

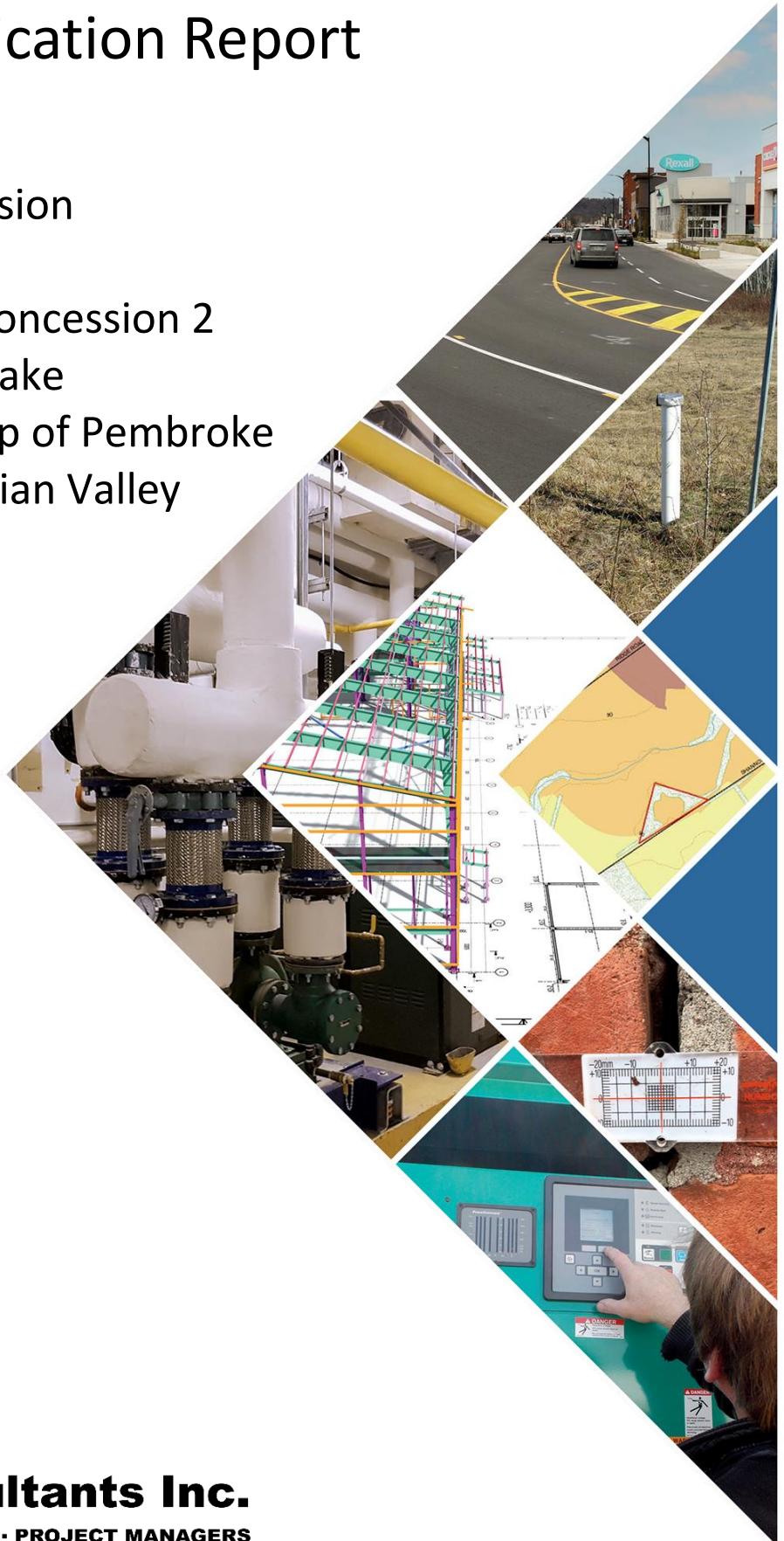
# Planning Justification Report

## Final

Draft Plan of Subdivision  
TMM Developments  
Part of Lots 22-23, Concession 2  
Fronting Allumette Lake  
Geographic Township of Pembroke  
Township of Laurentian Valley

October 11, 2023

Jp2g Project # 22-7028A





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## Author and Review Panel

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## 1 Purpose and Approach

This report has been prepared to provide planning justification for an application for Draft Plan of Subdivision on behalf of TMM Pembroke Inc. (“TMM Developments”). The subject lands are located within the Township of Laurentian Valley along the boundary with the City of Pembroke, as shown on the attached Map 1. The total area of the proposed subdivision is 10 hectares (24.7 acres), however, the entirety of the land owned by TMM Developments. totals 36.7 hectares (90.7 acres). As will be discussed throughout this report, a significant effort has been made to ensure that the current draft plan of subdivision application sets the stage for the development of the remainder of the lands owned by TMM Developments. and the two other large landholdings between these lands and Drive-In Road. The overall development concept has also been evaluated with respect to its integration into the existing built-up area within the City of Pembroke and with respect to the connection to the draft approved subdivision to the west (known as “Pembroke Developments”). All of the studies that have been prepared in support of this application have evaluated the potential development of the full 36.7-hectare property.

The subject property is currently accessed via Robinson Lane, however discussions between the Township of Laurentian Valley and the City of Pembroke have resulted in agreement in principle on new road connections between the Township and the City. The draft plan application that is the subject of this report includes a diversity of residential uses that vary in density across the site. The draft plan also includes new public roads, a new public park, and a stormwater management facility. The Draft Plan is included as Appendix 1 and an overall concept plan is attached as Appendix 2. A conceptual new street network for the local area is attached at Appendix 3.

This report includes a description of the subject lands and surrounding area, as well as an assessment of the application in accordance with the applicable provisions of the Provincial Policy Statement, 2020 (PPS), the Township of Laurentian Valley Official Plan and Township of Laurentian Valley Zoning By-law No. 08-04-391.

The following studies have also been prepared in support of the proposed development:

- **Environmental Impact Study**, prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning, dated October 2, 2023;
- **Geotechnical Investigation**, prepared by Thurber Engineering Ltd., dated June 2023;
- **Preliminary Servicing and Stormwater Management Report**, prepared by Jp2g Consultants Inc., dated October 13, 2023; and
- **Transportation Impact Study**, prepared by Parsons, dated August 21, 2023



## 2 Site and Surrounding Area

The proposed development is located within Part of Lots 21, 22 and 23, Concession 2, fronting Allumette Lake in the Geographic Township of Pembroke, now in the Township of Laurentian Valley. The northern lot line follows the municipal boundary between the Township of Laurentian Valley and the City of Pembroke.

The lands owned by TMM Developments. comprise a total of 36.7 hectares (90.7 acres) however, as noted above, the draft plan application is for 10 hectares (24.7 acres), representing a little more than 25% of the total property.

The subject lands are currently comprised of farm field, which directly abuts the backyards of the properties on Angus Campbell Crescent and Cockburn Crescent. There are some larger trees that run along the property line separating the subject lands from the lands to the west. There is also a small treed area at the southwest corner of the site. The site generally slopes from west to east, towards the Ottawa River.

