

Report PDR-PCD-41-14

To: Chair Wright and Members of the Planning and Community Development Committee
From: Scott Taylor, Senior Planner
Meeting Date: November 13, 2014
Subject: **Information Report on Applevale Properties Ltd. – Ashbury Court**
Status: Recommendation adopted by Committee as presented per Resolution PCD124-14; Endorsed by County Council November 25, 2014 per Resolution CC163-14; Also see Addendum Report April 21, 2015;

Recommendation(s)

THAT Report PDR-PCD-41-14 regarding an overview of proposed planning application 42T-2014-04, to establish a plan of subdivision consisting of eleven (11) lots on lands described as Part Park Lots 9 and 10, RP 16R7921, Part 2, Southwest of Albert Street (geographic Town of Thornbury) in the Town of The Blue Mountains, be received for information.

Background

The County has recently received a plan of subdivision application from Applevale Properties Limited to establish a plan of subdivision approval for 11 single detached lots (known as Ashbury Court), in Town of The Blue Mountains (geographic Town of Thornbury). The subject lands have frontage on Victoria Street and Alfred Street West. The proposed lots would front onto a new cul-de-sac coming off of Victoria Street.

Surrounding the subject lands are; townhouse condominiums, ball diamonds, a dog park, a skateboard park, a community centre, detached dwellings, and a larger underdeveloped lot.

See Map 1 below for an aerial view of the subject property and surrounding area.

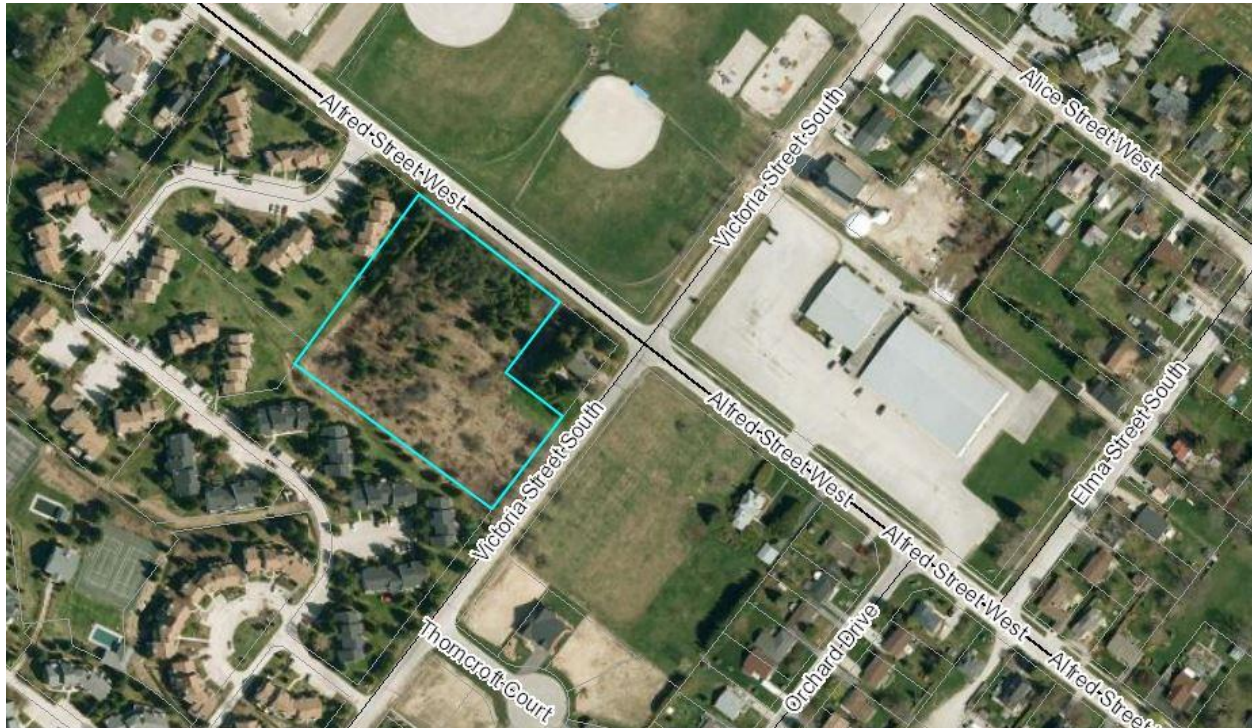
Pre-submission consultation between the proponent, the Town of Blue Mountains, and the County identified the submission requirements for the proposed plan of subdivision, which are as follows;

1. a Planning Report,

2. a Stage 1-2 Archaeological Assessment,
3. a Draft Plan of Subdivision,
4. a Preliminary Landscape and Tree Preservation Plan, and
5. a Servicing Brief, which assesses functional servicing and stormwater management.

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

[Link to Background Materials](#)



Map 1: Applevale Properties Limited – Ashbury Court - Subject Lands

A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains.

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 which govern the subject lands. In this case both the County of Grey Official Plan and the Town of The Blue Mountains Official Plan have jurisdiction over the subject property.

Provincial Legislation and Policy

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. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision will be within the settlement area of Thornbury and will be serviced by municipal water and sewer services.

County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' within the County Official Plan. Within the Primary Settlement Area designation the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan. Section 2.6.3(5) of the County Plan requires an overall average development density of 20 units per net hectare within Primary Settlement Areas such as Thornbury.

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

Appendices A and B to the County Plan do not map any environmental or man-made hazards on, or immediately adjacent to, the subject lands.

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,

Scott Taylor, MCIP, RPP
Senior Planner

Director Sign Off: *Randy Scherzer*