



Committee Report

To:	Warden Milne and Members of Grey County Council
Committee Date:	April 13, 2023
Subject / Report No:	PDR-CW-15-23 Information Report
Title:	Thornbury Acres Plan of Condominium 42CDM-2022-11
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 CW62-23; Endorsed by County Council on April 27, 2023, per Resolution CC35-23.

Recommendation

- 1. That report PDR-CW-15-23 regarding an overview of County plan of condominium application 42CDM-2022-11 on lands described as Part of Lot 27, Concession 8, in the geographic Township of Collingwood, now in the Town of The Blue Mountains, be received for information.**

Executive Summary

The County has received a vacant land plan of condominium application known as the Thornbury Acres development (County file number 42CDM-2022-11). The proposed development would consist of thirty-seven new residential units (part of a vacant land plan of condominium) as well as internal roads, and blocks for open space/recreation and farmland. The proposed development is described as a 'residential farm co-operative'. In addition to the residential development, farm buildings are also proposed in the proposed agricultural blocks of the development.

Zoning by-law and municipal official plan amendment applications have also been submitted to the Town of The Blue Mountains for this proposed development.

The subject lands are designated as 'Rural', 'Special Agricultural', and 'Hazard Lands' in the County Official Plan. The development will be serviced via private 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 and agency review process, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed development, known as the Thornbury Acres development, would create thirty-seven new residential units as part of a vacant land plan of condominium described by the developer as a 'residential farm co-operative'. The development would also create internal roads, and blocks for open space/recreation and farmland. In addition to the residential development, farm buildings are also proposed in the proposed agricultural blocks of the development.

The subject lands comprise approximately 60.7 hectares of land. The subject lands are designated as 'Rural', 'Special Agricultural', and 'Hazard Lands' in the County Official Plan, and similarly designated in the Town of The Blue Mountains Official Plan.

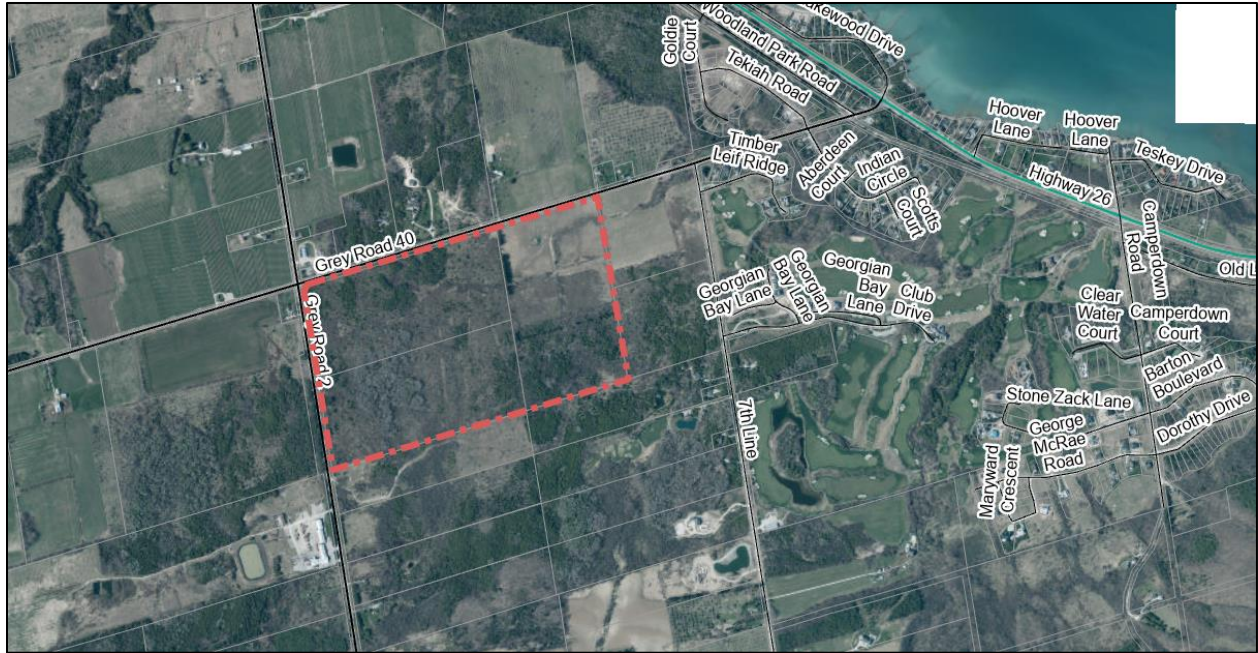
Zoning by-law and municipal official plan amendment applications have been submitted to the Town of The Blue Mountains.

