

STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: June 14, 2010
REPORT NO.: PL.10.119
SUBJECT: Terrasan - Official Plan and Zoning By-law Amendments
PREPARED BY: David Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Planning Services Staff Report PL.10-56 along with the recommended Official Plan Amendment and Zoning By-law Amendment and defer consideration/discussion of this Report and recommended Amendments to Council's meeting of June 28, 2010.

B. Background

The subject applications to amend the Town's Official Plan and Zoning By-law were submitted in early 2008. The purpose of the Amendments are to provide a land use framework for a proposed Craigeith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

The objectives of the Amendments are:

- a) to protect and conserve significant natural heritage resources including, but not limited to, a Provincially Significant Wetland Complex and a Coastal Meadow Marsh and related wetland complex;
- b) to provide for a diversified mix of residential uses;
- c) to promote the efficient use of municipal infrastructure by way of intensification;
- d) to promote efficient development and land use patterns;
- e) to provide road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road;
- f) to provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road;
- g) to eliminate, where practicable, existing access points to Highway 26;
- h) to provide a semi-regional public park which incorporates the shoreline area and other natural features associated therewith and other required lands for public gathering and recreation;
- i) to promote active transportation patterns by facilitating a wide range of transportation modes including, but not limited to, walking, cycling, cross-country skiing and snow-shoeing;

- j) to promote accessibility for persons with disabilities and the elderly including access to, and along the shoreline area;
- k) to promote an integrated community;
- l) to provide a range of commercial uses to serve the local residents and the travelling public; and,
- m) to provide for institutional lands to be better address locally the needs of seniors;

The Amendments will:

- a) establish a new Craigleith Village Community Section within the Plan that will include policies under three new land use designations – “Craigleith Village Commercial”, “Craigleith Village Residential” and “Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer”.
- b) amend Schedule ‘A’ Land Use Plan – Map 4 of the Plan so as to re-designate the lands;
- c) amend Schedule “B” Maximum Unit Yields of the Plan by increasing the number of units from 81 to 145 within a portion of the lands;
- d) amend Appendix Map ‘A’ of the Plan to reflect the Hazard Lands, Provincially Significant Wetland boundaries and establish Special Policy Areas; and,
- e) add a new exception to Section 13 to the Plan, establishing special provisions for the lands.

With respect to the density, the Amendments will permit a maximum of 210 dwelling units and/or live/work units and up to 9,100 square metres of commercial floor area (subject to a Market Analysis supporting such commercial floor area).

It is noted that these applications were deemed complete by the Town and a Public Open House was held on November 8, 2008 with the Statutory Public Meeting being held on November 22, 2009.

A number of questions and/or concerns were raised at the Public Open House and Statutory Public Meeting. These included, but are not limited to:

1. Density (proposed increase in the Maximum Unit Yield for Property A9 from 81 to 145)
2. Form of housing (i.e. multi-attached dwellings)
3. Building height/massing
4. Stormwater
5. Growth & Settlement re benefit of the dedication of the shoreline
6. Potential conflict between public access to the shorefront and the Area of User Common at Block E, Plan 529
7. Road network changes
8. Natural Heritage Review/Revisions to the Provincially Significant Wetland boundaries and extent of appropriate buffers
9. Natural Hazard (issues within the purview of the Grey Sauble Conservation Authority)
10. Endangered Species Act
11. Ministry of Transportation re Highway 26 improvements

12. Comments from the Town of Collingwood re commercial permission

In addition to the Public Open House and the Statutory Public Meeting, updates were provided to the Planning & Building Committee during the course of 2009 and in early 2010 and a Non-statutory Public Meeting was held on April 12, 2010.

As Council will recall, the focus of the concerns at the Non-statutory Public Meeting, were:

1. Density
2. Growth & Settlement re benefit of the dedication of the shoreline
3. Potential conflict between public access to the shorefront and the Area of User Common at Block E, Plan 529
4. Road network changes
5. Natural Heritage Review/Revisions to the Provincially Significant Wetland boundaries and extent of appropriate buffers
6. Endangered Species Act

Also, a meeting was held in the spring with the County of Grey, SAAR Environmental (County/Town's Environmental Peer Review Consultant), Blue Mountain Watershed Trust Foundation, North-South Environmental Inc. (BMWTF's Environmental Consultant), Grey Sauble Conservation Authority, Niagara Escarpment Commission and the Town to exchange information and discuss Natural Heritage and Natural Hazard matters with a desire to resolve any differences.

Since the meeting of April 12, 2010, Town Staff have received numerous comments from the public and Public Agencies and have revised the Draft Official Plan Amendment. Attached to this Report is an Executive Summary of the revised Draft Official Plan Amendment and Zoning By-law.

In addition, on April 24, 2010, members of Council attended the site and surrounding area in order to intimately understand the local issues, the extent of the Provincially Significant Wetlands and nature of the related buffers and the nature of the shorefront land that would be acquired by the municipality for public use,

Town staff are satisfied that the revised Draft Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement, County of Grey Official Plan, general direction and intent of the Town's Official Plan and represent good planning and therefore recommend that Council consider the Amendments at its meeting of June 28, 2010. Council will be provided with a detailed Planning Staff Report at this meeting. Town staff will directly notify those that have expressed an interest in this matter of the availability of the recommended Amendments and Council's consideration of this matter at their June 28, 2010 Council Meeting.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.09.119 is consistent and supports the following Strategic Plan Goal:

"1. Managing growth to ensure the ongoing health and prosperity of the community".

D. Environmental Impact

Positive

E. Budget Impact

N/A

F. Attached

Executive Summary – Terrasan OPA and ZBLA
Draft OPA 20
Draft Zoning By-law Amendment

Respectfully submitted,

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Executive Summary

Proposed Official Plan Amendment No. 20

To the Town of The Blue Mountains Official Plan

1. Location:

The lands subject to the proposed Amendment are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south, and are as shown on Schedule "20-A" of this Amendment (known for the purposes of The Blue Mountains Official Plan as the "Craigleith Village Community").

2. Purpose:

The purpose of the Amendment is to provide a land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

The Amendment would:

- a) Establish a new Craigleith Village Community Section within the Town's Official Plan;
- b) Protect Provincially Significant Wetlands and related buffer areas (including the Coastal Meadow Marsh);
- c) Amend Schedule 'A' Land Use Plan – Map 4 of the Plan so as to re-designate the lands;
- d) Amend Schedule "B" Maximum Unit Yields of the Plan so as to increase the Maximum Unit Yield for a portion of the lands (Parcel A9) from 81 to 145 (approximate 80% increase in the Maximum Unit Yield);
- e) Allow for a total of 210 units on all of the lands (with 64 in the East Sub-area, 1 in the Central Sub-area and 145 in the West Sub-area);
- f) Permit, subject to a Commercial Market Analysis supporting same, 9,100 square metres of non-residential floor area;
- g) Create an Institutional Zone so as to permit uses such as a Home for the Aged, Retirement Home or Seniors' Residence;
- h) Provide the framework for the dedication of the shorefront (including the 15.0 metre wave uprush zone and an additional 6.0 metres) for public use; and,
- i) Provide the framework for the future public road network.

