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| To: | Warden Hicks and Members of Grey County Council |
| Committee Date: | January 10, 2019 |
| Subject / Report No: | PDR-CW-03-19 Information Report |
| Title: | Long Point Road Plan of Subdivision 42T-2018-14 |
| Prepared by: | Scott Taylor |
| Reviewed by: | Randy Scherzer |
| Lower Tier(s) Affected: | Town of The Blue Mountains |
| Status: | Recommendation adopted by the Committee of the Whole as presented as per Resolution <i>CW12-19</i> ; Endorsed by County Council on January 24, 2019 as per Resolution <i>CC12-19</i> . |

Recommendation

1. That Report PDR-CW-03-19 regarding an overview of proposed plan of subdivision application 42T-2018-14, consisting of twenty-two (22) residential parcels on lands described as Parts 4 and 5, Lot 85, Plan 529, RP 16R-2186, Town of The Blue Mountains, geographic Township of Collingwood, be received for information.

Executive Summary

The County has received a plan of subdivision application known as the Long Point Road Subdivision (County file number 42T-2018-14), to create 22 new single detached residential lots in the Town of The Blue Mountains. Access to the lots would be off a new road, connecting to Long Point Road. 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 will be circulated to prescribed agencies and the public for review and comment. 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 the Long Point Road Subdivision to create 22 single detached residential lots. The lots would front onto a new municipal road, which would connect to Long Point Road in the northeastern end of the Town of The Blue Mountains. Long Point Road extends north from the Grey Road 21 and Highway 26 intersection. Two future road blocks, for connections north and south, are also being proposed

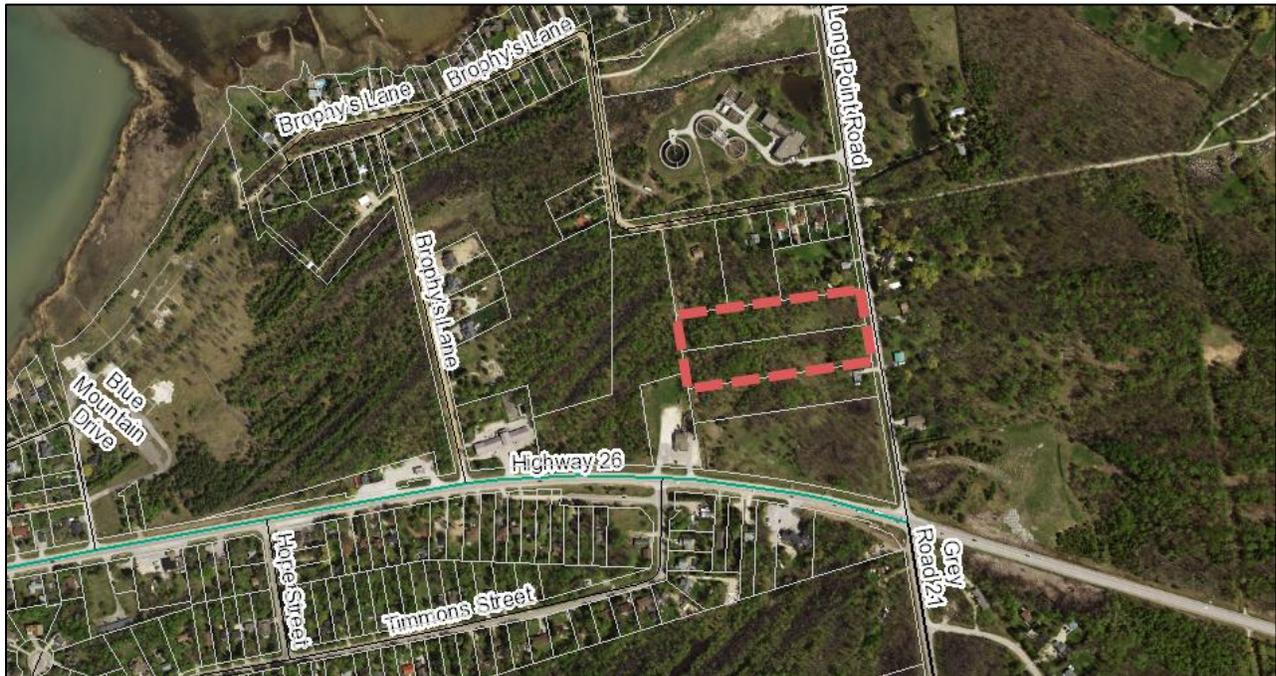
through the plan of subdivision. A block at the rear of the lands will also be utilized for the municipal drain.

The subject lands are located in the Recreational Resort Area settlement along the Town of The Blue Mountains and Town of Collingwood boundary, north of Highway 26. The proposed subdivision is located on Parts 4 and 5, Lot 85, Plan 529, RP 16R-2186, Town of The Blue Mountains, geographic Township of Collingwood.