This new development would be serviced via private septic and private wells. The proposed residential units would gain access from internal condominium roads that will connect to Grey Road 2 and Grey Road 40.

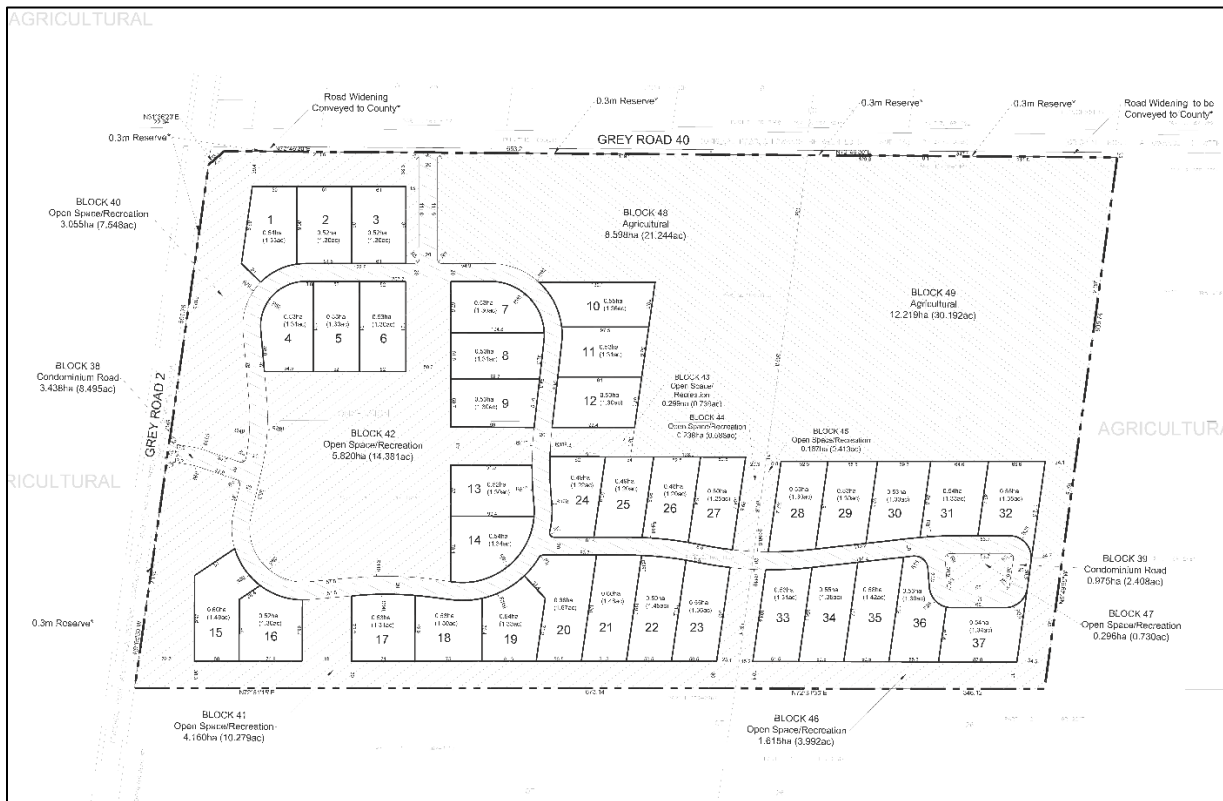
These lands are located at Part of Lot 27, Concession 8, in the geographic Township of Collingwood, now in the Town of The Blue Mountains. The subject lands are southeast of Thornbury/Clarksburg and west of the Georgian Bay Club development. Surrounding the subject lands is a mixture of; farmland, natural areas, residential dwellings, commercial/industrial uses, as well as a cannabis production facility.

Map 1 below shows the subject lands highlighted in red and the surrounding area. Map 2 shows the proposed draft plan of condominium.

