

Report PDR-CW-09-17

To: Warden Barfoot and Members of Grey County Council
From: Randy Scherzer
Meeting Date: February 9, 2017
Subject: **Plan of Subdivision 42T-2016-10 – Parkbridge (Town of The Blue Mountains)**
Status: Recommendation adopted by Committee as presented per Resolution CW-25-17; Endorsed by County Council February 23, 2017 per Resolution CC09-17;

Recommendation

1. That Report PDR-CW-09-17 regarding an overview of proposed plan of subdivision application 42T-2016-10, to establish a block plan of subdivision consisting of a total of three (3) blocks which would contain a total of two hundred and eight (208) residential units consisting of forty (40) detached dwellings and one hundred and sixty eight (168) townhouses on lands described as Part of Lot 21, Concession 2 being Part Lot 161, Lot 172, and Part Lot 173, Plan 529 (geographic Township of Collingwood) in the Town of The Blue Mountains, be received for information.

Background

The County has recently received a plan of subdivision application from Parkbridge Lifestyle Communities Inc. to establish a block plan of subdivision. The block plan of subdivision proposes to create three blocks. Two blocks would be deeded to the Town of The Blue Mountains to establish a public trail at the base of the Nipissing Ridge. The third block would be developed into residential blocks by Site Plan Approval and Part Lot Control. The proposal would be to develop a total of 208 residential units consisting of 40 detached homes and 168 townhouses. Parkbridge would retain ownership and management responsibility for the entire development site. The residential units would be offered as life lease units with each of the units being located on an individual land lease. The Planning Act generally limits land leases to terms of less than 21 years. Parkbridge would prefer that the lease term be extended for between 49 and 99 years. Parkbridge proposes that this be done through the subdivision approval and through the

future Part Lot Control process. A legal opinion has been provided by Parkbridge. This legal opinion will be reviewed by the Town and the County.

The subject lands are described as Part of Lot 21, Concession 3, being Part Lot 161, Lot 172, and Part Lot 173, Plan 529 (geographic Township of Collingwood), Town of The Blue Mountains. The lands are located within the Craigleith area and are located south of Highway 26 and east of Grey Road 19. The subject lands have frontage off of Grey Road 19 and Lakeshore Road East. A total of 3 intersections are proposed to access the proposed development. One entrance would be off of Grey Road 19 and the other two entrances would be off of Lakeshore Road East.

The subject lands are designated as 'Recreational Resort Area' in the County Official Plan. The County Plan also maps a portion of the subject lands as 'Significant Woodlands'. Lot 172 and Part Lot 173, Plan 529 currently contains a detached home. The remaining lands are currently vacant.

The subject lands are surrounded by existing and proposed residential development (Eden Oak and Home Farm/MacPherson Builders proposed subdivisions). The Georgian Trail and Highway 26 are situated north of the subject lands with Georgian Bay situated just north of Highway 26. Lands to the west and northwest are established residential areas. The subject lands are approximately 2 kilometres northwest of the Blue Mountain Village.

See Map 1 for an aerial view of the subject property and surrounding area, Map 2 for a copy of the proposed plan of subdivision, and Map 3 showing the proposed development/site plan.

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, which are as follows;

