



**STAFF REPORT #P2019-02**  
Standing Committee 1/21/2019  
Council 1/28/2019  
Amendments: No

**Submitted to:** Development & Operations Services Standing Committee | Council  
**Submitted by:** Nancy Farrer, Director of Planning Services  
**Subject:** Extension of Draft Approval for a Plan of Subdivision  
Red Maple (725 Tenth Line)

### **PURPOSE**

The purpose of this report is to provide Council with an analysis regarding a request to extend draft approval for the proposed Red Maple Plan of Subdivision.

### **RECOMMENDATION**

That Council extends the draft approval for the proposed Red Maple Plan of Subdivision for a further three (3) years (March 25<sup>th</sup>, 2022).

## **1. BACKGROUND**

The Owner (Consar-RedMaple Investment Ltd.) has submitted for an extension of a draft Plan of Subdivision approval. This extension is for the proposed Red Maple Plan of Subdivision (Town File No. D1202218) located to the east side of the Tenth Line located approximately midway between the intersection of Mountain Road/Tenth Line and Sixth Street/Tenth Line.

The property has a total lot frontage onto the Tenth Line of approximately 251.8 m (826.1 ft), a lot depth of approximately 640.6 m (2,101.7 ft) and a total lot area of approximately 17.6 ha (43.5 ac). It is legally described as Part of the South Half of Lot 44, Concession 10, Town of Collingwood, County of Simcoe. The Red Maple Plan of Subdivision is draft approved for 278 units of the following dwelling types;

- 131 single detached dwellings,
- 56 "street" townhouse dwellings (freehold), and
- 91 townhouse dwellings (condominium).

The original Draft Plan approval was granted in March 2013 for 230 units. A subsequent "redline" revision was approved by the Town in November 2014 that increased that number to 278 units. The Town last granted an extension of the draft approval for this Plan of Subdivision in March 2016 and it will expire on March 25<sup>th</sup>, 2019.

A copy of the current Draft Plan drawing is attached to this staff report (see Appendix "A").

## 2. INPUT FROM OTHER SOURCES

This report was forwarded to Department Heads on January 8<sup>th</sup>, 2019 for review and it was recommended to proceed to the Development & Operations Services Standing Committee for consideration.

## 3. APPLICABLE POLICY OR LEGISLATION

### Matters of Provincial Interest

Section 2 of the Planning Act, R.S.O. 1990, c .P. 13, as amended, provides that Council in carrying out their responsibilities under the Planning Act shall have regard to matters of provincial interest. Planning staff is satisfied that the extension of this Draft Plan, if granted, shall not offend any matters of provincial interest.

### Provincial Policy Statement (PPS)

Section 3(5) of the Planning Act, R.S.O. 1990, c .P. 13, as amended, provides that the Council of a municipality, in exercising any authority that affects a planning matter, shall ensure that those powers are exercised in a manner that is consistent with the policy statements issued by the Province. Planning staff is satisfied that the extension of this Draft Plan, if granted, will be consistent with the Provincial Policy Statement.

### Growth Plan for the Greater Golden Horseshoe

The Growth Plan identifies that the Town of Collingwood is a primary settlement area within the context of the Simcoe Sub-area.

Primary settlement areas identified by the Growth Plan are those places where development can most effectively be serviced, and where growth improves the range of opportunities for people to live, work and play in their communities. Within a settlement area the majority of growth will be directed to occur within its delineated built boundary.

Schedule "F" titled Urban Structure of the Town's Official Plan identifies the subject lands as being Inside Built Boundary (Designated/Available Lands).

The County of Simcoe Official Plan (Section 3.5.23) and the Town's Official Plan (Section 2.5.7.1) require that a minimum intensification target of forty percent (40%) of development per year will occur within the Town's built boundary by 2015, and each year thereafter. The Town's built boundary are those established built-up areas within the municipality where, as of June 2006, development activity has for the most part already occurred or typically occurred.



As noted above the subject property is inside the Town's built boundary. As such this proposed plan of subdivision, when constructed, will contribute towards the Town meeting its intensification target of forty percent (40%). The proposed Plan of Subdivision will form a reasonable extension of the existing built-up urban part of the Town in terms of transportation, servicing and parks and trail networks.

As this proposed Plan of Subdivision is located on lands identified as "Inside Built Boundary" the Growth Plan minimum "Green Fields" density target of 50 people/jobs per hectare does not apply. However a probable "Green Fields" density calculation for this proposal has been calculated for information purposes only. This calculation assumes that; 1) at least ten percent (10%) of the single detached dwellings will have accessory apartments, and 2) at least ten percent (10%) of all the dwelling units (including the accessory apartments) will have a home occupation (jobs).

#### *Persons*

- 131 single detached units x 10% with accessory apartments = 13 accessory apartments  
278 units + 13 accessory apartments = 291 units  
291 units x 2.28 persons/dwelling unit = 664 persons

#### *Jobs*

- 291 units x 10% with home occupations = 29 jobs

#### *Density Calculation*

- 664 persons + 29 jobs = 693 persons/jobs ÷ 14.13 ha = **49** persons/jobs per hectare.

