



November 26 2024

Planning & Development Services

Public Meeting

Applications for:

Official Plan Amendment, Zoning By-law Amendment,
Draft Plan of Subdivision, Draft Plan of Condominium
Freehold and Common Elements

496857 Grey Rd 2 aka Hinds Brook

Applicant: Homefield

Agent : Travis & Assoc

Planning Process

- Pre-Consultation
- Application Received
- Application Deemed Complete
- Notice of Public Meeting Circulated, Public Meeting Held
- Staff Review of Application and Public Comments
- Staff Recommendation to Committee of the Whole
- Council Decision
- Appeal Period

Project information

www.thebluemountains.ca/hindsbrook

The screenshot shows the website interface for the Hinds Brook (Homefield) project. At the top left is the Town of the Blue Mountains logo. The navigation menu includes Resident Services, Recreation & Culture, Planning, Building & Construction (highlighted), Business & Economy, and Town Hall. A search bar is located at the top right. On the left sidebar, there are links for 'Back to Development Projects', 'Who's Listening', 'Planning & Development Services' with contact information (519) 599-3131 x263 and a 'Contact Us' button, and 'Project Area' with a map. The main content area features a map of the project site with a dark green overlay and a title 'OPA, ZBA, Plan of Subdivision & Plan of Condominium'. Below the map is the title 'Hinds Brook (Homefield)'. The 'Project Information' section lists: Application Type(s): Subdivision; Date of Public Meeting: November 26, 2024, at 9:30 am; Town file #: P3457, P3458, P3459, P3460; Total Residential Units: 376; Address: 496857 Grey Road 2; Project location: Clarksburg; and Date of Complete Application: October 16, 2024. At the bottom, there is a 'Follow This Project' section with a 'Subscribe' button and the text 'Subscribe now to receive timely updates regarding this project direct to your inbox.'

Application and Site Location

Agent Owner Applicant	Travis & Assoc Hinds Homefield
Location	496857 Grey Rd 2
Applications	OPA ZBA SUB CDM
Lot Area	37.37 HA



Submission

- Official Plan Amendment Application
- Zoning By-law Amendment Application
- Draft Plan of Subdivision Application
- Draft Plan of Condominium Application
- Functional Servicing Report
- Natural Hazard Assessment
- Environmental Impact Study
- Housing Needs Report
- Urban Design Report
- Landscape Analysis
- Stage 1 and 2 Archaeological Assessments
- Transportation Impact Study
- Updated Geotech Report
- Hydrogeological Report
- Preliminary Stormwater Management Report
- Hydrogeological report
- Landscape Analysis
- Tree Inventory and Interim Protection Plan
- Planning Justification Report (contains concept plan, draft OPA, ZBA, condo and subdivision plans)
- Condominium Plan
- Subdivision Plan

Concept

376 unit development on an 8.37 HA portion including:

- 220 townhouses & 156 back-to-back units: park and amenity areas;
- roads; and
- stormwater management pond



Proposal Overview

Official Plan Amendment

FROM: RURAL, SPECIAL AGRICULTURE & HAZARD

TO: COMMUNITY LIVING AREA, SPECIAL AGRICULTURE & HAZARD

Zoning By-law Amendment

FROM: RURAL, SPECIAL AGRICULTURE & HAZARD

TO: 4-6 SITE SPECIFIC RESIDENTIAL ZONES, OPEN SPACE, SPECIAL AGRICULTURE AND HAZARD

Draft Plan of Subdivision

276 Rowhouse and Back to Back units, road, park/parkette and stormwater management blocks

Draft Plan of Condominium

Create freehold elements to be part of either a land lease or freehold condominium

Additional requests

Requests

- New definition of attainability
- Operate as land lease or sell units as a freehold condo
- Zoning relaxations for all unit types & introduction of back-to-back units
- Various favourable policy interpretations or exclusions
- Public servicing of private lands
- Alternate applicant preferred servicing scenario
- Services over Georgian Trail
- Remove significant woodlands
- Reduce setback from Natural Heritage to 15m from 30m

