

Report PDR-PCD-24-14

To: Chair Wright and Members of Planning and Community Development Committee
From: Sarah Morrison, Intermediate Planner
Meeting Date: July 22, 2014
Subject: **Information Report Sleepy Hollow Developments West**
Status: Recommendation adopted by Committee as presented per Resolution PCD86-14; Endorsed by County Council August 5, 2014 per Resolution CC115-14;

Recommendation(s)

THAT Report PDR-PCD-24-14 regarding an overview of proposed plan of subdivision application 42T-2014-03 to establish a plan of subdivision approval for ten (10) lots for lands described as Part of Lot 21, Concession 3, 144 Sleepy Hollow Road (geographic Township of Collingwood) Town of the Blue Mountains, be received.

Background

The County has recently received a plan of subdivision application from Sleepy Hollow Development Inc. to establish a plan of subdivision approval for 10 single detached lots, in Town of The Blue Mountains (geographic Township of Collingwood). This is related to the Sleepy Hollow Development application that was presented to Committee in May of this year. This plan of subdivision would allow for an additional 10 lots and will extend the road Salzburg Place all the way through to Alexandra Way.

The subject lands are located north of Sleepy Hollow Road and west of County Road 19 in the Town of The Blue Mountains. See Map 1 below for an aerial view of the subject property and surrounding area.

The majority of the lands surrounding the subject property have been developed for residential or resort purposes.

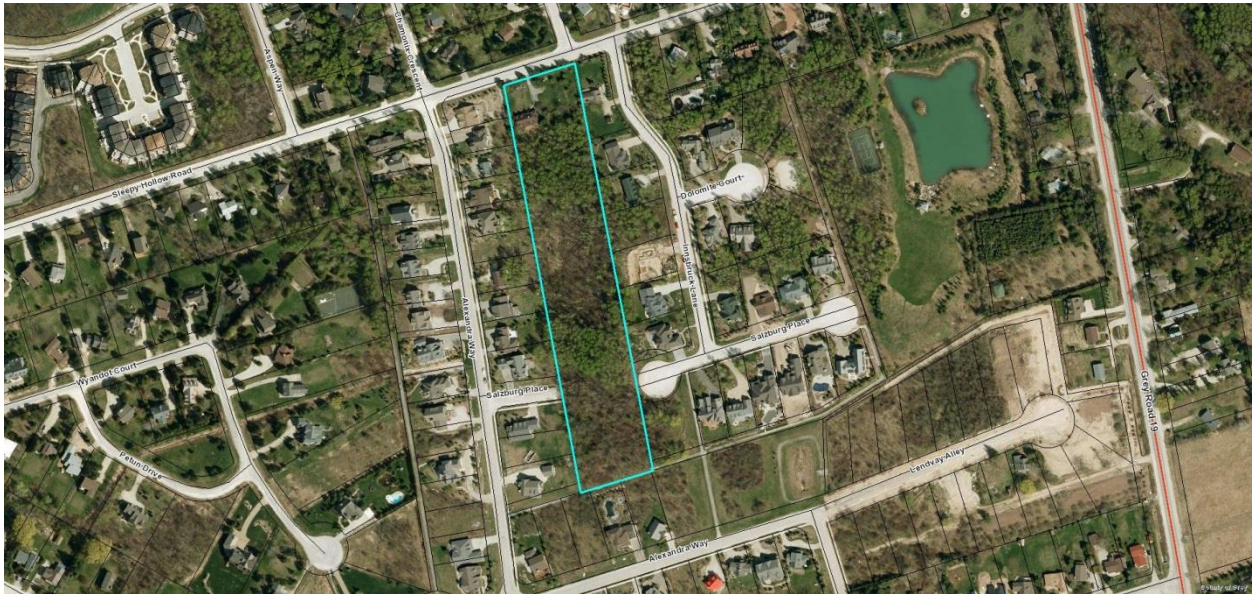
The plan of subdivision is proposed to be serviced by municipal water and sewer.

In support of the proposed plan of subdivision the proponent has submitted the following;

1. a Planning Justification Report,
2. a Stage 1-2 Archaeological Assessment,
3. A Draft Plan of Subdivision,
4. Functional Servicing and Stormwater Management Report, and
5. A Hydraulic Modelling report.

Copies of all background reports and plans can be found at the below link:

[Link to Background Materials](#)



Map 1: Sleepy Hollow Developments Inc. West - Subject Lands

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 Interest – Legislation, Policy and Guidelines

Both the *Planning Act* and the Provincial Policy Statement speak to directing the majority of residential growth to settlement areas, where services are available and used in an efficient manner. The protection of the natural environment is also strongly emphasized in both the legislation and the policy. The PPS also provides direction with respect to recreational development.

County Official Plan

The proposed plan of subdivision is designated as 'Recreational Resort Area' within the County Official Plan. The Recreational Resort Area is recognized within the County Plan as being an area where growth can be contemplated. Within Section 2.5.2 of the County Plan, it notes that the Recreational Resort Area designation, "*in addition to the designated Settlement Areas, will generally be the focus of growth within the County.*"

A detailed analysis of Provincial and County policy will not be offered at this stage. However following the public and agency process a more thorough analysis will accompany any final recommendations.

Financial / Staffing / Legal / Information Technology

Considerations

At this point there are no financial, staffing, legal or information technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the required application and peer review deposit fees.

Following a decision on the plan of subdivision, should the decision be appealed, there could be increased financial or legal costs/needs.

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 new residential growth on lands which are designated for growth could be considered sound land use planning, provided all requisite technical requirements can be met, and any impacts can be mitigated. Through the agency / public circulation and application review process, the County will receive feedback from the agencies and the public. Following the public process County staff will be in a position to offer a final recommendation on the proposed plan of subdivision application.

Respectfully submitted by,

Sarah Morrison, Hons. BA, MCIP, RPP
Intermediate Planner

Director Sign Off: *Randy Scherzer*