#### County of Simcoe Official Plan

Schedule 5.1 entitled Land Use Designations of the County of Simcoe Official Plan, as amended, identifies the Town of Collingwood as a Settlement Area. The County of Simcoe Planning Division has provided no specific comments with respect to this proposal. Planning staff is satisfied that the extension of this Draft Plan, if granted, will conform to the general intent and purpose of the County's Official Plan.

#### Town of Collingwood Official Plan

Schedule "A" entitled Land Use Plan of the Collingwood Official Plan identifies the subject lands as being designated Residential and Environmental Protection.

Schedule 'C' entitled Residential Density Plan identifies that the portions of the land to be developed for residential uses are designated Low Density Residential (approx. 12.31 ha) and Medium Density Residential (approx. 1.82 ha). The density range for this proposed plan of subdivision is outlined below.

#### *Low Density Residential*

- 12.31 ha x 15 units/ha = 185 units minimum
- 12.31 ha x 20 units/ha = 246 units maximum

187 units are proposed within the Low Density Residential area which is within the allowable density range.

#### *Medium Density Residential*

- 1.82 ha x 20 units/ha = 36 units minimum
- 1.82 ha x 55 units/ha = 100 units maximum

91 units are proposed within the Medium Density Residential area which is within the allowable density range.

The current draft approved Plan of Subdivision will have “street” townhouses constructed on portions of the land designated as Low Density Residential. This particular dwelling type is not normally permitted in Low Density Residential. However, when this dwelling type was added to the draft Plan of Subdivision (November 2014) when the land-use designation in force at that time (Variable Density Residential) did permit townhouses.

This potential for non-conformity is remedied by Section 4.3.2.5.2 titled Density, Low Density Residential of the Official Plan. This policy states (in part) that where an existing approved draft Plan of Subdivision is in place the density and unit types for that particular Plan of Subdivision are to be considered the approved density and unit types. This policy was inserted into the Town’s Official Plan (per OPA No. 33) to recognize that certain existing draft Plans of Subdivision might otherwise not technically conform with new Official Plan policies introduced as part of the Town’s last Residential policy review exercise.

Planning Services Staff can advise that the draft approved Plan of Subdivision maintains the general intent and purpose of the Town’s Official Plan.

#### Collingwood Zoning By-law

The Collingwood Zoning By-law, as amended, identifies the property as being in the following zoning classifications;

- Residential Third Density Exception Forty-Seven (R3-47),
- Holding Seventeen Residential Third Density Exception Forty-Seven (H17) R3-47,
- Residential Third Density Exception Forty-Eight (R3-48),
- Residential Third Density (R3),
- Recreation (REC), and
- Environmental Protection (EP).

The above zoning classifications reflect the current draft approved design of the Red Maple Plan of Subdivision and remain valid.

## **4. ANALYSIS**

The Owner of the lands has requested an extension to their draft approval for a further three (3) years (March 25<sup>th</sup>, 2022).

The request for an extension to the existing draft plan approval was circulated to internal departments and external agencies for comment. The request for extension was discussed by



representatives of the Town's Development Committee on September 6<sup>th</sup>, 2018. No objections to the request to extend the draft approval were raised.

Planning staff have reviewed the draft approved Plan of Subdivision and are of the opinion that the development and associated conditions of draft plan approval continue to have planning merit and are appropriate under the Town's Official Plan policies and Zoning By-law provisions, as well as County of Simcoe and Provincial planning policies.

Since the last draft approval extension in March 2016 the Owner did submit to the Town an application to advance the project from the Draft Plan Approval stage to the Plan Registration stage (Town File No. D1208-2-17). This application for Plan Registration has gone through a first submission technical review (March 1<sup>st</sup>, 2018) and the Town is awaiting the applicant's second technical submission.

Furthermore the Owner has entered into an Advance Timing of Infrastructure Agreement with the Town and Mair Mills Village Inc. to front-end the costs to construct the Stewart Road Reservoir. This Infrastructure Agreement was authorized by Council on September 24<sup>th</sup>, 2018.

#### Conclusion

At this time Staff would support a draft plan extension to **March 25<sup>th</sup>, 2022**, for the Plan of Subdivision, thus an extension of a further three (3) years. A copy of the revised Conditions of Draft Approval are attached to this staff report (see Appendix "B").

### 5. EFFECT ON TOWN FINANCES

Directly there are no impacts on Town finances as a result of the review of these applications as costs are covered as part of the requisite application fee.

### 6. APPENDICES & OTHER RESOURCES

Appendix "A"	Current Draft Approved Plan
Appendix "B"	Revised Conditions of Draft Approval
hyperlink	<a href="http://www.collingwood.ca/devcomattachments/CouncilPresentations/Red%20Maple%20D1202218/">http://www.collingwood.ca/devcomattachments/CouncilPresentations/Red%20Maple D1202218/</a>

### SIGNATURES

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Location Map:

