



Committee Report

To:	Warden McQueen and Members of Grey County Council
Committee Date:	January 23, 2020
Subject / Report No:	PDR-CW-07-20
Title:	Aquavil Proposed Redline Revision – Former Craigleith Village/Terrasan – 42T-2012-03
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Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Town of The Blue Mountains
Status:	

Recommendation

1. That Report PDR-CW-07-20 be received which provides an overview of proposed redline revisions to draft approved plan of subdivision 42T-2012-03 known as Aquavil (formerly known as Craigleith Village/Terrasan) on lands described as described as Lots 59, 110, 111 and 112, Part of Lots 86, 87, 88, 89, 113 and 114, Part of Block D (Closed by By-law), Registered Plan 529 in the Town of The Blue Mountains.

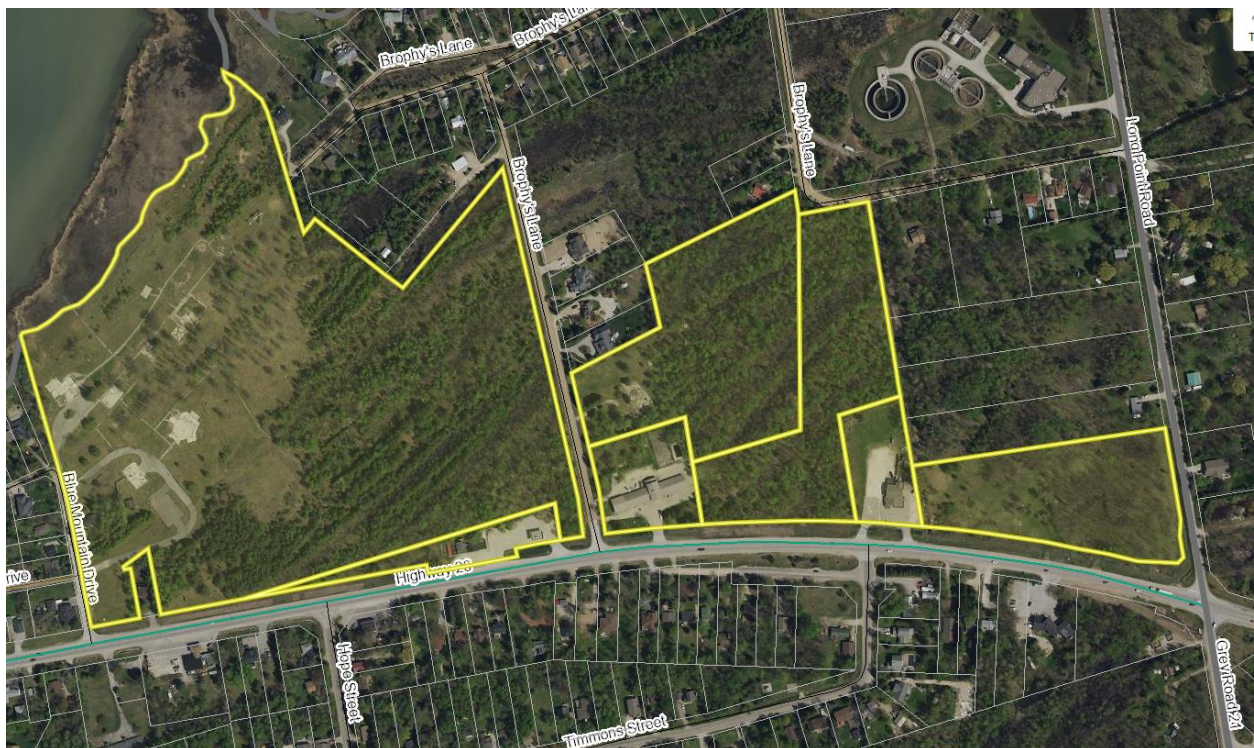
Executive Summary

Plan of Subdivision File 42T-2012-03 known as Aquavil (formerly known as Craigleith Village/Terrasan) was originally draft approved on May 20, 2014. The draft approved plan was appealed in 2014 but the appeal was later withdrawn by the appellant. The current draft approved plan is a block plan which identifies various blocks which will require future development applications in order to develop within each of the blocks. A total of 25 blocks exist in the current draft approved plan which consists of blocks for single dwellings, townhouses, mix-use residential/commercial, institutional, open space/park, and stormwater management. The County has received an application which proposes revisions to the existing draft approved plan. The Town will be holding a public meeting for the proposed revisions and the associated official plan amendment and zoning by-law amendment. Following the public process, and agency comments, a thorough analysis and staff recommendation will be provided.

Background and Discussion

Plan of Subdivision File 42T-2012-03 known as Aquavil (formerly known as Craiglieth Village/Terrasan) was originally draft approved on May 20, 2014. The draft approved plan was appealed by a neighbouring landowner in 2014 but the appeal was later withdrawn by the appellant and therefore the Ontario Municipal Board (now called the Local Planning Appeal Tribunal) passed a decision confirming the plan had been draft approved. The plan of subdivision is located on lands legally described as Lots 59, 110, 111 and 112, Part of Lots 86, 87, 88, 89, 113 and 114, Part of Block D (Closed by By-law), Registered Plan 529, Town of The Blue Mountains. The subject lands are located on the north side of Highway 26 between Blue Mountain Drive and Long Point Road. Figure 1 below shows the subject lands.

