



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	September 10, 2020
Subject / Report No:	PDR-CW-32-20 Information Report
Title:	Richpark Homes Plan of Subdivision 42T-2020-04
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee as presented per Resolution CW152-20; Endorsed by County Council September 24, 2020 per Resolution CC75-20;

Recommendation

1. That Report PDR-CW-32-20 regarding an overview of proposed plan of subdivision application 42T-2020-04, that proposes to create a single block subdivision in order to utilize part lot control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains consisting of two (2) single detached dwellings and twenty-two (22) semi-detached dwellings on lands described as Lots 47 and 48, Southwest of King Street, and Lots 47 to 49, Northeast of Arthur Street, and Part of Minto Street, Townplot of Thornbury, Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application known as the Richpark Homes Subdivision (County file number 42T-2020-04), that proposes to create a single block subdivision in order to utilize part lot control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains. The approved site plan created a total of 2 single detached dwellings and 22 semi-detached dwellings. Access to the subdivision would be from a proposed condominium road that would connect to Peel Street North on the edge of the settlement area of Thornbury. A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains in order to reflect the type of condominium being proposed. Servicing to the proposed subdivision will be via municipal water and sewer services. Various technical reports were prepared as part of the site plan application which have also been provided as part of the subdivision application submission. The applications and supporting studies have been 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 Richpark Homes (County file number 42T-2020-04) that proposes to create a single block subdivision. The single block subdivision is being proposed in order to utilize part lot control provisions under the Planning Act to implement a site plan that has been approved by the Town of The Blue Mountains. The approved site plan approved by the Town included a total of 2 single detached dwellings and 22 semi-detached dwellings. The intent is to create parcels of tied (POTL's) using the part lot control provisions under the Planning Act and then create a common element condominium for the proposed road and open space lands through a future condominium exemption application process.

Access to the subdivision would be from a proposed condominium road that would connect to Peel Street North. Servicing to the proposed subdivision will be via municipal water and sewer services.

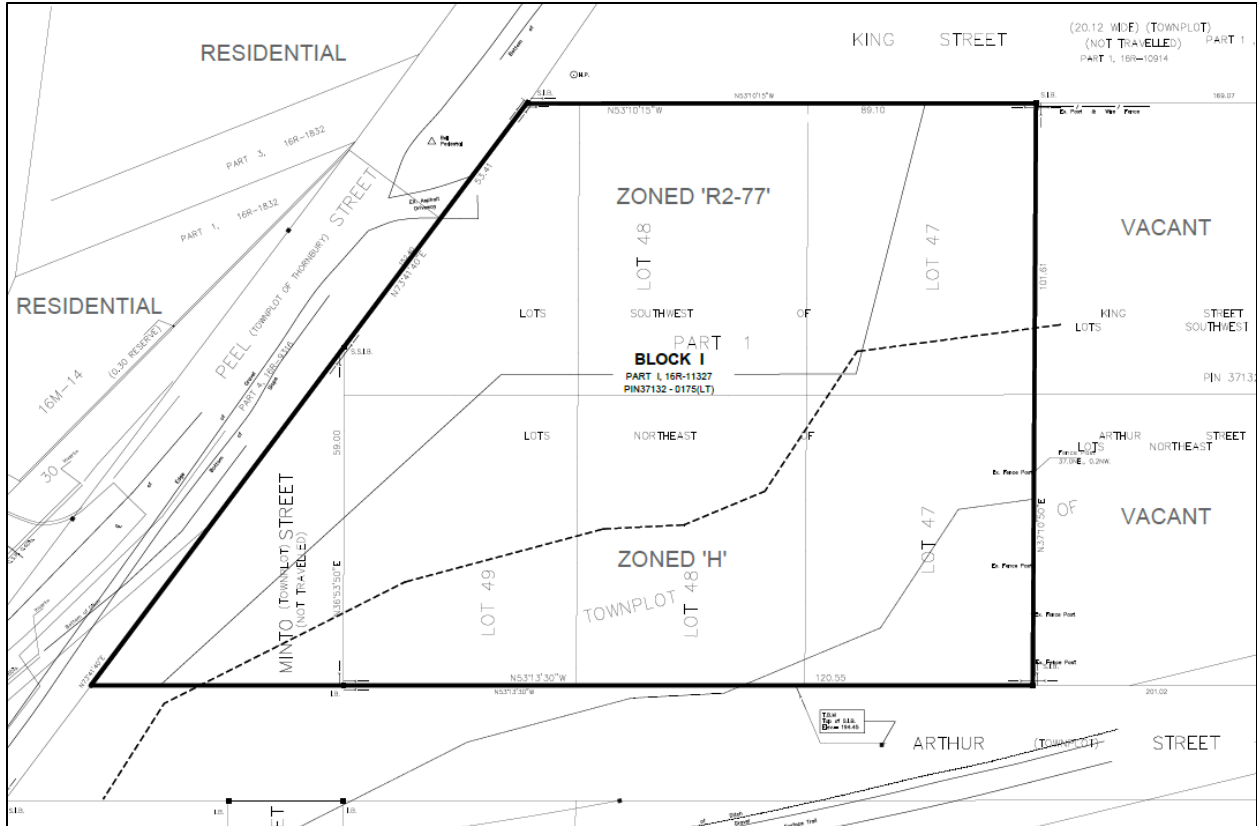
The subject lands are approximately 1.29 hectares in size and are located in the settlement area of Thornbury. This property is located east of Peel Street North and north of Highway 26, on the northwestern edge of Thornbury. The subject property is legally described as Lots 47 and 48, Southwest of King Street, and Lots 47 to 49, Northeast of Arthur Street, and Part of Minto Street, Townplot of Thornbury, Town of The Blue Mountains. The civic address of the subject lands is 188 Peel Street North.