3. Basis:

The basis of this Amendment is to provide a comprehensive policy and implementation strategy for the proposed fully serviced residential, commercial, recreational, institutional and open space development. The basis for the Amendment includes:

- a) The Amendment will preserve and protect a Provincially Significant Wetland and its ecological features by providing sufficient buffer areas and, preserve and protect the Nottawasaga Bay Shoreline which contains significant environmental features.
- b) The Amendment will implement both residential and commercial intensification which in turn will lead to more efficient and effective use of municipal infrastructure.
- c) The Amendment will provide for road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road.
- d) The Amendment will enhance recreational opportunities within the Town by creating an environmentally sensitive integrated walkway system at the Nottawasaga Bay Shoreline and the buffers associated with the Provincially Significant Wetland.
- e) The Amendment will increase the connectivity within the local area and to the broader community through the use of an integrated transportation and walkway/bicycle system.
- f) The Amendment will implement the Highway Commercial and Local Commercial policies of the Plan which permit small scale commercial uses which rely heavily upon vehicular traffic including, but not limited to, service commercial uses, personal service shops, business and professional offices and restaurants commercial uses, while incorporating small scale community-related commercial uses and promoting mixed-use development.
- g) The Amendment will provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road.
- h) The Amendment will facilitate the elimination of multiple access points to Highway 26.

4. Density:

As noted previously, the Amendment would increase the Maximum Unit Yield for a portion of the lands (Parcel A9) from 81 dwelling units to 145 (approximate 80% increase in the Maximum Unit Yield). The Amendment would permit a total of 210 dwelling units and 9,100 square metres (97,954 square feet) of commercial floor area (subject to a Commercial Market Analysis reflecting that there is market demand).

5. Shorefront:

The Amendment will establish the framework for the conveyance of approximately 365 metres (1,200 feet) of shorefront to the municipality for public use. The extent of the shorefront dedication will include an area 21.0 meters (69 feet) south of the 100 year high water line (15.0 metre wave uprush zone plus 6.0 metres). With respect to the site, this would take the form of the lands 21.0 metres south of the step down to the beach and is in the general vicinity of the former concrete shorefront walk). Actual public use of the shorefront will be determined by way of a scoped Environmental Impact Study and a Parks Management Plan.

6. Growth & Settlement:

With respect to a portion of the lands (the former Easter Seals Camp), the Town's current Official Plan would require 25 metres (82 feet) of shorefront dedicated to the municipality to implement the 81 dwelling units currently permitted. As noted previously, the Amendment will establish the framework for the conveyance of approximately 365 metres (1,200 feet) of shorefront to the municipality for public use.

7. Official Plan Conformity

The purpose of the Town's Official Plan is:

- (1) The purpose of this Plan is to provide the Town of The Blue Mountains with comprehensive planning policies to guide and manage the pattern of development and to maximize the efficient use of the land resources of the Town. The policies of this Plan deal with the physical, environmental, social and economic aspects of development, as well as the location of specific land uses, natural resources, agriculture, environmental constraints, and potentials within various policy areas. The intent of the Plan is to minimize or restrict land use conflicts that would inhibit the orderly development and efficient utilization of resources within the Town.

The Town's Official Plan contains "Goals". The relevant goals that are achieved by way of the Amendment are:

Goal - To protect, preserve, conserve and enhance the highly scenic, natural, cultural and heritage amenities of the Town.

Goal - To expand employment opportunities and the assessment base of the municipality through the encouragement of economic development in all sectors of the local economy.

Goal - To enhance the opportunities for tourism and recreational uses and related development.

In addition, the Town's Official Plan contains objectives that will be met by way of this Amendment. These include (ignore the numbering noted below):

- (b) To provide for strategically located commercial opportunities in response to the growth in the recreational industry.
- (c) To encourage the acquisition by public bodies of areas of natural or environmental significance and by providing adequate access to publicly owned lands for recreational activities in a manner consistent with the maintenance of its environmental quality.
- (h) To encourage the development of a system of open spaces and recreational areas which incorporate provisions for expanding both the number and areal extent of

public access points to the shoreline of Nottawasaga Bay and to the Niagara Escarpment.

- (g) To encourage recreational or cultural functions, events and activities which will facilitate four-seasons occupancy and attract additional tourism.
- (i) To provide a broad range of housing accommodation types, including affordable housing, in a variety of settings while directing major residential and recreational accommodation to locate in areas where a higher order of municipal services are available.
- (p) To maintain and enhance the health and quality of the municipality and its watershed ecosystems through the use of environmental planning documents to ensure that impacts from existing and future development are minimized or prevented.
- (k) To promote the protection, preservation, conservation and maintenance of the Natural Heritage Systems and to encourage the sound management of the existing woodland resources.
- (f) To establish guidelines and programs for the location, density and style of various forms of development consistent with the protection, preservation, conservation and maintenance of the environment.
- (b) To prevent development from occurring on lands having inherent environmental hazards such as significant drainage problems, flood susceptibility, erosion, steep slopes or any other hazardous condition.
- (a) To ensure minimal conflict between incompatible land uses by establishing policies for development and by providing separated land use designations designed to promote the protection, preservation, conservation, maintenance and sustainability of the natural, cultural and man-made components of the environment.
- (h) To promote the preservation, conservation and maintenance of natural or cultural heritage resources.

Amendment No. 20

To the Town of The Blue Mountains Official Plan

“Craigleith Village Community”

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Amendment No. 20

The Town of The Blue Mountains Official Plan “Craigleith Village Community”

1. Location:

The lands subject to this Amendment are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south, and are as shown on Schedule “A-20-A” of this Amendment (known for the purposes of The Blue Mountains Official Plan as the “Craigleith Village Community”).

2. Purpose:

The purpose of this Amendment is to provide a land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

This Amendment will:

- a) establish a new Craigleith Village Community Section within the Plan that will include policies under three new land use designations – “Craigleith Village Commercial”, “Craigleith Village Residential” and “Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer”.
- b) amend Schedule ‘A’ Land Use Plan – Map 4 of the Plan so as to re-designate the lands;
- c) amend Schedule “B” Maximum Unit Yields of the Plan;
- d) amend Appendix Map ‘A’ of the Plan to reflect the Hazard Lands, Provincially Significant Wetland boundaries and establish Special Policy Areas; and,
- e) add a new exception to Section 13 to the Plan, establishing special provisions for the lands.

3. Objectives:

The objectives of this Amendment are:

- a) to protect and conserve significant natural heritage resources including, but not limited to, a Provincially Significant Wetland Complex and a Coastal Meadow Marsh and related wetland complex;
- b) to provide for a diversified mix of residential uses;
- c) to promote the efficient use of municipal infrastructure by way of intensification;
- d) to promote efficient development and land use patterns;
- e) to provide road upgrades to Blue Mountain Drive, Brophy’s Lane and Long Point Road;
- f) to provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road;
- g) to eliminate, where practicable, existing access points to Highway 26;
- h) to provide a semi-regional public park which incorporates the shoreline area and other natural features associated therewith and other required lands for public gathering and recreation;

- i) to promote active transportation patterns by facilitating a wide range of transportation modes including, but not limited to, walking, cycling, cross-country skiing and snow-shoeing;
- j) to promote accessibility for persons with disabilities and the elderly including access to, and along the shoreline area;
- k) to promote an integrated community;
- l) to provide a range of commercial uses to serve the local residents and the travelling public;
- m) to provide for institutional lands to be better address locally the needs of seniors; and,
- n) to enhance the quality of life for current and future residents of the Town.

