

To:	Warden Hicks and Members of Grey County Council
Committee Date:	February 14, 2019
Subject / Report No:	PDR-CW-15-19
Title:	Windfall – Redline Revisions – 42T-2010-03
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	

Recommendation

1. That Report **PDR-CW-15-19** be received which provides an overview of proposed redline revisions to draft approved plan of subdivision **42T-2010-03** known as **Windfall** on lands described as **Part of Lot 16, Concession 1, (geographic Township of Collingwood)** in the **Town of The Blue Mountains**.

Executive Summary

Plan of Subdivision File 42T-2010-03 known as Windfall was originally draft approved on November 15, 2011 with the latest redline revision approved on October 13, 2016. The current draft approved plan consists of a total of 609 residential units (351 single detached dwellings and 258 semi-detached dwellings) as well as the creation of a number of blocks for various purposes. Phases 1 to 3 have received final approval and Phases 4 to 6 remain under draft approval. The County has received proposed redline revisions which proposes to increase the total unit yield from 609 units to 680 units and to insert a new public walkway connecting Street 'G' to the Community Park at Block 'A'. The Town will be holding a public meeting on February 25, 2019 for the proposed revisions and the associated zoning by-law amendment. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided.

Background and Discussion

Plan of Subdivision File 42T-2010-03 known as Windfall was originally draft approved on November 15, 2011 with the latest redline revision approved on October 13, 2016. The current draft approved plan consists of a total of 609 residential units (Lots 1 to 480 351 single detached dwellings and 258 semi-detached dwellings) as well as the creation of a number of blocks for various purposes. The draft approved subdivision is located on lands legally described as Part

of Lot 16, Concession 1, Town of The Blue Mountains. The subject lands are located on the north side of Grey Road 19 between the roundabout on Grey Road 19 and the intersection of Grey Road 19 and Grey Road 21.

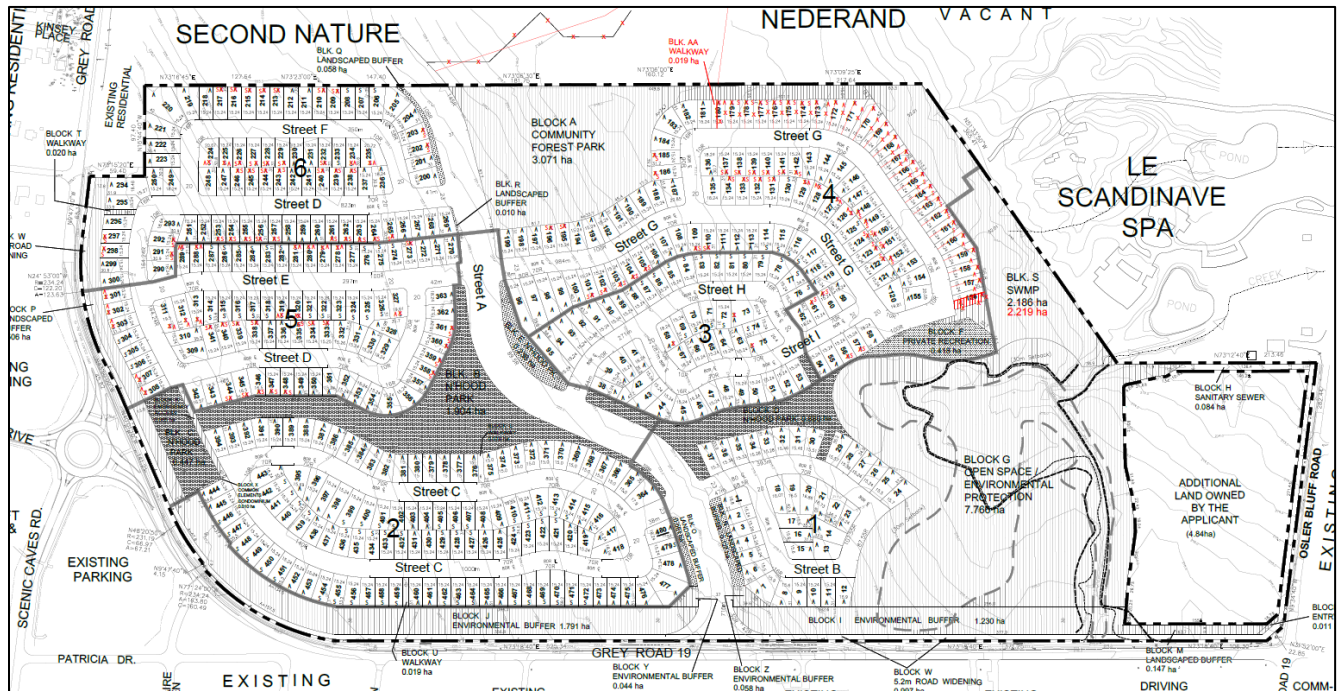
Phases 1 to 3 have received final approval which consists of a total of 273 residential units. The units within Phases 1 to 3 have either been constructed or will be constructed in the near future. Phases 4 to 6 remain under draft approval. The County has received proposed redline revisions which proposes to increase the overall total unit yield from 609 units to 680 units and to insert a new public walkway identified as Block 'AA' which would provide a connection from Street 'G' to the Community Park at Block 'A'. The new walkway also results in revisions to the lot fabric along Block 'A' and Block 'S'. The proposed redline revisions specifically apply to Phases 4 to 6 (see Figure 1 – Subject Lands). This would increase the total units within Phases 4 to 6 from 336 units to 407 units consisting of a total of 145 single detached units and 262 semi-detached units (See Figure 2 – Proposed Revisions).

