

828453 Grey Road 40

Redline Draft Plan of Subdivision

PLANNING JUSTIFICATION REPORT

828453 Grey Road 40

Tow of The Blue Mountains

County of Grey

IPS NO. 15-560

December 2020



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Part of Lot 28, Concession 7
In the
Town of the Blue Mountains
(Former Geographic Township of Collingwood)
County of Grey

Municipally known as 828453 Grey Road 40

APPLICATION FOR

Redline Draft Plan of Subdivision

PREPARED BY

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ON BEHALF OF

Clarksbury Land Corporation

December 2020

PLANNING JUSTIFICATION REPORT
CLARKSBURY LAND CORPORATION

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1.0 Introduction

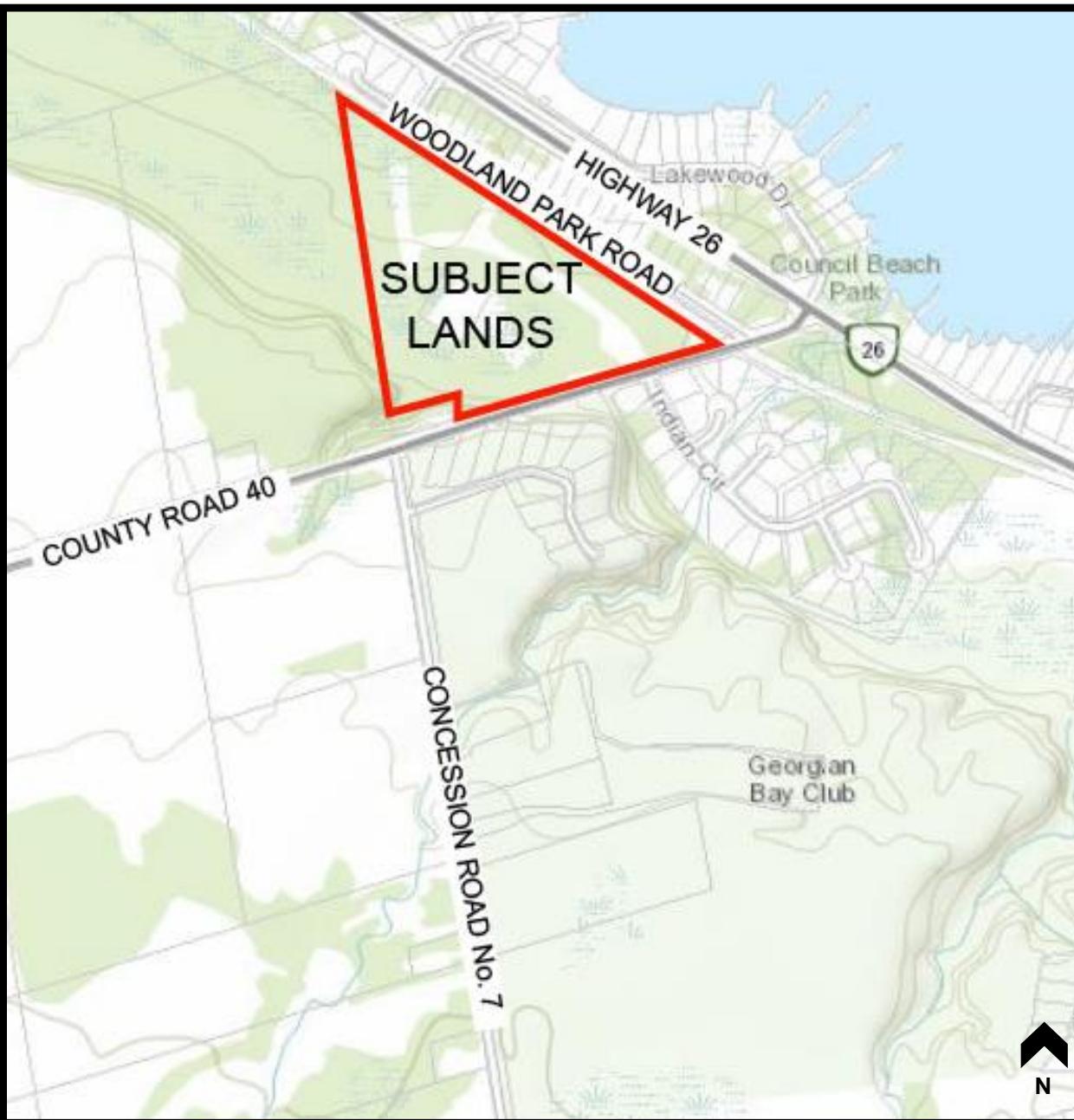
Innovative Planning Solutions has been retained by Clarksbury Lands Corporation to complete a Planning Justification Report relative to a Redline Draft Plan of Subdivision application on lands legally described as Part of Lot 28, Concession 7 in the Town of The Blue Mountains, County of Grey. The lands are municipally known as 828453 Grey Road 40, located in Camperdown, as illustrated below in **Figure 1**. The subject lands possess a total area of approximately 12.27 hectares (30.32 acres), with frontage on both Grey County Road 40 and Woodland Park Road.

