



# Committee Report

<b>To:</b>	Warden Milne and Members of Grey County Council
<b>Committee Date:</b>	April 27, 2023
<b>Subject / Report No:</b>	Lora Greens Subdivision / PDR-CW-18-23
<b>Title:</b>	Lora Greens Plan of Subdivision Information Report
<b>Prepared by:</b>	Hiba Hussain
<b>Reviewed by:</b>	Scott Taylor
<b>Lower Tier(s) Affected:</b>	Town of The Blue Mountains
<b>Status:</b>	Recommendation adopted by Committee as presented per Resolution CW70-23; Endorsed by County Council on May 11, 2023, per Resolution CC36-23.

## Recommendation

1. That report PDR-CW-18-23 regarding an overview of plan of subdivision application 42T-2023-03 on lands described as Concession 10 Parts Lots 35 and 36 RP;16R3168 Parts 32 through 36 (Geographic Township of Thornbury), in the Town of The Blue Mountains, be received for information.

## Executive Summary

The County has received a plan of subdivision application known as Lora Greens (County file number 42T-2023-03). The proposed plan of subdivision will create 38 single-family detached residential units. In addition to the residential units, the proposal will create an internal municipal road, a 6.0 wide walkway linkage to the Georgian Trail, 30-metre-wide floodway channel corridor, a 1.021 hectare Hazard Land block and 1 block for a stormwater management facility. A zoning by-law amendment application has also been submitted to the Town of The Blue Mountains for this proposed development.

The subject lands are in designated 'Recreation Resort Area' and 'Hazard' in the County Official Plan and 'Residential Recreational Area' and 'Hazard' in the Town Official Plan. Access to the new development would be from 10<sup>th</sup> Line which would connect to an internal municipal road. The development will be serviced via municipal water and sewer services. Various technical reports were prepared as part of the application submission packages. The applications and supporting studies will be circulated to prescribed agencies and the public for comment. Following the public and agency review processes, a thorough analysis and staff recommendation will be provided.

## Background and Discussion

The proposed plan of subdivision application, known as Lora Greens (County file 42T-2023-03), would create blocks of land for residential development consisting of:

- 38 single detached residential units,
- An internal municipal road,
- 6.0 metre wide walkway linkage to the Georgian Trail,
- 30 metre wide floodway channel corridor along Highway 26,
- A 1.02 hectare Hazard Land block, and
- A stormwater management facility.

A zoning by-law amendment application is also required for the proposed development and has been submitted to the Town of The Blue Mountains. The subject lands are designated as 'Recreation Resort Area' and 'Hazard Lands' in the County Official Plan.

This new development would be serviced via municipal water and sewer services. The proposed residential units would gain access from an internal municipal street connecting to 10<sup>th</sup> Line which further connects to Highway 26.

This site is comprised of five parcels of land, which combined are approximately 7.1 hectares in size. The lands are legally described as Concession 10 Parts Lots 35 and 36 RP;16R3168 Parts 32 through 36 (Geographic Township of Thornbury), in the Town of The Blue Mountains

The subject lands are located west of Thornbury. The subject lands are currently vacant. Surrounding this site are a mixture of residential, recreational, and undeveloped lands. More specifically the subject properties are bounded by;

- Georgian Trail to the north,
- Highway 26 and undeveloped lands to the south,
- Residential and vacant lands to the east, and
- Golf course to the west.

