



# Staff Report

## Planning & Development Services – Planning Division

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**Report To:** Committee of the Whole  
**Meeting Date:** April 20, 2021  
**Report Number:** PDS.21.40  
**Title:** Boynton Court Subdivision and Zoning Applications (formerly known as the 61 Alfred Street Subdivision) – Public Meeting Follow Up Report  
**Prepared by:** Denise McCarl, Planner II

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### A. Recommendations

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THAT Council receive Staff Report PDS.21.40, entitled “Boynton Court Subdivision and Zoning Applications (formerly known as the 61 Alfred Street Subdivision) – Public Meeting Follow Up Report”, for information purposes.

### B. Overview

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This report provides a file update to Council for a Plan of Subdivision application and Zoning By-law amendment application for the lands at the corner of Alfred and Victoria Streets. The application is under review by Town and County staff, and the applicant is in the process of addressing the comments received by the public as well as any technical and policy matters raised by the Town, County and other review agencies. Based on the file review to date, it is anticipated that this application will come before Council for consideration in the near future when staff are prepared to put forth a recommendation.

### C. Executive Summary

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**Application File #:** P2835 (Zoning By-law Amendment and Draft Plan of Subdivision)

**Application Received Date:** December 9, 2019

**Application Deemed Complete Date:** February 10, 2020

**Public Meeting Date:** September 30, 2020

**Official Plan Designation:** Community Living Area

**Zoning Bylaw Category:** Development (D) and Residential (R1-1), seeking (R2)

**Short Term Accommodations Permissions:** Not currently permitted nor proposed

**Servicing:** Municipal water and sewer

**Location:** Vacant lands fronting Alfred Street West and Victoria Street South (Legal Description Lots 1, 2 and Part of Lot 3, Plan 105, formerly the Town of Thornbury, Town of The Blue Mountains)

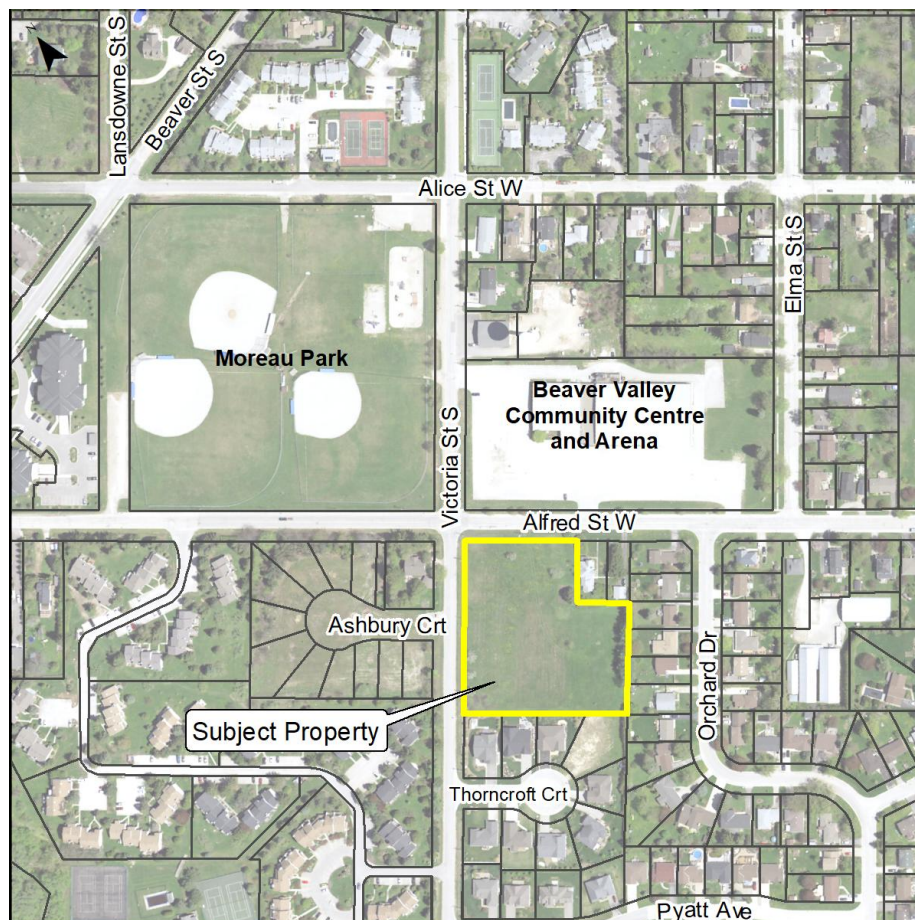
The Town received an application to create a plan of subdivision of fourteen (14) lots on a new internal cul-de-sac road. Some of the lots will be further sub-divided later through Part-lot Control, resulting in nineteen (19) total lots. The units proposed are:

- 10 semi-detached units
- 9 townhouse units

The Town has completed the majority of the review of the documents and studies, as well as all of the public and agency comments received. based on the progress of the file and issues resolution process, staff anticipate that a recommendation report will be brought forward in in the near future, as early as May or June 2021.

