

To:	Warden McQueen and Members of Grey County Council
Committee Date:	March 12, 2020
Subject / Report No:	PDR-CW-18-20 Information Report
Title:	61 Alfred Street West Subdivision 42T-2019-03
Prepared by:	Stephanie Lacey-Avon
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee as presented per Resolution CW63-20;

Recommendation

1. That Report PDR-CW-18-20 regarding an overview of proposed plan of subdivision application 42T-2019-03, consisting of fifteen (15) total units - two semi-detached lots (4 units), five single-detached dwelling lots (5 units), and two, 3-unit townhouse lots (6 units), on lands described as Part of Lots 1-3, RP No. 105 (geographic Town of Thornbury) in the Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application known as 61 Alfred Street West (County file number 42T-2019-03) to create fifteen (15) total units, with two semi-detached lots (4 units), five single-detached dwelling lots (5 units), and two, 3-unit townhouse lots (6 units) within the settlement area of Thornbury. The units will connect onto Victoria Street South via a cul-de-sac. Servicing to the proposed subdivision will be via municipal water and sewer services. Various technical reports have been submitted with the proposed subdivision application, as well as a zoning by-law amendment to the Town of The Blue Mountains. The applications and supporting studies have been circulated to prescribed agencies and the public for review and comment. A future public meeting will be held for the subject applications. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The County has received a plan of subdivision application known as 61 Alfred Street West that proposes to create 15 total units, with two semi-detached lots (4 units), five single-detached

dwelling lots (5 units), and two, 3-unit townhouse lots (6 units). The proposed subdivision is located on Part of Lots 1-3, RP No. 105 (geographic Town of Thornbury), in the Town of The Blue Mountains. Access to the development will be provided off Victoria Street South via a cul-de-sac. The subject lands are approximately 1.087 hectares (2.68 acres).

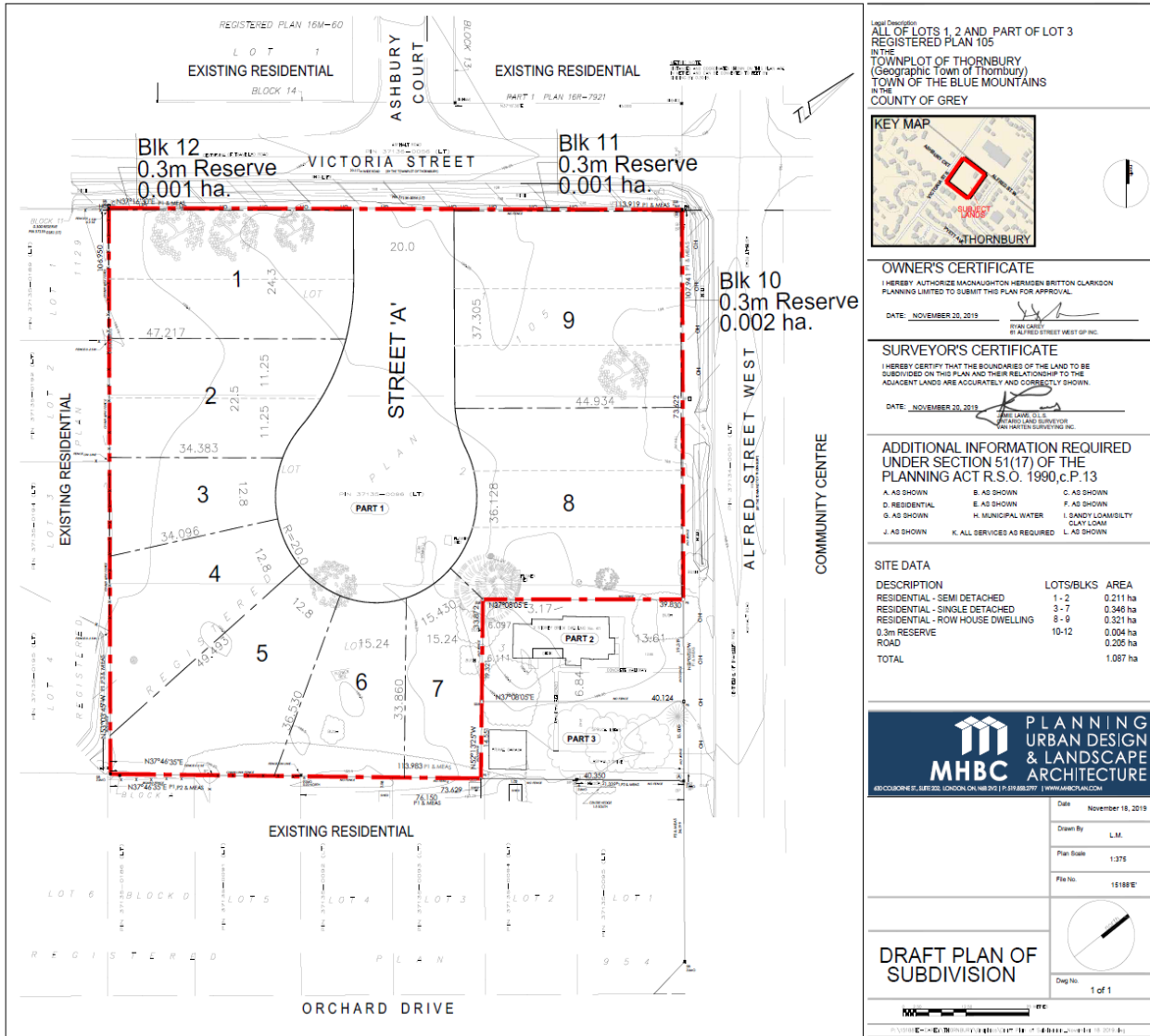
The lands immediately adjacent to the subject property are residential and recreational in nature, with a community centre and sport field along Alfred Street. Ashbury Court is located on the west side of Victoria Street South and formed part of a recently approved (2015) subdivision file 42T-2014-04. The 61 Alfred Street West development mirrors similar design features as Ashbury Court with a proposed cul-de-sac for access. Alternative road configurations were reviewed for Ashbury Court to try to eliminate the cul-de-sac design, but these were not considered as part of the final design. The proposed residential development is intended to compliment the existing residential uses in proximity. On the northeast portion of the subject lands, there are two residential lots that recently formed part of consent applications B12.2019 and B13.2019 and related zoning by-law amendment. These lots were formally severed from the remnant and no longer form part of the proposed development site.