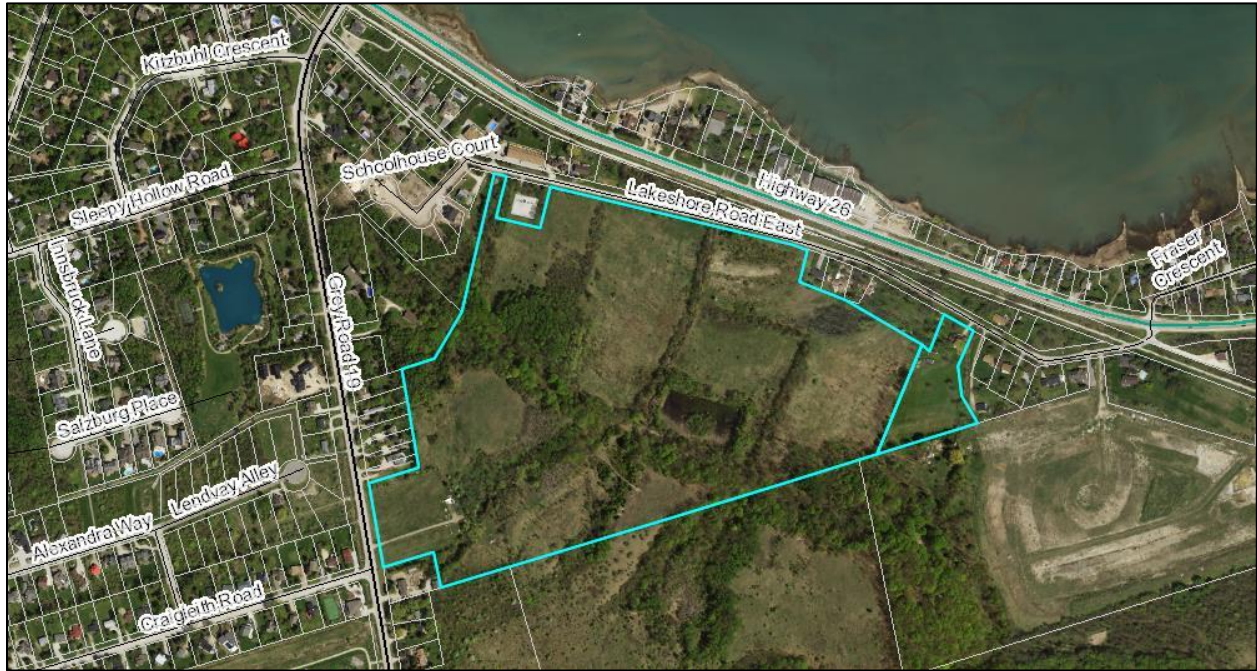
1. a Planning Report,
2. an Archaeological Assessment – Stages 1 to 4,
3. a Traffic Impact Study,
4. a Functional Servicing Report and Stormwater Management/Drainage Report,
5. a Site Plan,
6. a Landscape Analysis Plan,
7. a Slope Stability Report, and
8. an Environmental Impact Study.

Copies of all background reports and plans can be found at the below link:

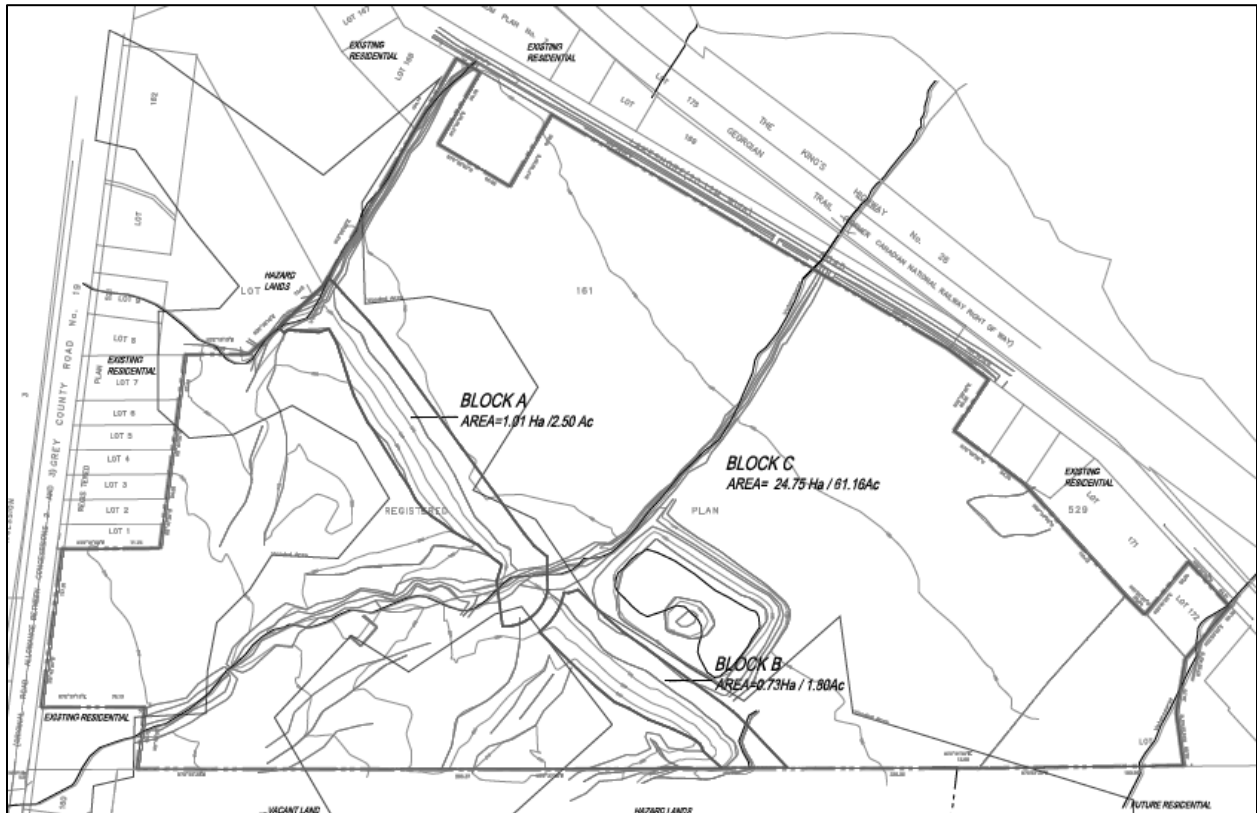
[Link to Background Materials](#)