## D. Background

**Figure 1: Aerial View of the Subject Lands**



Applications for Zoning By-law Amendment and Plan of Subdivision were received December 19, 2019 by the Town and the County of Grey, respectively. Due to the Town waiting for some additional information to be received, Covid-19 response and revisions of the original application, this matter was not able to be brought forward for a public meeting until September 30, 2020. The location of the subject lands is shown below as Figure 1.

### **Public Meeting**

At the September 30, 2020 Public Meeting, two residents spoke at the virtual meeting and letters from nine property owners were received with concerns regarding the proposed development. Comments were also received from agencies, such as the Bluewater District School Board, Enbridge/Union Gas, Historic Saugeen Metis and Grey County.

Concerns raised in letters and comments from the public at the public meeting generally were related to the following themes:

1. The proposed drainage plan and Stormwater Management

Residents noted existing drainage issues with the properties on Orchard Drive and Thorncroft Court. The application includes raising the site 1-1.5 metres and concerned about how that will affect current and future drainage on adjacent properties. There were questions about whether there is inadequate Storm water drainage capacity for the property. A commenter disagreed with the concept of a rear lot catch basin and concerned it contravenes the Thornbury West Drainage Master Plan. There was a question about whether the updated ground water monitoring is available, noting the submitted report states this would be updated June/July 2020. There was a suggestion that the development should be slab on grade because of water table issues.

2. Concerns related to Sidewalks and Traffic

Comments noted the lack of sidewalks on Victoria Street and asked if the installation of sidewalks on Victoria and Alfred is being considered. Comments disagree with the submitted Traffic Opinion Letter and felt it needs to be updated. Concerns that Town infrastructure is not adequate to accommodate the development and notes the poor condition of Victoria Street south of Alice street, as well as lack of curb and gutters and sidewalks on Victoria Street south of Alfred street.

3. Results of the Phase 1 Environmental Site Assessment (ESA)

The site had been previously used as an orchard. There were questions and concerns related to the Phase 1 ESA which states some contamination on a corner of the property related to the former agricultural use. Questions were raised about how this being adequately addressed to protect neighbouring properties from contamination.

4. Concerns related to neighbourhood character and compatibility:

Comments suggested the proposal would be more in keeping with surrounding lots if the plan was for a maximum of single detached bungalows noting many of the adjacent existing homes bungalows. There were questions on how this proposal fits in with the existing character of the neighbourhood and whether it is consistent with the Town's Community Design Guidelines. There was a concern about the potential negative visual impacts of higher buildings adjacent to bungalows, specifically related to raising the site to accommodate drainage.

#### 5. Concerns related to Tree Protection and Retention

There were questions and concerns about the appropriate protection of the mature trees, specifically those at the rear of the Orchard Drive properties and adjacent to the subject lands and how these will be protected from damage if the development proceeds.

#### 6. Concerns related to growth

There was some concern that more development will mean an increase in demand for services, with a concern that many streets show signs of base failure and need to be reconstructed. Concerned was expressed about the potential for uncontrolled and rapid growth overwhelming Council, staff, and residents, noting recent increased usage of parks, roads and stores.

Comments noted that the development is likely to attract younger families, but there was a concern that Beaver Valley School has experienced significant student enrollment and questions future capacity of the school.

#### 7. Concerns related to site design with requested density:

A comparison was made with other the cul-de-sac developments nearby and that it appeared the density would be nearly double of those areas. A concerned was expressed that the number of units would cause snow removal and storage, garbage removal and on-street parking issues.

All of the letters received for the Public Meeting were posted to the Town's website under the Development Project Page for this application.

### **E. Analysis**

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Following the public meeting, Planning and Development Engineering staff have been working through the identified issues for this project with the applicant's Consulting Team, and the Consulting Team has provided a comments matrix regarding the letters and comments received from the public and agencies.

Town Development Engineering staff are working with the Applicant's Engineers to ensure that the Development proposal does not adversely impact drainage on adjacent and downstream properties, and is consistent with the requirements of the Thornbury West Master Drainage plan. While discussions are still ongoing. At such time as staff are prepared to make a recommendation on these applications, a staff report will be brought forward..