Currently, the site is accessed from the end of Robinson Lane, but two vehicular connections are proposed to the City of Pembroke, linking into the existing street network in two locations to the “Mora subdivision”: the intersection of Bell Street, Angus Campbell Drive and O’Brien Street (Block 80 on Appendix 5), as well as a midblock connection to Angus Campbell Drive (Block 69 on Appendix 5). As shown on Map 1, an extension of Matheson Drive (also shown on Appendix 5) has been constructed from Robinson Lane, terminating in a cul-de-sac at the northern property line adjacent to the intersection of Cockburn Crescent and Matheson Drive. While this connection point has historically been envisioned as a continuation of the street network, this proposal does not include vehicular access to Matheson Drive at this time. Rather, the Matheson Drive extension will be designed as a pedestrian connection.

Map 1 shows the location of the subject lands and the surrounding context. The surrounding land uses are as follows:

- North:** Existing residential neighbourhoods within the City of Pembroke, immediately adjacent to dwellings along Angus Campbell Drive and Cockburn Crescent
- East:** Commercial uses along Highway 148 (Pembroke Street East), including the Pembroke Mall, Canadian Tire and Walmart
- South:** Vacant lands being used for agricultural uses and residential uses beyond, along Drive-in Road
- West:** Fellowes High School, Riverview Heights Retirement Residence, Champlain Discovery Public School

The proposed subdivision represents a logical extension of the existing residential development in the City of Pembroke, and is within walking distance of the Pembroke Mall, Canadian Tire and Walmart as well as schools and associated open space uses.



## 3 Proposed Development

### 3.1 Proposal Overview

As illustrated on Appendix 1, the proposed development includes a total of approximately 156 units spread across 55 detached dwellings, 34 semi-detached dwellings, 5 townhouse blocks (34 units), and a medium density block that is proposed to take the form of a condominium with approximately 33 townhouse units (see Appendix 3). In general, the development increases in density moving from east to west, owing to the findings in the geotechnical analysis, which concludes that soil conditions are better suited for lower density dwellings nearest the commercial uses to the east and the highest density of development is best suited on lands located adjacent to Fellowes High School and the “Pembroke Developments” subdivision, which is a draft approved subdivision to the immediate west of the site (see Map 1). The detached dwelling lots (14-68) vary from 11.6 to 15.24 metres (38 to 50 feet) in width, whereas the semi-detached dwellings (lots 1-13 and 69-72) would all be located on 15.24 metre-wide (50 foot) lots (7.12 metres or 25 feet each). As shown on the draft plan, townhouses are proposed to be located on blocks 75 and 79-82. In general, all of the lots have been designed such that they can accommodate contemporary dwelling designs, while maintaining side yard setbacks of at least 1.2 metres, front yard setbacks of 6.0 metres to garages and 4.5 metres to houses and typical lot depths of 32 metres.

### 3.2 Vehicular Access

Currently, the subject lands have one access point, which is from Robinson Lane. There exists another access point (the driveway to 1112 Pembroke Street East as shown on Map 1), but it is understood that historically, the Ministry of Transportation has not been receptive to permitting additional ingress/egress at this point.

An effort has been made to evaluate the proposed development within the context of the long-range development potential for the remainder of the site and the large landholdings located to the south. As shown on Appendix 4, a conceptual road network has been developed that would integrate the subject lands into the City of Pembroke and leave open the possibility of expansion to the south, which represents a logical expansion of the built form in this area.

With respect to new road connections to the City of Pembroke, discussions between the two municipalities have resulted in agreement in principle for three new connections, two of which are proposed to accommodate vehicular traffic: the intersection of Bell Street, Angus Campbell Crescent and O’Brien Street (Lot 80 on Appendix 5) and a connection to Angus Campbell Drive between 531 and 535 Angus Campbell Drive (Lot 69 on Appendix 5). These two connections have historically been held in ownership by the City for future connection points. Matheson Drive has also been historically shown to extend into the subject property (see Appendix 5), but the Transportation Impact Study (TIS) prepared as part of this application has demonstrated that this connection is not required for vehicular movements to support the current Draft Plan application or the eventual development of the entire property. As noted above, this connection is proposed as pedestrian only at this point. The TIS, which evaluated the potential build-out of approximately 1,000 units, concluded that this first phase and subsequent phases of the proposed subdivision can be accommodated by the adjacent road network without significant undue capacity constraints and without any significant capital improvements.

While agreement in principle has been negotiated for the road connections, it would be prudent to engage City of Pembroke staff early in the planning approvals process regarding detailed design elements for the new road connections.



### 3.3 Parkland

With respect to parkland dedication, Block 83 is proposed to be conveyed to the municipality. Block 83 has an area of 1.86 hectares, which represents slightly more than five percent of the total land holding. While the block is to be conveyed at this time, the dedication represents the amount of parkland required for the entirety of the property. In addition to Block 83, Block 76 will be dedicated to the Township and will function as a gateway parkette into the new neighbourhood. Lastly, it is proposed that through the detailed design process, the stormwater management facilities will be treated as natural features and integrated into the development so as to be accessible to residents as additional open space.

### 3.4 Servicing

A Functional Servicing Report Including Stormwater Management (FSR) has been prepared by Jp2g Consultants Inc. The development will be constructed on full urban services: municipal water, sanitary sewers and piped stormwater to existing outlets/connections and to a new stormwater management facility.

Municipal water is proposed to connect to an existing main at the intersection of Bell Street, O'Brien Street and Angus Campbell Drive and loop along the new Street "B" to ultimately connect at Matheson Drive and Cockburn Crescent. Sanitary flows for the proposed development will all be directed to an existing connection at Matheson Drive and Cockburn Crescent. Stormwater will be handled by a combination of outlets. The majority of stormwater for the development is proposed to be accommodated by existing connections to Cockburn Crescent (the 'Cockburn Drainage Allowance' in the FSR). Stormwater for the rear yards for the dwellings fronting on to Street 'B' and the dwellings opposite the parkland block will be directed to the 'Walmart Outlet'. The remainder of stormwater (namely water for Block 74) will be directed to an existing municipal drain (Pembroke Branch). Stormwater leaving the site from the stormwater facility proposed on Block 84 ('Walmart Outlet') will flow by controlled release from this stormwater facility into an existing outlet through the Walmart property that is secured by way of a registered easement (Instrument No. 010094).

Similar to the approach taken with the road network, the servicing and stormwater management report has evaluated the total build-out of approximately 1,000 units to ensure that the servicing strategy for this draft plan of subdivision has contemplated servicing for the entire property. This is particularly evident with respect to stormwater management. As shown on the development concept plan in Appendix 2, two additional stormwater management facilities have been shown that will accommodate stormwater management requirements for the remainder of the lands. These ponds have been sized conservatively, with refinements and adjustments to be made as necessary as the remainder of the lands are proposed for development.

