



# Staff Report

## Planning and Development Services

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**Report To:** Committee of the Whole  
**Meeting Date:** July 8, 2019  
**Report Number:** PDS.19.78  
**Subject:** Public Meeting Information Report - Romspen Proposed Draft Plan of Subdivision (Part of Lot 26, Concession 6)  
**Prepared by:** Denise Whaley, Planner

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### A. Recommendations

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THAT the Committee receive Staff Report PDS.19.78 "Public Meeting Information Report - Romspen Proposed Draft Plan of Subdivision (Part of Lot 26, Concession 6)", for information purposes.

### B. Overview

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This Public Meeting Information Report provides a summary of an application for a 34 lot subdivision known as "Romspen", on Old Lakeshore Road (Part of Lot 26, Concession 6) in the area of Camperdown.

### C. Executive Summary

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**Application File #** P2655

**Application Received:** July 12, 2018

**Application Deemed Complete:** September 19, 2018

**County of Grey Official Plan:** Recreation Resort Area

**Town's Official Plan Designation:** Residential Recreational Area

**Zoning Bylaw:** R1-1, H

**Location:** Old Lakeshore Road, Camperdown

**Servicing:** Municipal Water, Municipal Sewers *proposed*

The Town received a plan of subdivision application to create a total of 34 single detached lots. The proposal is for a condominium road and stormwater management system. The property is located in the Camperdown area, west of Georgian Peaks Ski Club. Servicing to the proposed

subdivision will be via municipal water and sewer services. Various reports have been submitted with the proposed subdivision application. The application and supporting studies have been circulated to prescribed agencies and the public for review and comment. The proposed development does not require an amendment to the Town of The Blue Mountains Zoning By-law as the lands were previously rezoned during a prior draft subdivision proposal.

The Town of The Blue Mountains is jointly holding a public meeting for the application with the County of Grey. Following the public consultation and agency review process, staff will bring back a follow up report with recommendations at a future Committee of the Whole meeting.

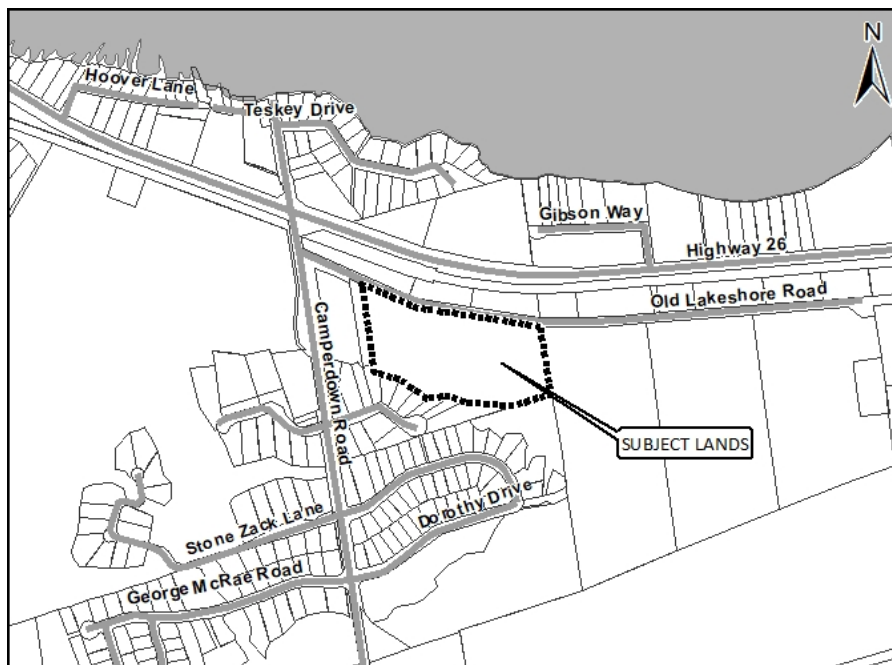
## D. Background

The subject property was previously draft approved for a subdivision of 12 single detached lots. That draft approval expired in 2015. As part of that proposal, the lands were also rezoned to a residential (R3) zone with a Holding (h) symbol, in the Township of Collingwood Zoning By-law 83-40 (By-law # 2006-22). More details on zoning information is found in the Zoning By-law section of this report.

