

Report PDR-PCD-37-16

To: Chair McQueen and Members of the Planning and Community Development Committee
From: Randy Scherzer, Director of Planning
Meeting Date: October 13, 2016
Subject: Georgian Gate/Windfall – proposed redline revision – 42T-2010-03
Status: Recommendation adopted by Committee as presented per Resolution PCD120-16; Endorsed by County Council November 1, 2016 per Resolution CC138-16;

Recommendation(s)

WHEREAS all written and oral submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision, now be it resolved:

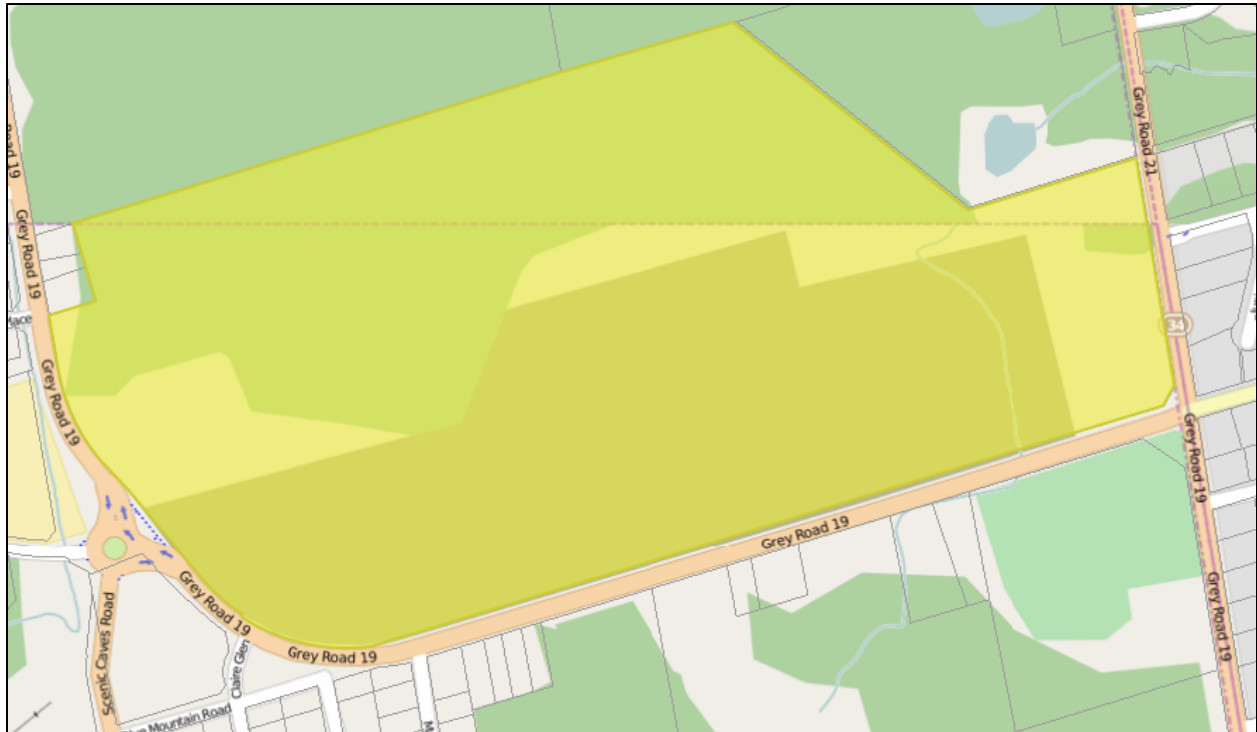
- 1. THAT Report PDR-PCD-37-16 be received;**
- 2. THAT in consideration of the redline revisions as requested to the draft plan of subdivision and the matters to be consistent with under the Planning Act, the Planning and Community Development Committee hereby approves the redline request for Plan of Subdivision File 42T-2010-03 subject to the revised conditions set out in the attached Notice of Decision.**

Background

Plan of Subdivision File 42T-2010-03 (Georgian Gate/Windfall) was originally draft approved on November 15, 2011 and was later revised on May 10, 2012 and September 16, 2014. The current draft approved plan consists of a total of 609 residential units (Lots 1 to 480 comprises of 351 detached dwellings and 258 semi-detached dwellings) as well as the creation of a number of blocks for various purposes (e.g. open space/recreation blocks, stormwater management blocks, etc.). Phases 1 and 2A have been given final approval and have been registered. The draft approved subdivision is located on lands legally described as Part of Lot 16, Concession 1, Town of The Blue Mountains (see Map 1 below). The subject lands are located on the north

side of Grey Road 19 between the roundabout on Grey Road 19 and the intersection of Grey Road 19 and Grey Road 21.