A Draft Plan of Subdivision application (File No. 42T-2017-01) was submitted in April 2017 and approved by Grey County on June 14, 2018. A Subdivision Agreement has been executed for “Phase 1” of the subdivision, which consists of Lot 1 through 36 and Blocks 37 through 43. **Figure 2** below illustrates the approved/registered M-Plan and the Phases.

The purpose of the proposed redline Draft Plan of Subdivision application is to modify the lot layout for “Phase 2” lands consisting of Lots 44 through 60 and Block 61, Open Space /Trail Connection. The lands within “Phase 2” subject to the redline posses an area of 2.20 hectares w.

The following report will review the applicable policies found within the documents noted below to justify the application under good planning principles:

- Provincial Policy Statement
- County of Grey Official Plan
- Town of the Blue Mountains Official Plan
- Town of the Blue Mountains Zoning By-law



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Subject Lands

Figure 1
Location of Subject Lands

Source: *County of Grey Interactive Mapping, 2017*

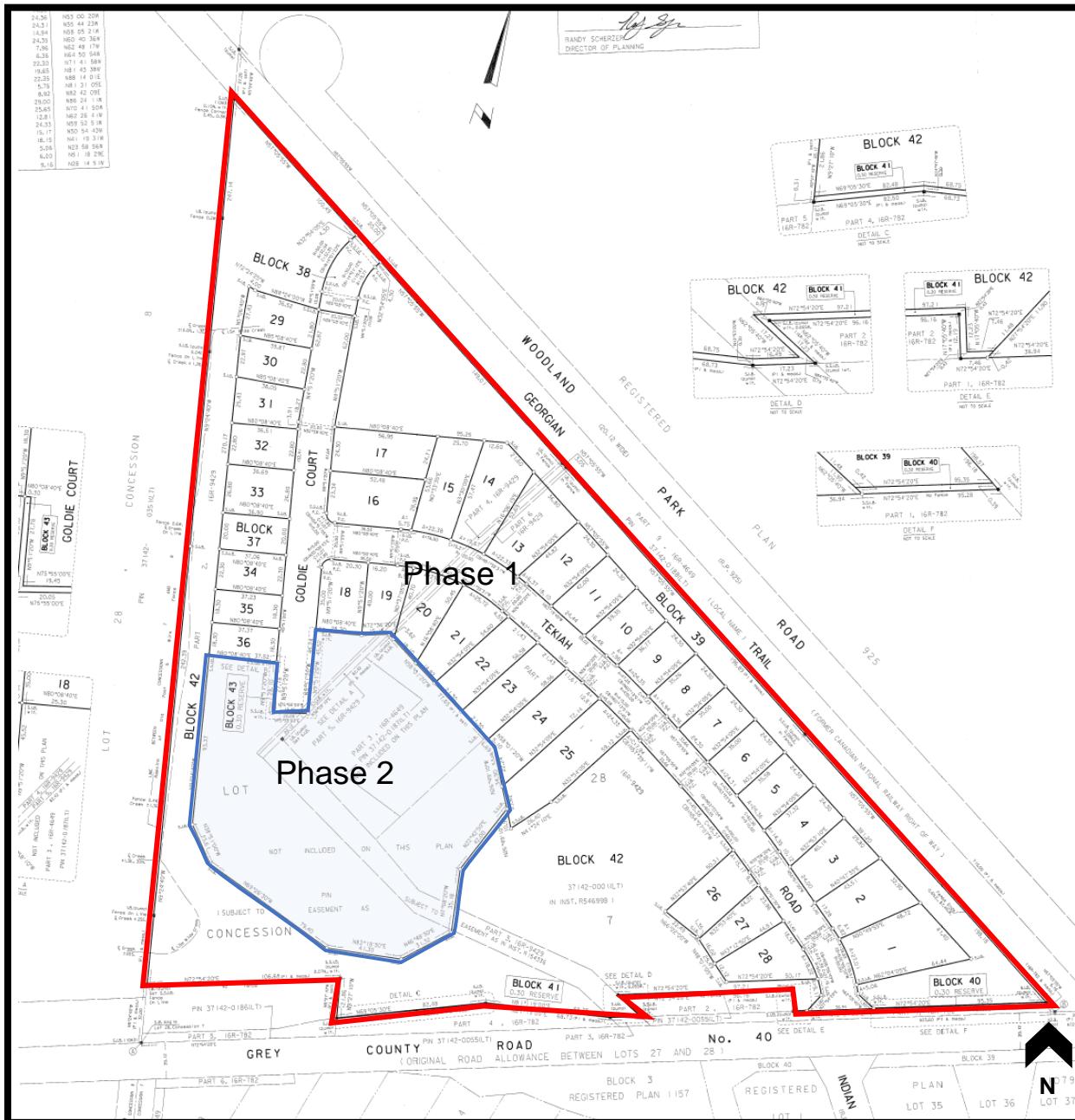
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- █ Subject Lands
- █ Phase 2

Figure 2
M Plan and Phasing

Source: M Plan 16M-74

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2.0 Site Description and Surrounding Land Use

The subject lands are located in the northern portion of the Town of the Blue Mountains, just southeast of the Town of Thornbury, in the westerly portion of Camperdown. The lands are situated along the north side of Grey County Road 40, and southwest of Woodland Park Road.