Official Plan Amendment

376 units at 39 units/HA

Applicant proposal

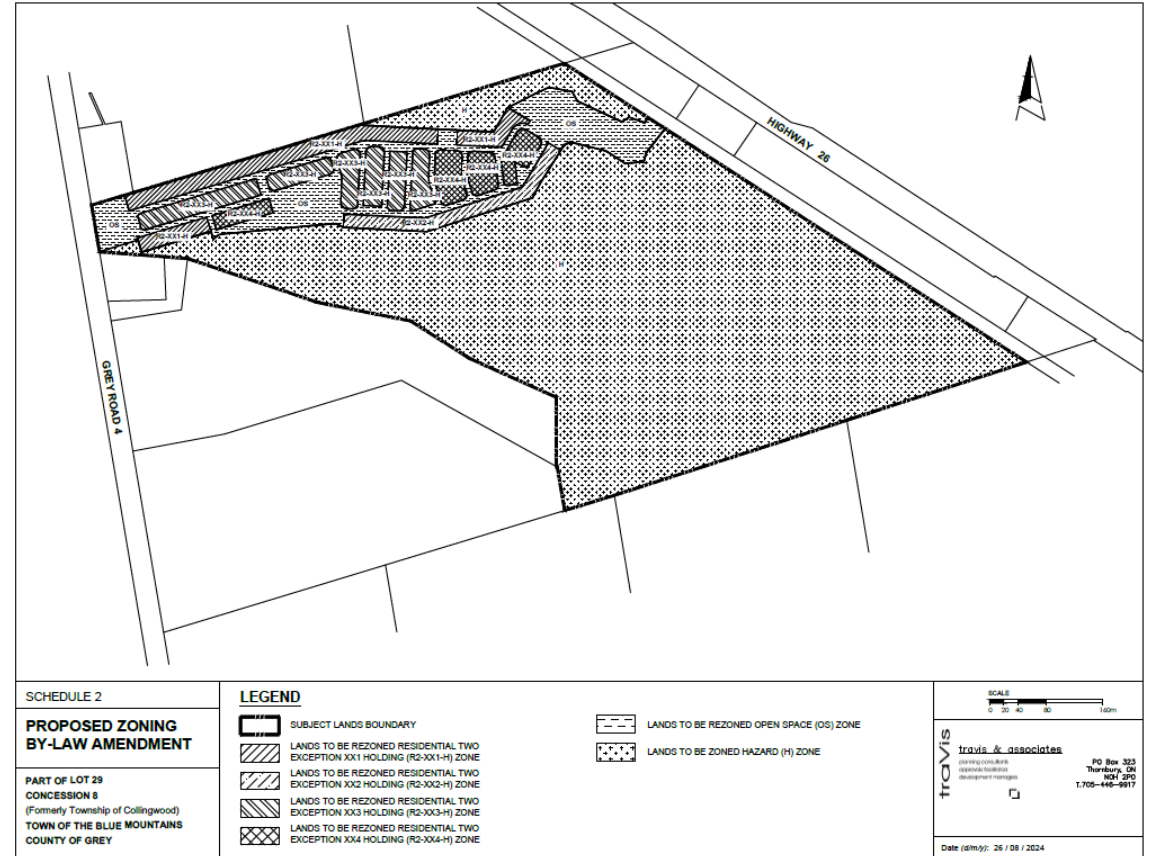
- 50% of housing “attainable” as defined by applicant
- Dedication of hazard lands to municipality
- Servicing under applicants preferred servicing scenario
- Stage 4 servicing
- Development agreement

Note:

- potential offer of units for sale to third parties as affordable subject to applicant terms and conditions (preferred servicing, allocation, government funding, third party)