4. Basis:

The basis of this Amendment is to provide a comprehensive policy and implementation strategy for the proposed fully serviced residential, commercial, recreational, institutional and open space development. The basis for permitting this Amendment are:

- a) The policies detailed in this Amendment are in accordance and consistent with the Provincial Policy Statement, County of Grey Official Plan and the intent of The Blue Mountains Official Plan.
- b) The proposed Amendment will preserve and protect a Provincially Significant Wetland and its ecological features by providing sufficient buffer areas.
- c) The proposed Amendment will preserve and protect the Nottawasaga Bay Shoreline which contains significant environmental features.
- d) The proposed Amendment will implement both residential and commercial intensification which in turn will lead to more efficient and effective use of municipal infrastructure.
- e) The proposed Amendment will provide for road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road.
- f) The proposed Amendment will enhance recreational opportunities within the Town by creating an environmentally sensitive integrated walkway system at the Nottawasaga Bay Shoreline and the buffers associated with the Provincially Significant Wetland.
- g) The proposed Amendment will increase the connectivity within the local area and to the broader community through the use of an integrated transportation and walkway/bicycle system.
- h) The proposed Amendment will implement the Highway Commercial and Local Commercial policies of the Plan which permit small scale commercial uses which rely heavily upon vehicular traffic including, but not limited to, service commercial uses, personal service shops, business and professional offices and restaurants commercial uses, while incorporating small scale community-related commercial uses and promoting mixed-use development.
- i) The proposed Amendment will provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road.
- j) The proposed Amendment will facilitate the elimination of multiple access points to Highway 26.

Development permitted by this Amendment is subject to all necessary approvals under the *Planning Act*. Phasing of the development, required works and other matters will be determined through one or more agreements, including a Master Development Agreement.

5. Official Plan Amendment:

The Town of The Blue Mountains Official Plan is hereby amended as follows:

Notwithstanding anything contained in Town of The Blue Mountains Official Plan (the “Plan”) to the contrary, the following text, together with the following Schedules attached hereto, apply to the subject lands and constitute Official Plan Amendment No. 20 (the “Amendment”) to the Town of The Blue Mountains Official Plan.

A. Map/Schedule Changes:

Schedules “A-20-A”, “A-20-B”, “A-20-C”, “A-20-D”, “A-20-E” and “A-20-F” are hereby deemed to form part of this Amendment.

The following Schedules and Appendices of the Plan are hereby amended to give effect to this Amendment.

Schedule ‘A’ – Land Use Plan Map 4 – Craigleith and Swiss Meadows

Schedule ‘B’ – Maximum Unit Yields, Service District 1 – Craigleith

Appendix Map ‘A’ and Appendix Map ‘A-1’ – Hazard Lands, Shoreline Floodplain & Provincially Significant Wetlands

Appendix Map ‘G’ – Roads Plan

With respect to Schedule ‘B’ – Maximum Unit Yields, Service District 1, Craigleith, the number 81 found under the Column entitled Maximum Unit Yield is hereby replaced with the number 145 with the following footnote added to the Schedule:

“A-9 – The Maximum Unit Yield for this property is related to the West Sub-area as defined by OPA 20.”

B. Definitions:

For the purposes of this Amendment, the following words and/or terms have the following meanings:

“live-work unit” means a dwelling unit that contains a subsidiary business and personal services occupancy or a subsidiary low hazard industrial occupancy, all as defined by the Ontario Building Code, having an area of not more than 150 square metres, and is used and operated by one or more persons of a single household.

C. Text Changes:

Section 4 of the Plan is amended by adding the following new Land Use Designations:

4.28 Craigleith Village Community

4.28.1 Purpose

The purpose of the Craigleith Village Community designation is to recognize an existing community within the Town of The Blue Mountains that is to be redeveloped into a sustainable compact village with mixed uses and intensification, while protecting the character of the surrounding area. The prominent use of lands shall be for commercial, various forms of residential, recreational, and institutional uses intended to serve the existing and proposed community of Craigleith and the travelling public. The proposal will include public trails, dedication of the shorefront lands, a public square that focuses on the arts and culture, as well as wetland and other natural environmental protection.

The Craigleith Village Community is divided into sub-designations. The purpose is to recognize the interrelationships of the distinct areas in the overall development scheme while maintaining unique policy provisions for these areas within the overall community.

Further, the Craigleith Village Community has been divided into sub-areas, “East Sub-area”, “Central Sub-area” and “West Sub-area”, so as to assist in, amongst other things, defining Land Use Designations, applicable unit yields and commercial floor space allocations.

4.28.2 General Development Policies

- (1) The Craigleith Village Community is to be developed as a sustainable integrated community with trail connectivity within the community, and to areas external to the community, and create an urban environment that provides for safe, functional and attractive residential neighbourhoods.
- (2) The community road and trail network are to be developed so as to provide residents with a safe functional and attractive neighbourhood that offers wildlife viewing opportunities in sustainable natural areas including wetlands, tree cover and shoreline.
- (3) The proposal will accommodate a range of services, facilities and activities complementary to the existing Craigleith Community and the overall Town. In particular, it is intended that this proposal will complement the existing commercial nodes of the Blue Mountain Village Core and the communities of Thornbury and Clarksburg.

It is intended that the lands will be developed under a Master Concept Plan approved by the Town under a Master Development Agreement in accordance with Section 9.7 of the Plan. The lands will be developed with a minimum of 40% open space that shall include wetland protection, including buffers, shorefront and an entry feature to the Town. A tree retention and landscape plan shall be included for the development lands as part of the Master Concept Plan and implemented through the Master Development Agreement and subsequent Agreements.

- (4) The Craigleith Village Community shall provide for an integrated public park and public open space system with opportunity for public passive use of the shorefront while maintaining the significant natural features and functions the area is known for. It therefore shall be a policy of this Plan to require the provision of recreational lands and/or facilities such as the dedication of the shorefront to the municipality.

- (5) Opportunity also exists to enhance natural and cultural heritage for instance through possible future community based programs to remove invasive shoreline plants such as It shall be a policy of this Plan to encourage the provision of recreational lands and/or facilities such as the dedication of the shorefront to the municipality.the existing Reed Grass (*Phragmites australis*).

Public passive use of the shorefront may include a pedestrian trail and/or boardwalk located southerly of the 15.0 metre wave uprush zone. This trail and/or boardwalk system shall generally be in accordance with Section 6 of this Plan. Multiple connection points between the shorefront and the public realm are critical and will be addressed through a Master Concept Plan, a Master Development Agreement, subsequent Agreements and the Draft Plan Approval process pursuant to the Planning Act and its related implementation. Regard shall be had to mitigating potential conflict between the public shorefront area and adjacent private recreational areas as set out in this Amendment.

Notwithstanding the above, and subject to a scoped Environmental Impact Study indicating that uses of the shorefront for other than passive purposes may occur without adverse impact to significant natural heritage features, Council may authorize through a Parks Management Plan such other uses. The Parks Management Plan shall be developed in consultation with the Grey Sauble Conservation Authority and other agencies and members of the public that Council deems appropriate.

The open space network as depicted on Schedules "A-20-C", "A-20-D" and "A-20-E" shall provide connectivity between sub-areas, be provided with signage with educational material on existing natural and cultural heritage and take advantage of views and vistas within the development and along the shorefront.

Trail development within the Provincially Significant Wetland and related buffer areas shall only proceed upon the completion of an Environmental Impact Study which demonstrates that there will be no negative impacts on the Wetlands or significant Natural Heritage elements on the lands.

- (6) It shall be a policy of this Amendment to promote pedestrian, cycling, cross-country skiing and/or snow showing connections throughout the proposal and to provide for connectivity to the existing community and the Georgian Trail.

- (7) It is intended that a multi-use trail connection shall be provided between the East and West Sub-areas to provide a pedestrian link. The purpose of this multi-use trail is to promote the use of a passive recreational link versus a motorized road link.

The location and characteristics of this multi-use trail connection shall be determined through an Environmental Impact Study.

The multi-use trail connection shall be provided in conjunction with the latter of the commencement of the East or West Sub-areas.

- (8) It shall be a policy of this Amendment to promote a more compact urban form, with higher densities located in proximity to arterial roads that may serve as future transit corridors.

- (9) It shall be a policy of this Amendment that there be a mix and range of housing, including housing affordable to a wide spectrum of households through a variety of building types and densities to provide housing choices for families, seniors, single person households and other residents.
- (10) It shall be a policy of this Amendment to encourage the development of live/work dwelling units to provide for the opportunity of smaller scale commercial and business uses in close proximity to residential uses.
- (11) Appropriate native plantings shall be encouraged along public rights-of-way, including road corridors, both to create ecological linkages and for visual amenity. All new plantings on public lands shall be in the form of native plant species.
- (12) The principles of urban design influence the physical design and layout of a community. It is an important planning tool that will be used to help achieve the identity and character of this community, enhance the quality of life, and promote a greater economic vitality through the efficient use of resources. Good urban design, both in the public and private realm, is required.
- (13) A comprehensive approach to storm water management is required to guide development and safeguard the broader Provincially Significant Wetland. Therefore, storm water management shall be considered in a comprehensive manner, considering impacts within and external to the development (i.e. neighbouring properties and, Highway 26, etc.) and protection of the Provincially Significant Wetlands;.
- (14) A traffic impact study shall be undertaken to identify the required highway improvements along the Highway 26 corridor to accommodate both the Craigeith Village Commercial and Craigeith Village Residential nodes. The traffic impact study shall be acceptable to the Ministry of Transportation and the Town.
- (15) Buildings and structures, along with required facilities including, but not limited to, parking and loading facilities, drive aisles, storm water management facilities, will be required to be located in compliance with Ministry of Transportation requirements and permits will be required to be obtained in accordance with the *Public Transportation and Highway Improvement Act*.
- (16) The public roads network shall be consistent with Section 7 of The Blue Mountains Official Plan and Schedule "A-20-F" of this Amendment.
- (17) Prior to any development and/or prior to draft approval being considered for any future Plan of Subdivision or Plan of Condominium application(s) within 50 metres of the Provincially Significant Wetland, a study must be completed to the satisfaction of the appropriate provincial ministry, the County of Grey, and the Town, to determine if habitat exists of an animal, plant or other organism for which a regulation has been made within the meaning of the *Endangered Species Act*, to identify the required actions, if applicable, to protect the species and its habitat. It is recognized that a landscape approach may be required for far ranging species.
- (18) No development shall occur within 30 metres of Watercourse 1 (Craigeith Camperdown Subwatershed Study), including the removal of vegetative cover, without approval from

the Grey Sauble Conservation Authority and the Department of Fisheries and Oceans if applicable.

- (19) The lands located at the northwest corner of Long Point Road and Highway 26 are intended to function as a gateway to the Town. The sense of entrance, arrival and movement shall be reinforced and achieved through the surrounding built form and site planning.

4.28.3 Land Use Categories

The Craigeith Village Community has been separated into three (3) specific land use categories as follows:

1. Craigeith Village Commercial;
2. Craigeith Village Residential; and,
3. Hazard Lands, Shoreline Floodplain and Provincially Significant Wetlands.

4.28.3.1 Craigeith Village Commercial

The intent of the Craigeith Village Commercial designation is to provide for an integration of residential, commercial and institutional uses in a location that is both within walking distance of the shorefront and other recreational amenities and readily accessible to the travelling public and the surrounding residential population.

Lands within the Village Commercial designation shall function as the primary commercial centre for the surrounding population as well as the travelling public as intended under Section 3.3 of the Official Plan. Space extensive commercial uses which are not primarily related to the Craigeith Village or overall resort community shall be directed to locations outside the Escarpment Recreation Area of the Niagara Escarpment Plan.

Permitted Uses and Policies:

- (1) The predominant use shall be all commercial forms that serve the community of Craigeith, as well as the travelling public along the Highway 26 corridor.

Commercial uses may include retail, food service and licensed establishments, retail stores, business or professional offices, a branch of a bank or financial institution, personal service shops, civic and institutional uses, health clinics, commercial schools and studios and other similar uses that are consistent with an overall village theme.

- (2) A senior's retirement home shall be permitted on the western portion of the Craigeith Village Commercial designation located in the East Sub-area.
- (3) Small Scale Resort Accommodations in accordance with Section 4.21.3(8) of the Plan.
- (4) Residential dwelling units may be in the upper portion of mixed-use buildings, attached dwellings or stacked multi dwelling unit buildings.

Live-work units shall be permitted in the East Sub-area.

- (5) The maximum number of residential dwelling units and live-work units on the lands designated Village Commercial shall be 74 dwelling units and/or live/work units comprised of:

The West Sub-area shall be limited to 14 dwelling units.

The Central Sub-area - N/A.

The East Sub-area shall be limited to 60 residential dwelling units and/or live-work units.

In addition, a maximum of 130 residential dwelling units or rooms shall be permitted within an Institutional building with such building to accommodate a Home for the Aged, Care Facility, Retirement Residence or seniors'.

- (6) A variety of building heights shall be encouraged in order to improve the visual effect, variety and community identity. In this regard, buildings within the Village Commercial designation shall not exceed three (3) storeys, generally eleven (11) metres, except for a senior's residential building which shall not exceed 4 storeys, generally 13.0 metres in height.

Notwithstanding the above, and subject to a Visual Impact Assessment and a Massing/Shade Analysis that demonstrates to the satisfaction of Council that there are no negative impacts on views or vistas and no negative shadowing on surrounding land uses, the public realm or negative impact on significant environmental (features) and functions, the height of the senior's residential building may be permitted to be 5 storeys, generally 15.5 metres.

- (7) Within the Craigleith Village Commercial designation, commercial uses shall be provided at a scale and time as demanded by market forces based on a Market Analysis completed in accordance with Section 3.3(5) of this Plan for floor areas that exceed 2,000 square metres.

Notwithstanding the recommendations of the Market Analysis, the total commercial floor space shall not exceed 9,100 square metres and the maximum residential unit yield in the Village Commercial designation shall not exceed 78 units. Further, the maximum non-residential floor area within an individual building shall generally be 1,625 square metres save and except one non-residential building which may have a maximum floor area of 2,300 square metres.

Notwithstanding the forgoing, the subject lands shall be limited to a single branch of a bank or financial institution. The gross floor area of such use shall not exceed 600 square metres.

- (8) The implementing Zoning By-law shall establish appropriate parking standards that reflect the shared nature of the various uses contained within the Craigleith Village Core area.
- (9) Access to the Craigleith Village Commercial node from Highway 26 shall be limited to Blue Mountain Drive and Long Point Road intersections along with internal private

and/or public streets that provide optimum traffic flow through the Village Commercial node.

- (10) The character, scale, appearance and design features of buildings and their sustainable design shall be controlled through Site Plan Approval and in this regard the proponent shall prepare Design Guidelines for approval by the Town in accordance with the Site Plan Control requirements of the *Planning Act*. Alternatively, the Town may incorporate guidelines recommended as part of a Community Improvement Plan.

The following Design Guidelines shall apply:

- a. Streets and buildings shall be designed and developed to ensure attractive streetscapes, and to promote social interaction, transit usage and safety.
- b. Components of streetscapes shall consist of street trees, lighting, street furniture, signage, built form and landscape features. The design of these streetscape elements shall be coordinated in order to:
 - (i) communicate the image and character of the Community;
 - (ii) reinforce the street network;
 - (iii) promote an urban relationship between built form and public spaces; and,
 - (iv) achieve a pedestrian-scaled environment for the public domain that is safe and comfortable.
- c. Community image and identity shall be conveyed through the detailed design of the built form and entrance features. The design shall include orienting the primary buildings to face the intersection/corner, and the use of special architectural elements and landscape features.
- d. Enhanced building elevations shall be required for those portions of the building which are exposed to the public domain.
- e. Service facilities shall be integrated into the design of buildings to minimize disruption to the safety and to promote attractiveness of the adjacent public realm.
- f. Parking and loading areas/facilities shall be appropriately screened by way of landscaping features so as to minimize the visual impact on the public realm.
- g. The safety and security for all persons in public places including streets, parks and amenity areas shall be promoted through the design and siting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.

4.28.3.2 Craigleith Village Residential

The purpose of the Craigleith Village Residential designation is to identify those lands in Craigleith where a compact residential community will be established on the shores of Nottawasaga Bay as part of an overall village development together with associated recreational lands and facilities on full municipal water and sanitary sewage facilities.

Permitted Uses and Policies

- (1) The Craigleith Village Residential designation is intended to accommodate residential development that would be ancillary to the development of the Craigleith Commercial Core area as part of an overall sustainable community. Residential development may

include a range of housing types from single detached, semi-detached, link and attached.

- (2) Recreational development may include a variety of recreational lands and facilities intended to enhance the recreational opportunities of the residents of the community.
- (3) The maximum number of dwelling units in the area designated Craigleith Village Residential shall be 136 comprised of:

The East Sub-area shall be limited to 4 dwelling units;

The Central Sub-area shall be limited to 1 dwelling unit; and,

The West Sub-area shall be limited to 131 dwelling units.

- (4) The maximum unit yield outlined in clause (3) is based on meeting the requirements of the Growth and Settlement requirements of the Official Plan. Specifically, the dedication to the municipality of the shoreline including that land 6.0 metres southerly of the wave uprush zone.
- (5) It is intended that a minimum open space component comprising 40% of the overall development including the Provincially Significant Wetlands shall be distributed throughout the design of the subdivision in a manner which promotes the open space character of the area.
- (6) The height of buildings and structures shall not create a detrimental effect on the visual impact of the area and shall not exceed two (2) storeys, generally nine (9) metres, in height.
- (7) Buildings and structures shall be so located so as to not encumber views/vistas of Nottawasaga Bay from the public realm. Buildings and structures contiguous to Nottawasaga Bay shall be separated by a minimum distance of four (4) metres and shoreline structures shall not be permitted.
- (8) Reverse frontage lots and/or development shall be discouraged.
- (9) The character, scale, appearance and design features of buildings and their sustainable design shall be controlled through Design Guidelines. These Design Guidelines shall be in a form approved by the Town.
- (10) Access to the Craigleith Village Residential node from Highway 26 shall be limited to Blue Mountain Drive and Long Point Road intersections along with internal private and/or public streets that provide optimum traffic flow through the Village Residential node.

4.28.3.3 Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer

The predominant use of lands designated as "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer" shall be for protection of the Provincially Significant Wetlands and buffers, floodplains and shoreline hazards, as well as passive recreational uses.

Permitted Uses and Policies:

- (1) Subject to the related provisions of this Amendment, permitted uses in areas designated Open Space and Hazard may include public and private parks, recreational and cultural facilities, trails and other similar types of facilities.
- (2) Permitted uses in areas designated Wetlands and Wetlands Buffer shall be limited to multi-use trails with the location and nature of these trails will be determined by an Environmental Impact Study.
- (3) The programming of the shoreline area, as well as the location and nature of trails, shall be determined by way of a scoped Environmental Impact Study and a Parks Management Plan developed in consultation with the Grey Sauble Conservation Authority and the public and approved by Council of the Town of The Blue Mountains.
- (4) Trail development shall have regard to maintaining significant wildlife corridor linkages between the Provincially Significant Wetland and related Wetland Buffer areas to the shoreline.
- (5) Trail development, including access thereto, shall have regard to potential conflict with private walkways and beach areas. Specifically, access and egress to and from the shoreline in the West Sub-area shall be adequately separated from Block E, Plan 529 "Area of User Common".
- (6) Pedestrian linkages through environmentally sensitive areas shall be developed in accordance with the provisions of Section 4.3 and 8.5 of the Plan and this Amendment.
- (7) The Provincially Significant Wetland will be afforded varying setbacks from development as identified in Schedules "A-20-C", "A-20-D" and "A-20-E". The average setback is 15 metres from development and where no significant natural heritage features or functions are identified, a minimum 10 metre setback from development is identified.
- (8) Land designated Craigeith Village Hazard and Open Space include land which might otherwise be designated as Hazard Lands, flood plains or shoreline hazards, as identified on the Appendix Maps and are therefore subject to the policies of Section 4.3 - Hazard Lands and Section 8 - Natural Heritage and Development Constraint.

Section 13.2 is hereby amended by adding the following exception:

52. Notwithstanding the provisions of Section 6.5.3 of this Plan, the dedication of lands designated as Open Space, Hazard, Wetlands and Wetlands Buffer associated with Official Plan Amendment 20 and land 6.0 metres southerly of the 15.0 metre wave uprush zone are hereby deemed to fulfill the requirements of this Plan as they relate to Section 6.5.3. for such lands.

In addition, the above referenced dedication shall also fulfill the requirements of Section 51.1 of the *Planning Act* as it relates to parkland dedication for the residential component of the lands.

NOTE:

Portions of the subject property are regulated under Ontario Regulation 151/06. Regulation for Development Interface with Wetlands and Alteration to Shorelines and Watercourses. The regulated areas are associated with watercourses, the Georgian Bay shoreline, and the Silver Creek Provincially Significant Wetland.

Under this Regulation, a permit is required from the Grey Sauble Conservation Authority prior to the construction of buildings or structures, the temporary or permanent placement of fill within the designated area, interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse.

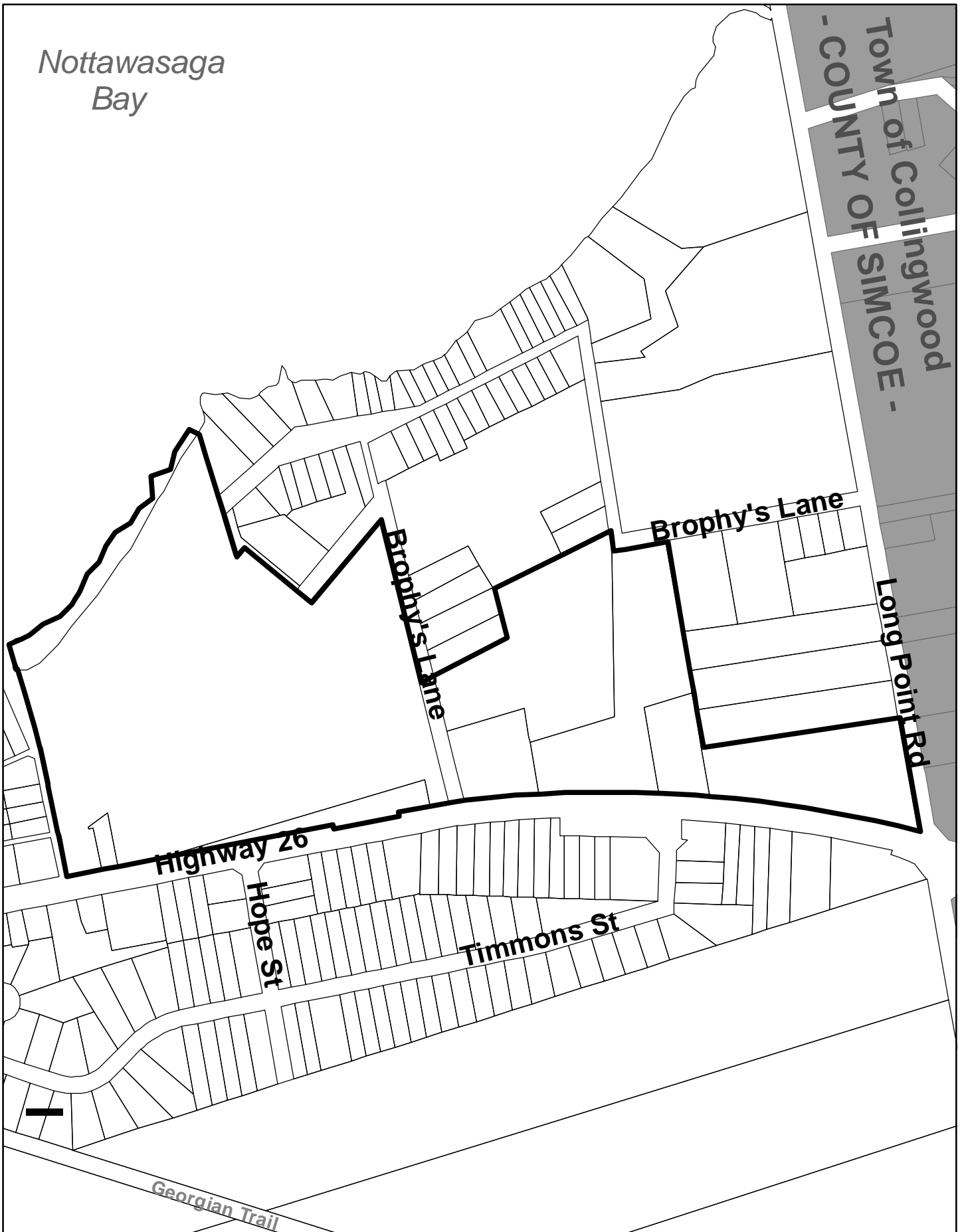
It should be noted that any watercourse, wetlands or other features identified under Regulation 151/06 are regulated whether they appear on the attached mapping or not.

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Schedule "A-20-A"
Amendment No. 20
Town of The Blue Mountains Official Plan






Lands Subject to this Amendment



Schedule "A-20-B"

Amendment No. 20




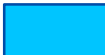


Town of The Blue Mountains Official Plan

-  Central Sub-area
-  East Sub-area
-  West Sub-area



Schedule "A-20-C" Amendment No. 20 Town of The Blue Mountains Official Plan




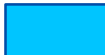


East Sub-area To Be Re-designated To:

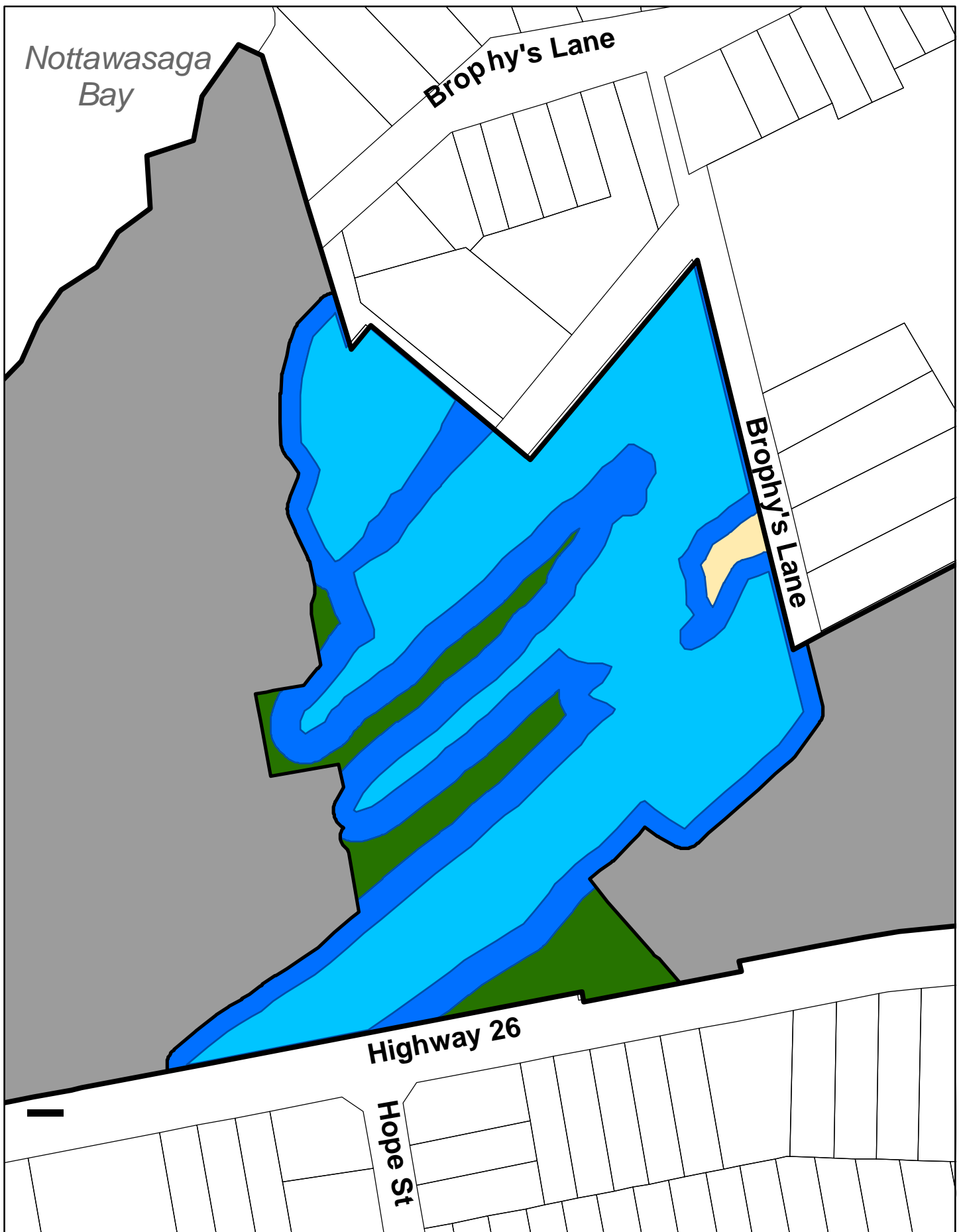
- | | | | |
|---|--------------------------------|---|-------------------|
|  | Craikleith Village Residential |  | Public Open Space |
|  | Craikleith Village Commercial |  | Wetlands |
|  | Hazard |  | Wetlands Buffer |



Schedule "A-20-D" Amendment No. 20 Town of The Blue Mountains Official Plan




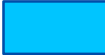


Central Sub-area To Be Re-designated To:

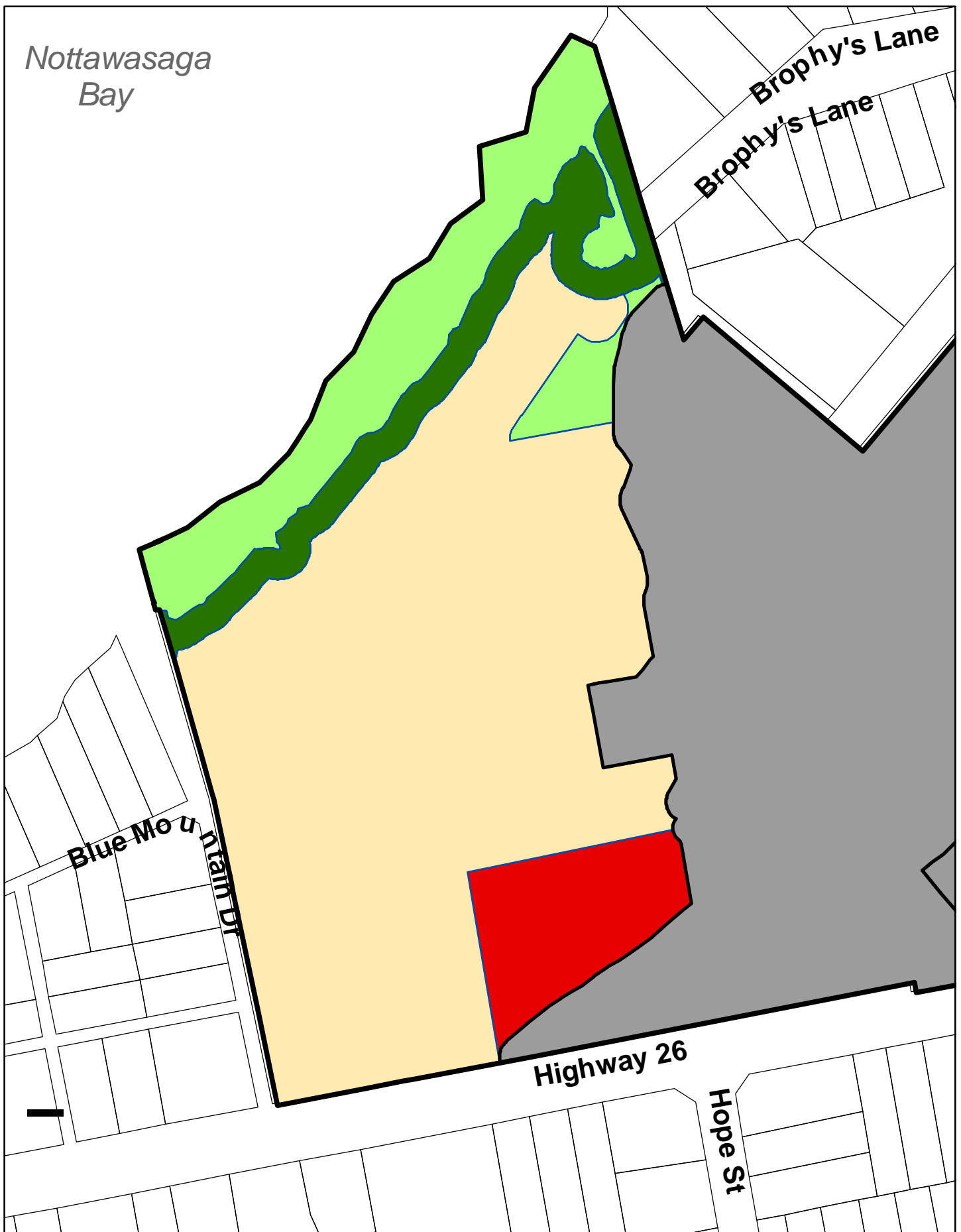
- | | | | |
|---|--------------------------------|---|-------------------|
|  | Craigleith Village Residential |  | Public Open Space |
|  | Craigleith Village Commercial |  | Wetlands |
|  | Hazard |  | Wetlands Buffer |



