



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	November 25, 2021
Subject / Report No:	PDR-CW-27-21 Information Report
Title:	138 Kandahar Lane Plan of Subdivision 42T-2021-07
Prepared by:	Scott Taylor
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	

Recommendation

1. That Report PDR-CW-27-21 regarding an overview of plan of subdivision application 42T-2021-07 on lands described as Part of Lot 19, Concession 2, in the geographic Township of Collingwood, Town of The Blue Mountains, municipally known as 138 Kandahar Lane, be received for information.

Executive Summary

The County has received a plan of subdivision application known as 138 Kandahar Lane (County file number 42T-2021-07). The proposed plan of subdivision would create twelve (12) new lots, each to contain a future commercial lodge, a trail block, and a future development block. 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 12 new lots would be from Tyrolean Lane. The future development block also borders on Kandahar Lane and Arlberg Crescent. 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 138 Kandahar Lane (County file 42T-2021-07), would create 12 new lots, a trail block and a 2.27 hectare future development block. Each of the 12 new lots is proposed to contain a new commercial lodge with 8 bedrooms

in each lodge. A zoning by-law amendment application is also required for the proposed development and has been submitted to the Town of The Blue Mountains. The subject lands are designated as 'Recreational Resort Area' in the County Official Plan.

This new development would be serviced via municipal water and sewer services. The proposed commercial lodges would gain access from Tyrolean Lane. Although no development is proposed at this time for the future development block, it could gain access from Kandahar Lane or Arlberg Crescent in the future. A trail block in the western portion of the lands is also being provided through this subdivision.

This site is approximately 3.2 hectares in size and are legally described as Part of Lot 19, Concession 2, in the geographic Township of Collingwood, Town of The Blue Mountains, municipally known as 138 Kandahar Lane. The subject lands are located in Craighleith east of Grey Road 19 and south of the recently approved Home Farm development. The subject lands are not built upon and currently have some recreational amenities on them. Surrounding this site are a mixture of residential lands, approved development lands that are not yet constructed, and short-term accommodation (STA) uses.

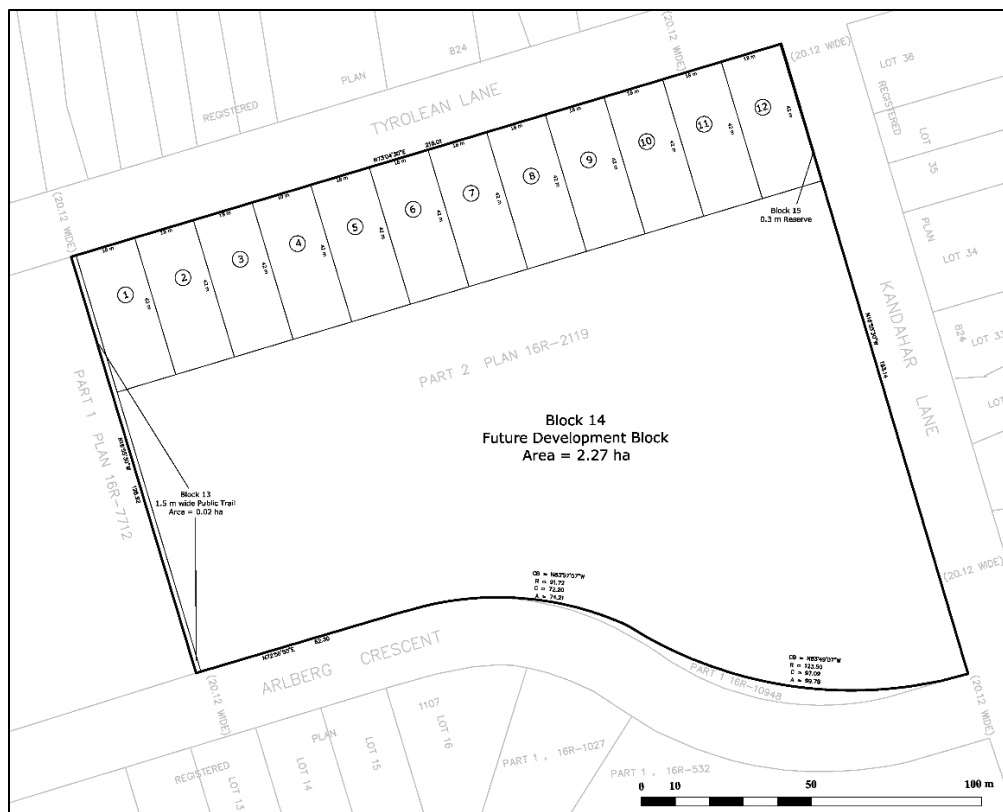
Map 1 below shows the subject lands highlighted in blue and the surrounding area, while Map 2 shows the proposed 138 Kandahar Lane plan of subdivision.

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 138 Kandahar Lane Subdivision

(Map 2 Courtesy of Pascuzzo Planning Inc.)

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, the Niagara Escarpment Plan, County of Grey Official Plan and Town of The Blue Mountains Official Plan have jurisdiction over the subject property.

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 commercial STA 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. This site has been heavily disturbed in the past. There are no mapped significant environmental features on-site and an archaeological assessment was 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.

Niagara Escarpment Plan

The subject lands are designated as 'Escarpment Recreation Area' in the Niagara Escarpment Plan (NEP). This designation permits development of this nature, provided it also conforms to any local planning policies.

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Recreational Resort Area' in the County Official Plan. New development within this designation will strive to enhance recreational and tourism related activities by:

- a) *“Encouraging the maintenance and expansion of existing recreation and tourism related facilities;*
- b) *Encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation, in a manner consistent with the preservation of the natural environment as defined in Section 7 of this Plan;*
- c) *Supporting the dedication/acquisition of land for long-term public benefits within the existing land use type or community area;*
- d) *Supporting the creation of public-private partnerships;*
- e) *Meeting the development criteria for resource based recreational uses as described in Section 5.4.2(9)”*

Detailed development standards within this designation are deferred to the Town and Niagara Escarpment Plans.

The County Plan does not map any environmental or human-made constraints on the subject lands.

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 'Resort Commercial' in the Town of The Blue Mountains Official Plan. The proposed commercial lodges are a permitted use within the Resort Commercial designation.

A more thorough analysis of the Niagara Escarpment Plan, 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, Niagara Escarpment Commission Grey Sauble Conservation Authority, and required agencies under the *Planning Act*.

Appendices and Attachments

None