

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: February 6, 2012
REPORT NO.: PL.12.20
SUBJECT: Windfall Draft Plan of Subdivision
Red-line Revision
PREPARED BY: D. Finbow, Director, Planning &
Building Services

A. Recommendations

THAT Council receive Staff Report PL.12.20 respecting Windfall Draft Plan of Subdivision Red-line Revision and that Council direct Staff to advise the County of Grey that the Town has no objections to the proposed red-line revisions subject to the proponent confirming that the proposed Draft Corner Lots within Phase 1 continue to be viable building lots and the proponent acknowledging their responsibility with respect to the provision of safe pedestrian trail connectivity to the lands to the west as outlined in Official Plan Amendment No. 27.

B. Background

The County of Grey granted Draft Plan Approval of the subject development in November 2012.

As noted in the proponent's correspondence dated January 17, 2012, minor necessary/desirable revisions to the Draft Plan have been identified. With respect to these revisions, Town staff note the following:

Trail/Walkway Connectivity

Numerous references to walkways and side trails are proposed to be removed. This matter will be addressed by way of the Master Development Agreement.

The proponent has eliminated reference to the "Proposed Underpass" at Grey Road 19. It is noted that Official Plan Amendment No. 27 requires that the development provide for safe pedestrian trail connectivity to the recreational and escarpment lands to the west. This matter will be addressed in concert with the detailed engineering submission for Phase 2 of the development.

The proponent has added a Walkway Block so as to connect Street C and Block B (also to serve as a sewer easement). This is seen by Town Staff as an enhancement.

Elimination of Centre Islands

Centre landscaping islands in five locations are proposed to be deleted. Town staff have no concerns with respect to this matter.

Roundabout Depiction at Grey Road 19

The layer reflective of a proposed roundabout at Grey Road 19 is proposed to be removed. The lands necessary for a roundabout on the Developer's lands will continue to be depicted as a Block to be conveyed to the County.

6.0 Metre Wide Sewer Easement

This easement was always considered as necessary but not depicted on the Draft Plan approved by the County.

Phase 1 Lot Refinements

A number of interior lots within proposed Phase 1 have been revised.

It is noted that the frontages of the corner lots has been reduced within this area and that same may not support construction without relief from the Zoning by-law give the required exterior side yard setback of 6.0 metres.

Revisions to 30 Metre Buffer at Street A

Revisions to the 30 metre buffer strip at Street A are proposed.

Town staff have no issue with this.

Revisions to Block Labelling at Environmental Protection Area

A number of Blocks have been combined. Town staff have no issue with this.

Revision Date Added

No issue.

Block Area Designations

No issue.

Summary:

Town staff have no concerns with respect to the proposed red-line revisions save and except for the viability of the proposed corner lots within Phase 1 of the Draft Plan and conformance with the polices of Official Plan Amendment No. 27 as they relate to trail connectivity to the lands to the west. It is therefore recommended:

THAT Council receive Staff Report PL.12.20 respecting Windfall Draft Plan of Subdivision Red-line Revision and that Council direct Staff to advise the County of Grey that the Town has no objections to the proposed red-line revisions subject to the proponent confirming that the proposed Draft Corner Lots within Phase 1 continue to be viable building lots and the proponent acknowledging their responsibility with respect to the provision of safe pedestrian trail connectivity to the lands to the west as outlined in Official Plan Amendment No. 27.

C. The Blue Mountains' Strategic Plan

*Managing growth to ensure the ongoing health and prosperity of the community."
Preserving and enhancing natural and environmental features, and cultural heritage of the community.*

Providing a strong, well managed municipal government.

D. Environmental Impacts

N/A

E. Financial Impact

Red-line revision fee of \$375.00 paid.

F. In Consultation With

N/A

G. Attached

Correspondence from Travis & Associates Inc. dated January 17, 2012
Correspondence from C.c. Tatham & Associates Ltd. dated January 11, 2012

Respectfully submitted,

David Finbow
Director, Planning & Building Services

planning consultants
 approvals facilitators
 development managers



January 17, 2012

Randy Scherzer, MCIP RPP
 Director of Planning
 Grey County

David Finbow, CMO
 Director of Planning & Building Services
 Town of The Blue Mountains

Dear Mr. Scherzer and Mr. Finbow,

RE: Georgian Gate: Windfall – Minor Red Line Revision
 Subdivision File: 42T-2010-03; Our File: 2.107.8

As noted previously, during the latter stages of the draft plan review and approval process last November, our team had identified some minor changes that improved lot line configurations in the centre block of the Phase 1 lands. In reviewing the matter with Randy Scherzer of Grey County it was decided that the changes were minor but would require changes to the draft plan. This in turn would have delayed the timetable for approval of the overall draft plan. It was agreed that application for a minor redline revision would be submitted after receipt of final Draft Plan Approval from the County.

Please accept this letter as our request for the municipality to review and comment on a minor redline revision to the above-noted Draft Plan of Subdivision. Attached are:

1. Required application fee.
2. Plan prints and data CD.
3. Memo from L Hogarth of Tathams on additional rationale for changes

Two sets of plans are included. The first is the existing approved Draft Plan with the minor changes overlaid in Red. The second set shows the revised Draft Plan resulting from the Red Line Revision.