A development review committee meeting was held March 5th at the Town to further discuss any outstanding matters with the developer, alongside Town and County staff. Lot density requirements and County transportation services requirements (daylighting triangle) have been flagged for the developer to review. The new subdivision (61 Alfred Street West) is proposed to be serviced by municipal water and sewer. The subject lands are currently vacant.

Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of MHBC Planning Consultants Inc. including 9 legal lots with 15 total units)

The proposed development also requires an amendment to the Town of The Blue Mountains Zoning By-law.

Pre-submission consultation between the proponent, the Town of The Blue Mountains and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found through this [link](#).

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of Provincial Interest under the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) 2014, and conform to any Provincial Plans or Municipal Official Plans that govern the

subject lands. In this case, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan have jurisdiction over the subject property. There are no Provincial Plans in place for this section of the Town of The Blue Mountains.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a settlement area that is serviced by municipal water and sewer services. The PPS indicates that the preferred form of servicing for settlement areas is full municipal services. The subject proposal will be serviced by municipal services.

Section 1.4 of the PPS also further promotes a range and mix of housing types and densities to meet projected requirements of current and future residents. The development includes a mix of housing types (semi-detached, detached, & townhouse), aiming to meet the needs of future residents. In both the PPS and the County OP there are policies promoting minimum targets for the provision of affordable housing.

Other policies of the PPS speak to connected, walkable communities with the provision for publicly accessible built and natural settings. There are also policies that speak to ensuring lands are free from contaminants in the land prior to development. A portion of the subject property was previously used as an orchard. A phase one environmental site assessment was completed to assess any potential contaminants.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County Official Plan

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' in the County Official Plan. Primary Settlement Areas are identified as principal centres in which to focus new residential growth in the County. The County Plan sets an average residential development density of 20 units per net hectare in Primary Settlement Areas (outside of the City of Owen Sound & the Town of Hanover). The subject proposal is currently below the lot density requirements outlined in the County Official Plan. These density provisions are similarly quoted in the Town of The Blue Mountains Official Plan. A development review committee meeting was held March 5th at the Town to further discuss any outstanding matters with the developer, alongside Town and County staff. Lot density requirements have been flagged for the developer to review.

Section 8.9 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in Section 8 of the Plan are policies which govern roads, transportation, and stormwater management. Section 9.13 of the County Plan provides criteria for consideration for new plans of subdivision. County staff encourage safe access for pedestrians and other modes of active transportation within the subject development. There is an existing park space north of the subject property which will prove to be an asset for the proposed development. Staff encourage the use of accessible and age-friendly design features.

County Official Plan policies will be further assessed following agency review and the public process.

Legal and Legislated Requirements

The application will be processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial, staffing or legal considerations associated with the proposed subdivision, beyond those normally encountered in processing a subdivision application. The County has collected the requisite fee and peer review deposit for this application.

Relevant Consultation

- Internal: Planning and Housing
- External: The public, Town of The Blue Mountains, and required agencies under the *Planning Act*.

Appendices and Attachments

None