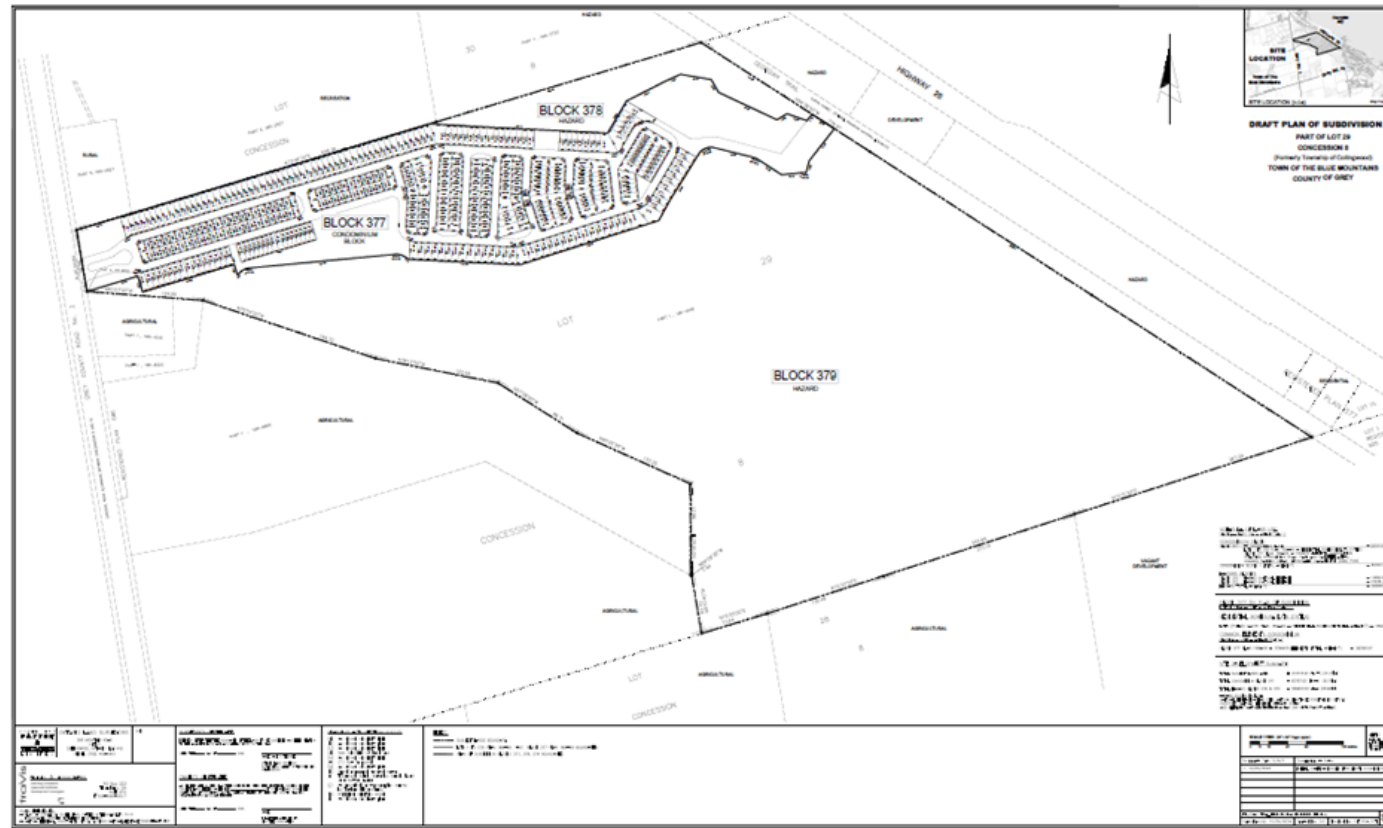
Zoning By-law Amendment

Standard	R2 provision	Standard Rowhouse			Back-to-back Rowhouse
		Type 1 / 1A	Type 2	Type 4	Type 3
Minimum lot area (sq. m.)	190 sq. M.	140 / 128	140	94	80.
Minimum lot frontage	6 m.	6.1 m	7.4 m	4.95 m	6.7 m
Minimum front yard	6 m	5.5 to garage 6.25 to dwelling	5.5 to garage 4.75 to dwelling	5.5	5.5 to garage 4.75 to dwelling
Minimum side yard	1.2 m*	1.2 m for end unit 0m for interior unit	1.2 m for end unit. 0m for interior unit	1.2 m for end unit. 0m for interior unit	1.2 m for end unit 0m for interior unit
Minimum exterior side yard	4 m	4 m	4m	4 m	3.5 m
Minimum rear yard	7.5 m	8 m / 6m	6 m	3.5 m	0 m
Maximum height	3 stories	3 stories	3 stories	3 stories	3 stories
Balcony and Step encroachment	1.5 into required yard.	Balcony 2 m into rear and Steps 1.75 m into front.	Balcony 2 metre into rear.	1 metre	Balcony 2 metres into front.



Draft Plan of Subdivision

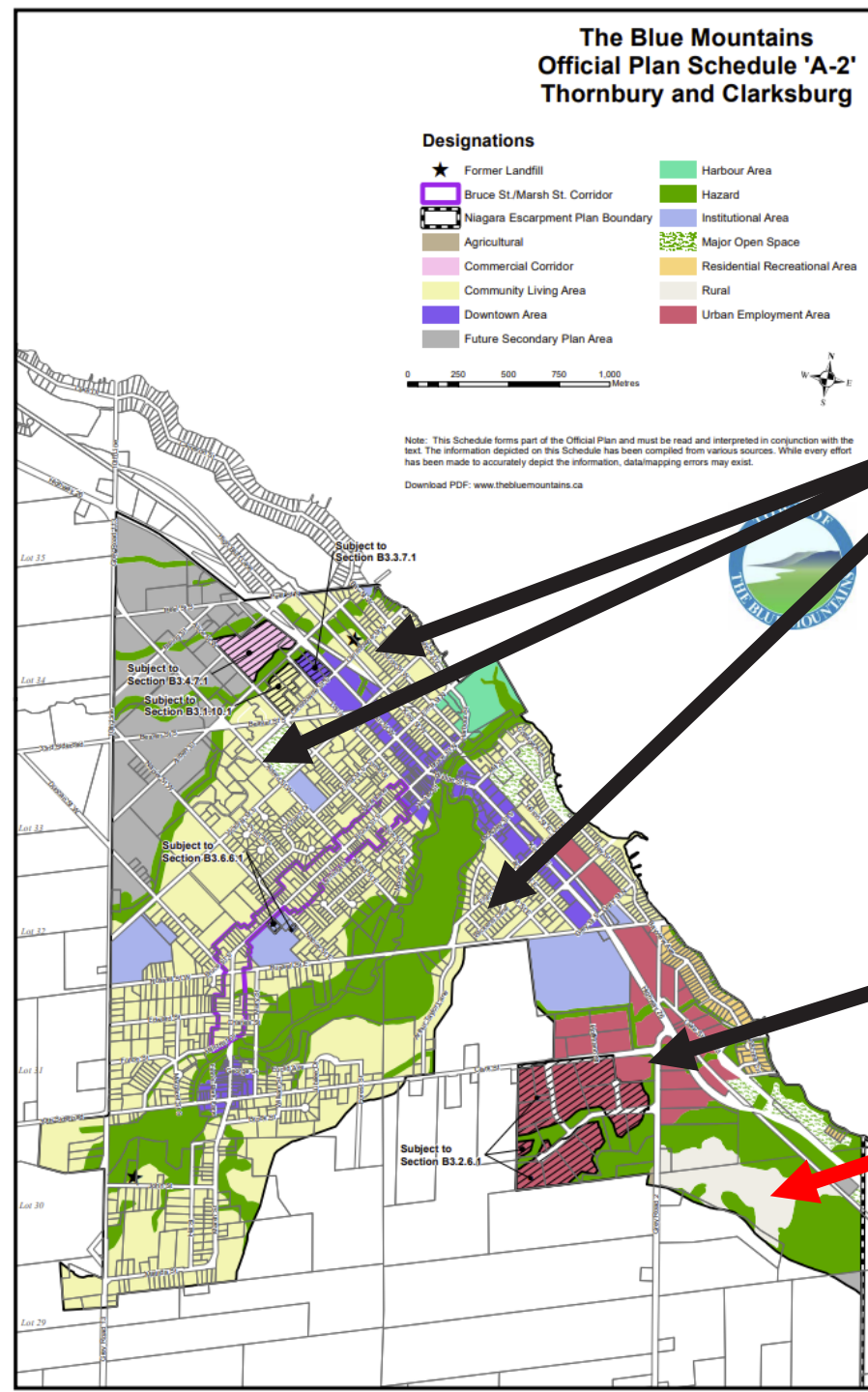
- Private roads/services, stormwater management facility and park or amenity area areas identified as blocks to form part of a Common Elements Plan of Condominium (CEC).
- Two Blocks are identified as Natural Heritage areas.
- 376 lots which will become the Pieces of Tied Land (POTL's) to the CEC.
- Conditions of Draft Plan Approval would address CEC and a Master Development /Subdivision Agreement with the Town amongst other matters.
- The Draft Plan of Subdivision would be registered in phases to align with development phasing.



