing:

- 1) Draft Plan Review (Sewage Evaluation) Armstrong Estates – Prepared by Azimuth Environmental Consulting Inc, dated December 10, 2024

- 2) Draft Plan Review (Natural Heritage) Armstrong Estates – Prepared by Azimuth Environmental Consulting Inc, dated December 10, 2024
- 3) Traffic Impact Study – prepared by JD Northcote Engineering Inc, revised December 11, 2024
- 4) Functional Servicing Report and Construction Mitigation Plan, including drawing set – prepared by Pinestone Engineering Limited, dated December 10, 2024 (Rev 2).
- 5) Pine River Tributary Flood and Erosion Hazard Assessment (Armstrong Estates) and supporting documentation/files - prepared by Waters Edge Environmental Solutions revised September 18, 2024.
- 6) Supplemental Geotechnical Review – Revision 2 - prepared by GEI Consultants Ltd, dated December 12, 2024.
- 7) Revised Draft Plan of Subdivision – prepared by Innovative Planning Solutions
- 8) Conceptual lot layouts for the proposed Semi Detached units – prepared by Innovative Planning Solutions.
- 9) Comprehensive Response Matrix prepared by the applicants consultant team.

The above noted applications were originally submitted in November 2021 with various comments received through application circulation; additionally, a public open house was held in August 2022 with preliminary comments received from members of the public. Through these processes, including considerable correspondence, meetings and technical memorandums submitted to the Township, the applicant then revised their application submission and provided a comprehensive response matrix in a comprehensive submission package dated January 31, 2024.

The application originally proposed a total of 67 residential units (42 singles, 10 semi detached and 15 townhouse units) along with various blocks for roads, Stormwater, Open Space, access, environmental protection and parkland. The site is effectively split into a north portion and south portion where a creek corridor traverses the site.

The most recently submitted draft plan and associated applications were revised in January 2024 and proposed a total of 71 residential units (43 singles and 28 semi detached units).

At this time, further revisions have been incorporated into the applications following additional consultation, including the Statutory Public meeting and circulation comments from the NVCA and County.

The revised plan now contemplates a total of 72 residential units (44 single detached and 28 semi detached). The revised Draft Plan illustrating the revised layout has been submitted with this package. The increased in unit count is a result of a minor reconfiguration of the draft plan, particularly in the north east area in proximity to Lot 18 and blocks 57 and 58. The Future ROW block has been relocated to the north and the road network revised accordingly, as shown on the draft plan. As a result of this revision, the draft zoning bylaw has been updated to permit a reduced lot frontage of 31m for lots 20 and 21, similar to lots 3 & 4.

The Draft Plan has also been revised in response to NVCA comments which has resulted in a minor expansion of the Environmental Protection Blocks (Block 53 and 54) to accommodate an additional 1m of width to the setback from the Top of Bank; this was provided to provide for the requested Toe Erosion Buffer, in addition to the 6m Erosion Access allowance. The lands adjacent these blocks have been accordingly adjusted in size as well, including Blocks 45, 46 and 48.

Based on the minor revisions to Blocks 45, 46 and 48 as noted above, the conceptual layouts have also been adjusted, resulting in minor revisions to the draft zoning bylaw, which has been submitted with this re-submission package for consideration, including Schedule and text.

Further, the draft plan has been revised to propose updated daylight triangles at the intersections with both Airport Road and County Road 17 based on comments from the County of Dufferin, with minor adjustments to the adjacent lot fabric, along with a minor relocation of Street A onto Airport Road. These changes have also resulted in minor changes to the draft bylaw.

If the applications are approved, it is anticipated that each of the blocks proposed for semi detached dwellings (Blocks 45-48) will be subject to a future application for part lot control to create the individual semi-detached units and also subject to individual condominium corporations to ensure the proper and orderly development and operation of these blocks in perpetuity. This would include details relating to the ownership and operation of the proposed private communal sewage systems, common elements such as the proposed private roads/driveways. It is anticipated that further details relating to these blocks will be addressed through the detailed design (ie draft plan conditions) process. At this stage, the submission materials provided have demonstrated the blocks are functional.

Justification for the proposed revised layout, including semi detached units remains consistent with the previously submitted materials. The South portion of the site lends itself to supporting higher density development than Mansfield has historically been subject to and it has been demonstrated in the submission materials that this increased density is functional and serviceable (including sewage and potable water). Minor adjustments to the zoning provisions are required based on the revisions to the draft plan, however the general layout remains consistent with the most recent submission.

The following revisions are proposed to the special zoning provisions for each block respectively:

Block 45 (former Block 44) (8 units) – permit a maximum lot coverage of 25% whereas 20% is permitted.

Block 46 (former block 45) (8 units) – eliminate provision for a reduced exterior side yard setback, introduce a special provision to permit a minimum rear yard setback of 5.9m whereas 7.5m is permitted

Block 47 (former block 46)(4 units) – revise exterior side yard setbacks to permit a minimum exterior side yard setback of 4.0m (to lot line) and 4.0m (to daylight triangle) whereas 7.5m is required and permit a maximum lot coverage of 25% whereas 20% is permitted.

Block 48 (former block 47) (8 units) – no changes.

Additional technical comments have been received through the circulation and public meeting process and addressed in the comprehensive response matrix. It is our opinion that the applications, as presented through this resubmission can be supported and would request that a staff recommendation be prepared and brought forward to Council for consideration at the earliest opportunity.

Trusting this is satisfactory, please advise of any questions, or if you require further information, please contact the undersigned directly.

Respectfully submitted,  
**Innovative Planning Solutions**

A handwritten signature in black ink, appearing to read "Greg Barker", with a long horizontal flourish extending to the right.

Greg Barker, B.A.A.  
*Partner*