## 4 Provincial Policy Statement, 2020 (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land.

### 4.1 Healthy, Liveable and Safe Communities (Section 1.1.1)

Section 1.1.1 of the PPS includes policies for promoting healthy, liveable and safe communities. The proposed development is designed in accordance with Section 1.1.1 of the PPS as follows:

- 1.1.1 a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

*The application represents a logical extension of the urban built-up area within the City of Pembroke. From a long-term planning perspective, this development and the potential future development of the adjacent lands to the south would fill in the designated settlement area between the City and the existing urbanized area centred along Drive-in Road.*

- 1.1.1 b) 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 proposed development will provide a mix of residential types including detached dwellings on a variety of lot sizes, semi-detached dwellings and townhouses, which will provide a spectrum of housing choice at a varying levels of affordability. The site is well situated in close proximity to a mix of commercial uses, educational uses and places of worship. The development includes multiple park spaces.*

- 1.1.1 c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

*Supporting studies (in particular, an Environmental Impact Study and geotechnical analysis) have demonstrated that the proposed development would not cause any environmental or public health and safety concerns. The development is proposed to be on full municipal services, which reduces the risks associated with private wells and septic systems.*

- 1.1.1 d) 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;

*As noted above under 1.1.1 a) the development and land use pattern proposed represents the logical expansion of the City of Pembroke's historical development pattern into lands designated in Laurentian Valley as a settlement area. The proposal will contribute to filling in the Township's designated urban settlement area between the City and the built-up area surrounding Drive-in Road.*



- 1.1.1 e) 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;

*Overall, the development proposes lot sizes that are smaller and represents a density of development higher than what has historically been approved in Laurentian Valley. The intensification that is proposed ensures that the cost of infrastructure to serve the development is as efficient as possible.*

- 1.1.1 f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

*The development has considered accessibility for persons with disabilities and the result is that all new streets will include a sidewalk that will make travel safer for seniors and people using mobility devices. The development is also located in close proximity to a number of retail stores and services, making it less onerous to travel to these destinations for people with disabilities.*

- 1.1.1 g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

*The necessary infrastructure is available in the form of municipal services located within the City of Pembroke and connection to these services is facilitated by the agreement between the City and the Township of Laurentian Valley. The density proposed ensures that the cost to service the development is as efficient as possible. With respect to public service facilities, there are local schools and places of worship in close proximity to the site. The Pembroke Regional Hospital is also located a short distance from the proposed development.*

- 1.1.1. h) promoting development and land use patterns that conserve biodiversity; and

*An Environmental Impact Study was completed, the results of which demonstrate that there will be no adverse impacts on the natural environment.*

- 1.1.1 j) preparing for the regional and local impacts of a changing climate.

*The stormwater management plan that has been developed in support of the application has been prepared using the latest climactic trends in order to be prepared for the impacts and effects of a changing climate.*

## 4.2 Settlement Areas (Section 1.1.3)

The subject lands are within a “Settlement Area,” which is defined by the PPS as: “urban areas and rural Settlement Areas, and include cities, towns, villages and hamlets.” The PPS further explains that Settlement Areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

PPS policy 1.1.3.1 states that Settlement Areas shall be the focus of growth and development. Policy 1.1.3.2 provides the criteria for land use patterns within Settlement Areas. The proposed development is designed in accordance with the applicable policies in Section 1.1.3.2 as follows:



- The development represents an efficient use of land and resources.
- The development is appropriate for, and will efficiently use, the infrastructure and public service facilities which are available, and will avoid the need for their unjustified and/or uneconomical expansion.
- The preliminary stormwater management design has taken into account recent local climactic trends and the impacts of climate change.
- The development will support active transportation with the inclusion of sidewalks and a dense urban form in close proximity to neighbourhood amenities. Furthermore, efforts will be made to work with the commercial property owners along Pembroke Street East to introduce direct pedestrian connections from the subject site to these commercial uses.

#### 4.3 Sewage, Water and Stormwater (Section 1.6.6)

The PPS states that municipal sewage and water services are the preferred form of servicing for settlement areas (Section 1.6.6.2). Where municipal sewage and water services are not available, planned or feasible, private communal sewage services and water services are the preferred form of servicing for multi-unit/lot development (Section 1.6.6.3).

The proposed development will be on municipal water and sewage services.

#### 4.4 Natural Heritage (Section 2.1)

Section 2.1.1 of the PPS states that natural features and areas shall be protected for the long term. The subject property is located within Ecoregion 6E in the PPS. Site development and alteration shall not be permitted in:

- significant wildlife habitat unless it has been determined that there will be no negative impacts on the natural features or their ecological functions (2.1.5 d))
- fish habitat, except in accordance with provincial and federal requirements (2.1.6).
- habitat of endangered and threatened species, except in accordance with provincial and federal requirements (2.1.7).
- on adjacent lands (120 metres) to natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (2.1.8).

An Environmental Impact Study (EIS) has been prepared by Jp2g Consultants Inc. and Muncaster Environmental Planning Inc. to provide details regarding Species at Risk (SAR), their potential habitat as well as potential natural heritage features and areas on and adjacent to the subject lands.

The EIS evaluated the entire site and concluded that no adverse impacts on the potential or confirmed natural heritage features in areas on/adjacent to the subject lands are anticipated to occur, provided the mitigation measures outlined in the report are properly implemented.



It is worth noting that a butternut tree sapling was located along the fencerow in the northwestern corner of the property. A Butternut Health Assessment (BHA) was completed for this tree which categorized it as a Category 1 tree. Category 1 trees are considered unhealthy and do not need to be retained or compensated for. The BHA will need to be submitted to the Ministry of Environment, Conservation and Parks (MECP) for review. After 30 days of the Ministry receiving the BHA report, the Category 1 tree can be removed provided any other applicable mitigation measures for tree removal are adhered to.

#### 4.5 Summary

The proposed development is located within a settlement area, which is to be the focus of growth and development. The development will be serviced by full municipal services, which is the preferred form of servicing under the PPS. The proposal has been determined to be consistent with the PPS, including the Natural Heritage policies, provided the mitigation measures recommended in the EIS are properly implemented.



## 5 Township of Laurentian Valley Official Plan

### 5.1 General Policies (Section 2.0)

The general development policies of the Official Plan have been established so that future development of the Township is controlled in an orderly and systematic fashion. The proposal has been assessed against the following relevant general policy areas.

### 5.2 Affordable Housing (Section 2.2(1))

Section 2.2 of the Official Plan indicates that the Township supports certain goals that are included in the PPS. Two policies that are particularly relevant to this application are:

- encouraging housing forms and densities designed to be affordable to moderate and lower income households; and
- encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification; and

As noted elsewhere, the development proposal includes a variety of housing types and densities that provide a range of options for future residents. The combination of increased density and smaller lots and smaller dwellings will result in new housing units that are inherently more affordable.

### 5.3 Public Parks (Section 2.2(19))

Section 2.2 (19) states that the Municipality may, as a condition of approval, require that five percent of such lands be conveyed to the Municipality for park or other public recreational purposes. All land to be so conveyed shall require approval by the Municipality. The proposed development includes two park elements, a large block of land and a parkette that will serve as an entry feature/gateway into the new development. Together these two proposed parkland conveyances represent more than five percent of the entire landholding.

### 5.4 Servicing (Section 2.2(24) and 17.0)

Section 2.2(24) and Section 17 both speak to the desire to minimize the costs of services to be provided by public agencies. Development will be encouraged for which services may be provided economically or which may assist in paying for existing services. Development should be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. As noted above, the proposed development, being of compact urban form will be more economical to provide new services to. Section 17 reiterates the PPS servicing hierarchy by suggesting that development should be serviced by full municipal sewage and water services where feasible. As noted above, the development is proposed to include full municipal services.