Zoning By-law Amendment

- From: Rural, Hazard and Special Agriculture
- To: Hazard, Special Agriculture, and the following Residential Zones
 - a. R2 Exception XX1
 - b. R2 Exception XX1a
 - c. R2 Exception XX2
 - d. R2 Exception XX3
 - e. R2 Exception XX4
 - f. R2 Exception XX4a (TBC – PJR and UDR indicate a 6th development type 4a) that is not referenced in the proposed By-law

Context



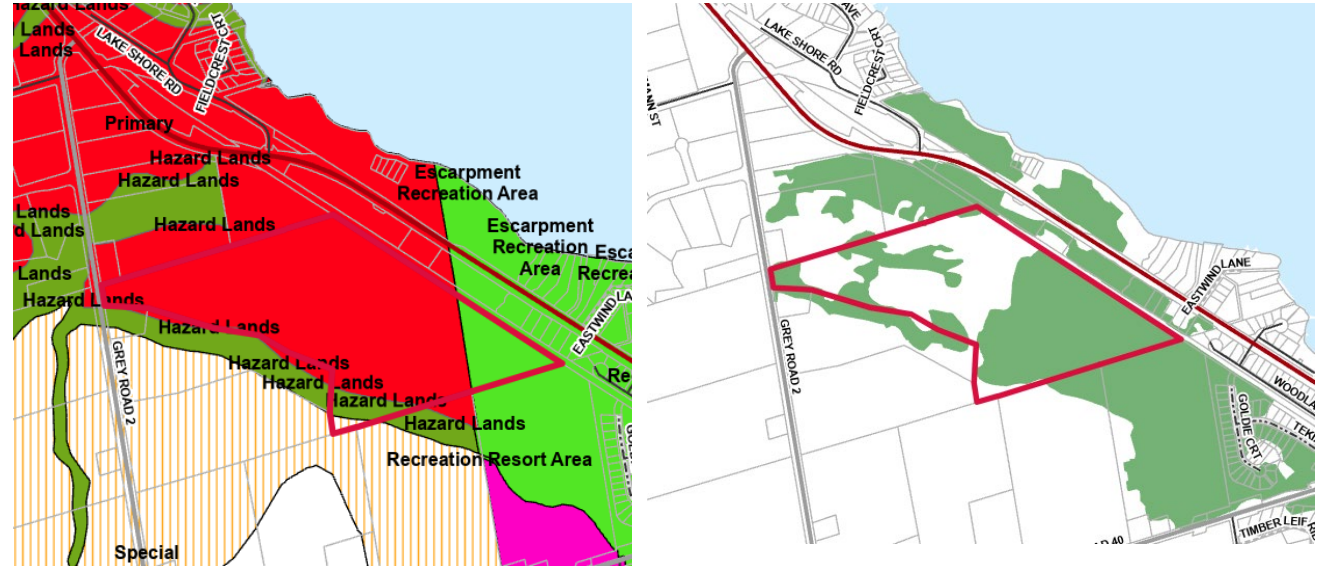
Community Living Area

Employment Lands

**Subject Property:
Rural, Hazard, Special
Agricultural**

Grey County Official Plan

- Primary Settlement Area
- Hazard
- Significant Woodlands
- Special Agricultural

