



# INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

January 31, 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, Clerk, Planner

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

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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 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 for Township consideration. Further, a list of updated submission materials is provided below; these documents have been provided with this re-submission:

- 1) Response to Natural Heritage Review Comments from NVCA – Prepared by Azimuth Environmental Consulting Inc, dated January 22, 2024
- 2) D-5-4 Assessment – prepared by Azimuth Environmental Consulting Inc, dated January 2024
- 3) Traffic Impact Study – prepared by JD Northcote Engineering Inc, dated January 2024

- 4) Functional Servicing Report and Construction Mitigation Plan, including detailed drawing set (7 drawings) – prepared by Pinestone Engineering Limited, dated January 31, 2024
- 5) Fluvial and Flood Hazard Assessment (revised January 2024) and supporting documentation/files as requested, prepared by Waters Edge Environmental Solutions Team
- 6) Geotechnical Response letter - prepared by GEI Consultants Ltd, dated January 30<sup>th</sup>, 2024.
- 7) Revised Draft Plan of Subdivision (Signed) – prepared by Innovative Planning Solutions
- 8) Conceptual lot layouts for the proposed Semi Detached units – prepared by Innovative Planning Solutions.
- 9) Comprehensive Response Matrix

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 has revised their application submission and provided a comprehensive response matrix, submitted under separate cover, which addresses each comment received to date.

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 revised draft plan and associated applications now propose a total of 71 residential units (43 singles and 28 semi detached units) – the Draft Plan illustrating the revised layout has been submitted with this package. The previously proposed townhouses located on the south portion have been eliminated for various technical reasons and replaced with a reconfigured layout of 4 blocks (Blocks 44-47) which will accommodate up to 28 semi detached units – a

conceptual lot layout is provided with this submission for illustration purposes only. It is intended that the proposed semi detached units, if the applications are approved, would be created through future Planning Act applications (ie Part Lot Control). As a result of the revised layout, proposed Street C has been realigned, in part to address comments received noting concerns with the previous layout related to future operations works.

Each of the blocks proposed for semi detached dwellings (Blocks 44-47) 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 Planning Justification Report. 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). The previous submission proposed a Hamlet Residential zone with special provisions, more specifically the HR-YY zone for the previously proposed semi detached units. While the layout has been revised under the new draft plan of subdivision, the proposed special provisions remain similar; these units will be limited to a maximum of 2 bedrooms per unit and 2 parking spaces per unit are provided. The draft bylaw has been structured in a manner that establishes zoning provisions for the entire block, as opposed to the future individual units. Based on the uniqueness of each block, 4 separate HR exception zones are proposed, each will permit 2 bedroom semi detached dwellings and require a minimum of 2 parking spaces. The following special zoning provisions are also proposed for each block respectively:

Block 44 (8 units) – Permit a maximum lot coverage of 24% whereas 20% is permitted

Block 45 (8 units) – Permit a minimum exterior side yard setback of 7m whereas 7.5m is permitted

Block 46 (4 units) – permit a minimum lot area of .25ha whereas .4ha is required & permit a minimum exterior side yard setback of 4.0m (to lot line) and 1m (to daylight triangle) whereas 7.5m is required.

Block 47 (8 units) – permit a maximum lot coverage of 22% whereas 20% is permitted.

The plan has also been revised to increase the proposed Environmental Protection blocks overall from 2.88ha to 3.13ha; this was primarily achieved by addressing concerns from the NVCA and ensuring their setbacks/guidelines were met relative to the slopes associated with the watercourse which traverses the site. The concept provides for a minimum 6m setback from the Top of Slope as required for safe access.

In response to comments received from the County of Dufferin, the draft plan has also been revised to relocate the proposed north site access to/from Airport Road. The proposed entrance to the development via Airport Road has shifted north to ensure appropriate and safe site lines are met. This location has been reached following significant consultation and collaboration with the County of Dufferin. An access/servicing block (Block 55) is provided to Airport Road south of the entrance to facilitate servicing and convenient pedestrian access to commercial amenities located at County Road 17 and Airport Road. This has resulted in a revised layout of Street A which now proposes a “bulb” in front of Lots 3-6. This bulb serves to provide frontage to these lots, all of which maintain the previously proposed minimum lot area of .2 hectares, however lots 3 and 4 are slightly below the required 38m of frontage (30m proposed) while providing lot areas of .258ha and .265ha respectively.

Based on the revised draft plan, an updated draft zoning bylaw amendment has been prepared to accommodate and permit the proposed draft plan. More specifically, revisions to the draft bylaw are proposed to accommodate the new lot/block fabric and increased Environmental Protection areas. The draft bylaw proposes to establish site specific special provisions for each of the semi detached blocks as well as special provisions for the proposed single detached lots.

Additional technical comments have been received through the circulation process and addressed in the comprehensive response matrix. It is our opinion that the applications, as presented through this resubmission can be supported and brought forward to a Public meeting to obtain additional public input and feedback from Council. It is our request that the applications be processed as quickly as possible.

Trusting this is satisfactory, please advise of any questions, or if you require further information, please contact the undersigned directly. We look forward to the circulation and review of these applications and an opportunity to obtain feedback from the public and Council through a Public Meeting.

Respectfully submitted,  
**Innovative Planning Solutions**

A handwritten signature in black ink, appearing to read 'Greg Barker', with a stylized flourish at the end.

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