### 5.5 Residential (Section 5.0)

The subject lands are designated residential by the Official Plan. The Residential designation applies to areas of residential development on municipal sewer and water services and undeveloped tracts of land which represent areas where logical extensions of those existing services may occur. It is further noted that Council wants to encourage development to occur in the established settlement areas within the Residential and Suburban designations.



The Plan includes the following objectives:

- To provide lands for urban residential development on municipal services.
- To encourage an appropriate balance of housing types that meet the needs of the Township residents.
- To establish areas within which to encourage residential growth thereby reducing potential land use conflicts in the rural/agricultural areas of the Municipality.
- To provide for the efficient use of services within the Municipality's servicing capabilities.

The policies contained in Section 6.3 will be discussed in order below.

- 6.3 (1) The Residential designation shall permit a full range of housing types including single detached dwellings, duplexes, semi-detached dwellings, three and four unit dwellings, townhouses, apartments, condominiums and Seniors Housing. In addition, uses supporting the residential function of the area shall also be permitted and will be further identified in the implementing zoning by-law. These uses include parks, open space, institutional uses and local commercial uses.

*The proposed development will provide a mix of residential types including detached dwellings on a variety of lot sizes, semi-detached dwellings and townhouses. The site is located in close proximity to a mix of commercial uses, educational uses and places of worship. The development includes multiple park spaces.*

- 6.3 (2) Areas for development most easily serviced by the extension of existing services and adjacent to existing built-up areas will be encouraged to develop first. In order for development to occur, adequate reserve water and/or sewage capacity to service the development must exist.

*The development aligns exactly with this policy in that the proposed subdivision will be located adjacent to the existing build-up area. The servicing analysis prepared as part of this application has demonstrated that there is adequate water and sewage capacity.*

- 6.3 (3) New development shall be encouraged to take place by registered plan of subdivision.

*The development of the lands is taking place by way of plan of subdivision.*

- 6.3 (4) New residential development proposals consisting of twenty five or more lots will be encouraged to contain a mix of housing forms and densities that are affordable to a range of income types.

*The proposed development will include a mix of residential types including detached dwellings on a variety of lot sizes, semi-detached dwellings and townhouses. This differs from the historical subdivision pattern in the area of larger lots. The inclusion of smaller lots and a more compact built form is inherently more affordable.*

- 6.3 (5) The use of cost-effective development standards for new residential development and redevelopment will be encouraged to reduce the costs of housing.



*Further to above, and discussed further below in the zoning by-law section, development standards, such as smaller minimum lot sizes and reduced side yard setbacks, contributes to a denser built form, which reduces the cost of housing.*

- 6.3 (6) Multiple Residential Uses
  - Multiple residential uses, considered to be four or more dwelling units, and institutional uses should be located in close proximity to schools, parks, and local shopping facilities and should be required to have direct access and frontage on collector or arterial roads in order to minimize the disruption of the area.
  - Where multiple residential uses are included in new subdivision proposals, an attempt should be made, where possible, to have similar types of dwelling units facing each other.
  - Multiple residential development may be considered in appropriate locations, subject to a rezoning, provided the size is suitable, the proposed use is compatible with other development in the area and provided adequate servicing is available and sufficient uncommitted reserves exist to service the development.

*The location of the proposed development is in close proximity to several schools and to a large commercial area. The development itself will also contain a new park. The multiple residential uses that are proposed, on Blocks 74-75 and 79-82 have been designed to be clustered together. Additionally, the townhouses that are proposed on Blocks 79-82 are located facing semi-detached dwellings, which are compatible and complimentary. Lastly, there is adequate servicing available to service the proposed development.*

## 5.6 Plan of Subdivision Review Criteria (Section 18.3)

The proposed development has been reviewed against the criteria to be considered in Section 18.3 of the Official Plan as follows:

- There are no known areas of historical significance to protect on the subject lands. Pre-consultations with the approval authority for this subdivision (County of Renfrew) have confirmed that an archaeological study is not required to support this application, as the subject lands are more than 300 metres from the nearest watercourse.
- There is no danger from floor or other inundation on the subject lands.
- There are no known areas of forest fire risk on or adjacent to the subject lands.
- Supporting reports, including geotechnical, environmental impact, transportation impact, and functional servicing and stormwater management have been prepared in support of the development.
- The proposed subdivision satisfies the demand for new residential development by providing a range of housing types on fully serviced lands within the Laurentian Valley settlement area which are suitable for the proposed development. The lots will all be connected to municipal sewer and water.



- Convenient access to public roads exists in the form of an existing access to Robison Lane and the two proposed vehicular access points into the City of Pembroke at the Bell Street, Angus Campbell Drive and O'Brien Street intersection and the midblock connection to Angus Campbell Drive.
- The new roads will all be constructed to a standard that is agreed upon with the Township.
- The proposed development will not landlock any parcels and has been carefully designed to allow for the integration with other future developments.
- A subdivision agreement will be entered into between the owner of the lands and the Township.
- The lands being developed do not abut a provincial highway or collector road.
- The plan of subdivision is not located along a major waterbody.

## 5.7 Summary

The proposed subdivision complies with all applicable policies of the Township of Laurentian Valley Official Plan. The development will align with the goals contained within the Residential designation and represents a form of development and lot configuration that is compatible and consistent with the surrounding land uses. Study recommendations and mitigation measures will be implemented through a zoning by-law amendment, a subdivision agreement and/or other conditions to final approval of the subdivision.



## 6 Township of Laurentian Valley Zoning By-law No. 08-04-391

The subject lands were zoned Urban Reserve - Exception (UR-E2-h) with a holding provision through a site-specific amendment (2017-06-025) to Township of Laurentian Valley Zoning By-law No. 08-04-391. The site-specific exemption requires a minimum lot area of 36 hectares and a minimum lot frontage of 71 metres.

A UR zone generally restricts the use of land to existing uses until such time as the lands are ready to be developed with urban uses. Properties that are zoned UR typically have limited structures. The Urban Reserve zone is intended to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development on those lands.

To accommodate the proposed density, it is proposed that the development lands be rezoned to an R3 or an R4 zone. While the final zoning standards may evolve as the proposal undergoes a thorough review, as noted above, it is proposed that contemporary performance standards that may be more common in larger cities be employed in an effort to reduce the cost of housing. With respect to detached and semi-detached dwellings the following standards have been incorporated into the lot layout:

<b>Performance Standard</b>	<b>Detached</b>	<b>Semi-detached</b>
Minimum Lot Area	370 m <sup>2</sup>	240 m <sup>2</sup>
Minimum Lot Frontage	11.6 m	7.6 m
Minimum Interior Side Yard Setback	1.2 m	
Minimum Exterior Side Yard Setback	3.0 m	

The townhouses are also proposed to be compact in nature, with a minimum frontage of 6.1 metres.

Minimum rear yard depths are proposed to be in keeping with the parent zoning by-law at 7.5 metres. Front yard depth is proposed to be a minimum of 4.5 metres to the dwellings but 6.0 metres to garages to ensure ample parking spaces on driveways. Parking will be provided in accordance with the existing zoning standards at one parking space per detached or semi-detached dwelling and 1.5 parking spaces for any dwelling containing three or more units.

Block 74 that is proposed to have a cluster housing form (see Appendix 3), will require a more tailored zoning approach due to the shape of the block. The zoning for this particular block is proposed to follow the same approach as the recently approved and almost completed development on Matheson Drive in the City (shown as “New Townhouse Development” on Map 1).