Figure 1: Subject Lands – Phases 4 to 6 Windfall



The Town of The Blue Mountains has received a zoning amendment application related to the proposed revisions. The purpose and effect of the proposed zoning by-law amendment application is to increase the maximum permitted number of residential units from 609 to 680 to implement the proposed redline changes described above. The Town will be holding a public meeting on February 25, 2019 for the proposed revisions and the associated zoning by-law amendment.

Figure 2: Proposed Revisions – Phases 4 to 6 Windfall



Pre-submission consultation between the proponent, the Town and the County identified the submission requirements for the proposed plan of subdivision. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Revised Stormwater Management Reports,
3. Revised Functional Servicing Report,
4. Traffic Impact Study, and
5. Revised Draft Plan.

Copies of all background reports and plans can be found at [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 official plans that govern the subject lands. In this case, the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan all have jurisdiction over the subject property.

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 recreational settlement area that is serviced by municipal water and sewer services.

The subject lands are identified as Escarpment Recreation Area in the Niagara Escarpment Plan which contemplates development of this nature. The subject lands are outside of the Niagara Escarpment Development Control Area and therefore a development permit is not required from the Niagara Escarpment Commission (NEC). The proposed redline revisions have been circulated to the NEC for review and comment.

The supply of an adequate range of residential housing types is required in both Provincial documents. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy.

County Official Plan

The proposed plan of subdivision is designated as 'Recreational Resort Area' within the County Official Plan. Significant Woodlands are also identified on parts of the subject lands. Within the Recreational Resort Area designation, the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan or secondary plans.

Section 2.8 of the County Plan provides policies on Significant Woodlands that have been identified on parts of the subject lands. The proposed redline revisions are within the existing development footprint of the draft approved plan and therefore an updated environmental impact study was not required to be submitted with the redline revision application.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan are policies which govern roads and transportation.

Town of The Blue Mountains Official Plan

The Town Official Plan designates the subject lands as 'Residential Recreational Area'. The purpose of the Residential Recreation Area designation is to 'recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and recognize areas where some residential uses are located to support and provide access to resort and recreational amenities'.

A detailed analysis of Provincial, County, and Town policy has not been offered at this stage; however, following the public and agency review processes, a comprehensive planning analysis and final recommendations will be provided.

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 redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation

Internal: Planning Staff, Transportation Services

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

Appendices and Attachments

None