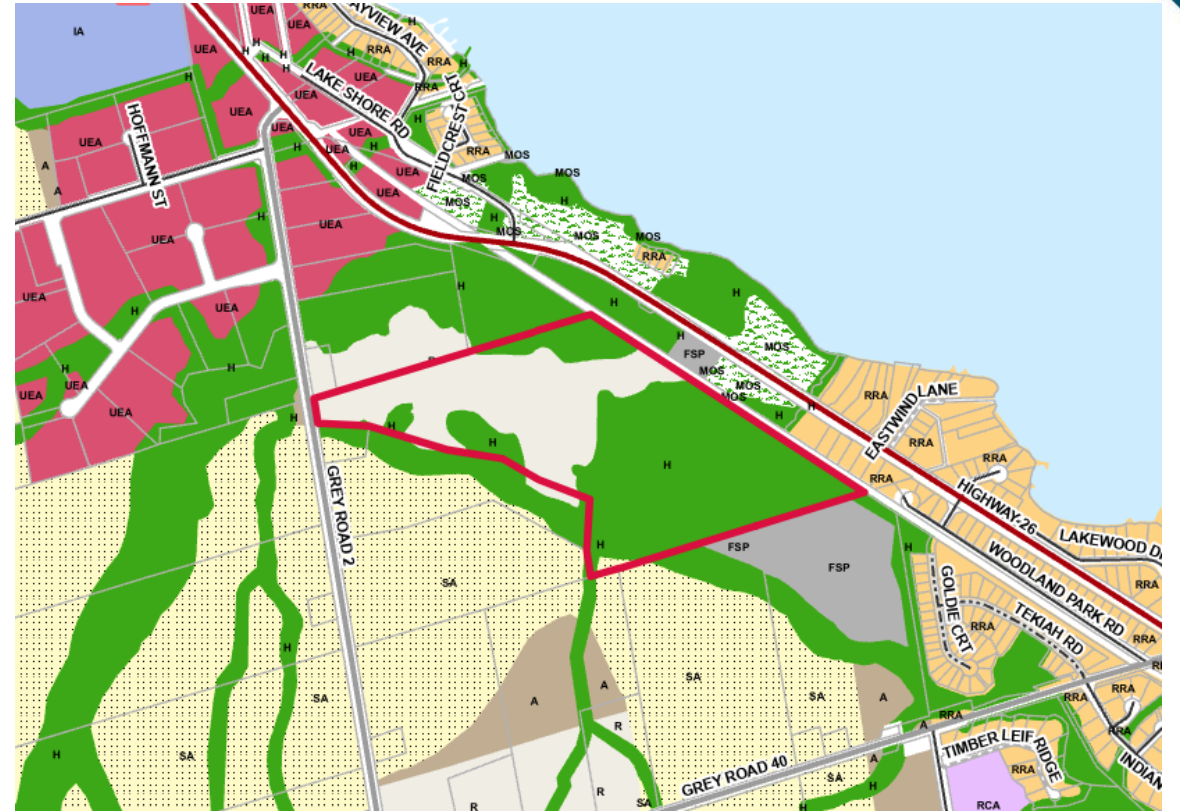


LEGEND			
	Provincial Highway Connecting Link		Space Extensive Industrial and Commercial
	Provincial Highway		Niagara Escarpment Plan Boundary **
	County Road		Niagara Escarpment Development Control Area
	Local Road		Escarpment Natural Area
	Seasonal Road		Escarpment Recreation Area
	Agricultural		Hazard Lands
	Special Agricultural		Provincially Significant Wetlands and Significant Costal Lands
	Rural		
	Primary Settlement Area *		
	Secondary Settlement Area *		
	Inland Lakes & Shoreline Settlement Area		
	Recreational Resort Settlement Area		
	Sunset Strip Settlement Area		
	Industrial Business Park Settlement Area		

* refer to Secondary Schedules for further detail.
 ** certain settlement areas within the Niagara Escarpment Plan Boundary may be subject to Development Control.

Town Official Plan

- Rural
- Hazard
- Special Agriculture
- Lands outside urban boundary



Designations

 Former Landfill	 Harbour Area
 Bruce St./Marsh St. Corridor	 Hazard
 Niagara Escarpment Plan Boundary	 Institutional Area
 Agricultural	 Major Open Space
 Commercial Corridor	 Residential Recreational Area
 Community Living Area	 Rural
 Downtown Area	 Urban Employment Area
 Future Secondary Plan Area	

Zoning

- Rural
- Hazard
- Special Agriculture
- Lands outside urban boundary



Designations

★ Former Landfill	Harbour Area
▭ Bruce St./Marsh St. Corridor	Hazard
▭ Niagara Escarpment Plan Boundary	Institutional Area
▭ Agricultural	Major Open Space
▭ Commercial Corridor	Residential Recreational Area
▭ Community Living Area	Rural
▭ Downtown Area	Urban Employment Area
▭ Future Secondary Plan Area	