Map 1: Georgian Gate/Windfall Subject Lands



The applicant is proposing certain administrative revisions to the draft plan including updating the reference to the Owners (now being all owned by Windfall LP) along with the updated reference to “other land owned by the Applicant” and “Additional lands in which the Applicant has an interest”. There are also proposed revisions to Street ‘A’ including widening the right-of-way in certain locations. In addition to the proposed administrative revisions, the Applicant is seeking the redline approval to change the dwelling annotation on Lot 415 from ‘S’ for a semi-detached dwelling to ‘A’ for a single detached dwelling and on Lot 479 changing from an ‘A’ single detached to ‘S’ semi-detached. There are no changes to the total number of units in the draft plan and no changes to the unit distribution and totals in Phase 2.

The Applicant is also requesting that a condition be added to allow changes to the distribution of single detached and semi-detached in any given phase without amendment to the draft plan as long as the total unit yield and mix of units within each phase is maintained. The following is the condition proposed to be added to the overall draft plan conditions:

“That the notation of single detached ‘A’ and semi-detached ‘S’ unit types on lots within each Phase in the draft plan is shown for purposes of identifying the total

number and type of dwelling units in each Phase and as such, changes in the distribution of 'A' and 'S' lots within any given Phase are permitted without an amendment to the draft plan if the total unit yield and mix within each such Phase is maintained."

The proposed redline revisions were circulated to various agencies as well as members of the public that requested notice of the application as part of the previous draft approval process. Below is a link to the proposed revised plan:

[42T-2010-03 Windfall Proposed Redline Revisions](#)

Agency Comments Received

Nottawasaga Valley Conservation Authority (NVCA) – NVCA staff in correspondence dated September 2, 2016 indicated that they do not have concerns with the redline revisions as it appears that the EP blocks are being maintained and provided that the changes can be accommodated for in the current stormwater management design. NVCA requested that the applicant's engineering consultant provide confirmation addressing the stormwater management matter. The applicant's engineering consultant confirmed that the current stormwater management plan for the development can accommodate the proposed revisions. NVCA's request has been satisfied.

Union Gas – In correspondence dated August 15, 2016, Union Gas requests that as a condition of final approval that the owner/developer provide to Union Gas the necessary easements and/or agreements for the provision of gas services for this project. The previous conditions of draft approval address these comments.

County Transportation Services – In correspondence dated August 16, 2016, the County Transportation Services has no concerns with the proposed redline revisions to the internal road allowances and block sizes as they present no impact to the County Road. Transportation Services has no objections to their request of adding a condition to allow changes to distribution of single detached and semi-detached in any given phase as long as the total number of units within each phase is maintained.

Hydro One – In correspondence dated August 16, 2016, Hydro One indicates they have no comments or concerns at this time.

Town of The Blue Mountains – The Town in correspondence dated September 8, 2016 indicates that they have no objections to the proposed redline revisions.

Public Comments Received

There were no comments received from members of the public with respect to the proposed redline revisions.

Analysis of Planning Issues:

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS). Within Grey County they must also make decisions that conform to the County of Grey Official Plan.

Provincial Legislation – The Planning Act

Section 1.1 of the *Planning Act* outlines the purposes of the Act. The purposes of the Act promote sustainable economic development in a healthy natural environment within a land use planning system, led by provincial policy and matters of provincial interest. Section 2 of the *Planning Act* outlines matters of Provincial Interest, which decision makers must be consistent with when carrying out their responsibilities under the Act.

The proposed redline revisions have regard for matters of Provincial Interest under *the Planning Act*.

Provincial Policy Statement (PPS)

A key goal of the PPS is directing new growth to serviced settlement areas, and promoting the vitality of such settlement areas through re-development and intensification. The subdivision development is located within a settlement area designation. The proposed development would also be serviced with municipal water and municipal sewage services.

It can be concluded that the proposed revisions to the draft plan of subdivision, with the recommended conditions of draft approval, is consistent with the PPS.

County of Grey Official Plan

The County Official Plan designates the subject lands as 'Recreational Resort Area' which is considered to be a designated settlement area. The proposed revisions to the draft plan of subdivision conform to the County Official Plan.

Financial / Staffing / Legal / Information Technology Considerations

At this point there are no financial, staffing, legal or IT considerations beyond those normally encountered in processing a redline revision. The County has collected an application and associated fee for the proposed redline revisions.

Link to Strategic Goals / Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan requires the continued management of growth and the application of sound land use planning principles. Permitting residential growth in a settlement area, which efficiently uses municipal infrastructure, and provides for a range of housing opportunities, could be considered sound land use planning.