The lands are triangular in shape, with frontage onto Grey County Road 40 along the southern lot line and Woodland Park Road along the easterly lot line. The lands are located approximately 200 metres (656 feet) from the shore of Georgian Bay.

Surrounding land uses include, and are shown on **Figure 3**:

North: Low density residential lands along Woodland Park Road and Highway 26, Peasemarsh Nature Preserve located to the northwest along the shoreline, Georgian Bay approximately 200 meters northeast of the subject lands.

South: Low density residential lands, with the Georgian Bay Golf Club situated further south, and Agricultural and Rural lands along the west side of 7th Line.

East: Low density residential lands, Council Beach, Georgian Bay.

West: Future Secondary Plan Area lands directly adjacent to the west of the subject lands, with existing hazard and agricultural lands further west.

The subject lands include a square parcel of land, which is located within the Phase 2 development area, which was owned by the Town. These lands have been purchased by the applicant through the Phase 1 Subdivision Agreement.

The subject lands are currently designated as 'Residential Recreational Area' and 'Hazard' on the Town of The Blue Mountains Official Plan Lands Use Schedule 'A-3 - Camperdown', as illustrated in **Figure 4** below. The subject lands are currently zoned 'R1-1-h30', 'R1-1-h31' and 'H' as per Schedule A-1 of the Zoning By-law as illustrated below in **Figure 5**. The lands subject to the redline draft plan are designated solely 'Residential Recreational Area' and zoned 'R1-1-h30'.



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Subject Lands

Figure 3
Surrounding Land Use

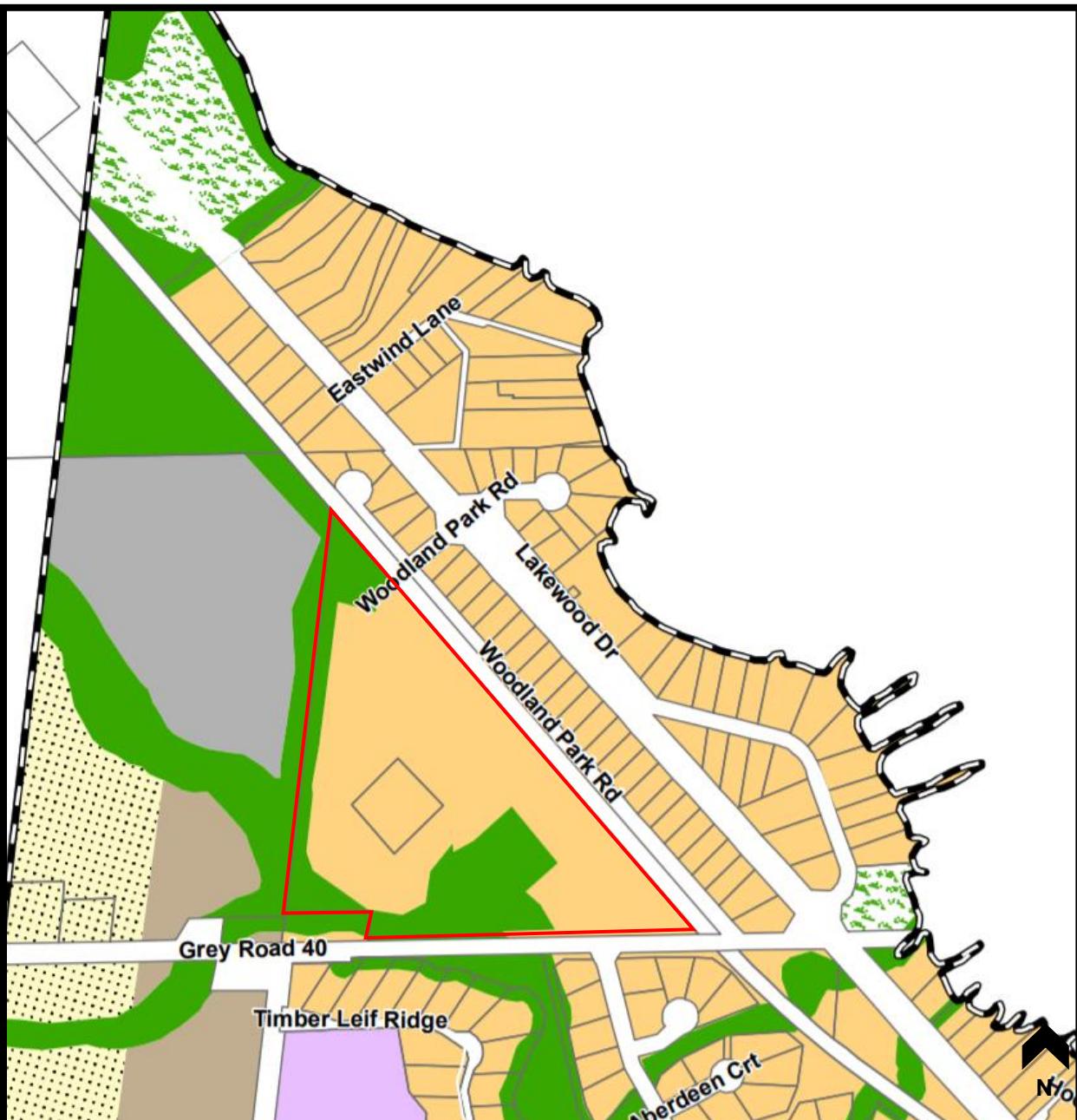
Source: Grey County Interactive Mapping, 2017

