



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	April 28, 2022
Subject / Report No:	PDR-CW-15-22 Information Report
Title:	Blue Meadows Plan of Subdivision 42T-2022-02
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	

Recommendation

1. That Report PDR-CW-15-22 regarding an overview of plan of subdivision application 42T-2022-02 on lands described as Part of Lots 40 – 44 southwest side of Arthur Street, all of Lots 40 – 44 northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and Part of Louisa Street, geographic Town of Thornbury, now in the Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application known as Blue Meadows (County file number 42T-2022-02). The proposed plan of subdivision would create blocks of land for ninety-eight (98) residential rowhouse units, two (2) commercial buildings with ground-floor commercial and a total of seventy-five (75) residential units above, and eighteen (18) live/work freehold rowhouse units with commercial on the ground floor and two-storey residential units above. In addition to the residential and commercial units, parkland dedication, a community garden, internal streets, and a stormwater management facility would also be created. 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 settlement areas in both the County and Town Official Plans. Access to the new development would be from internal streets connecting to Lansdowne Street South, Alice Street West, Louisa Street West and Arthur Street West (Highway 26). 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 process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed plan of subdivision application, known as the Blue Meadows (County file 42T-2022-02), would create blocks of land for a mix of residential and commercial units consisting of:

- 98 residential rowhouse units,
- 18 live/work freehold rowhouse units with commercial on the ground floor and a two-storey residential unit above,
- 2 commercial buildings with ground-floor commercial and a total of 75 residential units above,
- parkland,
- a community garden,
- a stormwater management facility,
- underground and surface parking, and
- a series of internal roads.

A zoning by-law amendment application is also required for the proposed development and has been submitted to the Town of The Blue Mountains. Site plan control and plan of condominium applications may also be submitted later in the development process. The subject lands are designated as 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan.

This new development would be serviced via municipal water and sewer services. The proposed residential and commercial units would gain access from internal streets connecting to Lansdowne Street South, Alice Street West, Louisa Street West and Arthur Street West (Highway 26)

This site is comprised of two parcels of land approximately 3.5 hectares and 1.7 hectares in size, which are bisected by the Louisa Street West unopened road allowance. The lands are legally described as Part of Lots 40 – 44 southwest side of Arthur Street, all of Lots 40 – 44 northeast side of Louisa Street, all of Park Lots 11 & 12 southwest side of Louisa Street, Part of Park Lots 11 & 12 northeast side of Alice Street, and Part of Louisa Street, geographic Town of Thornbury, now in the Town of The Blue Mountains.

The subject lands are located in west end of Thornbury. The larger parcel is currently vacant while the smaller parcel contains a dwelling and detached garage. Surrounding this site are a mixture of residential, commercial, and undeveloped lands. More specifically the subject properties are bounded by;

- Highway 26 to the north,
- Foodland, the LCBO, and residential lands to the east,
- residential lands and ball diamonds to the south, and
- the Little Beaver Creek and vacant land to the west.

Map 1 below shows the subject lands highlighted in red and the surrounding area, while Map 2 shows the proposed Blue Meadows 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 Blue Meadows Concept Plan

(Map 2 Courtesy of Envision Tatham)

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) 2021, and conform to any Provincial Plans or County/Municipal Official Plans that govern the subject lands. In this case, 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 and will offer a mix of commercial and residential development. 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, but the site is adjacent to the Little Beaver Creek. Environmental Impact and Archaeological Assessments were 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 'Primary Settlement Area' and 'Hazard Lands' in the County Official Plan. The Primary Settlement Area designation permits a wide range of commercial and residential uses on full municipal services.

Section 3.5(5) of the County Plan requires new residential development to achieve a minimum density of 20 units per net hectare, as per the below-quoted policy.

(5) "For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;"

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

The proposed development will remain outside the designated Hazard Lands on-site.

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

The County Plan also provides policies which govern roads, transportation, and stormwater management.

Town of The Blue Mountains Official Plan

The subject lands are designated as 'Community Living Area', 'Downtown Area', and 'Hazard' in the Town of The Blue Mountains Official Plan. The proposed residential, commercial and parkland uses are permitted within these designations. Development will remain outside of the designated Hazard area on-site.

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