

To:	Warden Halliday and Members of Grey County Council
Committee Date:	February 22, 2018
Subject / Report No:	PDR-CW-10-18 Information Report
Title:	Louisa Street Townhouses Plan of Subdivision 42T-2018-03
Prepared by:	Randy Scherzer
Reviewed by:	
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	Recommendation adopted by Committee as presented per Resolution CW70-18; Endorsed by County Council March 8, 2018 per Resolution CC30-18;

Recommendation

1. That Report PDR-CW-10-18 regarding an overview of proposed application 42T-2018-03, to establish a plan of subdivision consisting of a total of six (6) blocks with three (3) of the proposed blocks containing a total of twenty three (23) townhouses on lands described as Part of Park Lot 10, 16R-1213 (geographic Town of Thornbury) in the Town of The Blue Mountains, be received for information.

Executive Summary

The County has received a plan of subdivision application (County file number 42T-2018-03) to create a total of six (6) blocks. A total of twenty three (23) townhouses are proposed within three (3) of the six (6) blocks. The proposed subdivision is located in the settlement area of Thornbury, southwest of the new Foodland store. Servicing to the proposed subdivision will be via municipal water and sewer services. Various reports have been submitted with the proposed subdivision application. The application and supporting studies will be circulated to prescribed agencies and the public for review and comment. The proposed development also requires an amendment to the Town of The Blue Mountains Zoning By-law. The Town of The Blue Mountains will be holding a public meeting for the applications in the near future. 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 that proposes to create a total of six

(6) blocks in the settlement area of Thornbury. Three (3) blocks would contain a total of 23 townhouses, two (2) blocks are for open space, parking and stormwater management purposes, and one (1) block for a private road. The intent of the private road block would be that this becomes a condominium road providing access to the 23 townhouses. The subject lands are located at Part of Park Lot 10, 16R-1213, geographic Town of Thornbury, in the Town of The Blue Mountains. The subject lands are approximately 0.58 hectares in size and are located southwest of Louisa Street West in between Lansdowne Street South and Beaver Street South (see Map 1 – Airphoto of Subject Lands). The proposal is to service the townhouses with municipal water and sewer.

The new Foodland store is located northeast of the subject lands. There are existing residential uses to the west, south and east of the subject lands, including existing townhouses directly south of the subject property.

Map 1: Airphoto of Subject Lands



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

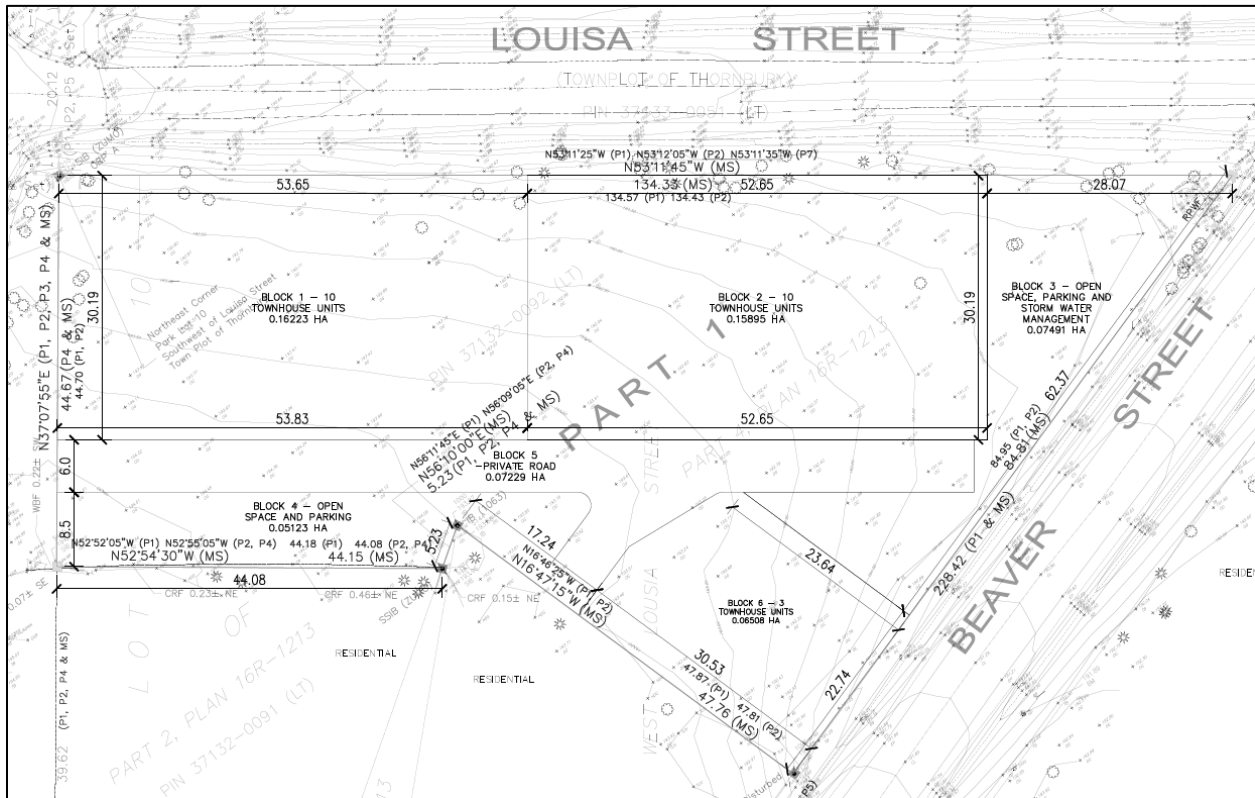
Pre-submission consultation between the proponent, the Town of The Blue Mountains and the County identified the submission requirements for the proposed plan of subdivision and zoning by-law amendment. The following reports have been submitted with the subdivision application;

1. Planning Justification Report,
2. Functional Servicing Report,

3. Stormwater Management Report,
4. Geotechnical Study, and
5. Stage 1 Archaeological Assessment.

Copies of all background reports and plans can be found at [this link](#)

Map 2: Proposed Plan of Subdivision



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 all have jurisdiction over the subject property. There are no Provincial Plans in place for this section of the Town of The Blue Mountains.

Provincial Policy and Legislation

Both the *Planning Act* and the PPS speak to the efficient use of land within settlement areas, where services are readily available. The proposed plan of subdivision is within a settlement area that is serviced by municipal water and sewer services. The PPS indicates that the preferred form of servicing for settlement areas is full municipal services.

The supply of an adequate range of residential housing types is required in both Provincial documents. In this case, the proposed plan of subdivision is proposing to create townhouses.

The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy.

Following the public and agency review periods, staff will provide a more comprehensive planning analysis of the Provincial legislation and policy.

County Official Plan

The proposed plan of subdivision is designated as 'Primary Settlement Area' within the County Official Plan. There are no constraints identified on the subject lands.

Primary Settlement Areas are identified as principal centres in which to focus new residential growth in the County. The County Plan sets an average residential development density of 20 units per net hectare within this designation, but generally defers to detailed Municipal Official Plan policies and development standards. The proposed development would exceed the average density of 20 units per net hectare which is positive.

Section 5.3 of the County Plan provides a similar servicing hierarchy to that found in the PPS, which has been noted above. Elsewhere in section 5 of the Plan are policies which govern roads and transportation.

A detailed analysis of Provincial, County, and Township 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.

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 Staff

External: Town of The Blue Mountains, required agencies under the *Planning Act*, and the public.

Appendices and Attachments

None