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■ Subject Lands

Designations

- Niagara Escarpment Plan Boundary
- Special Study Area Subject to B3.13.5
- Agricultural
- Escarpment
- Future Secondary Plan Area
- Hazard
- Institutional Area

- Major Open Space
- Recreational Commercial Area
- Recreational Ski
- Residential Recreational Area
- Rural
- Special Agricultural

Figure 4
Town of The Blue Mountains Official Plan
Land Use Schedule

Source: Schedule 'A-3' – Camperdown

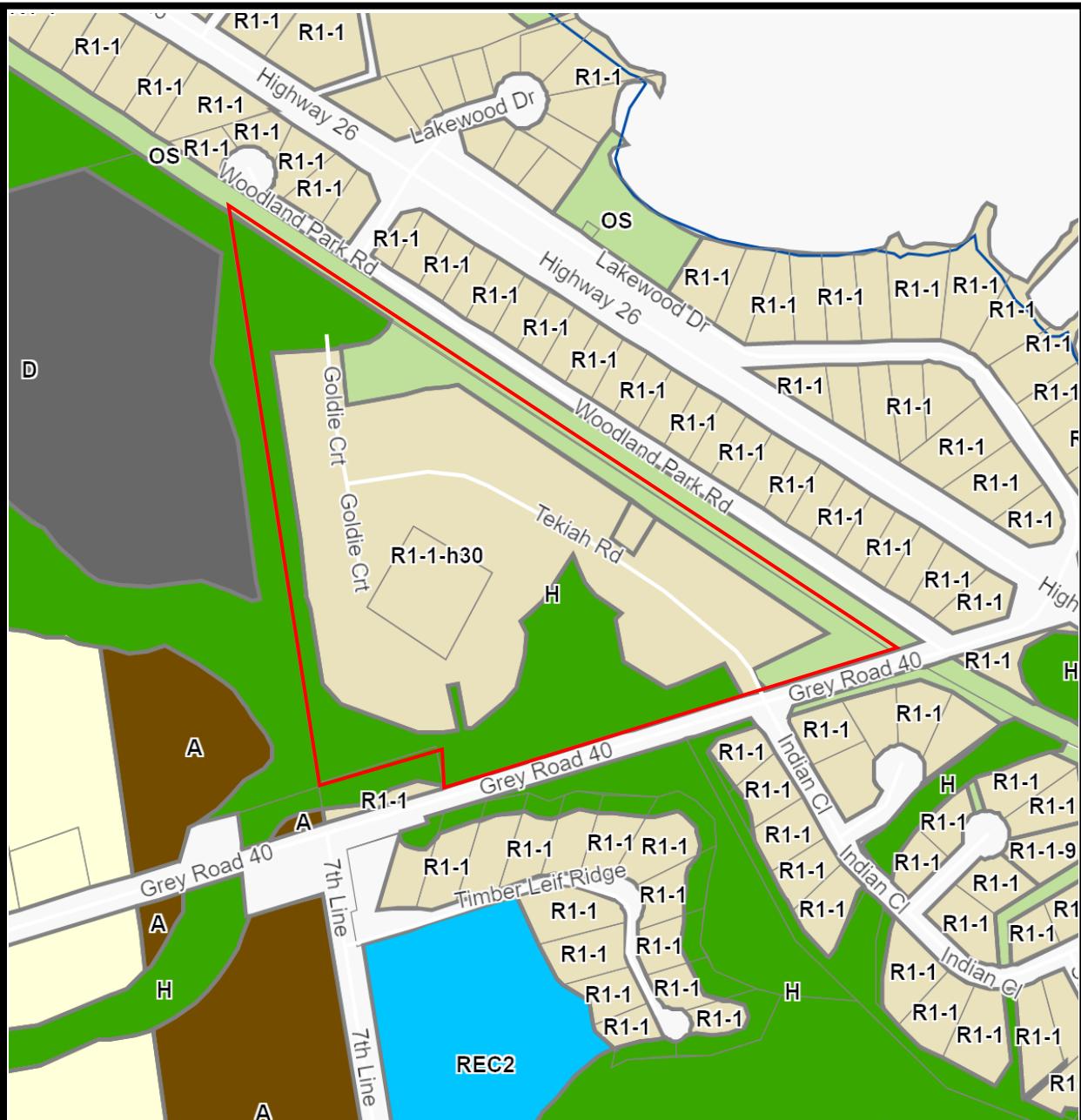
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Subject Lands