A zoning by-law amendment application will be submitted at the conclusion of the draft approval process once the overall lot layout has been determined.



## 7 Conclusions and Recommendations

The proposed Draft Plan of Subdivision has been reviewed against the policies contained in the PPS and the Township of Laurentian Valley Official Plan. Consideration has been given to the standards in Township of Laurentian Valley Zoning By-law No. 08-04-391 with respect to the design of the lots and the proposed built form.

It is concluded that the proposed subdivision is consistent with the PPS. The proposed subdivision implements many goals in the Official Plan and aligns with numerous policies aimed at directing growth to areas that represent logical extensions of existing growth patterns. The proposed development, by virtue of reduced lot sizes and a more compact urban form, will result in more affordable options for new housing in the Township of Laurentian Valley. While not explicitly discussed or required in the Official Plan, the Transportation Impact Study concluded that the development that is the subject of this report and subsequent phases of the proposed subdivision can be accommodated by the adjacent road network without significant undue capacity constraints and without any significant capital improvements.

The proposal would result in development that is compatible with and will exist harmoniously with the surrounding area. It is concluded that the Draft Plan of Subdivision is consistent with Section 51(24) of the *Planning Act*. It is recommended that this Planning Justification Report and supporting documentation be filed in support of the application for Draft Plan of Subdivision approval with the County of Renfrew.

Respectfully submitted,

**Jp2g Consultants Inc.**  
**Engineers • Planners • Project Managers**








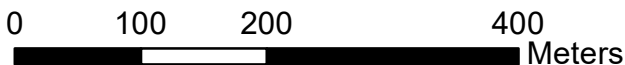
# Map 1

## Site and Surrounding Land Use



**Legend**

-  Roads
-  Subject Lands
-  Additional Lands Owned by TMM Pembroke Inc.
-  Municipal Boundary
-  Property Fabric



1:6,000

Notes: Map Layers Obtained from LIO

**Map 1:  
Site & Surrounding Land Use**

**J2 Jp2g Consultants Inc.**  
ENGINEERS • PLANNERS • PROJECT MANAGERS

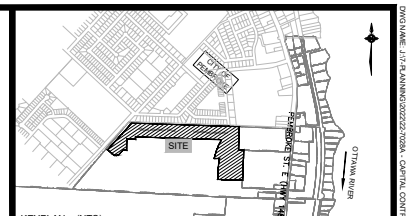
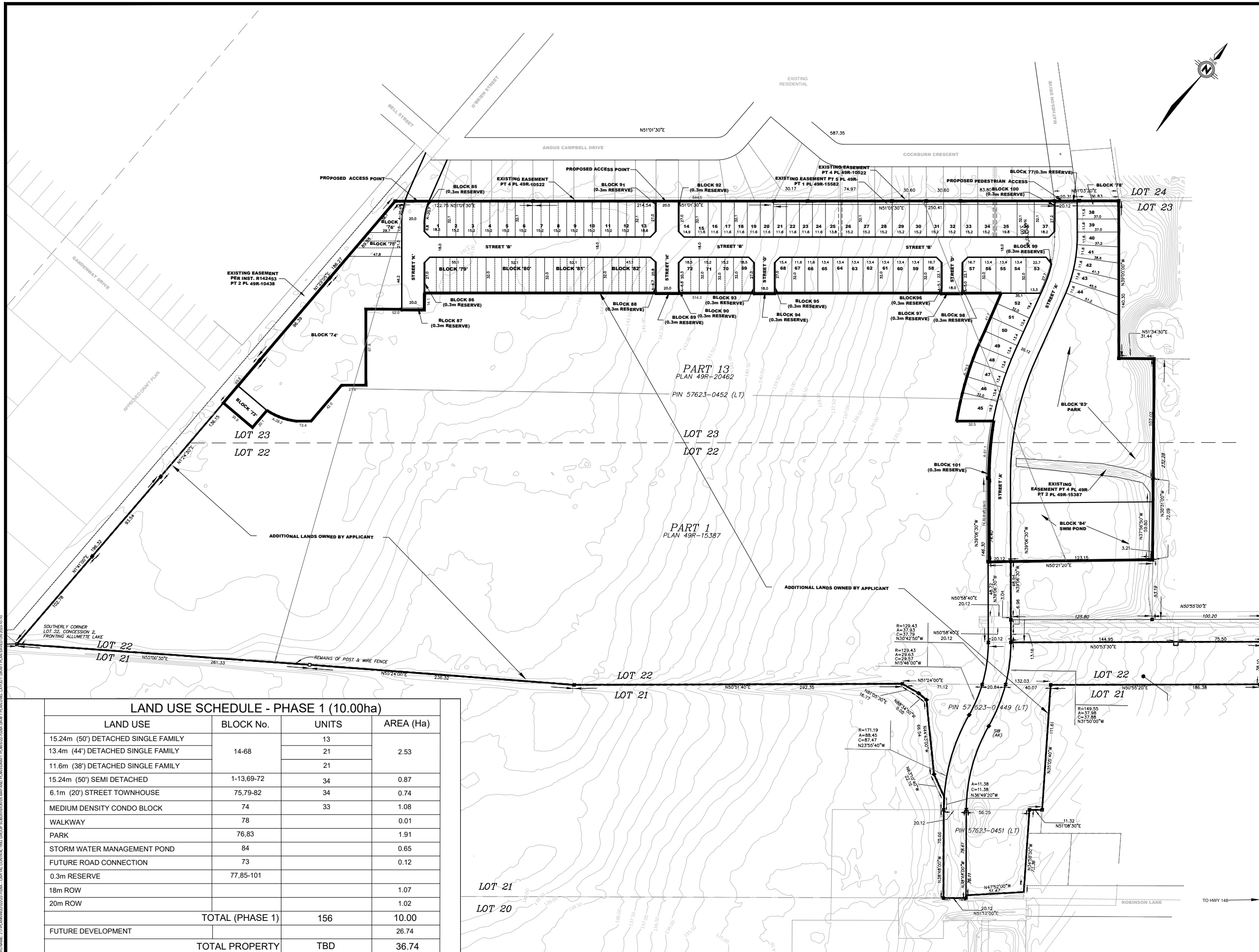
Project No. 22-7028A  
Date: October 2023

Prepared By: KC  
Reviewed by: AH



# Appendix 1

## Draft Plan of Subdivision



ADDITIONAL INFORMATION UNDER SECTION 51 (17) OF THE PLANNING ACT R.S.O., 1990 CHAPTER P.13.

- a) AS SHOWN ON DRAFT PLAN.
- b) AS SHOWN ON DRAFT AND KEY PLAN.
- c) AS SHOWN ON DRAFT AND KEY PLAN.
- d) LAND USE (AS SHOWN ON DRAFT PLAN TABLE)
- e) TO THE NORTH - RESIDENTIAL.
- TO THE EAST - COMMERCIAL.
- TO THE SOUTH - VACANT LANDS.
- TO THE WEST - SCHOOL; VACANT LANDS.
- f) AS SHOWN ON DRAFT PLAN.
- g) AS SHOWN ON DRAFT PLAN.
- h) MUNICIPAL WATER
- i) CLAY, SILTY CLAY, GLACIAL TILL.
- j) AS SHOWN ON DRAFT PLAN.
- k) ROADS, SANITARY SEWERS, WATER & STORM SEWERS.
- l) AS SHOWN DRAFT PLAN.