Surrounding this site are a mixture of residential lands, vacant lands, farm field, recreational amenities, and natural areas. Lands to the north comprise of municipal open space including a neighbourhood tennis court and residential uses. The Georgian Trail and Highway 26 are south of the subject lands. South of Highway 26 in this area consists of a farm field and residential uses. To the west is a residential subdivision known as Trailwood. To the east are vacant lands and hazard lands.

A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains in order to reflect the type of condominium. Current zoning by-law provisions treat building setbacks as if the condominium is one single property notwithstanding that 24 dwelling units are to be built. Therefore, to implement a common elements condominium type development, the existing zoning provisions requires a minor adjustment in the wording to recognize that the proposed common element lands within this zone shall be considered to be one contiguous lot.

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 at [this link](#).

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



Map 1: Proposed Plan of Subdivision

(Map 1 Courtesy of Travis & Associates.)



Map 2: Location of Subject Lands

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) 2020, 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. The subject lands are located outside of the Niagara Escarpment Plan area.

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 single detached and semi-detached dwellings at a density which aligns with the County and Town of The Blue Mountains Official Plans.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The approve site plan includes provisions for sidewalks and connections to public open space (i.e. Georgian Trail).

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 'Primary Settlement Area' in the County Official Plan. Development in Primary Settlement Areas shall generally achieve an average development density of 20 units per net hectare or higher. The proposed development would be just under 20 units per net hectare. A portion of the subject lands are designated as Hazard Lands.

A previously evaluated abandoned landfill site is located east of the subject lands. Based on a previous D4 evaluation done for this abandoned landfill site, there are no potential risks associated with this landfill site for the subject lands. Appendix B identifies a stream located on the southern portion of the subject lands. Through the site plan process, the stream was realigned and improved which was approved by the Grey Sauble Conservation Authority.

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

The County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in the Move Grey portion of the Plan, are policies which govern roads, transportation, and stormwater management. These matters were dealt with as part of the Town's site plan application process.

Town of The Blue Mountains Official Plan

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

As noted above, a rezoning application has also been submitted to the Town and will be processed simultaneously with the subdivision.

A more thorough analysis of the County and Town Official 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

External: The public, Town of The Blue Mountains, Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

None