Figure 5
Existing Zoning

Source: Town of Blue Mountains Zoning By-law

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3.0 Redline Draft Plan of Subdivision

The proposed redline Draft Plan of Subdivision includes the “Phase 2” lands as shown in **Figure 2** above. The “Phase 2” lands consist of 17 residential lots, a block dedicated to Open Space which provides a trail connection to the Open Space lands dedicated to the Town in “Phase 1”, and the extension of Goldie Court, ending in a cul-de-sac.

The redline draft plan proposes to keep the same number of lots and proposes to modify the lots lines between lots 44 through 60, including shifting the Open Space trail connection block slightly east, to create residential lots that are more suitable for the built form that is being sold within “Phase 1”. All lands within “Phase 1” will remain as approved.

The proposed redline Draft Plan is illustrated in **Figure 6** below and can be found in **Appendix 1**.

4.0 Planning Policy and Analysis

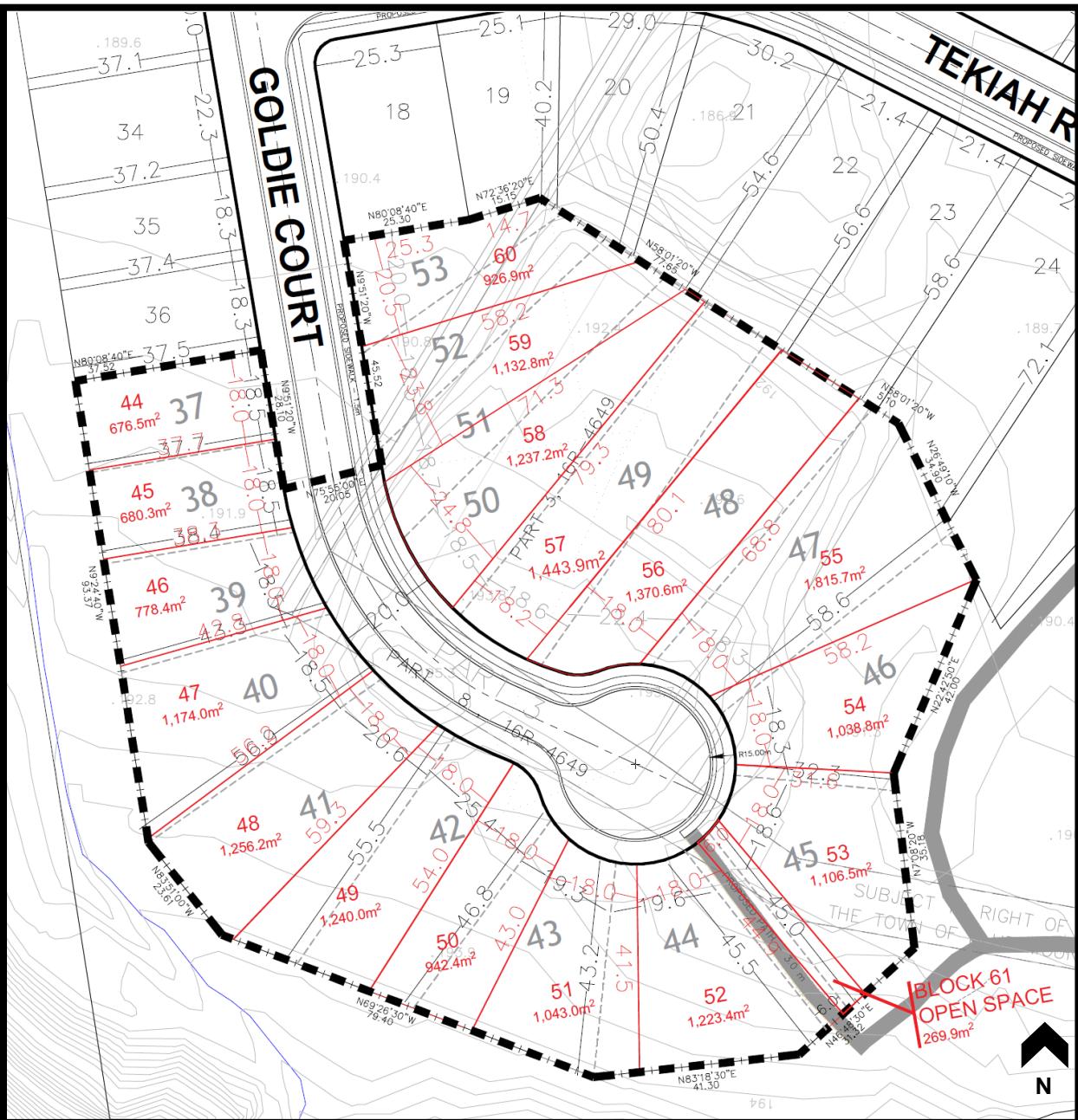
This section will outline the applicable planning and development policies impacting this application. Each section will outline the applicable policies and contain planning rationale on conformity and development principles.