### Location

The legal description of the property is Part of Lot 26, Concession 6 (formerly the Township of Collingwood), Town of The Blue Mountains.

**Figure 1: Location Map**



The property is in a residential area, made up of larger properties. Old Lakeshore Road is a dead-ended road. The subject property is vacant and adjacent to other vacant parcels. There are two houses on the north side of the street (see Figure 2). A portion of the property contains a section of the Nipissing Ridge and a watercourse.

### Current Application

This application seeks permission to create a draft plan of subdivision on the lands. The County of Grey is the approval authority for subdivisions and therefore the Town and County are reviewing the application together. The application included the following reports and studies:

- Planning Justification Report
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Archaeological Assessment – Stage 1 and 2
- Environmental Impact Assessment
- Hydrogeological Assessment
- Traffic Impact Brief

An additional Stage 3 Archaeological Assessment has been identified as also required. This study has not yet been submitted.

**Figure 2: Aerial Photo**



As noted in the Executive Summary, this application was deemed complete on September 19, 2018. During the initial review, Town staff identified some engineering related issues with the proposal, including concern with the proposed 10 metre width of condominium road. Initial feedback was given to the applicant with a request for a Geotechnical Report be also submitted. Since that time, the applicant has been working to address those issues and was in the process of completing further study for the proposal.

Town Planning Staff have also been working with Romspen representatives to develop the process for the Old Lakeshore Neighbourhood Plan required by the Town's Official Plan.

This following section includes some initial Land Use Policies Review. A full review of this proposal has not yet been completed. At the time of a Planning Recommendation Report, Planning Staff will provide a detailed review of the applicable Planning policies.

#### Land Use Policies Review

##### Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) 2014 identifies settlement areas as the focus of growth and their vitality and regeneration shall be promoted. Land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. The property is considered within a settlement area. Settlement areas, within the PPS are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Note that the Town's Official Plan also defines settlement areas within section A4.1.7.

The PPS generally directs development outside areas with Natural Hazards in order to protect public health and safety. Natural Heritage features and areas are to be protected for the long term. The subject property contains both Natural Hazards in the form of wet areas and slopes, as well as Natural Heritage Features, such as woodlands, a watercourse and other habitat. Both Hazards and Natural Features are addressed within the proposal's submitted studies, and these studies are currently under reviewed.

##### Niagara Escarpment Plan (NEP)

The lands are designated Escarpment Recreation Area, which are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences. The NEP also requires Natural Heritage Features be protected, such as the Escarpment, habitats, wetlands, and woodlands.

Comments received from Niagara Escarpment Commission indicated that there are some concerns about the protection of these Natural Features, and the lot layout. Town Planning Staff will be working directly with the NEP, County staff and the applicant on these issues.

##### County of Grey Official Plan

The County Official Plan designates the lands Recreation Resort Area, which represents settlement areas centred around recreational uses. The Recreation Resort Area allows for a range of residential uses to be established. Generally, the County Plan defers more detailed development policies and standards in the Town's Official Plans. As with the PPS and NEP, the County Official Plan contains policies to protect Natural Features and direct development outside of Natural Hazards.

County Planning staff have not yet completed their review. The submitted studies in support of this application have not yet been fully reviewed or accepted.

##### Town of The Blue Mountains Official Plan 2016

The Town Official Plan designates these lands Residential Recreational Area (RRA) and Hazard (H). The RRA designation allows for a range of residential uses, and residential development is permitted to a maximum density of 10 units per hectare of lands. No development is permitted within the Hazard designation.