## Other Matters

The applicant has requested to change the project name for this file from “61 Alfred Street Subdivision” to “Boynton Court Subdivision”. The reason for changing the project name is that the house with the address 61 Alfred Street was severed from the subject parcel through a previous file (File# B12-2019). To avoid confusion, a new project name was chosen to no longer refer to the severed parcel. The Boynton Court project name was chosen based on the Town’s approved list of street names. In future, staff reports, and other documents will refer to this new project name and the Development Projects page on the Town website will be updated.

## Conclusions

For Council’s information, attached is the Draft Plan of Subdivision Drawing. Planning Staff are working with the applicant’s team on the remaining outstanding items and anticipate a recommendation report will be ready for Council’s consideration will be provided at an upcoming Committee of the Whole meeting, potentially May or June 2021.

## **F. Strategic Priorities**

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### **1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

### **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.

## **G. Environmental Impacts**

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The recommendation within this report has direct no Environmental Impacts, as this is an information report only. The recommendation report to be received at a later date will more fully assess the potential for Environmental Impacts related to this file.

## **H. Financial Impacts**

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The recommendation within this report has no Financial Impact at this time. The recommendation report to be received at a later date will more fully assess the potential Financial Impacts related to this file.

## **I. In Consultation With**

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Brian Worsley, Manager of Development Engineering.

## **J. Public Engagement**

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The topic of this Staff Report was the subject of a Public Meeting on **September 30, 2020**. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

Any comments regarding this report should be submitted to Denise McCarl by email to [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca).

## **K. Attached**

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1. Draft Plan of Subdivision Drawing – May 19, 2020

Respectfully submitted,

Denise McCarl, MSc MCIP RPP  
Planner II

Trevor Houghton, MCIP RPP  
Manager of Community Planning

Nathan Westendorp, RPP MCIP  
Director of Planning and Development Services

For more information, please contact:

Denise McCarl  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 262

### Report Approval Details

Document Title:	PDS.21.040 Boynton Court Subdivision Follow up Report.docx
Attachments:	- Att1 Draft Plan of Subdivision 19May2020.pdf
Final Approval Date:	Apr 6, 2021

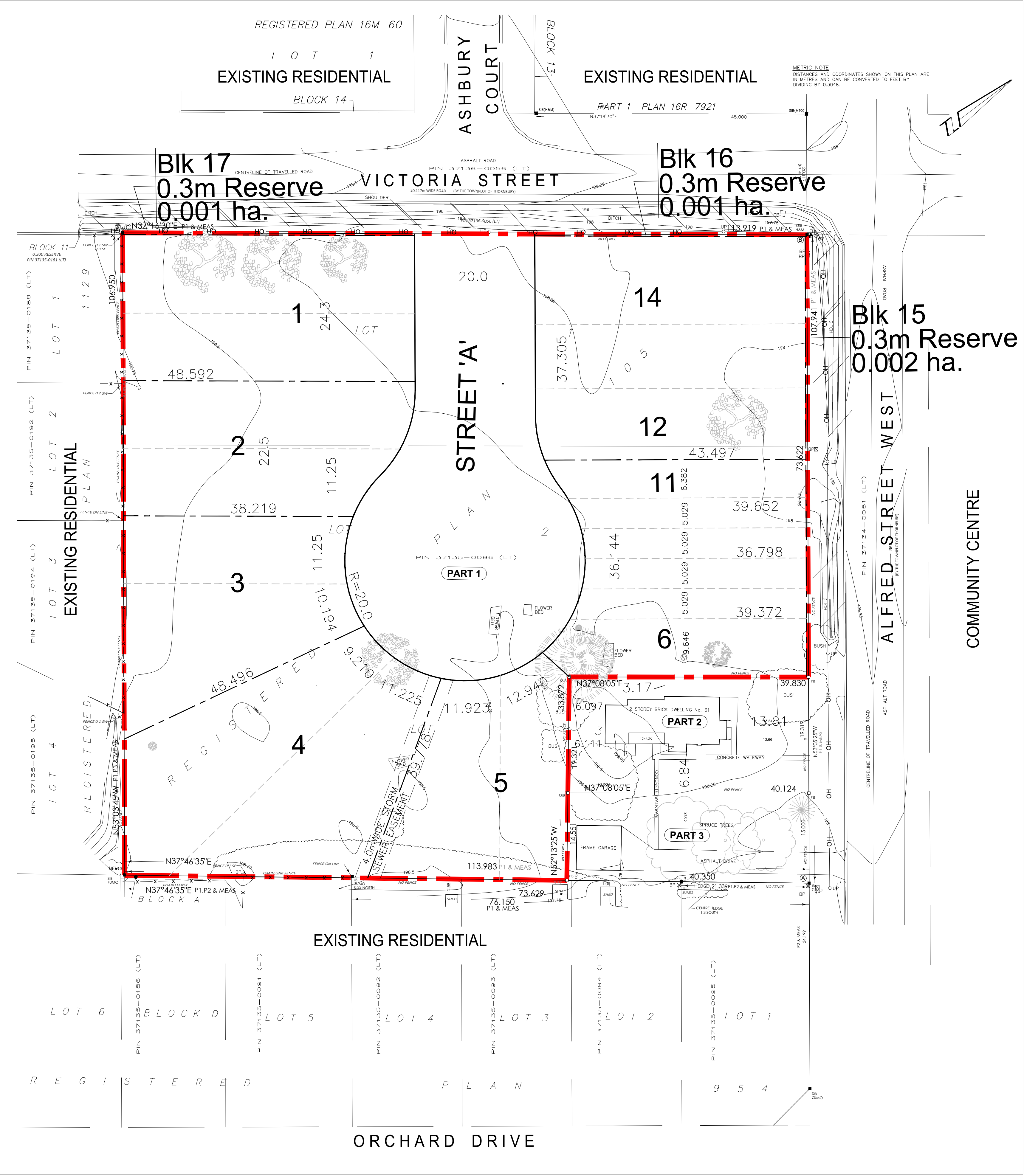
This report and all of its attachments were approved and signed as outlined below:

