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| To: | Warden Halliday and Members of Grey County Council |
| Committee Date: | June 14, 2018 |
| Subject / Report No: | PDR-CW-21-18 Information Report |
| Title: | Boulter Estates Re-Submission of Plan of Subdivision 42T-2013-04 |
| Prepared by: | Scott Taylor |
| Reviewed by: | Randy Scherzer |
| Lower Tier(s) Affected: | Township of Georgian Bluffs |
| Status: | Recommendation adopted by Committee of the Whole as presented as per Resolution CW153-18; Endorsed by County Council on June 28, 2018. |

Recommendation

1. That Report PDR-CW-21-18 regarding an overview of the resubmitted application 42T-2013-04, to establish a plan of subdivision consisting of twenty-two (22) lots on lands described as Part of Lot 5, Jones Range, (geographic Township of Keppel) in the Township of Georgian Bluffs, be received for information.

Executive Summary

The County has received a plan of subdivision application (County file number 42T-2013-04) to create 22 lots in the Township of Georgian Bluffs. This application is the resubmission of a lapsed plan of subdivision, which was draft approved in 2015. The resubmitted plan is the same as the plan that was draft approved. Access to the new lots will be off a new road connecting Sunset Boulevard to Wilson Drive. Servicing to the proposed subdivision will be via municipal water and private septic services. Various technical reports have been submitted with the proposed subdivision application. The applications and supporting studies will be circulated to prescribed agencies and the public for review and comment. The Niagara Escarpment development permit applications associated with this application are still valid, and as such new development permits are not needed at this time. The County will be holding a public meeting for the application on June 20, 2018. Following the public process, and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The County has recently received a resubmitted plan of subdivision application, known as 'Boulter Estates' to create 22 new residential lots on lands described as Part of Lot 5, Jones Range, Township of Georgian Bluffs (geographic Township of Keppel). This application is the same as the recently lapsed plan of subdivision that was draft approved in March 2015. The subject application would extend Sunset Boulevard from the northeast to connect with Wilson Drive to the southwest. All 22 lots will have direct frontage off of this new road extension. The subject lands are located on the waterfront, approximately 1.6 kilometres east of Warton and one kilometre west of Oxenden. See Map 1 below for an aerial view of the subject property and surrounding area, while Map 2 shows the proposed plan of subdivision.



Map 1: Airphoto of Subject Lands

The subject property is approximately 7.1 hectares in size. The lands are designated as 'Escarpment Recreation Area' and 'Niagara Escarpment Plan Area' in the County Official Plan.

The majority of the lands surrounding the subject property have been developed for residential or cottage purposes. To the southeast, there is a slightly larger parcel with a house, barn and shed on it. Further to the southeast of the subject lands, across Grey Road 1 are the airport lands.

A link to the staff report and draft conditions from the 2015 draft approval of Boulter Estates has been included in the Attachments section of this report.



Map 2: Proposed Plan of Subdivision

The proposed plan of subdivision is proposed to be serviced by municipal water and private septic systems.

In support of the proposed plan of subdivision, the proponent has submitted a number of background studies and reports, some of which have been updated since the initial application. Copies of all background reports and plans can be found at [this link](#).

The proposed plan of subdivision also requires Niagara Escarpment Commission (NEC) Development Control Permits. These permit applications are still in effect and have not lapsed, and as such no new permit applications have been filed at this time.

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. Within this part of the County the Niagara Escarpment Plan also applies.

This resubmitted application will be processed under a very similar policy regime to that which the original application was draft approved under. The most notable policy change since 2015 has been the new Niagara Escarpment Plan.

Provincial Policy and Legislation

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 can be 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, and development on partial services.

County Official Plan and the Niagara Escarpment Plan

The proposed plan of subdivision is primarily designated as `Escarpment Recreation Area` within the County Official Plan. The Escarpment Recreation Area is recognized within both the County Plan and the Niagara Escarpment Plan as being an area where growth can be contemplated. Within section 2.5.2 of the County Plan, it notes that the “*Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.*”

Both the County and Niagara Escarpment Plans also further elaborate on the policy matters highlighted above in the Provincial Interest section above.

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

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, Transportation Services, Housing, and Long Term Care Staff
- External: Township of Georgian Bluffs, Niagara Escarpment Commission, required agencies under the *Planning Act*, and the public.

Appendices and Attachments

[Addendum to Report PDR-PCD-33-13](#)