Environmental Constraints

Significant Woodlands



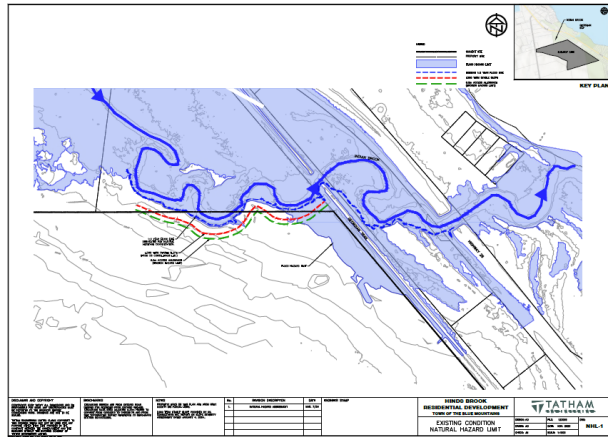
GSCA Regulated Areas



Wet Areas



Indian Brook



Environmental Hazard



Georgian Trail



Issues

- Proposed servicing approach not fully costed and not consistent with various town policies
- Full extent of policy issues not assessed
- Zoning relaxations across all unit types
- Applicant's use of attainability terminology needs to be defined or removed
- Unknown cost and parameters of affordable housing
- Hazard land dedication policy considerations and management costs
- Environmental protection
- Uncertainty regarding land tenure model
- Costs/Benefits Analysis
- Environmental
- Connectivity
- School capacity

Servicing

Option 1 (applicant's preferred option)

- Water down Grey Rd 2
- Wastewater east to HWY 26
- Municipal servicing

Water Connection Pt 2

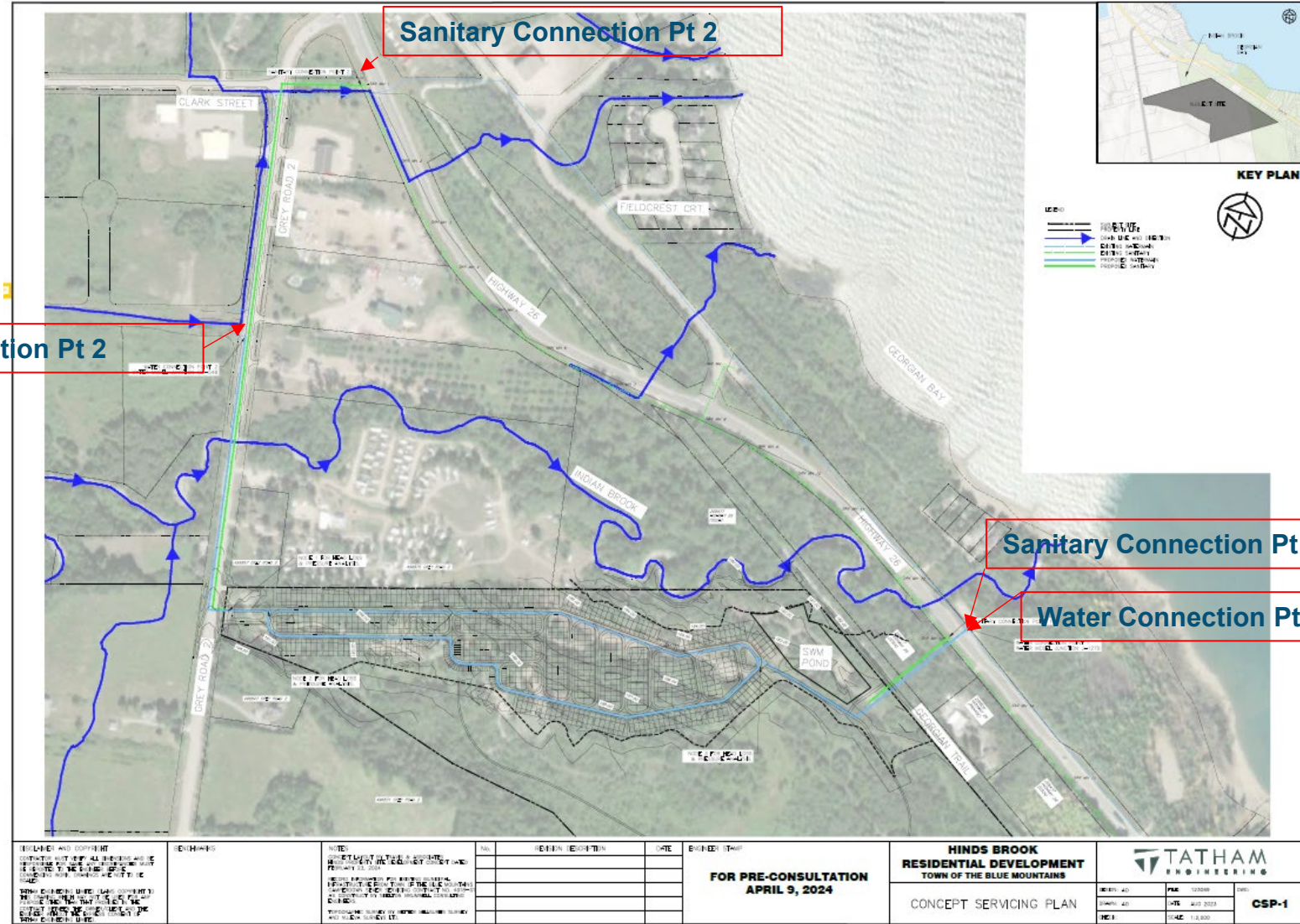
Sanitary Connection Pt 2

Option 2 (town std)

