



Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	August 11, 2022
Subject / Report No:	PDR-CW-29-22 Information Report
Title:	24 Alfred Street Subdivision Information Report 42T-2022-01
Prepared by:	Hiba Hussain, Senior Planner
Reviewed by:	Scott Taylor, Director of Planning
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	

Recommendation

- 1. That report PDR-CW-29-22 regarding an overview of plan of subdivision application 42T-2022-01 on lands described as Town Plot Park Part Lots 5 and; 6 N/E Alfred St. Plan 107 Pt; Lots 5 and 6, Reference Plan 16R10171; Parts 2 to 4; and Plan 107, Part Lot 6, Reference Plan 16R10171, Part 1, Part of Lot 33, Concession 10 (Geographic Township of Thornbury), in the Town of The Blue Mountains, be received for information.**

Executive Summary

The County has received a plan of subdivision application known as 24 Alfred Street (County file number 42T-2022-01). The proposed plan of subdivision would create blocks of land for seventeen (17) residential dwellings made up of eight (8) semi-detached residential units and nine (9) single detached residential units. In addition to the residential units, the proposal will create one (1) block for stormwater management, two (2) blocks for landscaping, and a condominium road. 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 the County and Town Official Plans. Access to the new development would be from Alice Street West and Alfred Street West which would connect to one internal condominium road. 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 and agency review processes, a thorough analysis and staff recommendation will be provided.

Background and Discussion

The proposed plan of subdivision application, known as 24 Alfred Street (County file 42T-2022-01), would create blocks of land for residential development consisting of:

- 8 semi-detached residential units,
- 9 single detached residential units,
- drainage block for stormwater management,
- 2 landscape blocks, and
- an internal condominium road.

A zoning by-law amendment application is also required for the proposed development and has been submitted to the Town of The Blue Mountains. Site plan control and plan of condominium applications may also be submitted later in the development process. The subject lands are designated as 'Primary Settlement Area' in the County Official Plan.

This new development would be serviced via municipal water and sewer services. The proposed residential units would gain access from an internal condominium street connecting to Alice Street West and Alfred Street West.

This site is comprised of two parcels of land, which combined are approximately 1.09 hectares (10,941 m²) in size. The lands are legally described as Town Plot Park, Part of Lots 5 & 6, N/E Alfred St, Plan 107; Part of Lots 5 & 6 RP 16R10171; Parts 2 to 4; and Part 1, Plan 107, Part of Lot 6, Registered Plan 16R10171, Part of Lot 33, Concession 10 (Geographic Township of Thornbury) Town of Blue Mountains.

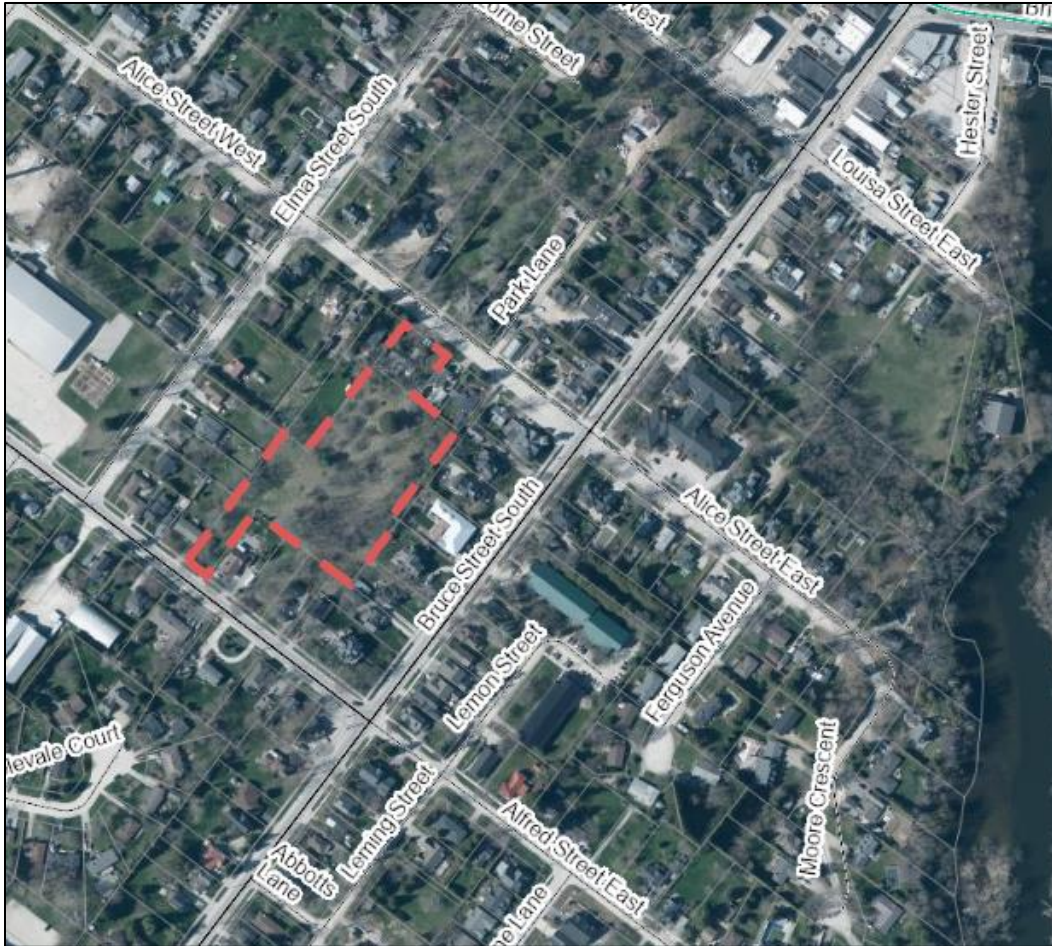
The subject lands are located in west end of Thornbury. The larger parcel is currently vacant while the smaller parcel contains a dwelling and detached garage. Surrounding this site are a mixture of residential, commercial, and undeveloped lands. More specifically the subject properties are bounded by;

- residential lands to the north, east and south, and
- the Beaver Valley Community Centre and Arena, and residential lands to the west.