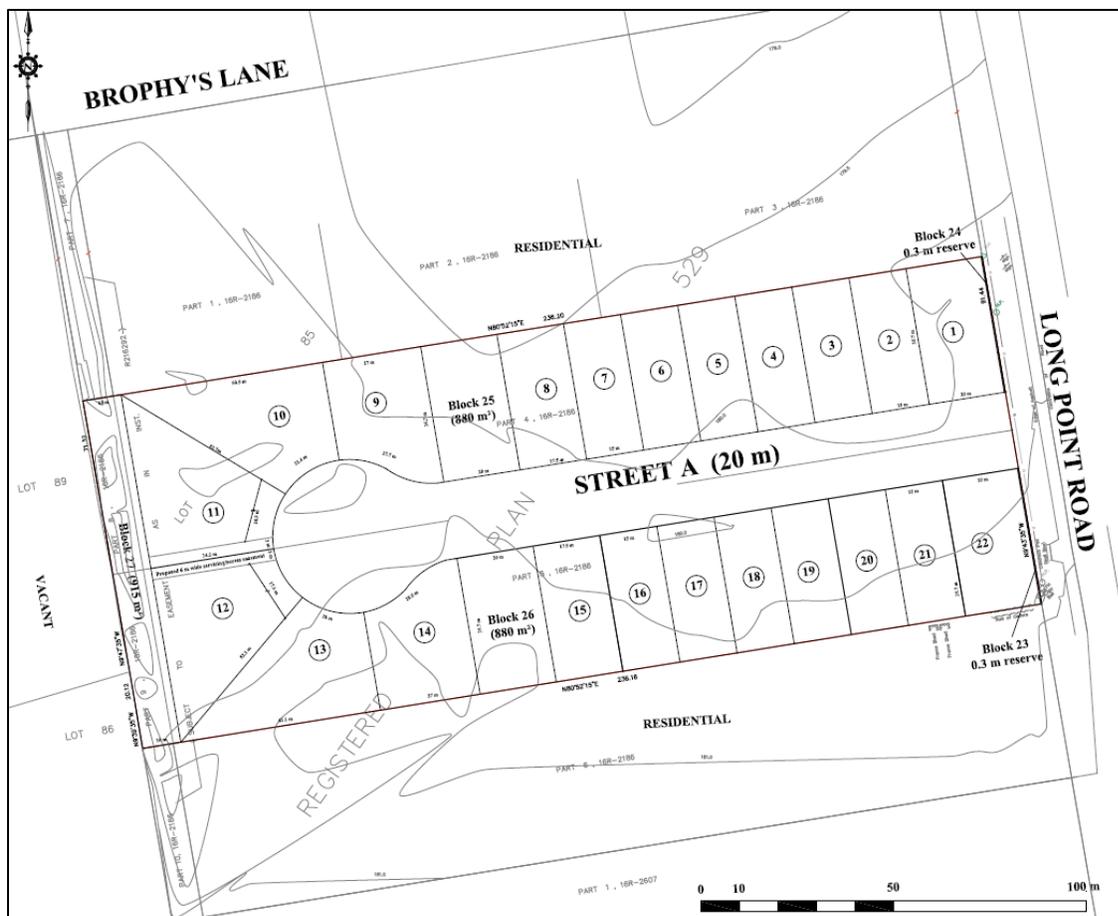
The subject lands are comprised of two parcels which have a combined area of approximately 2.2 hectares. The subject lands are currently undeveloped and are covered in trees. Servicing to the new lots will be via municipal water and sewer services.

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

Surrounding this site is a municipal drain to the west, residential properties to the north and south, and Long Point Road to the east. Across Long Point Road are further residential properties.



Map 1: Airphoto of Subject Lands



Map 2: Proposed Plan of Subdivision

(Map 2 Courtesy of Pascuzzo Planning Inc.)

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, the Grey Sauble Conservation Authority, the Niagara Escarpment Commission, and the County identified the submission requirements for the proposed plan of subdivision. 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 Municipal 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 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. The proposed plan of subdivision is within an existing settlement area and will be serviced via municipal water and sewer services. The PPS indicates that municipal services are the preferred form of servicing for settlement areas.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing new single detached lots, which is currently common in this area of the Town.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision will provide future road connections to adjacent lands. At this stage it has not been determined yet whether sidewalks are being included. Parkland has not been included in this development, it will instead be utilizing the cash-in-lieu provisions of the *Planning Act*.

The protection of significant environmental features is also required through the legislation and policy. The County Plan maps 'Significant Woodlands' on the subject properties. An Environmental Impact Study was conducted for the proposed development.

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

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Recreational Resort Area' in the County Official Plan. Recreational Resort Areas are identified as locations in which to focus new residential and recreational growth in the County, on full municipal services.

The County Plan also requires the protection of cultural and archaeological resources. A Stage 1 – 2 Archaeological Assessment was conducted for this development.

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, transportation, and stormwater management.

Town of The Blue Mountains Official Plan

The subject lands are designated as 'Residential Recreational Area' in the Town Official Plan. Similar to the County Official Plan, this property is also within a designated settlement area in the Town's Plan, which permits the type of residential development being contemplated.

Niagara Escarpment Plan

The subject lands are designated as 'Escarpment Recreation' in the Niagara Escarpment Plan. This designation contains very similar policies to the County and Town Official Plans, permitting new residential and recreational development in this designation, and deferring to detailed local planning policies where they exist.

A more thorough analysis of the County/Town Official Plans and Niagara Escarpment Plan policies will follow the 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 Transportation Services
- External: The public, Town of The Blue Mountains, Niagara Escarpment Commission, and required agencies under the *Planning Act*.

Appendices and Attachments

None