



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: June 21, 2022
Report Number: PDS.22.087
Title: Request for Draft Plan Extension – Georgian Woodlands Phase 4
Prepared by: Shawn Postma, Senior Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.087, entitled “Request for Draft Plan Extension – Georgian Woodlands Phase 4”;

AND THAT Council support the request for Draft Plan Extension for Georgian Woodlands Phase 4 (OLT File No. PL030216) up to a maximum of three (3) years and conditional upon the insertion and modification of new Draft Plan Conditions in addition to those existing Draft Plan Conditions already in place as outlined in Attachment #1 to Staff Report PDS.22.087.

B. Overview

Request to extend a Draft Plan Approval for the undeveloped portions of Georgian Woodlands Phase 4.

C. Background

Georgian Woodlands Phase 4 was Draft Plan Approved by the Ontario Municipal Board (Now Ontario Land Tribunal) on August 17, 2010. The original Draft Plan considered 241 residential units including single detached and multiple (attached) dwellings. The Development has proceeded under sub-phases with 64 single detached residential lots created to date. A request for a ten (10) year extension to the Draft Plan Approval is requested.

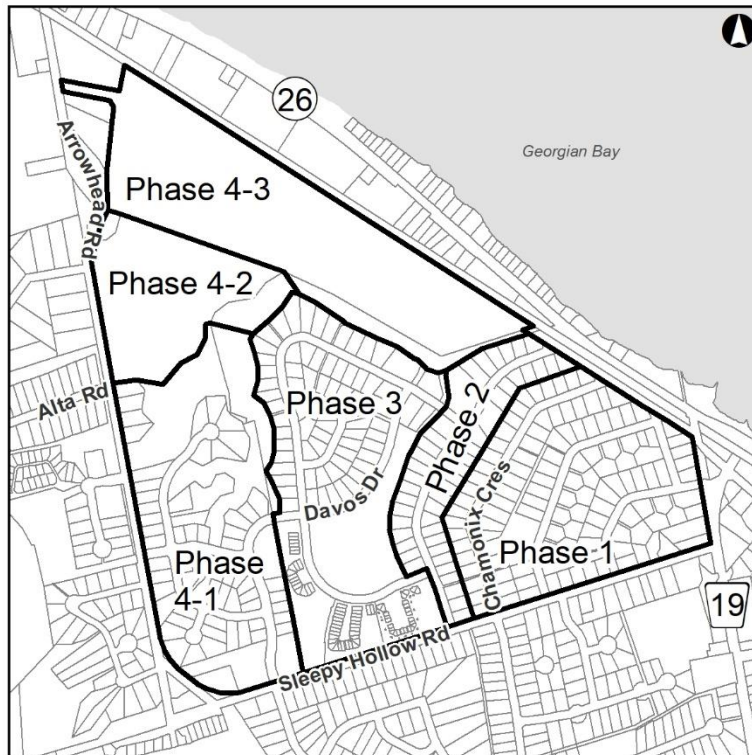
The original Draft Plan Approval was valid for three years, and three previous extensions have occurred since that time in 2013, 2016 and 2019. The current approval has a lapse date of August 17, 2022. This particular application needs to have any lapse date approved by the Ontario Land Tribunal (OLT), and given the lapse date is quickly approaching, a Town decision regarding this matter is urgent.

The Owner has indicated that the next phase (Phase 4-2 on Figure 1) is nearing engineering submission for the creation of Lots 65-101. The development of the lands below the ridge (Phase 4-3 on Figure 2) are not known at this time. The Owner has requested a Draft Plan

Extension of 10 years in order to consider the final phase of the development (lands below the ridge).

Draft Plan Extensions for Draft Plans that were approved less than 10 years in age are delegated to the Director of Planning and Development Services (or delegate). Extension requests on Draft Plans older than 10 years are required to be considered by Council. This application falls within this category.