Figure 1 - Subject Lands



The current draft approved plan is a block plan which identifies various blocks which will require future development applications in order to develop within each block. A total of 25 blocks exist in the current draft approved plan which consists of blocks for single dwellings (3 blocks), townhouses (5 blocks), mix-use residential/commercial (2 blocks), institutional (2 blocks), open space/park (10 blocks), and stormwater management (1 block). The site is divided into an east and a west neighbourhood with the dividing line occurring at Brophy's Lane. In addition to the current draft approved plan of subdivision, previous planning approvals for the subject lands include a Town official

plan amendment and zoning by-law amendment. The current approvals enable development of up to 340 dwelling units and 9,100 square metres of commercial uses between the east and west neighbourhoods.

The County has received an application which proposes revisions to the existing draft approved plan. The Town has also received an official plan amendment application as well as a zoning by-law amendment application. The proposed revisions apply to the west neighbourhood lands (i.e. the lands north of Highway 26 between Blue Mountain Drive and Brophy's Lane). The proposed revisions and amendments would result in:

- Retention of the provincially significant wetland designations and zones as per the existing planning approvals
- 234 dwelling units comprising of 176 low rise condominium dwellings, 20 semi-detached dwellings, 36 townhouse dwellings and 2 single detached dwellings
- Retention of the single detached dwelling zone on the west side of Brophy's Lane
- Retention of the seniors building site located on the west side of Brophy's Lane (potentially up to 130 units/suites)
- Minor refinements to the west boundary Hazard zone reflecting updated engineering and the environment impact study findings that have been submitted with the application packages
- Deletion of the C6 commercial zone in the west
- Provision of a recreation centre for the residents of Aquavil
- Modified Hazard zone provisions at the shoreline, and retention of lands for use of the Aquavil residents

In terms of actual proposed changes to the existing draft approved block plan, the following is a summary of the proposed changes (see Figure 2 – Proposed Revisions to Draft Plan and Figure 3 – Proposed Concept Plan for the West Neighbourhood):

- Reconfiguration of the residential component block arrangements and boundaries
 - Combining and reducing the townhouse blocks from five to one (Block 1)
 - Replacing some of the townhouse block areas with two semi-detached blocks (Blocks 3 and 4)
 - Replacing one of the single detached blocks (Block 5) with a condominium block (Block 5)
 - Replacing one of the townhouse blocks (Block 11) with a condominium block (Block 11)
 - Removing 4 open space/park blocks (Blocks 7 to 10) and replacing with part of proposed Condominium Block 5

- Replacing three public streets with one (proposed Street A) while retaining the Hope Street alignment connection at Highway 26. The proposed street network has been reconfigured which also includes a proposed roundabout as well and a proposed connection to Brophy's Lane to the north (Block 8)
- Adding a private recreational block (Block 12) which replaces one of the townhouse blocks (Block 12) and part of an existing stormwater management block (part of Block 13)
- Two proposed setback blocks from Highway 26 (Blocks 27 and 30)

Figure 2 – Proposed Revised Plan (West Neighbourhood)



Figure 3 – Proposed Concept Plan (West Neighbourhood)



Pre-submission consultation between the proponent, the Town and the County identified the submission requirements for the proposed revised subdivision and proposed official plan and zoning amendments. Copies of all background reports and plans can be found at [this link](#).

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 official plans that

govern the subject lands. In this case, the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan all have jurisdiction over the subject property.

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 plan of subdivision is within a recreational settlement area that is serviced by municipal water and sewer services.

The subject lands are identified as Escarpment Recreation Area in the Niagara Escarpment Plan which contemplates development of this nature. The subject lands are outside of the Niagara Escarpment Development Control Area and therefore a development permit is not required from the Niagara Escarpment Commission (NEC). The proposed redline revisions have been circulated to the NEC for review and comment.

The supply of an adequate range of residential housing types is required in both Provincial documents. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy.

County Official Plan

The subject lands are designated as 'Recreational Resort Area' and 'Provincially Significant Wetlands' within the County Official Plan. Significant Woodlands and Other Wetlands are also identified on parts of the subject lands. 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 or secondary plans.

Section 2.8 of the County Plan provides policies on Significant Woodlands that have been identified on parts of the subject lands. An updated environmental impact study has been submitted with the application and this has been circulated to review agencies.

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.

Town of The Blue Mountains Official Plan

Official Plan Amendment 20 (OPA 20) was previously adopted by the Town and approved by the County. OPA 20 was appealed, however minutes of settlement were reached between the various parties and were approved by the Ontario Municipal Board (now called Local Planning Appeal Tribunal). OPA 20 sets out detailed policies for the

development of the subject lands. The Town has received an official plan amendment application which proposes revisions to the specific detailed policies approved under OPA 20 in order to align with the proposed revised concept plan.

A detailed analysis of Provincial, County, and Town 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 redline revisions, beyond those normally encountered in processing the application. The County has collected the requisite fee for this application.

Relevant Consultation

- Internal – Planning Staff, Transportation Services
- External – Town of The Blue Mountains, required agencies under the Planning Act and the public.

Appendices and Attachments

None