- Water and wastewater down Grey Rd 2
- Infrastructure improvements required

Sanitary Connection Pt 1

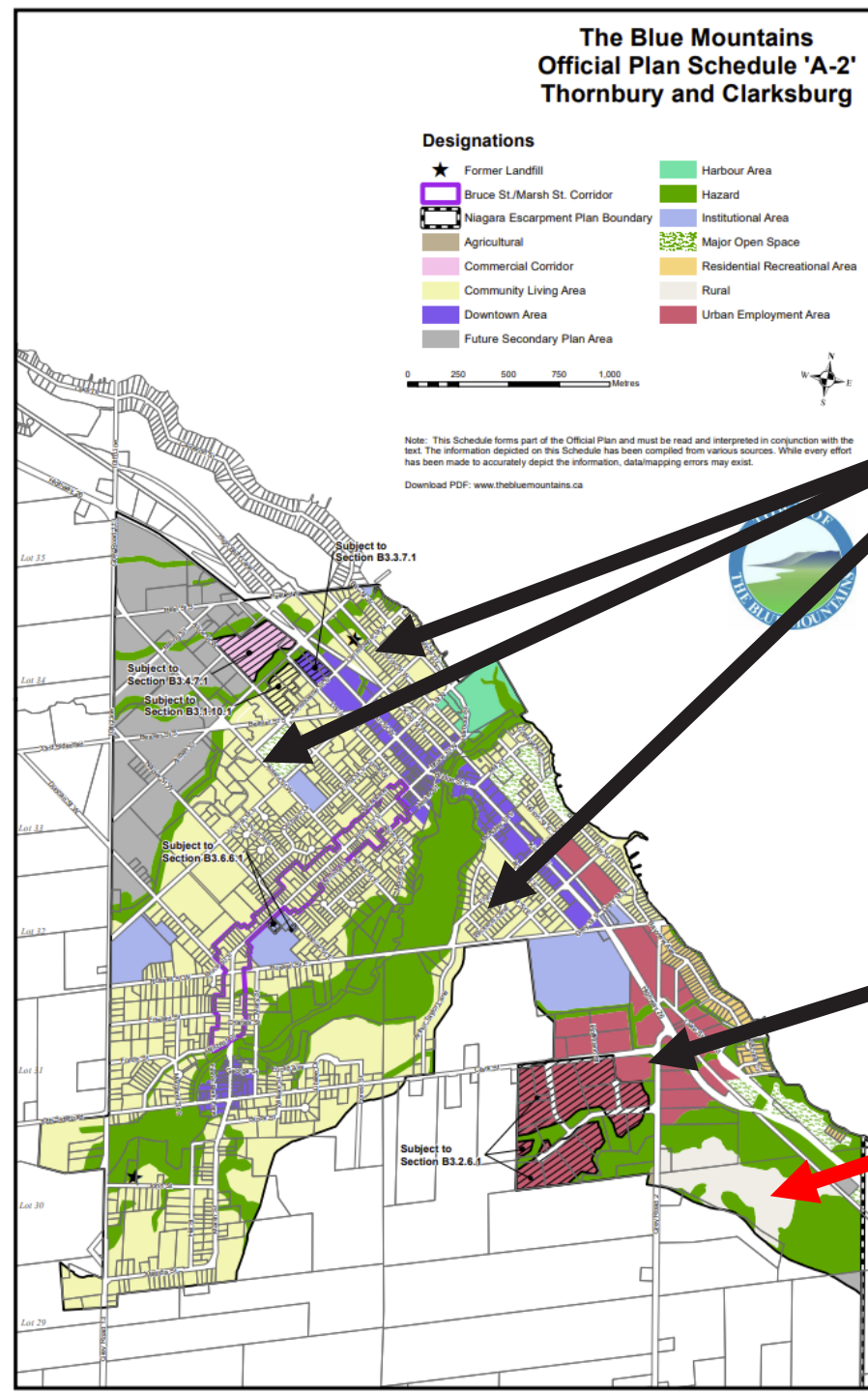
Water Connection Pt 1



Urban Structure

OP Policies:

- Thornbury Clarksburg
- Community Living Area



Community Living Area

Employment Lands

Subject Property:
Rural, Hazard, Special
Agricultural

Zoning

- Back-to-back units
- Proposed zoning relaxations across all unit types

Standard	R2 provision	Standard Rowhouse			Back-to-back Rowhouse
		Type 1 / 1A	Type 2	Type 4	Type 3
Minimum lot area (sq. m.)	190 sq. M.	140 / 128	140	94	80.
Minimum lot frontage	6 m.	6.1 m	7.4 m	4.95 m	6.7 m
Minimum front yard	6 m	5.5 to garage 6.25 to dwelling	5.5 to garage 4.75 to dwelling	5.5	5.5 to garage 4.75 to dwelling
Minimum side yard	1.2 m*	1.2 m for end unit 0m for interior unit	1.2 m for end unit. 0m for interior unit	1.2 m for end unit. 0m for interior unit	1.2 m for end unit 0m for interior unit
Minimum exterior side yard	4 m	4 m	4m	4 m	3.5 m
Minimum rear yard	7.5 m	8 m / 6m	6 m	3.5 m	0 m
Maximum height	3 stories	3 stories	3 stories	3 stories	3 stories
Balcony and Step encroachment	1.5 into required yard.	Balcony 2 m into rear and Steps 1.75 m into front.	Balcony 2 metre into rear.	1 metre	Balcony 2 metres into front.