**OWNER'S AUTHORIZATION**  
 I AUTHORIZE Jp2g Consultants Inc. TO SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF RENFREW FOR APPROVAL.

DATE: \_\_\_\_\_  
 TERENCE DAVIDS  
 TMM PEMBROKE INC.  
 (I HAVE THE AUTHORITY TO BIND THE CORPORATION)

**SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE: \_\_\_\_\_  
 SIMON KASPRZAK, O.L.S.

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(31) OF THE PLANNING ACT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BRUCE HOWARTH, MCIP, RPP,  
 MANAGER OF PLANNING, DEVELOPMENT & PROPERTY DEPARTMENT  
 COUNTY OF RENFREW

2	2023-09-25	AHWK	ISSUED FOR SUBMISSION
1	2023-09-13	AHWK	Issued to client for review
No.	YYYYMMDD	BY	REVISION COMMENTS

**DRAFT PLAN OF SUBDIVISION  
 PART LOTS 22 & 23  
 CON. 2, FRONTING ALLUMETTE  
 LAKE GEORGIC TWP. OF  
 PEMBROKE TWP. OF LAURENTIAN  
 VALLEY CO. OF RENFREW**

**Jp2g Consultants Inc.**  
 ENGINEERS • PLANNERS • PROJECT MANAGERS  
 12 INTERNATIONAL DRIVE, PEMBROKE, ON  
 Phone: (613) 738-2507, Fax: (613) 738-4513  
 1150 MORRISON DRIVE, SUITE 415, OTTAWA, ON  
 Phone: (613) 828-7800, Fax: (613) 828-3600

Jp2g Project No.: 22-2028A 16 EDWARDS STREET SOUTH, UNIT 538, ARLBORO, ON

CLIENT No.:	SCALE: H=1:1500, V=.
DESIGNED: MNFAH	
DRAFTED: VVK	
CHECKED: MNFAH	
APPROVED: AH	

22-2028A DRAFT PLAN.DWG **DP-1**

**LAND USE SCHEDULE - PHASE 1 (10.00ha)**

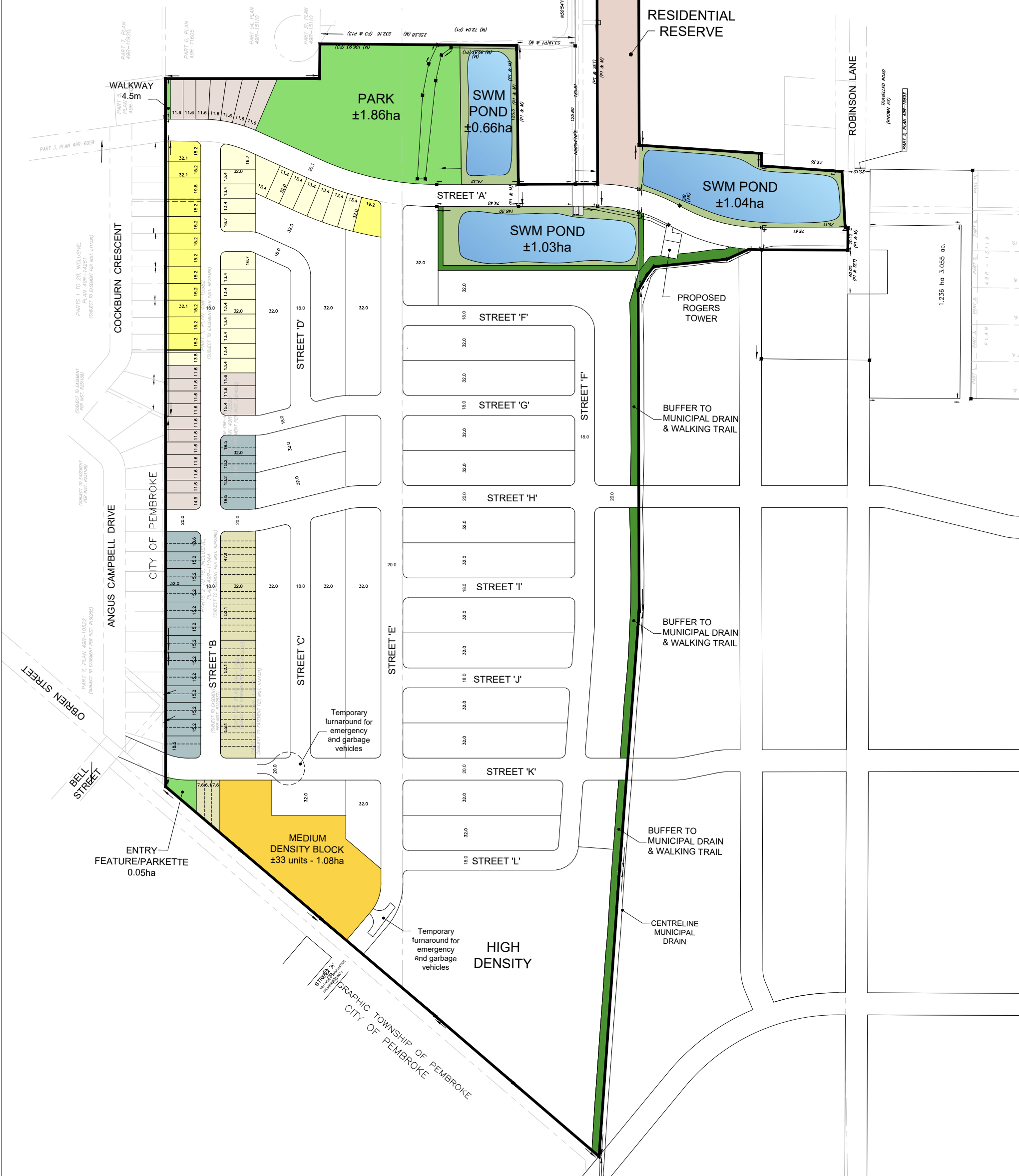
LAND USE	BLOCK No.	UNITS	AREA (Ha)
15.24m (50') DETACHED SINGLE FAMILY	14-68	13	2.53
13.4m (44') DETACHED SINGLE FAMILY		21	
11.6m (38') DETACHED SINGLE FAMILY		21	
15.24m (50') SEMI DETACHED	1-13,69-72	34	0.87
6.1m (20') STREET TOWNHOUSE	75,79-82	34	0.74
MEDIUM DENSITY CONDO BLOCK	74	33	1.08
WALKWAY	78		0.01
PARK	76,83		1.91
STORM WATER MANAGEMENT POND	84		0.65
FUTURE ROAD CONNECTION	73		0.12
0.3m RESERVE	77,85-101		
18m ROW			1.07
20m ROW			1.02
TOTAL (PHASE 1)		156	10.00
FUTURE DEVELOPMENT			26.74
TOTAL PROPERTY		TBD	36.74



# Appendix 2

## Development Concept Plan

UNIT COUNT - PHASE 1	
LAND USE	No. of Units
15.24m (50') SINGLE DETACHED	13
13.4m (44') SINGLE DETACHED	21
11.6m (38') SINGLE DETACHED	21
15.24m (50) SEMI DETACHED	34
6.1 (20') STREET TOWNS	34
6.4 (21') STREET TOWNS - CONDO BLK	33
<b>TOTAL</b>	<b>156</b>