Respectfully submitted by,

Randy Scherzer
Director of Planning

Applicant: Windfall LP

File No.: 42T-2010-03 (Revised)

Municipality: Town of The Blue Mountains

Location: Part of Lot 16, Concession 1 (Geographic Township of Collingwood), Town of The Blue Mountains, County of Grey

Date of Decision:

Date of Notice:

Last Date of Appeal:

NOTICE OF DECISION

On Application for Approval of Draft Plan of Subdivision under Subsection 51(45) of the Planning Act

Draft Plan Approval was given by the County of Grey on November 15, 2011 and revised on May 10, 2012 and September 16, 2014. A request has been made to further revise the draft plan. **Revised** Draft Plan Approval is hereby given by the County of Grey for the application regarding the above noted lands. A copy of the Decision is attached.

WHEN AND HOW TO FILE A NOTICE OF APPEAL

Notice to appeal the decision to the Ontario Municipal Board must be filed with the County of Grey no later than 20 days from the date of this notice, as shown above.

The notice of appeal should be sent to the attention of the Director of Planning and Development of the County, at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee prescribed under the Ontario Municipal Board Act.

WHO CAN FILE A NOTICE OF APPEAL

Only individuals, corporations or public bodies may appeal decisions in respect of applications for approval of draft plans of subdivision to the Ontario Municipal Board. A Notice of Appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a member of the association or group.

RIGHT OF APPLICANT OR PUBLIC BODY TO APPEAL CONDITIONS

The applicant or any public body may, at any time before the final plan of subdivision is approved, appeal any of the conditions imposed by the County of Grey to the Ontario Municipal Board by filing with the Director of Planning and Development of the County, or her delegate, a Notice of Appeal.

HOW TO RECEIVE NOTICE OF CHANGED CONDITIONS

The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.

You will be entitled to receive notice of any changes to the conditions of the approval of draft plan of subdivision if you have either,

- (1) made a written request to be notified of the decision to give or refuse to give approval of draft plan of subdivision, or
- (2) make a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

Applicant: Windfall LP

File No.: 42T-2010-03 (Revised)

Municipality: Town of The Blue Mountains

Location: Part of Lot 16, Concession 1 (Geographic Township of Collingwood), Town of The Blue Mountains, County of Grey

Date of Decision:

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GETTING ADDITIONAL INFORMATION

Additional information about the application is available for public inspection during regular office hours in the Planning & Development Office at the address noted below or by calling 519-376-2205 or 1-800-567-GREY.

ADDRESS FOR NOTICE OF APPEAL

County of Grey

595-9th Avenue East

OWEN SOUND, Ontario N4K 3E3

Attention: Mr. Randy Scherzer, MCIP RPP

Director of Planning & Development

Plan of Subdivision File No. 42T-2010-03 was granted draft approval on November 15, 2011 and later revised on May 10, 2012 and September 16, 2014. The draft plan is hereby **Revised**. The County's conditions of approval for this draft Plan of Subdivision are amended as follows:

No. Conditions

1. Condition 1 of the revised draft plan conditions approved on May 10, 2012 and revised on September 16, 2014 is hereby deleted and replaced with the following:

“That this approval applies to the phased Draft Plan prepared by Bousfields Inc. dated June 28, 2016 providing for the creation of a total of 609 residential units (Lots 1 to 480 which comprises of 351 detached dwellings and 258 semi-detached dwellings), a Community Forest Block (Block A), Neighbourhood Park Blocks (Blocks B to E), Private Recreation Park Block (Block F), Environmental Protection/Open Space Block (Block G), Sanitary Sewer Block (Block H), Environmental Buffer Blocks (Blocks I, J, Y, Z), Landscape Buffer Blocks (Blocks M to R), Stormwater Management Protection Block (Block S), Walkway Blocks (Blocks L, T, U), Entry Feature Block (Block V), Road Widening Block (Block W), Block to link the future Common Elements Condominium (Block X), Emergency Access Block (Block K) and Public Road Allowances within Part of Lot 16, Concession 1, Town of the Blue Mountains, County of Grey.”

2. That Condition 1A be added to the conditions of draft approval:

“That the notation of single detached ‘A’ and semi-detached ‘S’ unit types on lots within each Phase in the draft plan is shown for purposes of identifying the total number and type of dwelling units in each Phase and as such, changes in the distribution of ‘A’ and ‘S’ lots within any given Phase are permitted without an amendment to the draft plan if the total unit yield and mix within each such Phase is maintained.”

3. That all other conditions of draft approval as granted on November 15, 2011 and revised on May 10, 2012 and September 16, 2014 remain in effect.