4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) has been reviewed relative to this application with particular emphasis placed on the following sections:

- Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- Section 1.1.3 Settlement Areas
- Section 1.4 Housing
- Section 1.6 Infrastructure and Public Service Facilities

Section 1.1.1 provides policy related to managing and directing land use to achieve efficient and resilient development and land use patterns.



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- PHASE 2 BOUNDARY
- PHASE 2 DRAFT PLAN
- RED-LINED - DEC. 11, 2020

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL UNITS	44 - 60	1.90	17
OPEN SPACE	61	0.02	
20m ROADS		0.28	
TOTAL	61	2.20	17

Figure 6

Proposed Redline Draft Plan

Source: Innovative Planning Solutions

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Healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns; accommodating an appropriate affordable and market-based range and mix of residential types; avoiding development and land use patterns which may cause environmental or public healthy and safety concerns; avoiding development and land use patterns that would prevent the efficient expansion of settlement areas.

The proposed application aims to redline a draft plan approved subdivision for residential purposes on lands currently designated and zoned for such. The development promotes efficient use of land as it utilizes existing municipal services on lands that are intended for residential use. The subdivision respects the hazard areas within the subject lands, maintaining a development area that is outside of these lands.

Section 1.1.3 on Settlement Areas states that Settlement Areas shall be the focus of growth and development, vitality and regeneration shall be promoted. Consistent with Section 1.1.3.2, the proposed development is located within a Settlement Area and makes efficient use of the available infrastructure being municipal water and wastewater services. The plan also promotes active transportation by incorporating a pedestrian connection to the open space lands; this is consistent with Section 1.5.1(b) of the PPS which encourages communities to meet the needs of pedestrians and provide access to public parks, conservation reserves, trails and linkages, and shorelines.

Section 1.4 states that planning authorities shall provide for an appropriate range and mix of housing types and densities by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are available. The PPS also provides that municipalities shall promote densities for new housing which efficiently use land, resources, infrastructure, and public service facilities. It should also support the use of active transportation and transit in areas where it exists or is to be developed.

The proposed development is consistent with Section 1.4 as it aims to provide new residential units at a density which is appropriate given the level of existing infrastructure and public service facilities, and the existing surrounding residential lot fabric of single detached dwellings with varying densities of approximately 3.2 - 5.5 units per net hectare. The proposed density, for the entire subdivision, of 4.2 units per net hectare makes efficient use of the land based on the

availability of services while maintaining the character of the area and maintaining compliance to the Zoning By-law.

Section 1.6 of the PPS outlines the policies regarding Infrastructure and Public Service Facilities. Municipal water and sewage services are preferred for development within settlement areas, and the intensification and redevelopment on existing full municipal services should be promoted, wherever feasible. The proposed development will be on full municipal services.

Based on the above it is determined that the proposed redline draft plan of subdivision application is consistent with the PPS.

4.2 County of Grey Official Plan

The subject lands are designated as ‘Recreational Resort Area’ on Schedule ‘A’ – Land Use Designations (Map 2) within the County of Grey Official Plan.

Section 2.0 of the Plan outlines the Growth Management policies, and specifically the growth projections allocated by the lower-tier municipalities. These projections take into consideration existing lots of record, approved and potential future unit supply on designated lands, and servicing capacities. ‘Table 1: Permanent Population Growth Projections and Allocations for the County of Grey to 2038’ illustrates that it is estimated that The Blue Mountains will have a permanent population of 9,100 units in the year 2038.

The subject lands are currently designated and zoned for residential development and are within the Settlement Area. A portion of the lands, Phase 1, are municipally serviced. The plan provides residential units, which contribute to the target growth within the Settlement Area of the Town. The proposed development is in keeping with the population projections and allocations as outlined within the Plan.

Section 3.3 Settlement Area Land Use Types, states that ‘development that does not negatively impact natural resources and is compatible with surrounding land uses is promoted.’ The majority of growth is to be directed to settlement areas, on full municipal services, where available. There are five main land use types for areas of concentrated development. The subject lands fall within the ‘Recreational Resort Area’. The Recreational Resort Area will contain a mix of seasonal and

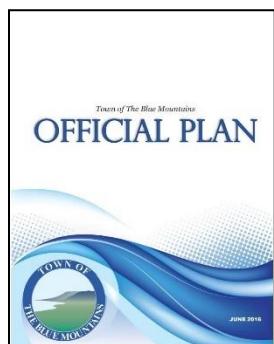
permanent residential and recreational growth on full municipal services. Further details are provided within Section 3.8 of the Official Plan.

