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**STAFF REPORT: Planning & Building Services Department**



**REPORT TO:** Committee to The Whole  
**MEETING DATE:** January 12, 2015  
**REPORT NO.:** PL.15.05  
**SUBJECT:** By-law to Designate Claire Glen One Way Street (Winter Only)  
 Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Senior Policy Planner

**A. Recommendations**

THAT Council receive Staff Report PL.15.05, “By-law to Designate Claire Glen One Way Street (Winter Only), Town of The Blue Mountains”; and

THAT Council consider the options to designate Claire Glen a One Way Street as presented in Staff Report PL.15.05.

THAT Council accept “Option A” and not designate Claire Glen a One Way Street, and that this matter may be reconsidered in the future subject to additional public feedback and Grey County input.

**B. Background**

In February 2013, Blue Mountain Resorts Limited (BMR) filed an application for Site Plan Approval for the development of the Orchards Ski Area and the development of two parking lots (Parking Lot 1B and 1C) located at Lots 15 and 16 Concession 1 (east side of Grey Road 119 (Scenic Caves Road)).

Site Plan Approval has been granted for the development of the Orchards Ski Area and Parking Lots 1B and 1C. A Site Plan Agreement has also been executed for the development of the Parking Lots and includes amongst other matters, clauses for the progressive build out of the parking areas, timing for required road improvements including a new pedestrian crossing at Grey Road 119 (Scenic Caves Road), left-hand turn lane on Grey Road 119 to Blue Mountain Road, and the monitoring of pavement conditions along Blue Mountain Road and Claire Glen.

The enactment (or refusal) of a By-law to one-way Claire Glen has no relation on the existing BMR Site Plan Approval or Site Plan Agreement currently in place for the Parking Lot lands or on the proposed By-law to remove the Holding ‘-h’ Symbol from the Parking Lot lands. The By-law to one-way Claire Glen was intended to offer an alternative solution to mitigate traffic concerns resulting from the Site Plan Approval Public Meeting process.

During the Public Meeting for the Site Plan Applications, area residents of Prices Subdivision submitted concerns regarding the potential of parking lot users short-cutting across Claire Glen to access the parking lots. It was also recognized that other travellers have by-passed the round-a-bout by short cutting through Prices Subdivision. About the same time, the County of Grey had requested that a left hand turn lane from

Grey Road 19 onto Claire Glen will be required in order to achieve better traffic circulation in the area. As an alternative to the left-hand turn lane, an option to one-way Claire Glen during the winter ski season was considered. It was suggested that the one-way of Claire Glen would mitigate the need for a new left hand turn lane from Grey Road 19 as all traffic (parking lot users, area residents and other travellers) would be directed to the round-a-bout, to Grey Road 19 and then to Blue Mountain Road in order to access the parking lots, Prices Subdivision and other areas.

A Public Meeting to consider the one-way of Claire Glen was held in July 2014. At the meeting BMR reinforced their position that there will be clear and comprehensive signage for the parking areas that will direct parking lot users to access the lots through the round-a-bout to Grey Road 119 (Scenic Caves Road) to Blue Mountain Road. Area residents provided mixed support indicating that they did not wish to be inconvenienced in the winter months by having to access the subdivision from the round-a-bout, and also did not wish to be inconvenienced with increased traffic from the new parking areas through Prices Subdivision.

Since the Public Meeting, Site Plan Approval and a Site Plan Agreement have been completed for Parking Lot 1B and 1C. The timing for construction of Parking Lots 1B and 1C now includes triggers for the installation of a left-hand turn lane on Grey Road 119 (Scenic Caves Road). Parking Lot 1B can proceed now without the need to install the left-hand turn lane or to designate Claire Glen one-way. Prior to the construction of Parking Lot 1C the left-hand turn lane or other suitable measure to the satisfaction of the County of Grey must be completed. Monitoring of traffic patterns and parking lot activity at Parking Lot 1B may better capture any required future road improvements or other suitable solutions to mitigate traffic problems prior to the construction of Parking Lot 1C.

At this time there would appear to be two options to be considered:

Option A - Not enact a By-law to one-way Claire Glen.

Through the existing Site Plan Agreement, Parking Lot 1B can be constructed now and Parking Lot 1C is deferred pending future road works including the installation of a left hand turn lane from Grey Road 119, or other suitable measures to the satisfaction of the County of Grey.

This option identifies that it would appear to be premature to one-way Claire Glen at this time. Council can reconsider the one-way of Claire Glen at any point in the future when the need may arise. At that time a second public meeting and report to Council can be considered.

The County of Grey will be monitoring the traffic circulation in the area up until the construction of Parking Lot 1C or not later than December 2020. Town Staff will continue to receive comments and/or complaints regarding traffic concerns through Prices Subdivision and the appropriateness to reconsider the option to one-way Claire Glen.

Option B – enact a By-law to one-way Claire Glen.

The By-law would achieve the traffic mitigation of parking lot users short-cutting Parking Lot 1B across Claire Glen and alleviate other travellers from by-passing the round-a-bout. At the same time some area residents have noted that they do not wish to be further inconvenienced by removing their access.

