

Report PDR-PCD-39-15

To: Chair Wright and Members of the Planning and Community Development Committee

From: Randy Scherzer, Director of Planning

Meeting Date: October 20, 2015

Subject: **Information Report on Lora Bay Phase 3B Resubmission - Plan of Subdivision**

Status: Recommendation adopted by Committee as presented per Resolution PCD129-15; Endorsed by County Council November 3, 2015 per Resolution CC149-15; See also Addendum to PDR-PCD-39-15 from December 10, 2015 Committee;

Recommendation(s)

THAT Report PDR-PCD-39-15 regarding an overview of proposed planning application 42T-2015-04, to reinstate a lapsed plan of subdivision which proposes to recreate a total of 35 residential units, consisting of 23 single detached residential units, 1 multi-residential block containing 12 units, and 1 block for a common elements condominium road on lands described as Part of Lots 38 and 39, Concession 12, Part of Blocks 1, 15, 29 and 30, RP 16M-8, in the Town of The Blue Mountains, be received for information.

Background

The County has recently received a plan of subdivision application from The Lora Bay Corporation to re-establish a plan of subdivision formerly known as Lora Bay Phase 3B – 42T-2006-14A – Phase 2 which has subsequently lapsed. The resubmitted Plan of Subdivision being Lora Bay Phase 3B – 42T-2015-04 proposes to reinstate what was previously draft approved which was a total of 35 residential units, consisting of 23 single detached residential lots, 1 multi-residential block containing 12 units, and a common elements condominium road block on approximately 3.92 hectares (9.69 acres) of land, in the Town of The Blue Mountains. The proposed units will gain access off of a condominium road called Landry Lane which connects to West Ridge Drive (See

Map 1 below). As shown on Map 1 below, the road for this development has previously been constructed and municipal services are already in place to service the proposed 35 residential units. Surrounding the subject lands is the Lora Bay Golf Course (Raven), as well residential development all of which are part of the Lora Bay development.

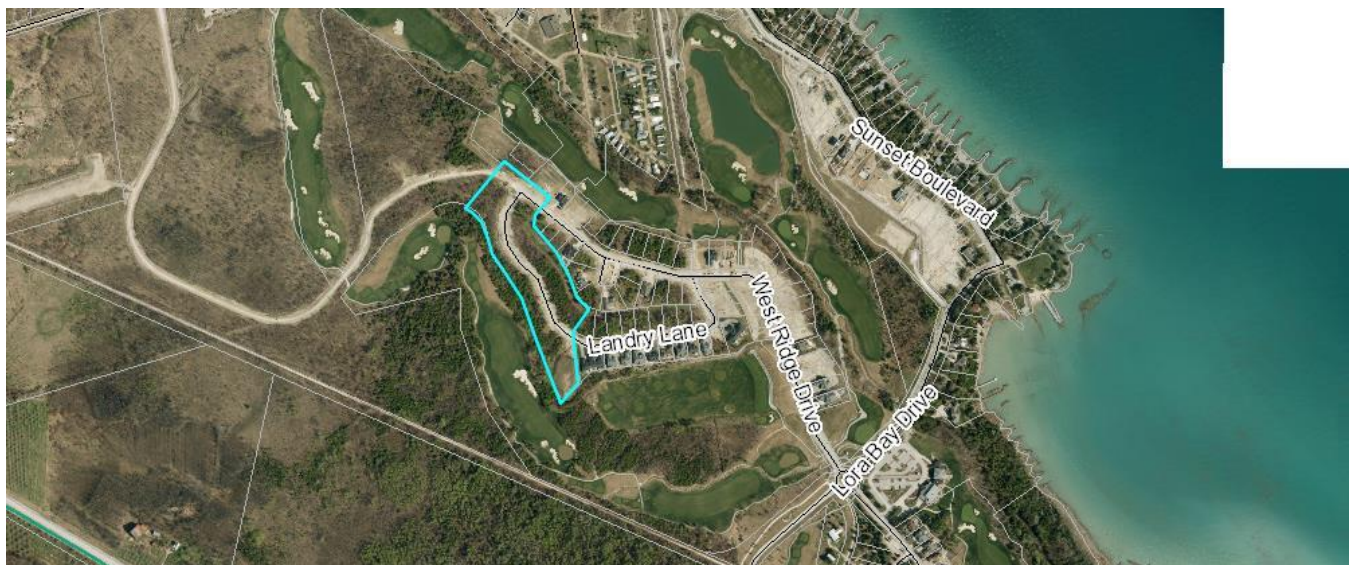
Accompanying the proposed plan of subdivision, the following background and technical reports were submitted:

1. a Planning Justification Letter,
2. a Stage 1-2 Archaeological Assessment,
3. an Updated Scoped Environmental Impact Statement
4. a Draft Plan of Subdivision, and
5. digital copies of all supporting documents submitted with the previous draft approved subdivision.

Copies of the background reports and plans can be found at the below link:

[Link to Background Materials](#)

It should be noted that the proposed multi-unit residential block (manor homes block) is slightly smaller than what was previously draft approved. A letter from the applicant's engineering consultant indicates that this Block is sufficient in size to deal with stormwater management matters and that details regarding stormwater design would be provided during the detailed design stage.



Map 1: Lora Bay Phase 3B - Subject Lands

The County has delegated the holding of public meetings for plan of subdivisions/condominiums to local municipalities. The Town has scheduled a Public Meeting for this subdivision application on October 26th. The County has circulated the application and supporting documents to various agencies and members of the public in accordance with the Planning Act requirements. County and Town staff will work collaboratively to ensure that the development applications are processed in an efficient manner, while ensuring comments from the public and agencies are garnered and taken into account.

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 official plans or Provincial plans which 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.

Provincial Legislation, Policy and Plans

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where hard and soft services are readily available. The protection of the natural environment, and directing development away from areas of natural hazard, are also strongly emphasized in Provincial legislation and policy. Cultural and archaeological heritage protection is also emphasized in the PPS. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision is within a settlement area designation in the County Plan and will be serviced by municipal water and sewer services.

County Official Plan

The proposed plan of subdivision is designated as 'Recreational Resort Area' within the County Official Plan. 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.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Appendix B to the County Plan identifies some pockets of ‘Significant Woodlands’ on the subject property. The proponent has submitted an updated scoped Environmental Impact Statement to address impacts on the natural environment.

A detailed analysis of Provincial and County 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.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or information technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the required application fee and peer review deposit.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County’s Strategic Plan, speaks to the continued management of growth, and the application of sound land use planning principles. Permitting new residential development on lands which are designated for growth could be considered sound land use planning provided the relevant planning policies are adhered to. Following the public and agency development review processes, County staff will offer a final recommendation on the proposed plan of subdivision application.

Respectfully submitted by,

Randy Scherzer, MCIP, RPP
Director of Planning