Housing Product

50% of housing to meet these parameters:

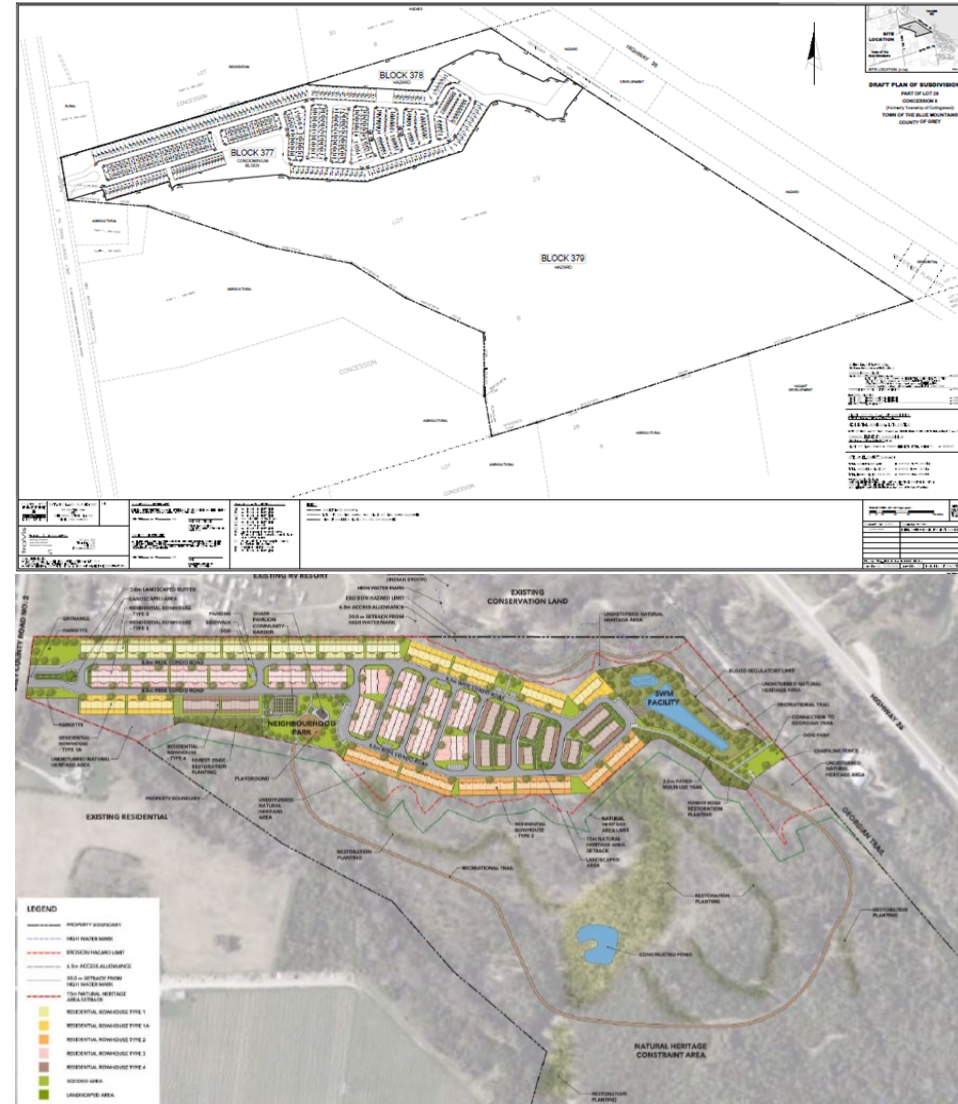
- Based on estimated \$150,000 household income
- Approx 30% of gross income to housing costs
- No price controls
- Dependent on unit size controls, land lease, density, Type 3 & Type 4 units types

Proposed Affordable contingent on:

- Servicing allocation
- Preferred servicing scenario
- Government funding

Hazard Land Dedication

- Management costs
- Restoration
- Access
- Additional considerations



Planning Process

- Pre-Consultation
- Application Received
- Application Deemed Complete
- Notice of Public Meeting Circulated, Public Meeting Held
- Staff Review of Application and Public Comments
- Staff Recommendation to Committee of the Whole
- Council Decision
- Appeal Period



Thank you for your time

Project Website:

www.thebluemountains.ca/hindsbrook

Staff Contact:

Adam Farr, Senior Planner

planning@thebluemountains.ca | 519-599-3131 ext. 263