You will note that the attached plans show additional minor changes for the purposes of clearing up some block lines and clarifying information on the Draft Plan. These arose out of further design detail exercises currently underway through Tathams. One result of further design detail was to convert a proposed service easement on the north side of Street C to a Block in order to introduce an additional walkway connection to the open space Block B. The minor increase in overall Draft Plan area of 0.084ha is the result of new Block H running to the east and along the north line of the block of lands identified as "Additional Lands Owned By the Applicant". This additional block is also the result of further detailed engineering works and is for the purposes of the sanitary sewer connection.

Finally, the redline proposes to delete the "proposed underpass" reference. This reference was a holdover from an earlier concept plan. As identified in previous meetings this was a tentative feature that needed much more work to formalize. As a

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result of the additional engineering work it is deemed to be a very difficult and expensive feature to design and construct and, one that requires much more land area to accomplish. This area of Grey Road 19 presents complex issues with regards to grading and drainage. The land area necessary to implement such a concept exceeds that anticipated in the earlier concepts and is not accounted for in the Draft Plan. Coupled with a questionable need for this feature we had explained that the client will be putting those resources into recreational facilities within the subdivision. We note that this feature was not referenced in the Conditions of Draft Plan approval.

Please note that the minor revisions do not change the number of units or land uses.

Overall, we respectfully suggest that the proposed changes are positive insofar as they result in an improved lotting arrangement for a small part of the Phase 1 plan, they provided for minor additional walkway connection, they introduce an additional service block to enable construction of the intended sewer line to the east. The remaining details and intent of the approved Draft Plan remain intact.

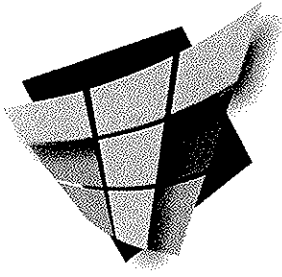
Should your office require additional information please do not hesitate to contact us directly.

Yours truly,



Travis & Associates Inc
Colin Travis, MCIP RPP

Cc: B. Nykolation, Georgian International
L. Hogarth, CC Tatham
R. Anderson, Replay



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MEMO

Date: January 11, 2012

Pages: 2

CCTA File: 111179

To: Colin Travis

Travis & Associates

Via e-mail

From: Larry Hogarth

Subject: Windfall Development – Red Line Revisions

We have been working with Bousfield's office to prepare the Red Line Revision plan for the Windfall project. They have provided both a new drawing (0765-114RL) and the previous version (0765-11dp) with the changes marked in red.

The changes are all relatively minor but clarify a number of issues and add some blocks which can more easily be added to the Registered Plan.

- 1) The initial step was to delete several items from the plan which are typically not included in a Draft Plan and which will more appropriately be dealt with in the Master Development Agreement. We recently submitted our Master Development Report to initiate that process. The deletions include:
 - The entire trails layout including the "crosswalk" and the "proposed underpass" wording. A completely new trail plan has been prepared and, following review by Town staff, will be included in the Master Development Agreement.
 - The "Main Trail" and "Side Trail and Walkway" symbols.
 - The islands in the centre of the municipal rights-of-way at the street entrances together with the symbols in the legend referring to lands "To be conveyed to the Town but Maintained by the Homeowners Association". After discussions with the engineering department we agreed to eliminate the islands from all the side streets and will be reconfiguring the one at the County Road 19 - Street A intersection. The details will be provided in the detailed design for Phase 1.
 - The line work for the Roundabout at the Grey Road 19 - Street A Intersection. The requirements for this feature are included in the Draft Conditions and detailed design is required to correctly size and position the roundabout.

- 2) A 6 m wide sanitary sewer block (Block H) has been added across the north side of the "Additional Lands Owned by the Applicant". This will provide a route to connect the internal sewer to the Grey Road 21 trunk sewer.
- 3) The central group of lots within Phase 1 (Lots 13 to 23) has been reconfigured although the number of lots has not changed.
- 4) A 6 m Block (Block L) has been added beside Lot 375 in order to provide for both a sanitary sewer and walkway between Street C and Block B. In order to accommodate the walkway, the lots on either side have been reduced to 15 m frontage which still complies with the zoning by-law.
- 5) The northern boundary of the 30 m buffer along Grey Road 19 has been adjusted in the vicinity of Street A. This maintains the 30 m width as required by the NEC but provides additional room within the Landscape Buffer to accommodate the entrance features on the Homeowner Association Lands.
- 6) The differentiation lines between Block H - Environmental Buffer, Block G - Environmental Protection and Block L - Open Space, have been ghosted onto the plan although the boundary of Block H has been maintained. Since all these lands will be transferred to the municipality, only the boundary will be surveyed. This will reduce the damage to the trees within the area which would have been necessary to survey the various lines. Similarly, the lines along the 30 m buffer have been rationalized for the same reason.
- 7) A Revision note has been added beside the Title Block noting the revision date and a new drawing number for future reference.
- 8) These changes necessitated changing a number of Block designations which are shown in the Area Table.

You will note that the total area has been increased by 0.084 ha which is the area of Block H required for the sanitary sewer. This was not included within the boundaries of the original Draft Plan.

As requested, we have attached 10 prints of each drawing plus a digital copy for the County as well as 6 prints of each drawing and a digital copy for the Town.

We will also forward the CADD file version to Paul Thomsen to incorporate the changes into the M-Plan and ultimately the Registered Plan for the project.

LH:rlh

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