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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee to The Whole
MEETING DATE: June 9, 2014
REPORT NO.: PL.14.59
SUBJECT: Application for Site Plan Approval
 Orchards Parking Lots at
 Blue Mountains Resorts
 Consideration of Designating a
 One-way Street
 File Number P1589
PREPARED BY: Jim Dymment, Interim Head of
 Planning

A. Recommendations

THAT Council receive Staff Report PL.14.59 “Application for Site Plan Approval, Orchards Parking Lots at Blue Mountain Resorts, Consideration of Designating a One-way Street, File Number P1589” and;

THAT Council direct Staff to proceed to a Public Meeting in order to consider a By-law to designate a portion of Claire Glen Road One-way only during the winter ski season.

B. Background

In February 2013 Blue Mountain Resorts filed an application for Site Plan Approval to permit the development of two additional parking lots known as Parking Lots 1B & 1C located on their lands on either side of Blue Mountain Road South of Grey Road 119 (Scenic Caves Road). The proposed Site Plan has been under review for over a year and most of the technical issues related to the proposed parking lots including Storm Water Management and site grading have been addressed. The outstanding matters relate to traffic and impacts on roadways.

After reviewing a number of options related to traffic management, the Town in consultation with the County of Grey have suggested the following improvements to the roads servicing the proposed parking lots.

1. That the owner construct a pedestrian crossing connecting the new parking lots across Grey Road 119 to the Orchards Ski Area to the satisfaction of the County of Grey.
2. That the owner agrees to fund a south bound turn lane on Grey Road 119 at the intersection of Blue Mountain Road as determined by the County of Grey.
3. That road widenings and sight triangles be dedicated to the satisfaction of the County of Grey.

Options for routing parking lot traffic have been considered and include stopping up & closing Blue Mountain Road from Claire Glen Road to Grey Road 119, and the posting

a no left turn sign on Grey Road 19 at Claire Glen Road to preclude left turn movements of vehicles travelling westerly on Grey Road 19 onto Claire Glen Road.

During the Public Meeting held on April 2, 2013, residents attending the meeting indicated a concern regarding the potential of parking lot users short-cutting across Claire Glen Road to access the parking lots. The County of Grey requested that a left turn lane from Grey Road 19 onto Claire Glen Road would be required in order to achieve better traffic circulation on the roadways, however it could still potentially adversely affect the residents in the area. As an alternative, Claire Glen Road could be designated one way only northbound to Grey Road 19. It is suggested that making Claire Glen Road one way during the ski season, (December 1st to March 31st) would ensure that traffic conflicts resulting from the use of the parking lots would be minimized.

Staff have consulted with the County of Grey and with Blue Mountain Resorts regarding this solution and both parties appear amenable. However, the posting of the road one way for that period of time would require Council to pass a by-law to change the current use of the road. In accordance with the Town by-law procedure, it would be necessary to hold a Public Meeting on the proposed by-law.

Given the potential impact of the one way road closure on the neighbouring residents, we believe that it would be appropriate to hold such a public meeting prior to completing the Site Plan Agreement and considering such a by-law. Staff therefore recommend that a Public Meeting be held at an upcoming Council meeting.

The municipality's procedural bylaw requires that the Public Meeting be held not less than 14 days after giving notice to the residents. Planning Staff therefore recommend that Council authorize a Public Meeting to be held on July 14, 2014.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report is consistent and supports the following Strategic Plans Goals: *"1. Managing growth to ensure the ongoing health and prosperity of the community"*.

D. Environmental Impacts

Nil

E. Financial Impact

Nil

F. In Consultation With

Engineering and Public Works
County of Grey Transportation Services
Blue Mountain Resorts

G. Attached

Nil

Respectfully submitted,

Jim Dyment, Interim Head of Planning

For more information, please contact:

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