

To:	Warden Halliday and Members of Grey County Council
Committee Date:	October 25, 2018
Subject / Report No:	PDR-CW-36-18 Information Report
Title:	Rompsen Camperdown Plan of Subdivision 42T-2018-06
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Adopted by the Committee as presented as per Resolution CW259-18; Endorsed by County Council on November 8, 2018 as per Resolution CC105-18.

Recommendation

1. That Report PDR-CW-36-18 regarding an overview of proposed plan of subdivision application 42T-2018-06, consisting of thirty-four (34) residential lots on lands described as Part of Lot 26, Concession 6, 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 Rompsen Camperdown (County file number 42T-2018-06) to create a total of 34 single detached lots to be accessed from a private condominium road. A proposed trail block is proposed along the frontage of the subject lands. An open space block has been proposed along the entire south end of the property. This new subdivision application replaces Condominium Application 42-CDM-2010-01 (Camperdown East 1) which has been withdrawn by the Applicant and the file has been officially closed. Servicing to the proposed subdivision will be via municipal water and sewer services. Various technical reports have been submitted with the proposed subdivision application. The application and supporting studies will be circulated to prescribed agencies and the public for review and comment. A public meeting will be held for the subject applications. 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 Rompsen Camperdown (42T-2018-06) which proposes to create 34 single detached residential lots. A proposed trail

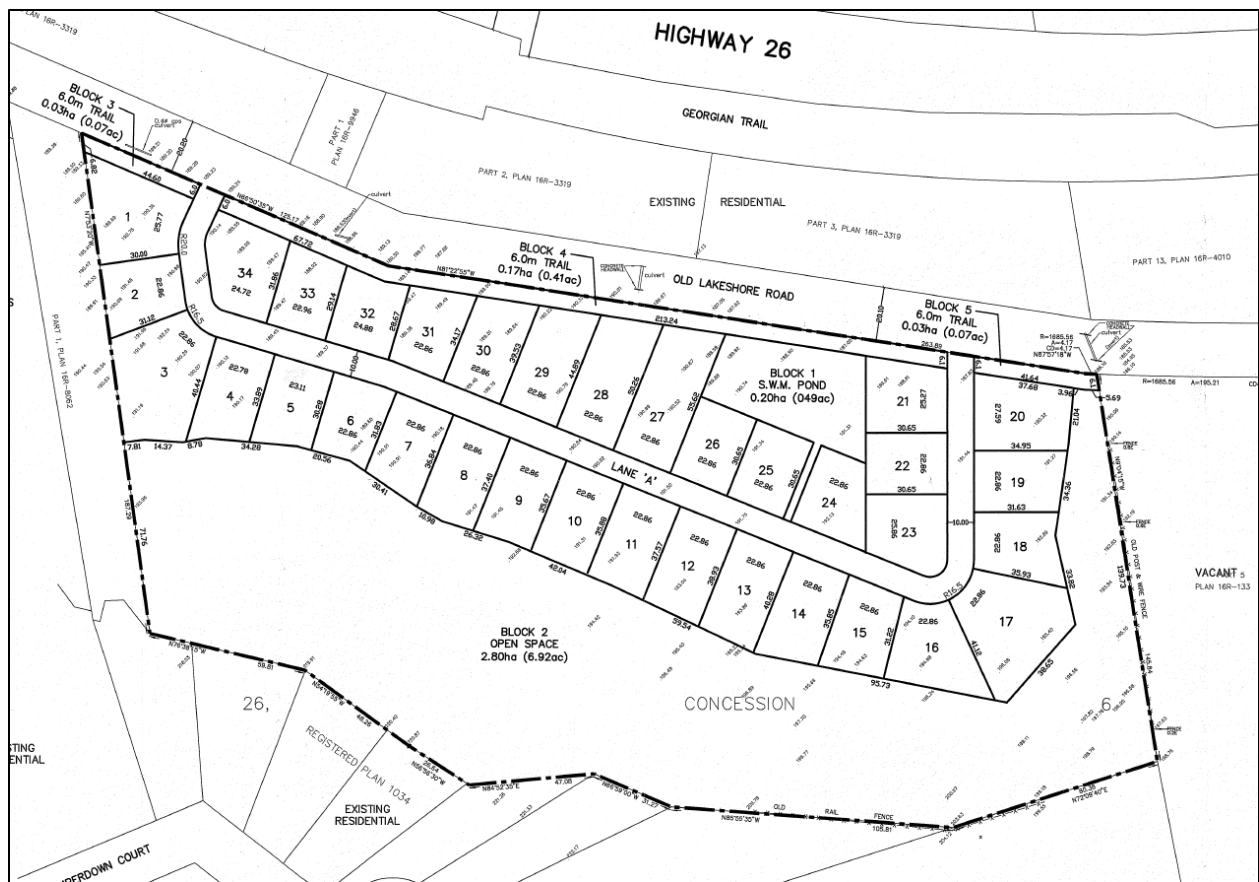
block has also been shown along the frontage of the subject lands and an open space block has been proposed along the entire south end of the property. This new subdivision application replaces Condominium Application 42-CDM-2010-01 (Camperdown East 1) which has been withdrawn by the Applicant and the file has been officially closed. The lots would gain access to a proposed new private condominium road. Servicing to the proposed subdivision will be via municipal water and sewer services.

The proposed subdivision is located on Part of Lot 26, Concession 6, Town of The Blue Mountains, geographic Township of Collingwood. The subject lands are currently vacant, with a good portion of the property being covered by trees. Map 1 below shows the subject lands and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands

Lands to the north include some existing residential lots, the Georgian Trail and Highway 26. Lands directly west and east of the subject lands are currently vacant. Lands to the south include existing single detached residential units.



Map 2: Proposed Plan of Subdivision

Pre-submission consultation between the proponent, the Town of The Blue Mountains, the Grey Sauble Conservation Authority, 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 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 within 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, where services are readily available. The proposed plan of subdivision is within a settlement area that is serviced by municipal water and sewer services. The PPS indicates that the

preferred form of servicing for settlement areas is full municipal services. Municipal water and wastewater treatment capacity is currently available for the proposed units.

The supply of an adequate range of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is proposing single detached residential units which is consistent with the existing development surrounding the subject lands.

The protection of significant environmental features is also required through the legislation and policy. An Environmental Impact Study was conducted with this development examining the potential for impacts on the natural heritage features.

Following the public and agency review periods, staff will provide a more fulsome analysis of the Provincial legislation and policy.

County 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 a settlement area and permits development of this nature. Appendix A identifies potential areas of karst topography on the subject lands. Appendix B identifies Significant Woodlands on portions of the property.

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. County Official Plan policies will be further assessed following 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, and required agencies under the *Planning Act*.

Appendices and Attachments

None