# DEVELOPMENT CONCEPT PLAN

## TOWNSHIP OF LAURENTIAN VALLEY, COUNTY OF RENFREW



# Appendix 3

## Block 74 Concept





# Appendix 4

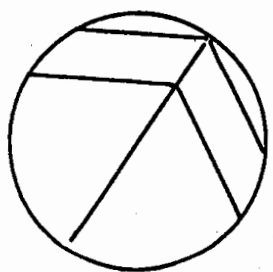
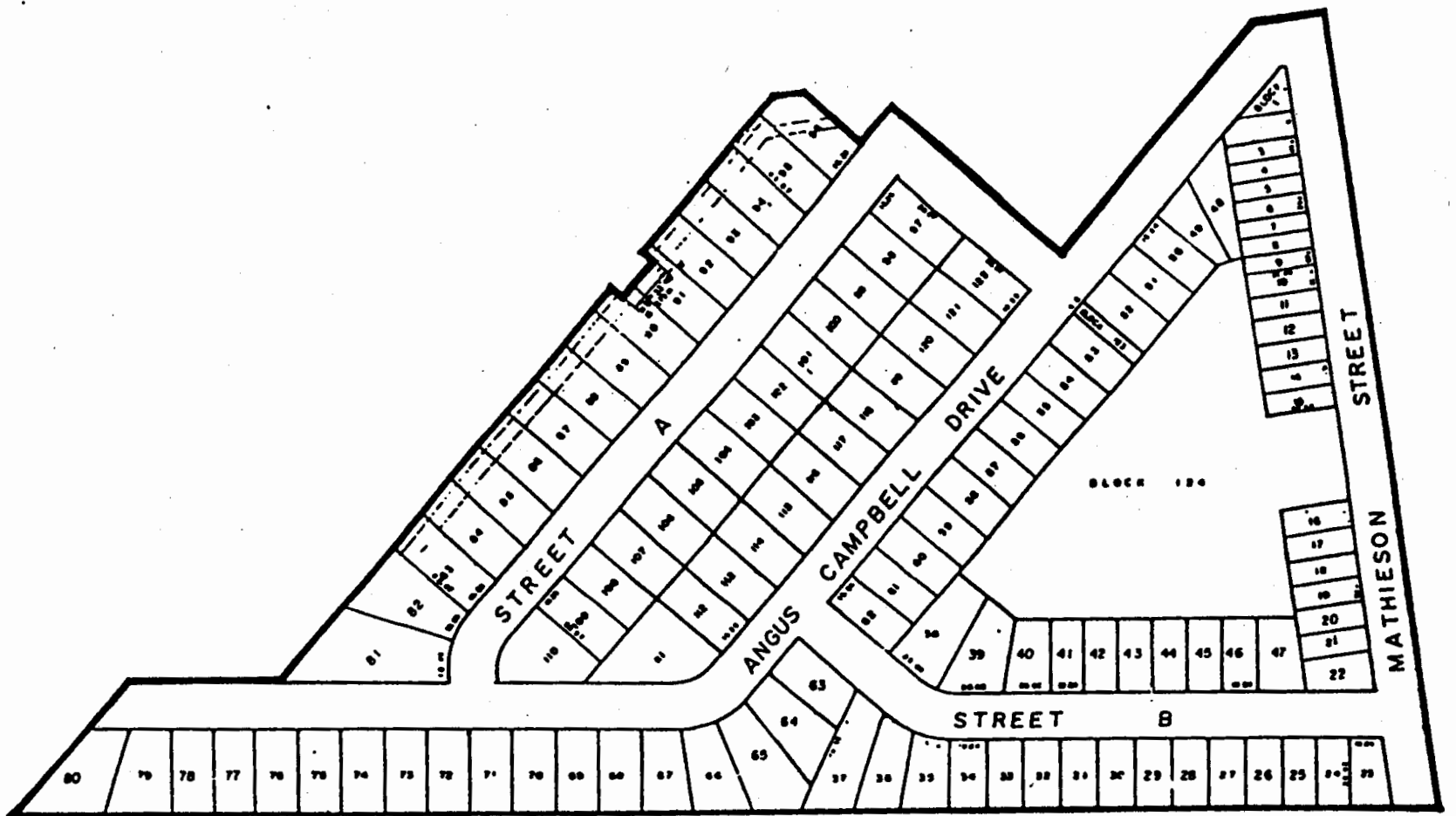
## Overall Conceptual Road Network





Appendix 5  
Mora Developments Draft Plan of  
Subdivision (from Subdivision Agreement  
Registered as Instrument No. 342981)

**DRAFT PLAN  
SUBDIVISION**  
part of  
**LOT 24, CONCESSION 2**  
**CITY OF PEMBROKE**

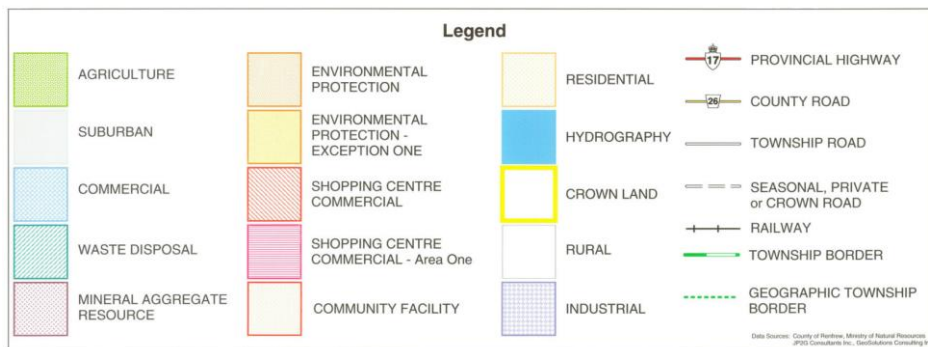
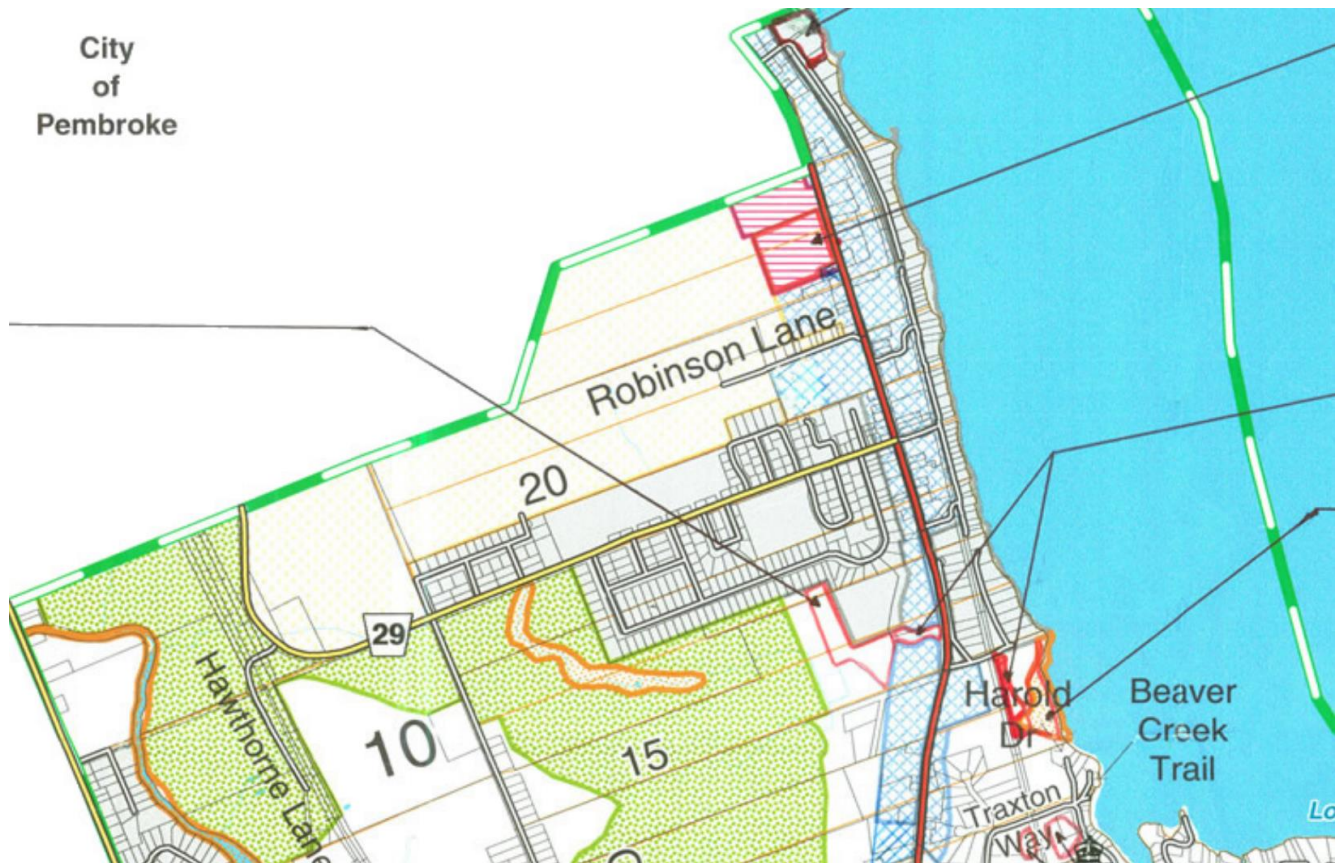