**Trevor Houghton - Apr 1, 2021 - 1:47 PM**

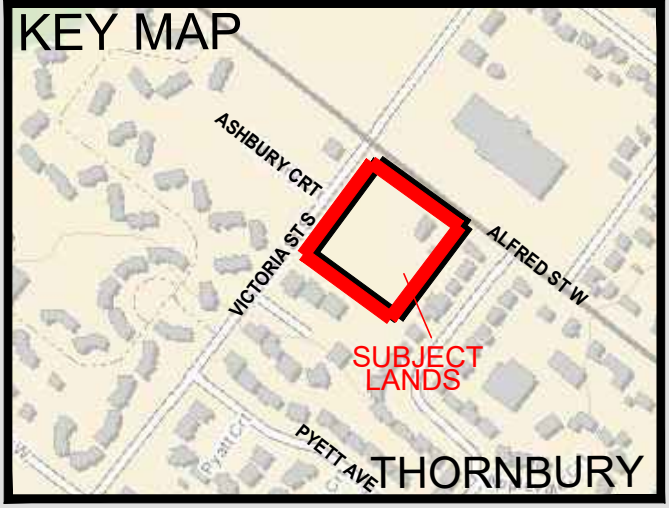
**Nathan Westendorp - Apr 1, 2021 - 3:48 PM**

**Shawn Everitt - Apr 6, 2021 - 7:53 AM**





Legal Description  
ALL OF LOTS 1, 2 AND PART OF LOT 3  
REGISTERED PLAN 105  
IN THE  
TOWNPLOT OF THORNBURY  
(Geographic Town of Thornbury)  
TOWN OF THE BLUE MOUNTAINS  
IN THE  
COUNTY OF GREY



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON  
PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: NOVEMBER 20, 2019

RYAN CAREY  
61 ALFRED STREET WEST GP INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE  
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE  
ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: NOVEMBER 20, 2019

JAMIE LAWS, O.L.S.  
ONTARIO LAND SURVEYOR  
VAN HARTEN SURVEYING INC.

ADDITIONAL INFORMATION REQUIRED  
UNDER SECTION 51(17) OF THE  
PLANNING ACT R.S.O. 1990,c.P.13

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL	E. AS SHOWN	F. AS SHOWN
G. AS SHOWN	H. MUNICIPAL WATER	I. SANDY LOAM/SILTY CLAY LOAM
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

SITE DATA

DESCRIPTION	LOTS/ BLKS	NO. UNITS	AREA
RESIDENTIAL - SEMI-DETACHED DWELLING	1 - 5	10	0.574 ha
ROW HOUSE DWELLING	6 - 14	9	0.311 ha
0.3m RESERVE	15-17		0.004 ha
ROAD			0.198 ha
TOTAL		19	1.087 ha



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

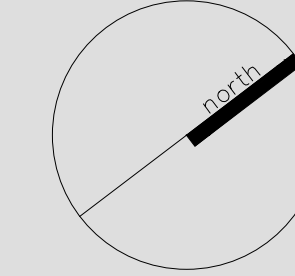
630 COLBORNE ST., SUITE 202, LONDON, ON, N6B 2V2 | P: 519.858.2797 | WWW.MHBCPLAN.COM

Date May 19, 2020

Drawn By L.M.

Plan Scale 1:375

File No. 15188'E



DRAFT PLAN OF  
SUBDIVISION

Dwg No. 1 of 1

0 10 20 METRES

P:\15188'E-CAREY\THORNBURY\Graphics\Draft Plan of Subdivision\_May 19 2020.dwg