Figure 1: Georgian Woodlands Overall Phasing Plan (boundaries are approximate)



D. Analysis

Planning Staff has reviewed the request, and consistent with recent Draft Plan Approvals, we would recommend that new Draft Plan Conditions be added related to: Servicing Capacity, Pre-Servicing Works, Warning Clauses, and Construction Communications. Below is a summary of each Draft Plan Condition recommended to be inserted into the existing Draft Plan Approval in addition to those existing Draft Plan Conditions already in place. The Draft Plan Conditions as proposed to be added and modified are also included as Attachment #1 to this report.

WATER / WASTEWATER CAPACITY

1. That execution of the Subdivision Agreement, final approval, and registration of all or part of this plan of subdivision may not take place until the Approval Authority has been notified in writing by the Town Director of Operations that:

- a. Sufficient Water and Wastewater Plant capacity exists to accommodate this development; and,
 - b. Sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are constructed and commissioned.
2. That the Subdivision Agreement shall contain wording that details the water and wastewater treatment capacity allocated to the development and timing related to such allocation. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or waste wastewater treatment plants or allocation of associated built capacity.

PRESERVING WORKS

3. The Owner shall not commence any work or site alteration on the subject lands, including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures until they have entered into a Subdivision Agreement or Pre-Servicing Agreement with the Town, in a form satisfactory to the Town. The Owner shall submit all supporting materials as required by the Town or any applicable authority prepared by a qualified professional and shall agree to implement the recommendations of the reports, studies and plans in the Subdivision Agreement to the satisfaction of the Town and any other applicable authority.

WARNING CLAUSES

4. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers of lots adjacent to a public walkway, advising of the potential for exposure to pedestrian traffic and related noise from time to time, to the satisfaction of the Town.
5. Where applicable, the Owner shall agree in the Subdivision Agreement to include a clause within all Offers of Purchase and Sale Agreements with prospective purchasers advising that buildout of the development may generate construction related noise, vibration, dust and other such nuisances.
6. The Owner shall agree in the Subdivision Agreement to place the following notification in all offers of purchase and sale for all lots and/or units:
 - a. "Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal."

- b. "Purchasers and/or tenants are advised that the homeowner's builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption."
- c. "Purchasers and/or tenants are advised that prior to the placement of any structures in side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work."
- d. "Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town's road allowance, public open space or environmental areas. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption."
- e. "Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins."
- f. "Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots."
- g. "Purchasers and/or tenants are advised that the homeowner's Builder is required to ensure the lot is graded to the approved lot grading plan and to have the lot grading certified prior to the reduction/release of any post lot grading securities. The Builder is to advise the purchaser once the lot has been graded to the approved plan and certification has been provided to the Town. The purchaser and/or tenant will be provided a period of time in which contest any grading issues. Should the purchaser not contest the grading certificate completed by the Builder, the purchaser will then assume full responsibility for the lot grading beyond that point. Purchasers are advised that they are not permitted to modify or alter the grading of their lot without prior written approval from the Town of The Blue Mountains."
- h. "Purchasers are advised that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding", or in an alternate school within or outside of the community."
- i. Purchasers are advised that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter cul-de-sacs and school bus pick up points will generally be located on the through street at a

location as determined by the Student Transportation Service Consortium of Grey Bruce.”

NEIGHBOURHOOD INFORMATION MAPPING

7. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:
 - a. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
 - b. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
 - c. Schedules of intended site activities updated routinely (typically, weekly to bi-weekly).
 - d. A minimum of two (2) weeks’ notice following Town approval and prior to commencement of significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, landscaping and off-site works on Town Owned Lands/Roads following receipt of appropriate approvals.

Furthermore the Owner agrees in the Subdivision Agreement to organize and participate in monthly communication meetings with abutting residents as may be required by the Town. These communication meetings will provide updates related to on-site activities such as construction access, earth movements, foundation works, installation of asphalt and curbing, dust control and house construction.

8. That the Owner shall provide in each of the sales offices a large coloured map, not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of The Blue Mountains Official Plan and a prominent note indicating that further information can be obtained from the Town of The Blue Mountains Planning Services Department.
9. The Developer shall prepare a preliminary Neighbourhood Development Information Map for the subdivision, to the satisfaction of the Town’s Director of Planning & Development Services. The Map is to be posted in a prominent location at the entrance to the development, in each sales office from where homes in the subdivision are being sold, and included within the individual purchase and sale

agreements. The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information:

- a. All approved street names,
- b. The proposed land uses within the subdivision based on the draft approved plan,
- c. The immediately surrounding existing and proposed land uses,
- d. The approved phasing of the development (if applicable) and construction access routes,
- e. The approximate locations and types of other fencing within the subdivision,
- f. Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located,
- g. The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance,
- h. The locations of all anticipated CBM's,
- i. The following standard notes:
 1. "This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning & Development Services Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday."
 2. "Please Note: this map is based on information available on (month/year) and may be revised without notice to purchasers."
 3. "Some streets in this subdivision will be extended in the future and temporary access roads may be closed."
 4. "There may be catch basins or utilities easements located on some lots in this subdivision."
 5. "Environmentally sensitive areas, hazard lands, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are

- requested to limit the use of pesticides and fertilizers to reduce adverse effects on the natural environment.”
6. “Community mailboxes (CBM’s) will be directly beside or in front of some lots.”
 7. “Purchasers are advised that the final location of walkways in Blocks may change without notice.”
 8. “Streets may contain on-street parking, and may be available for overnight parking, subject to parking permits.”
 9. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”
 10. “Neighbourhood and/or boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
 11. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.”
 12. “Gates are not permitted in fences when lots abut publicly owned lands, including but not limited to open space lands, hazard lands, a trail, valleyland, active park, woodlot or stormwater management pond.”
 13. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
 14. “The Town of The Blue Mountains is responsible for household garbage, recycling and green bin collection after certain levels of occupancy have been achieved within this development or a phase. For further information, please contact the Town at 519-599-3131”
 15. “For further general information on proposed and existing land use, please call the Town’s Planning Services Division 519-599-3131.”
 16. “For detailed grading and berming information, please call the Town’s Development Engineering Division 519-599-3131”

10. The developer shall ensure that each builder selling homes within the subdivision provides prospective purchasers as part of any offer of purchase and sale agreement the material referred to in the previous Draft Plan condition.

End of New Draft Plan Conditions

Minor modifications are required to the number list, and to add the above new conditions to the list of Conditions that require Clearance from the Town prior to Final Approval.

A maximum Draft Plan Extension of three (3) years may be granted by the Town provided that Council is satisfied that the Development will proceed and will not tie up water and sewer plant capacity that could otherwise be allocated to a different development. For Georgian Woodlands Phase 4, the development appears to be proceeding to the next phase shortly, and the long term development of the lowlands unknown at this time. Water and sewer plant capacity is proposed to be protected through the revised Draft Plan Conditions by not providing Plant Allocation until such time as execution of a Subdivision Agreement.

Conclusion

Based on the foregoing, Planning Staff have no objections to Council supporting a maximum three (3) year extension conditional upon inserting the new Draft Plan Conditions indicated in this report. Based on the above a three (3) year extension and the insertion of the new Draft Plan Conditions is recommended to the County of Grey and the Ontario Land Tribunal (OLT).

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental Impacts have been reviewed and accommodated as per the Ontario Municipal Board Decision dated August 17, 2010.

G. Financial Impacts

There are no anticipated Financial Impacts as a result of the recommendation of this report.

H. In Consultation With

Nil

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca

J. Attached

1. List of New and Modified Draft Plan Conditions
2. August 17, 2010 OMB Decision PL030216 with Draft Plan Conditions and Zoning By-law (Georgian Woodlands Phase 4 Draft Plan of Subdivision)

Respectfully submitted,

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Report Approval Details

Document Title:	PDS.22.087 Request for Draft Plan Extension - Georgian Woodlands Phase 4.docx
Attachments:	- PDS.22.087 Attachment 1 - PDS.22.087 Attachment 2
Final Approval Date:	Jun 9, 2022

This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - Jun 9, 2022 - 11:19 AM