A zoning by-law amendment application and a site plan application have also been submitted to the Town of The Blue Mountains.

Map 1: Airphoto of the Subject Property and Surrounding Lands



Map 2: Proposed Block Plan



Map 3: Proposed Development/Site Plan



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 official plans which govern the subject lands. In this case both the County of Grey Official Plan and the Town of The Blue Mountains Official Plan 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 hard and soft services are readily available. The supply of an adequate range of residential housing types is also stressed in both Provincial documents.

The proposed plan of subdivision is located within a designated growth area and will be serviced by municipal water and sewer services with the water and sewer infrastructure on the subject lands proposed to be owned by the developer. There are significant woodlands on portions of the subject lands. The provision of a suitable transportation network, both pedestrian and vehicular, is also noted in the Provincial legislation and policy.

County Official Plan

The proposed plan of subdivision is designated as 'Recreational Resort Area' within the County Official Plan. 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.

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.

Appendix B to the County Plan identifies 'Significant Woodlands' on the subject property. In pre-submission consultation for this proposed plan of subdivision, an Environmental Impact Study was requested which has been submitted with the application.

A detailed analysis of Provincial and County 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.

Town of The Blue Mountains Official Plan

The Town's Official Plan contains many similar policies to that of the County Plan. The subject lands are designated as 'Residential Recreational' and 'Hazard' in the Town Plan. Within the Residential Recreational designation development of this nature can be contemplated.

Financial/Staffing/Legal/Information Technology Considerations

At this point there are no financial, staffing, legal or information technology considerations beyond those normally encountered in processing a plan of subdivision application. The County has collected the required application fee and peer review deposit.

Link to Strategic Goals/Priorities

Action 2.10, under Goal 2 of the County's Strategic Plan, speaks to the continued management of growth, and the application of sound land use planning principles. Permitting new residential development on lands which are designated for growth could be considered sound land use planning, provided the relevant planning policies are adhered to. Following the public and agency development review processes, County

staff will offer a final recommendation on the proposed plan of subdivision application with respect to;

1. regard for matters of Provincial Interest under the Planning Act,
2. consistency with the Provincial Policy Statement (PPS), and
3. conformity to the County and Town Official Plans.

Attachments

None

Respectfully submitted by,

Randy Scherzer, MCIP, RPP
Director of Planning