At this time the warrants to one-way Claire Glen do not appear necessary. The response from area residents at the July 2014 Public Meeting do not appear to have shown substantial support for the one-way of Claire Glen.

Based on the foregoing, Planning Staff recommend that Council consider the above two options; and Planning Staff recommend that Council not enact a By-law to one-way Claire Glen.

### **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 – July 2014  
Parking Lot 1B and 1C Site Plan Agreement dated October 28, 2014

### **G. Attached**

1. Key Map of Parking Lot 1A, 1B and 1C

Respectfully submitted,

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Shawn Postma, Senior Policy Planner

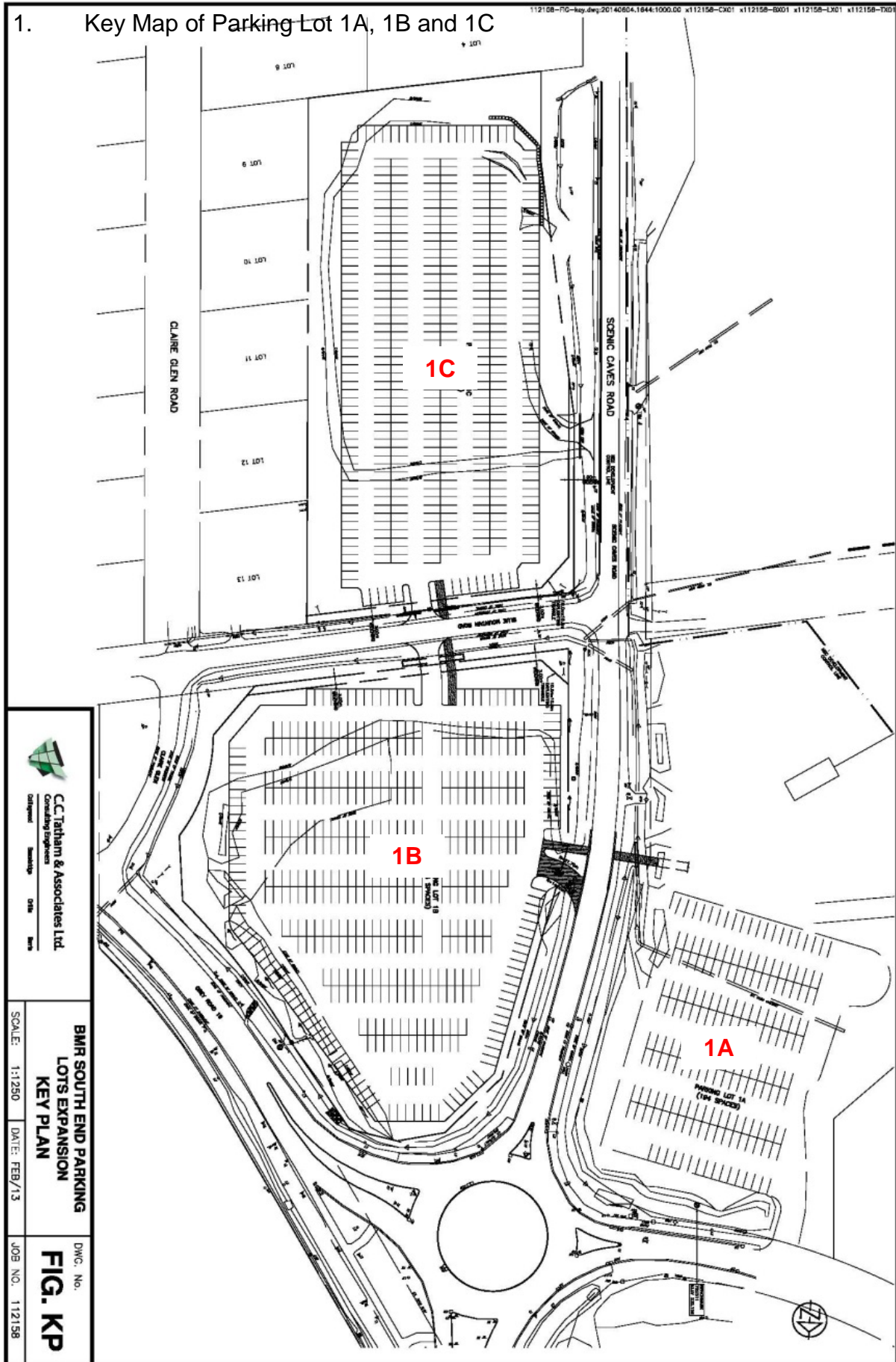
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Michael Benner, Director of Planning, Building and By-law Services

**For more information, please contact:**

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1. Key Map of Parking Lot 1A, 1B and 1C



C.C. Tatham & Associates Ltd.  
Consulting Engineers  
Outgoing    Meetings    Other    Work

**BMR SOUTH END PARKING  
LOTS EXPANSION  
KEY PLAN**

DWG. No.  
**FIG. KP**  
JOB NO. 112158

SCALE: 1:1250    DATE: FEB/13