

To:	Warden Halliday and Members of Grey County Council
Committee Date:	October 25, 2018
Subject / Report No:	PDR-CW-37-18 Information Report
Title:	Lora Bay Phase 4 Plan of Subdivision 42T-2018-10
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 CW260-18; Endorsed by County Council on November 8, 2018 as per Resolution CC105-18.

Recommendation

1. That Report PDR-CW-37-18 regarding an overview of proposed plan of subdivision application 42T-2018-10, consisting of thirty-eight (38) residential lots and a future multi-residential development block on lands described as Block 1 and Part of Block 2, RP 16M-8, Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application known as Lora Bay Phase 4 (County file number 42T-2018-10) to create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units. The proposal would be to develop Block 39 through a future condominium application and site plan application that could include an additional thirty-six (36) residential multi-attached units proposed within three (3) separate three (3) storey, twelve (12) unit buildings. Access to the lots would be via two public roads, one would be an extension of West Ridge Drive and the second road would be a crescent shown as Street A on the proposed plan. 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 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. 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

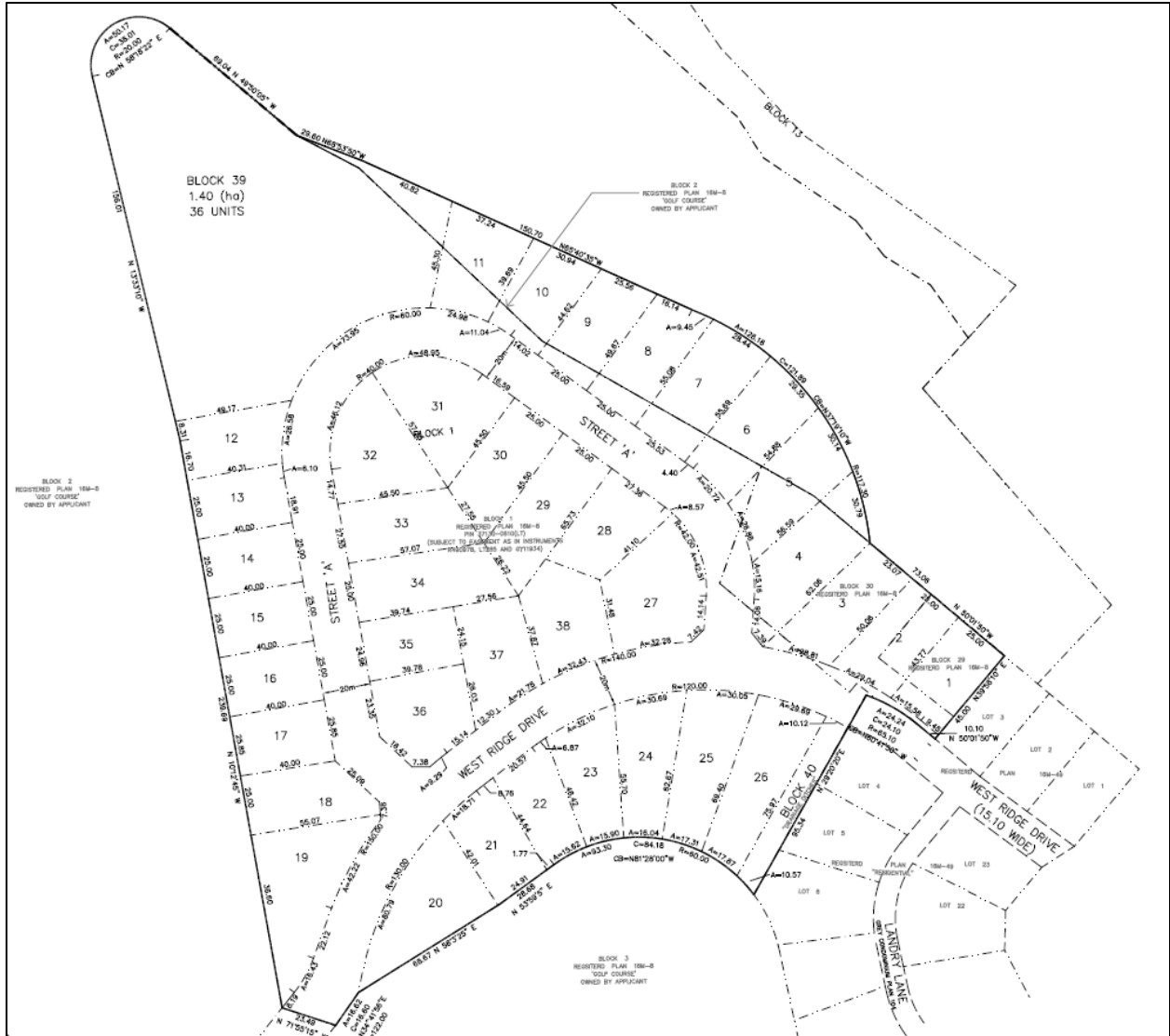
The County has received a plan of subdivision application, known as Lora Bay Phase 4 to create 38 single detached residential units and a future multi-residential development block (Block 39). The proposal would be to develop Block 39 via a future condominium application and site plan application. The current proposal for Block 39 would consist of a total of 36 residential multi-attached units proposed within 3 separate 3 storey buildings with 12 units in each building. The lots would gain access via 2 public roads, the first road being an extension of West Ridge Drive and the second road would be a crescent shown as Street A on the proposed plan.

The proposed subdivision is located on Block 1 and part of Block 2, Plan 16M-8 in the Town of The Blue Mountains. These blocks are part of an overall master planned development known as Lora Bay and this proposed subdivision would represent the fourth phase of this master planned development. The subject lands are currently vacant, with the majority of the block 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 of subject lands are part of the Golf Club at Lora Bay. Further north is a previous phase of the overall Lora Bay development known as Cottages at Lora Bay. Lands to the east include part of the golf course, as well as Phase 2 and 3 of the Cottages of Lora Bay. Lands directly south include golf course lands as well as vacant lands for future phases of the overall Lora Bay development. Lands to the west also include the golf course lands.



Map 2: Proposed Plan of Subdivision

The proposed development also requires an amendment to the Town of The Blue Mountains Zoning By-law and therefore a zoning amendment application has been submitted to the Town.

Pre-submission consultation between the proponent, the Town of The Blue Mountains, the Grey Sauble Conservation Authority, 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. There are no Provincial Plans in place for this part of the Town.

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 providing single detached units and future multi-residential units.

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 woodlands.

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 B identifies Significant Woodlands on the subject lands.

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