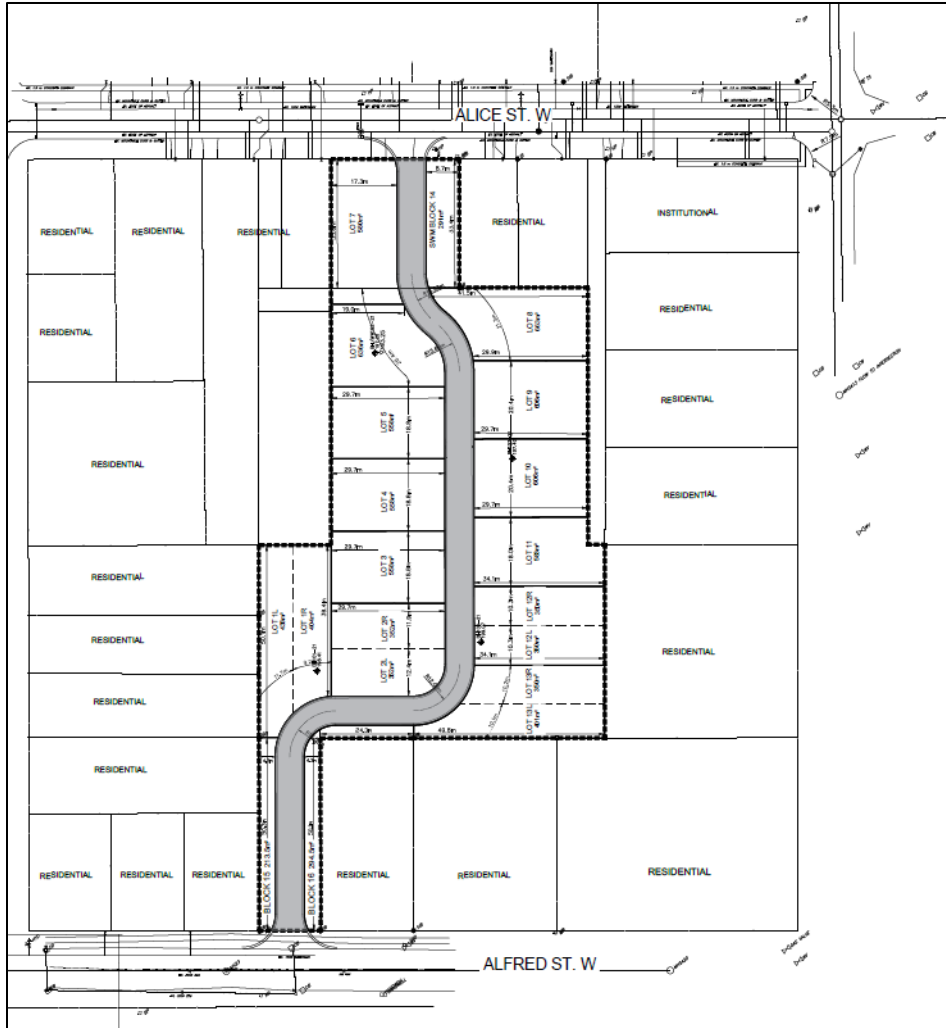
Map 1 below shows the subject lands highlighted in red and the surrounding area, while Map 2 shows the proposed 24 Alfred Street concept plan.

A public meeting for the applications has been scheduled for September 19, 2022.

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 24 Alfred Street Concept Plan

(Map 2 Courtesy of Georgian Planning Solutions)

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), 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. The lands are outside of the Niagara Escarpment Plan area.

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 a mix of residential dwelling types. The

legislation and policy also speak to the provision of affordable housing. County and Town staff will work with the proponent moving forward to determine if there will be any affordable housing provided through this proposed subdivision.

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. There are no mapped significant environmental features on-site. 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.

County of Grey Official Plan

The proposed plan of subdivision is on lands designated as 'Primary Settlement Area' in the County Official Plan. The Primary Settlement Area designation permits a range of residential dwelling types on full municipal services.

Section 3.5(5) of the County Plan requires new residential development to achieve a minimum density of 20 units per net hectare, as per the below-quoted policy.

"For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to develop similar municipal guidelines that achieve the same objective;"

Similar to the legislation and PPS, the County Plan also speaks to a range of housing types, including affordable housing. As per above, County staff will explore this matter further as part of the development review process to determine if there will be any affordable housing in this development.

Detailed development standards within this designation are deferred to the Town Official Plan and Zoning By-law.

Appendix A to the County Plan maps the lands as being within an 'Intake Protection Zone'.

The County Plan also provides policies that govern roads, transportation, and stormwater management.

Town of The Blue Mountains Official Plan

The subject lands are designated as 'Community Living Area' in the Town of The Blue Mountains Official Plan. The proposed residential uses are permitted within this designation.

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

Appendices and Attachments

None