

To:	Warden Hicks and Members of Grey County Council
Committee Date:	June 13, 2019
Subject / Report No:	PDR-CW-29-19 Information Report
Title:	Blue Vista Plan of Subdivision 42T-2019-01
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution <i>CW131-19</i> ;

Recommendation

1. That Report PDR-CW-29-19 regarding an overview of proposed plan of subdivision application 42T-2019-01, consisting of one hundred and thirty-three (133) residential parcels of land for up to one hundred and eighty (180) residential dwellings, described as Part Lot 17, Concession 1, 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 Blue Vista Subdivision (County file number 42T-2019-01), to create 133 new single detached residential lots, for up to 180 single and semi-detached dwellings in the Town of The Blue Mountains. Access to the lots would be from a series of new roads connecting to Grey Road 21 and through the Second Nature development to Grey Road 19. 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 application 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 Blue Vista Subdivision to create 133 new single detached residential lots, for up to 180 single and semi-detached dwellings. The lots would gain access from a series of new roads connecting to Grey Road 21 and through the Second Nature development to Grey Road 19. Blocks are also being created

for open space, parkland and environmental protection areas. Servicing to the proposed subdivision will be via municipal water and sewer services.

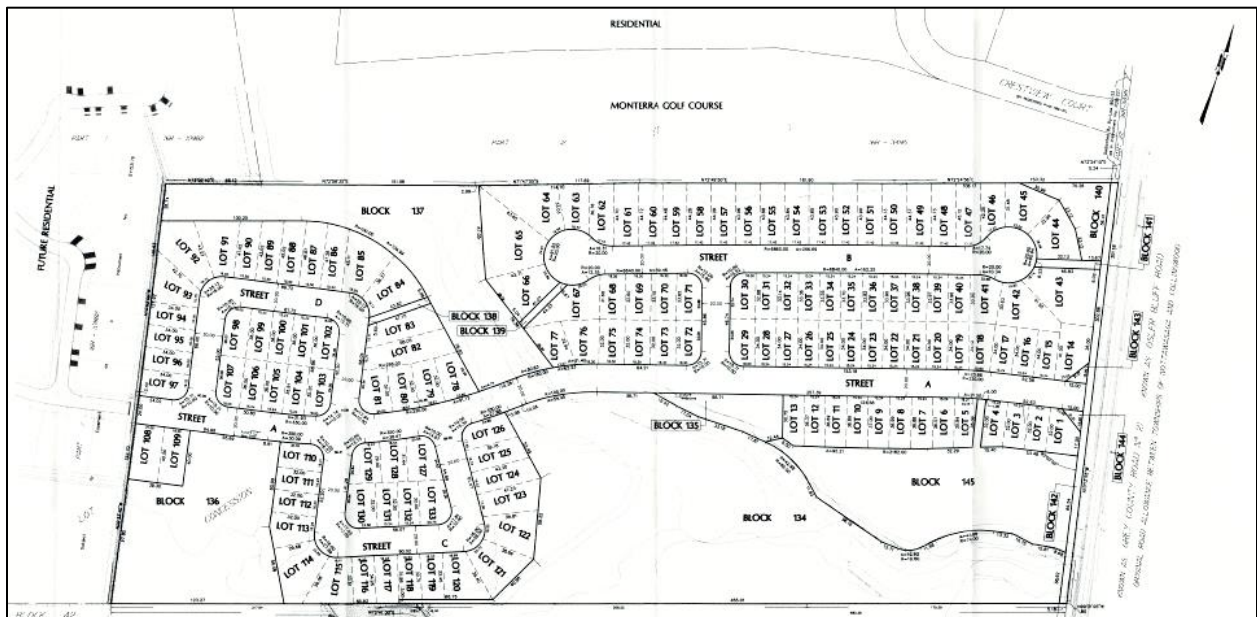
The subject lands are located in the Recreational Resort Area settlement along the Town of The Blue Mountains and Town of Collingwood boundary, south of Highway 26. The proposed subdivision is located on Part Lot 17, Concession 1, Town of The Blue Mountains, geographic Township of Collingwood.