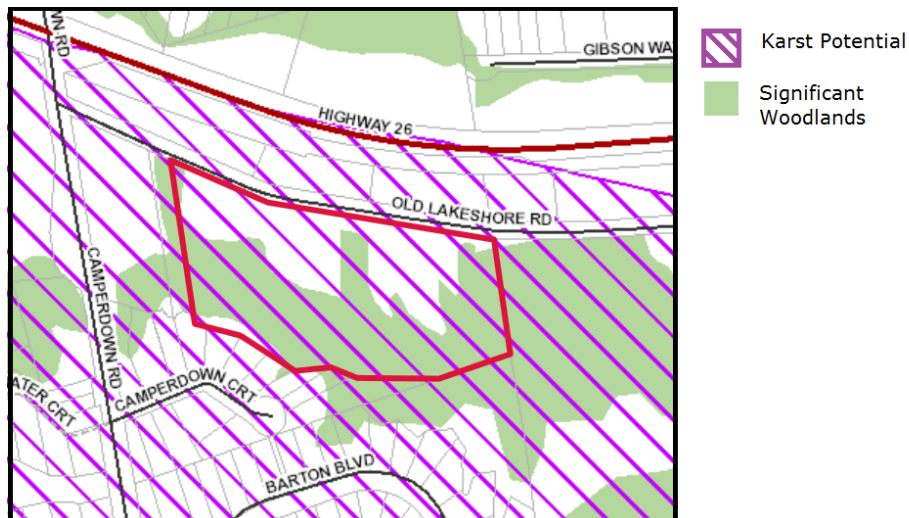
The property also falls within the Special Study Area outlined in Section 3.1.14 of the Official Plan. The Special Study Area policies require that a Neighbourhood Plan be completed to be a general guide to direct development and redevelopment within the Study Area. Further details of this Neighbourhood Plan are found in Staff Report PDS.19.77 which was presented to Council on July 3, 2019.

**Figure 3: Official Plan Map Excerpt - Land Use Designations**



Within the Official Plan Constraint mapping, a portion of the property contains an area mapped as Significant Woodlands. The entire property is mapped within an area of potential for Karst topography (Figure 4).

**Figure 4: Official Plan Excerpt - Constraints**



Planning Staff are in process of completing a fulsome policy review in the context of the submitted studies. As the review has not been completed, staff are not yet in a position to comment further on Official Plan conformity.

### Zoning By-law 2018-65

The Town of The Blue Mountains new Comprehensive Zoning By-law 2018-65 zones the lands Residential R1-1 and Hazard. The R1-1 zone allows for single detached residential uses and provides a number of lot standards for that zone. The Holding Provision (h7) is used where the lands are subject to a future site plan or plan of condominium. The (h7) provision restricts use of the property to existing uses only; no new uses are permitted. Lifting the (h7) provisions is dependent upon the execution of a Development Agreement and/or Granting of Site Plan Approval or the Registration of a Plan of Condominium.

The general development concept for this subdivision has been designed to conform with the provisions of the R1-1 Zone.

**Figure 5: Zoning Map**



## E. Analysis

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The intent of this report is to provide an overview of the proposal and to provide a preliminary review of the applicable planning policy to highlight matters that may require resolution. Following the public meeting, staff will review all comments received and any additional issues/concerns that are raised.

As noted, this application for a draft Plan of Subdivision is still under review. There have been some identified issues that could affect this proposal and Town Staff will be working with the applicant and agencies to ensure these issues are addressed. A further report with recommendations will be brought back for Council consideration at a later time.

## F. The Blue Mountains Strategic Plan

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The recommendations in this report support the following Goals from the Strategic Plan: Goal #1 - Create opportunities for sustainability and Goal #3 - Support healthy lifestyles.

## **G. Environmental Impacts**

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The environmental impacts have not yet fully reviewed, but will be included within the final recommendation report at a future meeting.

## **H. Financial Impact**

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The potential financial impacts have not yet fully reviewed, but will be included within the final recommendation report at a future meeting.

## **I. In consultation with**

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Public, agencies and internal staff through the Planning Act notification process.

## **J. Public Engagement**

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The topic of this Staff Report is the subject of a Public Meeting taking place on July 8, 2019. Comments received at the Public Meeting and through the public process will be included in a future Staff Recommendation Report. Anyone who has provided written or verbal comments, or who has asked to receive notice regarding this matter, will be provided notice of the future Staff Report.