Section 3.8 notes that Recreational Resort Area land use types will be specific recreational amenities or residential development, serviced with full municipal services. All new development shall serve the public interest by contributing to the provision of community recreational amenities. These land use types are to strive to enhance recreational and tourism related activities.

The proposed redline draft plan application conforms to the land use types permitted within the Recreational Resort Area, contributing residential lands on full municipal services.

Section 4.1 provides policies related to Housing. The County is to ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development. The subject lands are designated and zone for residential development, and are draft plan approved for such.

The subdivision and redline application utilize lands designated and zoned for residential development. The subject lands are already draft plan approved, with a subdivision agreement in place for the “Phase 1” lands. The redline application will modify the lot lines within the “Phase 2” continuing to conform to the County of Grey Official Plan.



4.3 Town of The Blue Mountains Official Plan

The subject lands are designated as ‘Residential Recreational Area’ and ‘Hazard’ on Schedule ‘A-3 – Camperdown’ in the Town of the Blue Mountains Official Plan. The lands are located within Camperdown, described in Section **A4.1.13** as a unique residential/ resort/ recreational area within the Town.

The lands subject to the redline draft plan application are designated ‘Residential Recreational Area’.

Section B3.7 outlines the policies regarding the ‘Residential/ Recreational Area’ land use designation. This designation recognizes areas within the Town that have a mixture of seasonal

and permanent residential and recreational areas and also areas with permanent residential uses that support and provide access to resort and recreational amenities.

The permitted uses within this designation include single detached, semi-detached, townhouse and low-rise multiple dwellings. Accessory apartments, bed and breakfast establishments, home occupations and private home daycare are also permitted. The proposed redline conforms with the permitted uses, continuing to propose single detached dwellings.

Section B3.7.4.1 states that all development within these areas shall provide generous amounts of open space to facilitate recreational opportunities, maintaining the character and image of the area. Subdivision design shall be required to provide an open space component as a separate block of land, and where appropriate distributed throughout the design. The draft plan approved subdivision provides 4.18 hectares of open space lands. The proposed redline application does not affect the Open Space lands, as they are part of “Phase 1”, however an open space trail block is provided, which provides access from Goldie Court to the open space lands within “Phase 1”.

The maximum density for the subject lands is 10 units per gross hectare, as outlined in **B3.7.4.1**, with a minimum open space component for the subject lands of 40%, which may include lands designated ‘Wetland’ or ‘Hazard’. The proposed density for the entire subject lands, Phase 1 and Phase 2, is 4.2 units per hectare, and has an open space component of 34%.

Section B5.4 outlines the policies relating to ‘Hazard’ designated lands. The purpose of this designation is to recognize areas that have inherent environmental hazards like flood and erosion susceptibility, instability and poor drainage, dynamic beach hazards, or any other physical condition that would pose a risk for the occupant or property damage if it were to be developed. The proposed redline application continues to respect the portion of the subject lands designated ‘Hazard’.

The proposed redline draft plan application, proposes to amend the lot fabric within “Phase 2” of the draft plan approved subdivision. The development will be built on full municipal servicing on lands currently designated and zoned for residential development. Based on a review of the Town of the Blue Mountains Official Plan, the proposed redline Draft Plan of Subdivision application is considered appropriate and represent good planning.

4.4 Town of The Blue Mountains Zoning By-law #2018-65

The subject lands are zoned Residential One – One with a holding provision (R1-1-h30), Residential One – One with a holding provision (R1-1-h31) and Hazard (H) Zone. The lands subject to the redline draft plan application are zoned Residential One – One with a holding provision (R1-1-h30).

The conditions for removal of the Holding Provision (h30) are as follows:

- i. Execution of a Subdivision Agreement
- ii. Registration of a Plan of Subdivision

The R1 Zone permits single detached dwellings, home business, home child care, group home and accessory apartments. The proposed redline application will conform with the permitted uses within the Zoning By-law and the R1-1 Zone Standards, which are provided within **Table 1** below:

Table 1: Residential Zone Standards	
	R1-1 Zone Standards
Minimum lot area	550
Maximum lot coverage	30%
Minimum lot frontage	18.0m
Minimum front yard	7.5m
Minimum exterior side yard	5.0m
Minimum interior side yard	2.0m
Minimum rear yard	9.0m
Maximum height (m)	9.5m
Maximum height (storeys)	2.5

All lots, as shown on the proposed redline draft plan, have a minimum lot frontage of 18.0 metres and a minimum lot area of 676m². Each lot will conform to all provisions within the R1-1 standard and will be reviewed through the building permit process.

