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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of the Whole
MEETING DATE: August 18, 2014
REPORT NO.: PL.14.83
SUBJECT: Application for Consent B02-2014
 Don Gallinger
 Part Lot 13, Concession 2
 Town of The Blue Mountains
PREPARED BY: Shawn Postma, Planner II

A. Recommendations

THAT Council receive Staff Report PL.14.83 “Application for Consent B02-2014, Don Gallinger, Part Lot 13 Concession 2, Town of The Blue Mountains”, and

THAT Council grant Application for Consent B03-2013 subject to the following conditions:

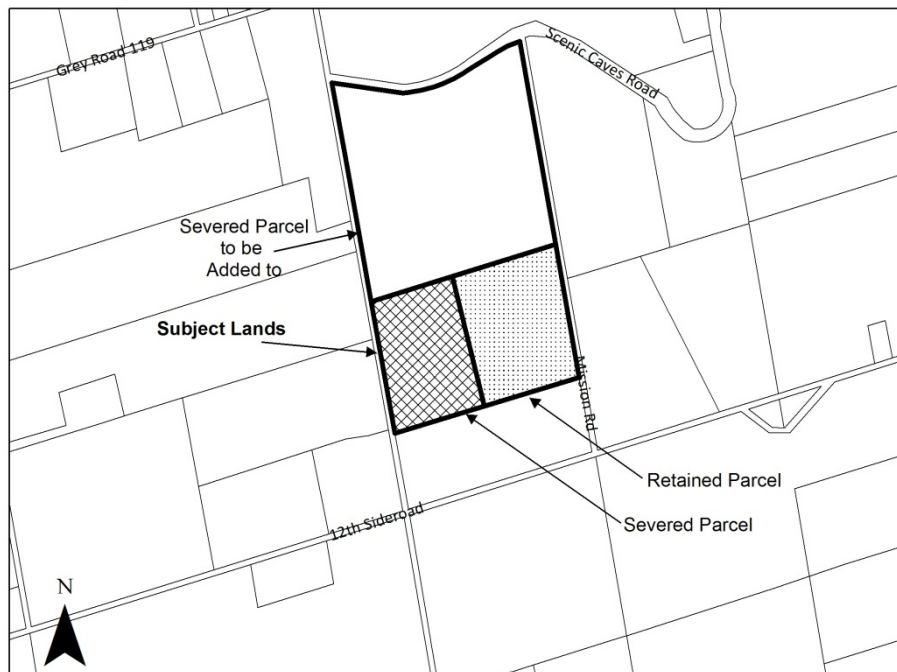
1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the severed parcel of Part Lot 13 Concession 2 be deeded as a lot addition to the lands to the North.
4. That any existing mortgage commitment on the severed parcel of Part Lot 13 Concession 2 be extended to cover the whole, newly created parcel.
5. That all conditions noted above shall be fulfilled within one year of the decision so that the Town’s Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.

B. Background

The Planning Services Division has received an application for Consent B02-2014 from Scenic Caves Nature Adventures (Scenic Caves) on behalf of the owner of the lands Don Gallinger. The purpose of this consent is to consider a request for lot addition. The request proposes to sever a 14.45 hectare vacant parcel and deed it as a lot addition to the existing Scenic Caves property for recreational and trail purposes. A 17.1 hectare parcel will be retained for the existing rural residential use.

The subject lands are identified as Part Lot 13 Concession 2, are approximately 31.6 hectares in size with 477 metres of lot frontage onto Mission Road. A portion of the lot frontage is on an open and maintained Municipal Street. The remaining portion remains an unopened municipal road allowance. The lands comprise mostly of moderate to steep slopes, are primarily wooded with some cleared areas previously used for agricultural uses. A site has been identified and approved on the retained parcel for a future single detached dwelling.

LOCATION



Provincial Policy Statement

The Provincial Policy Statement 2014 (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS encourages healthy and active communities including the provision of a full range of recreational uses. Economic development is encouraged including the optimization of land and resources and providing opportunities for sustainable tourism development. Planning Services is of the opinion that the proposal is consistent with the PPS. The proposed lot addition provides opportunity to expand and enhance an existing recreation and tourism use. Scenic Caves is also recognized as a leader in sustainable tourism development with a number of awards and other recognitions in the field of sustainable tourism.

County of Grey Official Plan

The subject lands are designated Escarpment Recreation Area in the County of Grey Official Plan. Section 2.5.2 of the County Plan recognizes the importance of the four seasons recreational resort areas to the tourism sector of Ontario's economy. Detailed land uses policy direction is directed to the local Official Plan. Planning Services is of the opinion that the proposal will comply with the County of Grey Official Plan.

The Blue Mountains Official Plan

The subject lands are designated Escarpment 'E' within the Town of The Blue Mountains Official Plan. The Escarpment designation recognizes the portion of the Municipality comprised of unique natural features, escarpment slopes, and environmentally sensitive lands associated with the Niagara Escarpment. Permitted uses include recreational uses and facilities that require the slopes for the function of the operation such as trails. Uses shall be located to minimize potential disruption to the existing topography and natural environment. Recreational uses are also subject to

Section 3.12 of the Plan which encourages the establishment of recreational uses. Activities are to remain small scale and not include intensive land use activities that may involve large buildings, accommodation uses, or other uses that are more appropriately located within urban areas.

Planning Services Staff is of the opinion that the proposed lot addition will comply with the Town of The Blue Mountains Official Plan. The additional lands provide additional opportunity for recreational uses that require the slopes and unique features for the operation of Scenic Caves. The lands are intended to be used for trails with no buildings or structures proposed. The parcel to be retained remains suitable in size and shape for a future single detached dwelling.

Zoning

The subject lands are zoned Hazard 'H-148' by By-law 2002-55 to the Township of Collingwood Zoning By-law 83-40. The 'H-148' zone permits outdoor recreational uses, and exception 148 identifies a building envelope specific to a future single detached residential dwelling to be located on the retained parcel.

The proposed lot to be enlarged and the proposed retained parcel appear to comply with the requirements of the Hazard 'H-148' zone and that a further Zoning By-law Amendment is not required to permit the proposed lot addition.

Planning Services is therefore of the opinion that the proposed lot addition will meet the requirements of the Zoning By-law.

Public Meeting

A Public Meeting as required under the Planning Act was held on June 30, 2014. Comments were received from the County of Grey Planning and Development Department, the Nottawasaga Valley Conservation Authority and Hydro One. Each agency indicated no objections to the proposed consent application.

No member of the public provided written or verbal comments at the Public Meeting.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Consent Application is consistent with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan, Town of The Blue Mountains Official Plan and the Township of Collingwood Zoning By-law 83-40. Planning Staff therefore recommend approval of Consent Application B02-2014 subject to the conditions listed in this report.

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

Public Meeting – June 30, 2014

G. Attached

Nil

Respectfully submitted,

Shawn Postma, Planner II

Jim Dyment, Interim Head of Planning

For more information, please contact:

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