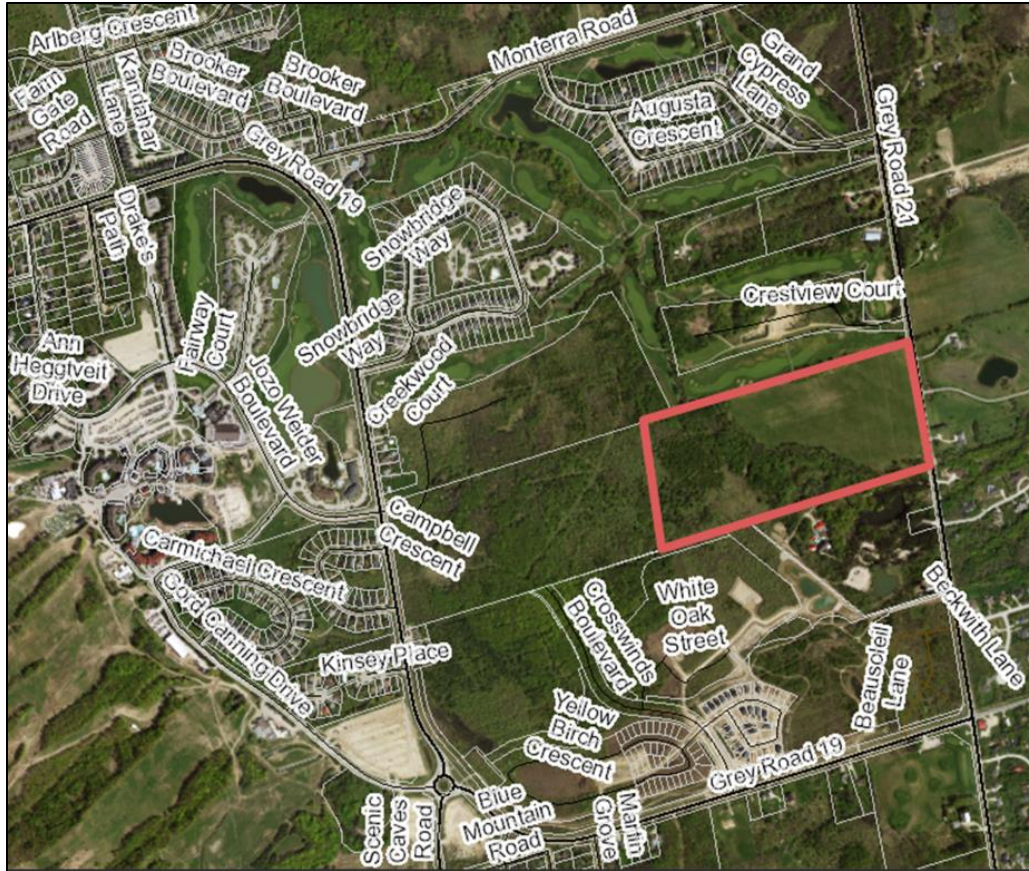
The subject lands are approximately 21 hectares in size. The subject lands are currently undeveloped, with a mix of treed and cleared areas.

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 Lloyd and Purcell, Ontario Land Surveyors)





Map 2: Airphoto of Subject Lands

Surrounding this site are a mixture of developed and soon to be developed lands. On the east side of Grey Road 21 is the Town of Collingwood / County of Simcoe. The above airphoto was taken in 2015, and additional development has been constructed in this area since then.

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 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 a mixture of single detached and semi-detached dwellings.

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 to the west (the Second Nature development). At this stage trails, parkland, and open space are being included in this development.

The protection of significant environmental features is also required through the legislation and policy. The County Plan maps portions of 'Significant Woodlands' on the subject lands. 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' and 'Hazard' 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, Town of Collingwood, County of Simcoe, Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

None