Pre-submission consultation between the proponent, the Town of The Blue Mountains, and the County identified the submission requirements for the proposed plan of condominium. Copies of all background reports and plans can be found on the [County of Grey website](#).



Map 1: Location of Subject Lands



Map 2: Proposed Thornbury Acres Plan of Condominium
(Map 2 Courtesy of MHBC Planning)

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) 2020, and conform to any Provincial Plans or County/Municipal Official Plans that govern the subject lands. In this case, the County of Grey Official Plan and Town of The Blue Mountains Official Plan have jurisdiction over the subject property. There are no Provincial Plans in effect for this area of the County.

A public meeting for the applications has yet to be scheduled, and a detailed planning analysis has yet to be undertaken at this stage. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key Provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

Both the *Planning Act* and the Provincial Policy Statement (PPS) speak to the protection of prime agricultural lands and significant natural heritage features. The proposed development is on Rural, Special Agricultural, and Hazard Lands, some of which have been mapped as having significant environmental features. An Agricultural Viability Assessment, an Agricultural Impact Assessment, and Environmental Impact Study have been prepared in support of this development. The PPS allows for limited development in Rural areas, while development in Special Agricultural Areas is much more restricted. It is worth noting that the residential components of this development are located in the Rural portions of this property. Development is generally not permitted in the Hazard Lands.

The PPS indicates that municipal services are the preferred form of servicing. However, in areas where municipal servicing is not feasible, individual private services can be considered. This development is proposed to be serviced via individual private wells and septic systems. A Servicing Study has also been submitted with these applications.

Other sections of the PPS and the *Planning Act* include the protection of archaeological and heritage resources, and avoiding development in hazardous areas.

County of Grey Official Plan

Like the PPS, the County Plan contains policies on directing the majority of new development to settlement areas. The County Plan does permit 'residential farm co-operatives' in the Rural designation, subject to the following criteria:

- a) *"A minimum of 60% of the original land holding will remain available for the active primary agricultural or recreational use;*
- b) *The development will comply with the Provincial MDS formulae;*
- c) *The character of development must be low density and compatible with the surrounding land uses;*
- d) *That a zoning by-law amendment be approved by the local municipality;*
- e) *Public road access and internal private roads, provide suitable access for users and emergency services,*
- f) *All Building Code requirements can be met, and*

g) *Water, septic, and stormwater management facilities can be provided in compliance with applicable regulations.”*

Note although the County Plan permits ‘residential farm co-operatives’, it is not a defined term within the County Plan. There are legislative definitions for co-operative corporations and similar entities, as well as voluntary principles generally adopted for co-operatives within the co-operative community. County staff will work with Town staff and the developer to understand how this proposed development may or may not constitute a residential farm co-operative as contemplated by the County Plan, and how that may or may not fit within a condominium structure.

A County Official Plan Amendment has not been triggered based on the developer’s request for a ‘residential farm co-operative’, which is a permitted use in the County Plan. The breakdown of the proposed uses on-site is as follows:

- 19.9 ha residential,
- 4.4 ha roads,
- 15.6 ha open space/recreation, and
- 20.8 ha of agriculture.

County staff have flagged concerns with the developer with respect to the number of residential units being proposed relative to the amount of farmland on-site.

Similar to the PPS, development in the Hazard Lands is generally not permitted by the County Plan.

The subject lands contain Significant Woodlands, portions of an Intake Protection Zone, and are adjacent to a former landfill site. A Ministry of the Environment, Conservation and Parks Guideline D-4 Study was submitted with this application with respect to the former landfill site.

Section 8 of the Plan provides policies on roads and transportation. A Traffic Impact Brief was submitted with the applications.

Following the public and agency processes, a more thorough analysis of the PPS, as well as the County and Town of The Blue Mountains Official Plan policies, will be undertaken with a staff recommendation.

Legal and Legislated Requirements

These applications 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 condominium, beyond those normally encountered in processing such applications. The County has collected the requisite fee and peer review deposit for these applications.

Relevant Consultation

Internal: Planning and Transportation Services

External: Town of The Blue Mountains, Grey Sauble Conservation Authority, required agencies under the *Planning Act*, and the public

Appendices and Attachments

None