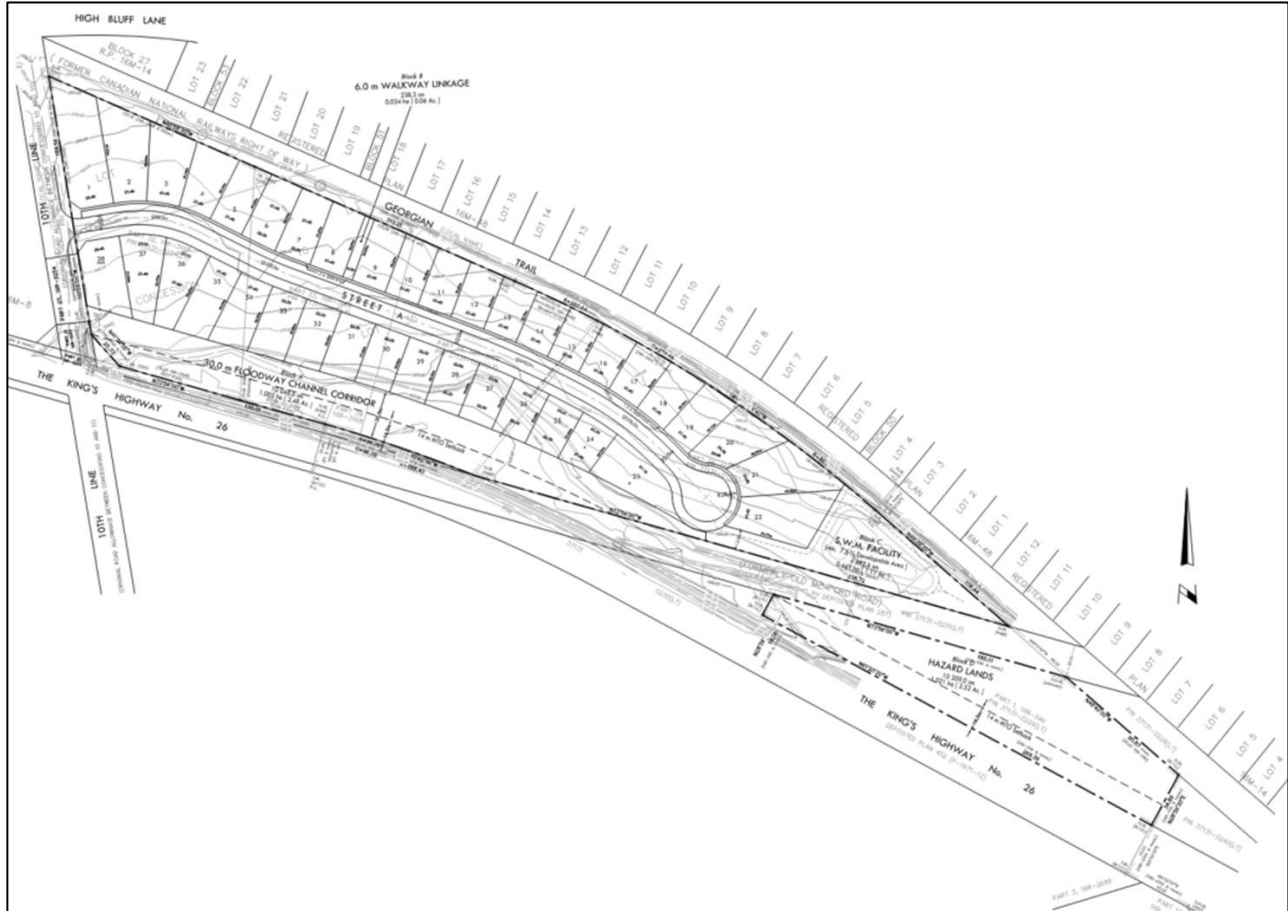
Map 1 below shows the subject lands highlighted in red and the surrounding area, while Map 2 shows the proposed Lora Greens concept plan.

A public meeting for the applications has not been scheduled yet.

Pre-submission consultation between the proponent, the Town of The Blue Mountains, 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](#).



Map 1: Location of Subject Lands



## Map 2: Proposed Lora Greens Concept Plan

(Map 2 Courtesy of Plan Wells Associates)

### *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), and conform to any Provincial Plans or County/Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and Town of The Blue Mountains Official Plan have jurisdiction over the subject property. The lands are outside of the Niagara Escarpment Plan area.

### *Provincial Policy and Legislation*

Both the *Planning Act* and the Provincial Policy Statement (PPS) speak to promoting development and redevelopment within settlement areas. The proposed plan of subdivision is within an existing settlement area. The legislation and policy also speak to the provision of affordable housing. County and Town staff will work with the proponent moving forward to determine if there will be any affordable housing provided through this proposed subdivision.

The PPS indicates that municipal services are the preferred form of servicing for settlement areas, which is what will be utilized for this development.

Other policies in the PPS speak to the protection of natural, cultural, and archaeological resources. There are no mapped significant environmental features on-site. An Archaeological Assessment was submitted in support of this 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' and 'Hazard Lands' in the County Official Plan. The Recreational Resort Area designation permits a range of recreational amenities and residential dwelling types on full municipal services.

Similar to the legislation and PPS, the County Plan also speaks to a range of housing types, including affordable housing. As per above, County staff will explore this matter further as part of the development review process to determine if there will be any affordable housing in this development.

Detailed development standards within this designation are deferred to the Town Official Plan and Zoning By-law.

Appendix A to the County Plan maps the lands as being within an 'Intake Protection Zone'.

The County Plan also provides policies that 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 of The Blue Mountains Official Plan. The proposed residential uses are permitted within this designation.

A more thorough analysis of the County and Town Official 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

External: The public, Town of The Blue Mountains, Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

## Appendices and Attachments

None