



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	January 9, 2020
Subject / Report No:	PDR-CW-04-20 Information Report
Title:	Abbotts Plan of Subdivision 42T-2019-02
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee as presented per Resolution CW19-20; Endorsed by County Council January 23, 2020 per Resolution CC18-20;

Recommendation

1. That Report PDR-CW-04-20 regarding an overview of proposed plan of subdivision application 42T-2019-02, consisting of eleven (11) residential parcels of land which would be divided into twenty-two (22) semi-detached residential dwellings, described as Town Plot Lots 35 to 39 Bay: W/S, (geographic Town of Thornbury), Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application known as the Abbotts Subdivision (County file number 42T-2019-02), to create 11 lots for 22 new semi-detached residential units in the Town of The Blue Mountains. Further secondary suites could be considered for these lots in accordance with the Town's zoning. Access to the lots would be from an extension of Bay Street West. The new Bay Street West extension would be a one-way road. 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 application 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. 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 the Abbotts subdivision to create 22 new semi-detached residential units, with the possibility for additional secondary

suites in accordance with the Town's zoning. Access to the lots would be from an extension of Bay Street West. The new Bay Street West extension would be a one-way road. Servicing to the proposed subdivision will be via municipal water and sewer services.

The subject lands are located in the Town of Thornbury, a designated settlement area in the County and Town Official Plans. This property is north of Highway 26 and northwest of downtown Thornbury. The proposed subdivision is located on Town Plot Lots 35 to 39 Bay: W/S, (geographic Town of Thornbury), Town of The Blue Mountains.

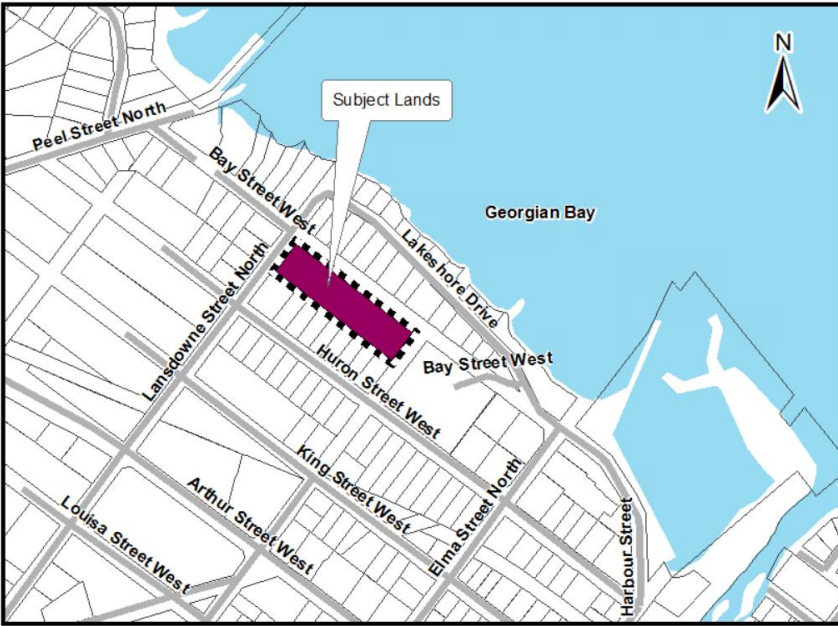
The subject lands are approximately 1.01 hectares in size, and are currently undeveloped, being generally cleared of trees.

Map 1 below shows the proposed plan of subdivision, while Map 2 shows the subject lands and surrounding area.

Map 1: Proposed Plan of Subdivision

(Map 1 Courtesy of Van Harten Surveying Inc.)





Map 2: Location of Subject Lands

Surrounding this site are a mixture of residential lands, as well as the bay to the north, and commercial development to the south.

The proposed development also requires an amendment to the Town of The Blue Mountains zoning by-law.

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](#).

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 outside of 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. The proposed plan of subdivision is within an existing settlement area and will be serviced via municipal water and sewer services. The PPS indicates that municipal services are the preferred form of servicing for settlement areas.

The supply of an adequate range and distribution of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is providing semi-detached dwellings, which would also have the ability for future secondary suites.

Other policies in the PPS speak to connected, walkable communities, with provisions for public parkland and open space. The proposed subdivision is not proposing any parkland at this time but is proposing sidewalks. The lands are also in close proximity to the Georgian Trail.

The PPS also restricts development in areas of natural or human-made hazards. The subject lands are in proximity to a former landfill site that was closed over 50 years ago. The developer has completed a Guideline D-4 Study to assess any potential for methane or leachate migration from the former landfill site.

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' in the County Official Plan. Development in Primary Settlement Areas shall generally achieve an average development density of 20 units per net hectare or higher. The proposed development would be approximately 22 units per net hectare, for the semi-detached dwellings, and slightly higher if there were to be any future secondary suites.

The County Plan also requires the protection of cultural and archaeological resources. A Stage 1 – 2 Archaeological Assessment was conducted for this development.

The County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in the Move Grey portion of the Plan, are policies which govern roads, transportation, and stormwater management. The development is proposing a new one-way street with sidewalks, and a drainage corridor that will outlet to the bay.

A treed buffer is also being retained to the north and east of the subject lands.

Town of The Blue Mountains Official Plan

The subject lands are designated as 'Community Living Area' in the Town Official Plan. Similar to the County Official Plan, this property is also within a designated settlement area in the Town's Plan, which permits the type of residential development being contemplated.

As noted above, a rezoning application has also been submitted to the Town and will be processed simultaneously with the subdivision.

A more thorough analysis of the County/Town Official Plans 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