## **K. Attached**

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1. Public Notice.
2. Draft Plan of Subdivision

Respectfully submitted,

**Denise Whaley**

Denise Whaley, MSc, MCIP, RPP  
Planner II

**Nathan Westendorp**

Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:

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[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

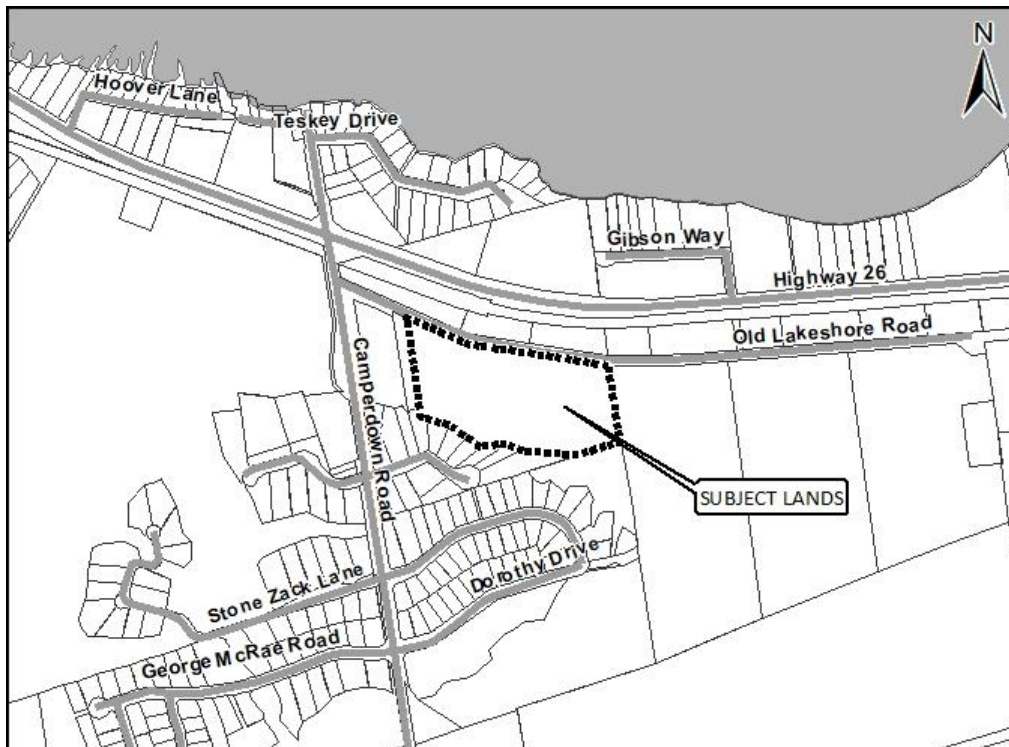
519-599-3131 extension 262





## NOTICE OF PUBLIC MEETING - WE WANT TO HEAR FROM YOU

- WHAT:** The County and Town are seeking input on a plan of subdivision application **within 120 metres of your property** that would consider 34 single detached dwellings.
- SITE:** Part of Lot 26, Concession 6, Geographic Township of Collingwood, Town of The Blue Mountains



**PUBLIC MEETING LOCATION?** Town of The Blue Mountains Municipal Office, 32 Mill Street, Thornbury, ON

**TIMING OF PUBLIC MEETING?** July 8, 2019 at 5:00pm

### How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.


### Request for information

For information on the Subdivision Application visit [www.grey.ca/planning-development/planning-applications](http://www.grey.ca/planning-development/planning-applications)


### How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:


#### Randy Scherzer (Grey County Planner)

 County of Grey Planning Department  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3


 [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

 519-519-372-0219 ext. 1237

#### Denise Whaley (Town Planner)

 Town of The Blue Mountains  
PO Box 310 – 32 Mill Street  
Thornbury, ON, N0H 2P0

 [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

 519-599-3131 ext. 262



***What is being proposed through the applications?***

The Plan of Subdivision Application is proposing to create a total of 34 single detached dwellings. A new private/condominium road is also proposed, which would be constructed shown on the proposed plan as 'Lane A'. An open space block has been proposed along the entire south end of the property. This new subdivision application replaces Condominium Application 42-CDM-2010-01 (Camperdown East 1) which has been withdrawn by the Applicant and the condominium file has been officially closed.

***What can I expect at the Public Meeting?***

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

***Why is this Public Meeting being held and what are your rights?***

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is section 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decision of the County of Grey to the Local Planning Appeal Tribunal.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the County of Grey in respect to the approval or refusal of the Plan of Subdivision, you must make a written request to the County, at the addresses noted on the previous page. Please note Plan of Subdivision Application 42T-2018-06 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

Dated at Owen Sound this **18<sup>th</sup>** day of **June, 2018**.