N.T.S



Appendix 6  
Township of Laurentian Valley  
Official Plan Excerpt

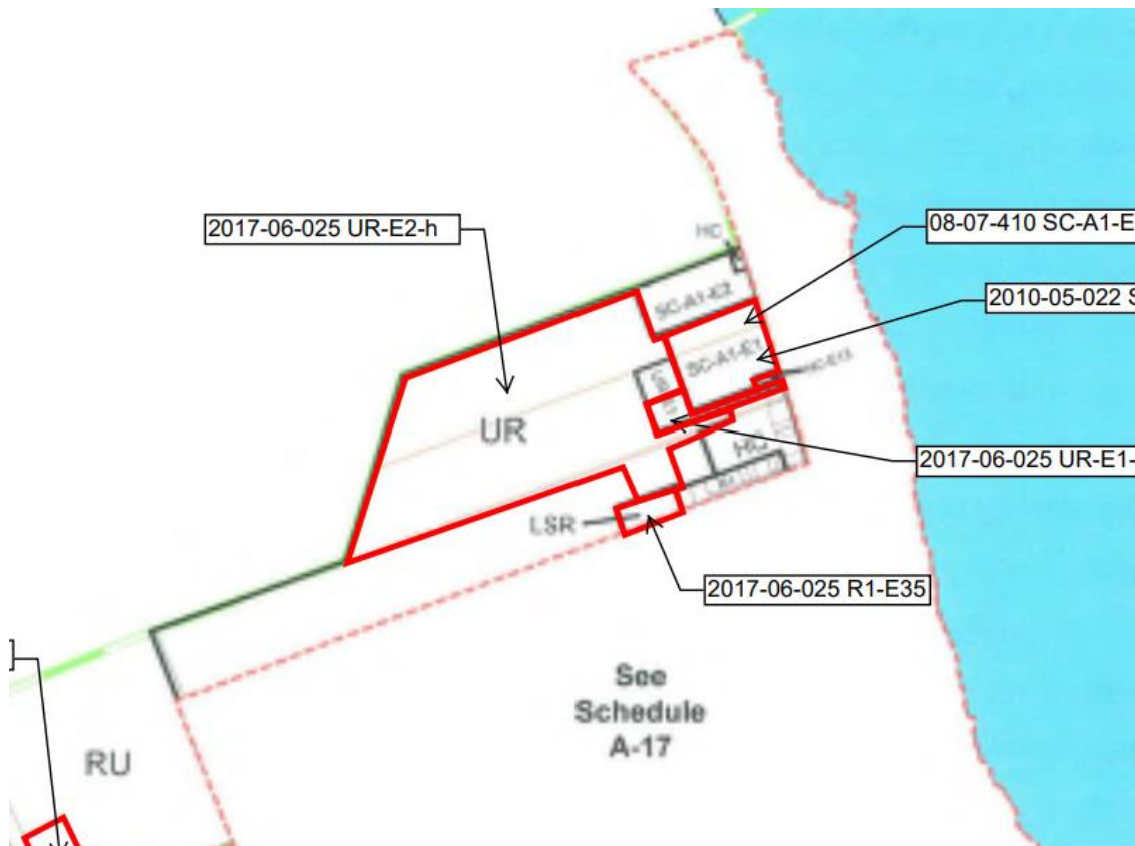
City  
of  
Pembroke





## Appendix 7

# Township of Laurentian Valley Zoning By-law No. 08-04-391 Excerpt



AGRICULTURE (A)	PROVINCIAL HIGHWAY	GEOGRAPHIC TOWNSHIP	AC ADULT COMMERCIAL	LM LIGHT INDUSTRIAL	R2 RESIDENTIAL TWO
ENVIRONMENTAL PROTECTION (EP)	COUNTY ROAD	NATURAL GAS PIPELINE	ARP ARCHEOLOGICAL RESOURCE PROTECTION	HC HIGHWAY COMMERCIAL	R3 RESIDENTIAL THREE
EXTRACTIVE INDUSTRIAL RESERVE (EMR)	TOWNSHIP ROAD	HYDRO	CF COMMUNITY FACILITY	GC GENERAL COMMERCIAL	RC RECREATIONAL COMMERCIAL
CROWN LAND	SEASONAL PRIVATE or CROWN ROAD	RURAL (RU)	DM1 DISPOSAL INDUSTRIAL ONE	SC SHOPPING CENTRE COMMERCIAL	SUR SUBURBAN RESERVE
HYDROGRAPHY	RAILWAY	NHF OVERLAY ZONE	DM2 DISPOSAL INDUSTRIAL TWO	OS OPEN SPACE	TC TOURIST COMMERCIAL
	TOWNSHIP BORDER	PROVISIONALLY SIGNIFICANT WETLAND (PSW)	EM EXTRACTIVE INDUSTRIAL	RR RURAL RESIDENTIAL	UR URBAN RESERVE
		120 m BUFFER FROM PSW	GM GENERAL INDUSTRIAL	R1 RESIDENTIAL ONE	LSR LIMITED SERVICE RESIDENTIAL