

## Report PDR-PCD-32-15

**To:** Chair Wright and Members of the Planning and Community Development Committee

**From:** Scott Taylor, Senior Planner

**Meeting Date:** August 13, 2015

**Subject:** **Information Report on Home Farm Development Plan of Subdivision**

**Status:** Recommendation adopted by Committee as presented per Resolution PCD107-15; Endorsed by County Council September 1, 2015 per Resolution CC125-15;

### Recommendation(s)

**THAT Report PDR-PCD-32-15 regarding an overview of proposed planning application 42T-2015-03, to establish a plan of subdivision consisting of two hundred and seventy-seven (277) lots/units on lands described as Part Lot 20, Concession 2, (geographic Township of Collingwood) in the Town of The Blue Mountains, be received for information.**

### Background

The County has recently received a plan of subdivision application from MacPherson Builders (Blue Mountains) Limited to establish a plan of subdivision approval for 277 lots/units, which will be tied to a common element condominium, in the Town of The Blue Mountains (geographic Township of Collingwood). Note a future plan of condominium application would be required in this regard. The breakdown of the proposed lots is as follows;

- 85 single detached units,
- 60 semi-detached units, and
- 132 townhouse units.

Stormwater management and parkland blocks have also been shown in the proposed draft plan. This proposed development is being referred to as the 'Home Farm Development'. The subject lands are approximately 60.3 hectares in size and border on

Grey Road 19. The proposed lots will gain access off of proposed condominium roads, as well as a proposed new municipal road, which will connect to Grey Road 19.

Surrounding the subject lands are a mixture of residential, recreational, future development lands, and vacant properties. Portions of the subject property contain a significant Aboriginal cultural/archaeological heritage site, known as the Plater-Martin site. Background reports have also been prepared in relation to the Plater-Martin site. The Town of Blue Mountains Official Plan contains reference to this site, and policies for its future protection. The proponent of this development, along with the Town, have reached a Memorandum of Understanding (MOU) with respect to the future conveyance of these lands to the Town, and some lands currently owned by the Town to be conveyed to the proponent, should development approvals be granted. In accordance with the MOU, some of the lands subject to this application are currently in Town ownership.

See Map 1 below for an aerial view of the subject property and surrounding area.

Accompanying the proposed plan of subdivision, the following background and technical reports were submitted:

1. a Planning Justification Report,
2. a Cultural Heritage Assessment Report,
3. an Urban Design Report,
4. a Draft Plan of Subdivision,
5. a Geotechnical Investigation,
6. a Traffic Impact Study,
7. an Environmental Impact Study,
8. a Functional Servicing and Stormwater Management Report,
9. a Well Assessment Report,
10. a Phase 1 Environmental Site Assessment,
11. a Stage 1-2 Archaeological Assessment,
12. a Cultural Heritage Documentation Report,
13. a Natural Hazard Setback and Slope Stability Requirements Report, and
14. a Visual Impact Assessment Report.

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

[Link to Background Materials](#)

Note; some of the technical reports contain sensitive information which cannot be shared in a public report, and as such have not been placed on the website.



*Map 1: Home Farm Development - Subject Lands*

Official plan amendment and zoning by-law amendment applications have also been submitted to the Town of The Blue Mountains. County and Town staff will work collaboratively to ensure that the development applications are processed in an efficient manner, while ensuring comments from the public and agencies are garnered and taken into account.

### *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 official plans or Provincial plans which govern the subject lands. In this case the Niagara Escarpment Plan, County of Grey Official Plan and the Town of The Blue Mountains Official Plan have jurisdiction over the subject property.

### *Provincial Legislation, Policy and Plans*

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where hard and soft services are readily available. The protection of the natural environment, and directing development away from areas of natural hazard, are also strongly emphasized in Provincial legislation and policy. Cultural and archaeological heritage protection is also emphasized in the PPS. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

In the Niagara Escarpment Plan the subject property is within the Escarpment Recreation Area designation, which contemplates recreational residential development opportunities.

The proposed plan of subdivision is within a settlement area designation in the County Plan and will be serviced by municipal water and sewer services.

### *County Official Plan*

The proposed plan of subdivision is designated as 'Recreational Resort Area' within the County Official Plan. Within the Recreational Resort Area designation the County Plan generally defers to the detailed land use policies and development standards of the municipal official plan and the Niagara Escarpment Plan (where applicable). Development within recreational areas is slightly different than development within a 'more standard' Primary Settlement Area.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above.

Appendix B to the County Plan identifies some pockets of 'Significant Woodlands' on the subject property. The proponent has submitted an Environmental Impact Study, to address impacts on the natural environment, with the development applications.

A detailed analysis of Provincial and County policy has not been offered at this stage; however following the public and agency review processes, a comprehensive planning analysis and final recommendations will be provided.

## **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 fee and peer review deposit.

## **Link to Strategic Goals / Priorities**

Action 2.10, under Goal 2 of the County's Strategic Plan, speaks to the continued management of growth, and the application of sound land use planning principles. Permitting new residential development on lands which are designated for growth could be considered sound land use planning, provided the relevant planning policies are adhered to. Following the public and agency development review processes, County staff will offer a final recommendation on the proposed plan of subdivision application.

Respectfully submitted by,

Scott Taylor, MCIP, RPP  
Senior Planner

Director Sign Off: *Randy Scherzer*