5.0 Conclusion

The proposed redline Draft Plan of Subdivision application will modify the lot lines between Lots 44 and 60 within “Phase 2” of the draft approved subdivision. The redline will facilitate lots which are more suitable for the built form proposed within “Phase 1”.

The redline draft plan will continue to provide 17 lots, which are currently draft approved. These lots will be developed with single detached residential dwellings on full municipal services, which

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is consistent with Official Plan policies regarding the Camperdown Service District. In addition, the redline draft plan provides an Open Space (Block 61), providing a trail connection to the open space lands which were dedicated to the Town through the registration of "Phase 1".

It is my professional planning opinion that this development conforms to the goals and objectives of the Provincial Policy Statement, The County of Grey Official Plan, The Township of the Blue Mountains Official Plans and The Township of the Blue Mountains Zoning By-law and represents good planning.

Respectfully submitted,

Innovative Planning Solutions



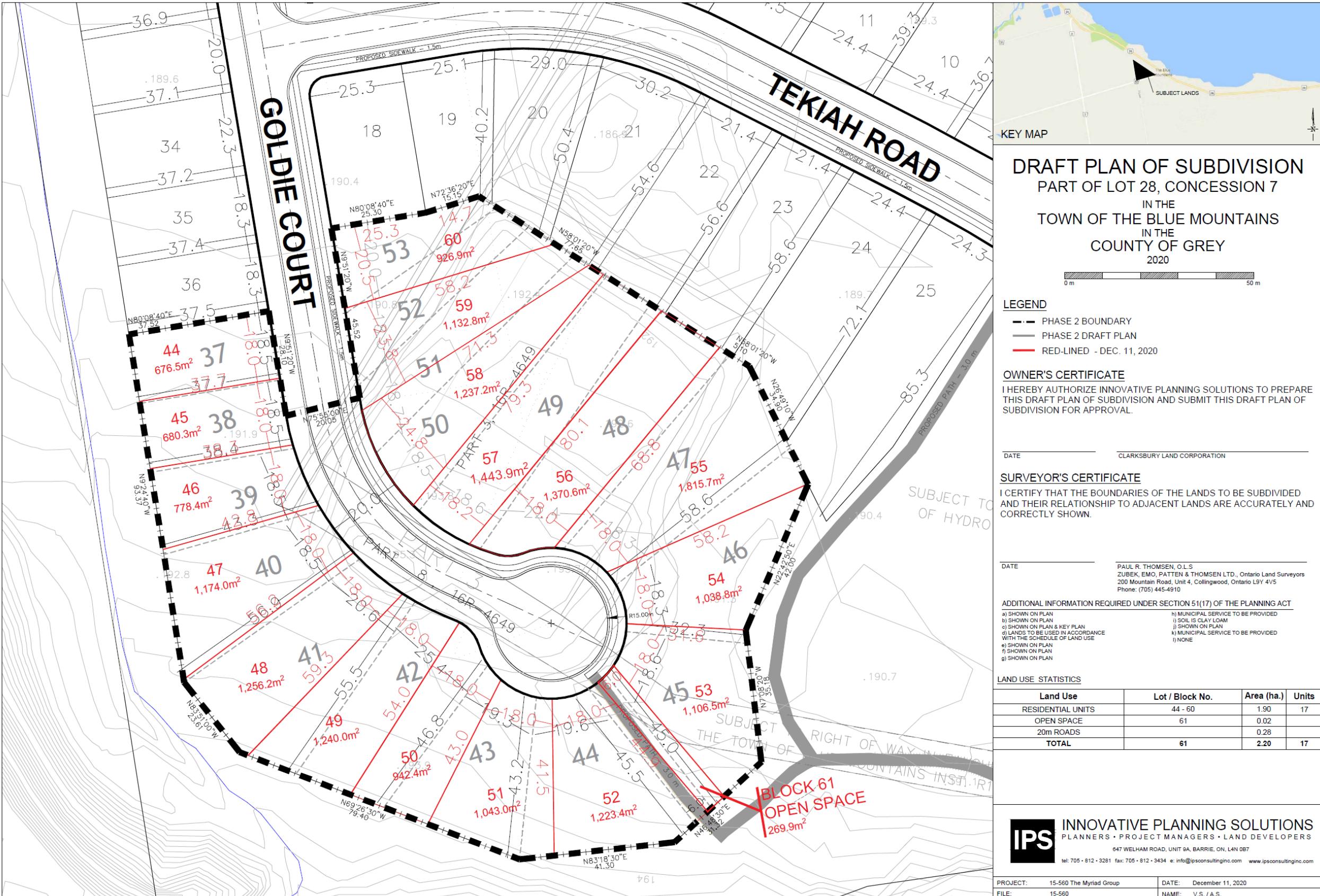
Vanessa Simpson, MPI

Senior Planner

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APPENDIX 1: DRAFT PLAN OF SUBDIVISION

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