Schedule "A-20-E" Amendment No. 20 Town of The Blue Mountains Official Plan

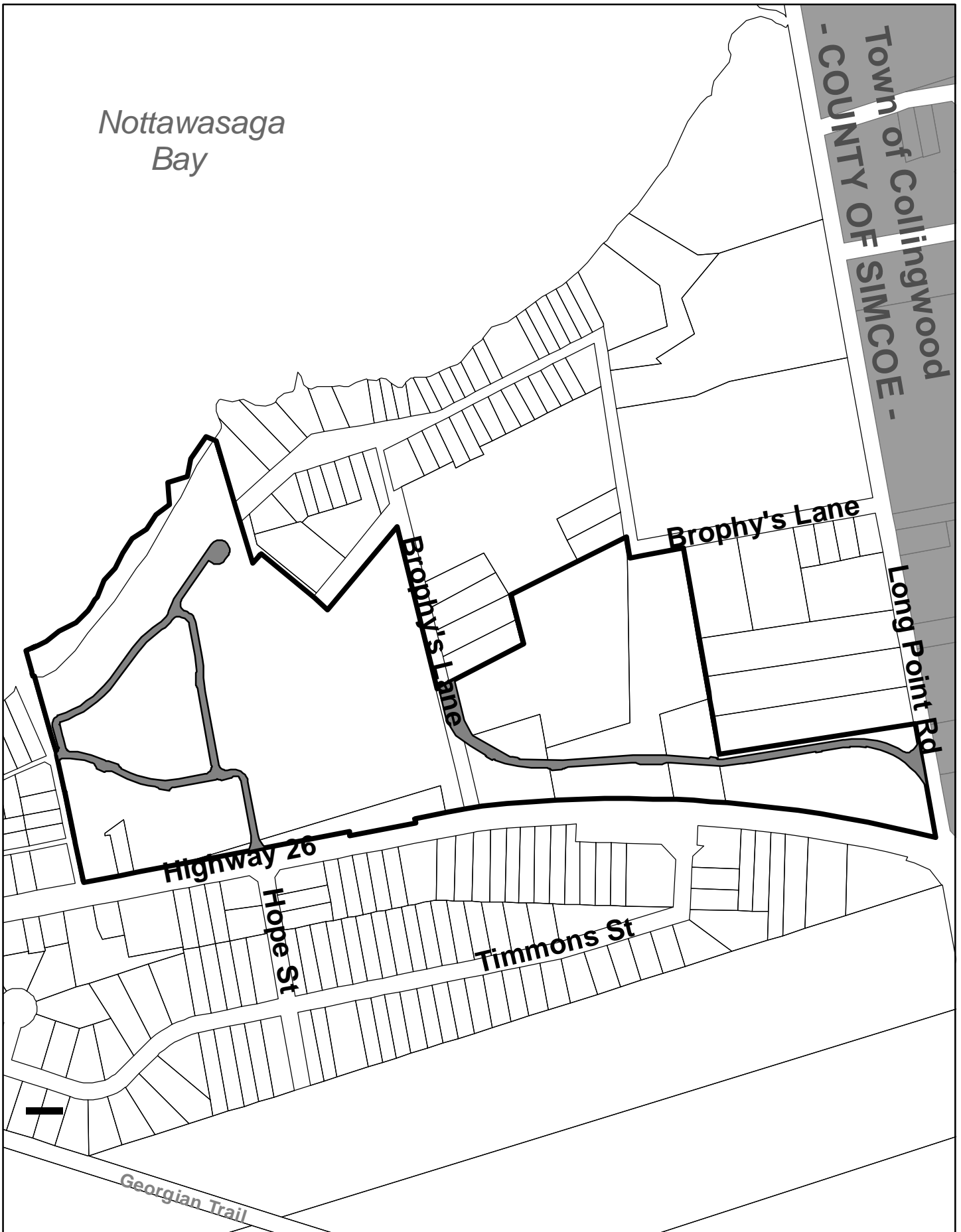
West Sub-area To Be Re-designated To:

- | | | | |
|---|--------------------------------|---|-------------------|
|  | Craikleith Village Residential |  | Public Open Space |
|  | Craikleith Village Commercial |  | Wetlands |
|  | Hazard |  | Wetlands Buffer |



Schedule "A-20-F"
Amendment No. 20
Town of The Blue Mountains Official Plan

 Public Roads Network Plan



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2010-_____

Being a By-law to amend Zoning By-law No. 83-40, as amended.

WHEREAS the Council of the Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a By-law to amend By-law No. 83-40, as amended;

AND WHEREAS pursuant to the provisions of Section 34 and 36 of the *Planning Act*, the By-law may be amended by Council of the Municipality;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

1. Map 28 to Schedule 'A' of the Township of Collingwood Zoning By-law, being By-law 83-40, as amended, is hereby further amended by rezoning the subject lands (the Lands) as shown on key map Schedule "A-1", from the Institutional (I), Residential (R3), Rural Estate Residential (RERa), Highway Commercial (C2-52, C2-53 and C2-47), Development D and Deferred Development DD Zones to the Residential R3-227-h, Residential R7-227-h, Institutional (I-227-h), Village Core General Commercial (C5-227-h), Hazard (H), Private Recreational (PREC-227-h) and the Public Open Space (OS1) zones for those lands lying and being in the Town of The Blue Mountains, comprised of Part Lots 21 and 22, Concession 1, in the manner shown on the attached key map Schedules "A-2", "A-3" and "A-4".

2. That Section 32, as amended, is hereby further amended by adding exception 227 as follows:

227: Map 28 - Part of Lots 21 and 22, Concession 1

The following provisions shall apply to the Lands:

(A) Residential Third Density Zone (R3)

The maximum number of residential lots shall be 21.

Lots abutting a public walkway block shall be permitted to have a side yard abutting the public walkway block of 1.2 metres.

Lots abutting the Nottawasaga Bay shoreline shall be permitted to have a front yard setback of 6.0 metres and a rear yard setback of 6.0 metres.

On lots abutting Nottawasaga Bay, no person shall construct or maintain a building or structure within the required rear yard.

Buildings and structures shall not exceed 8.0 metres in height.

The general exceptions contained in this By-law as they relate to permissible projections shall continue to apply.

In accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from any part of these lands until such time as the following has been completed:

- (i) Execution of a Master Development Agreement for all of the Lands.
- (ii) Execution of a Development Agreement with the Town applicable to a phase to which the Holding symbol is to be removed.
- (iii) Registration of a Plan of Subdivision applicable to a phase to which the Holding symbol is to be removed.

(B) Residential Seventh Density Zone (R7)

The maximum number of dwelling units shall be 115.

The minimum interior and exterior side yard setback for an end dwelling unit in a series of three or more attached dwelling units shall be 2.0 metres.

These lands may also be developed with single detached dwellings in accordance with the Residential R1 Zone provisions, save and except the minimum lot frontage for an interior lot shall be 9.75 metres, and semi-detached dwellings in accordance with the Residential R4 provisions.

Buildings and structures shall be permitted to have a front yard setback of 6.0 metres and a rear yard setback of 7.5 metres.

Buildings and structures containing 5 residential units or less shall be located a minimum of 8.0 metres from Highway 26.

Buildings and structures containing 6 residential units or more shall be located a minimum of 14.0 metres from Highway 26.

Buildings and structures shall not exceed 8.0 metres in height.

The general exceptions contained in this By-law as they relate to permissible projections shall continue to apply.

In accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from the whole or part of the lands until such time as the following has been completed:

- (iv) Execution of a Master Development Agreement for all of the Lands.
- (v) Execution of a Development Agreement with the Town applicable to a phase to which the Holding symbol is to be removed.
- (vi) Registration of a Plan of Subdivision applicable to a phase to which the Holding symbol is to be removed..

Prior to the removal of the Holding symbol (h) a maximum of three model homes may be permitted on these lands subject to the granting of Site Plan Approval under Section 41 of the *Planning Act* including the execution of a required Agreement.

(C) Institutional Zone (I)

In additions to those uses identified in Section 24.1, a seniors' retirement home as well as uses, buildings and structures accessory thereto shall be permitted.

The minimum front yard setback shall be 6.0 metres.

Buildings and structures shall be located a minimum of 14.0 metres from Highway 26.

Buildings or structure shall not exceed 13.5 metres in height.

Further, in accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from these lands until such time as the following has been completed:

- (i) Execution of a Master Development Agreement for all of the Lands.
- (ii) Site Plan Approval has been granted and a Site Plan Agreement has been executed with the Town under Section 41 of the *Planning Act* for any phase of development.

(D) Village Core Commercial Zone (C5)

Only those uses contained within clause (b), (c) (d) and (e), uses permitted under Section (B) - Residential Seventh Density Zone R7 of this By-law and live/work units shall be permitted on these lands in accordance with the applicable provisions save and except for the following:

- (i) The maximum number of dwelling units and/or live/work units as defined by the Ontario Building Code permitted on the Lands zoned C5 and located to the east of Hope Street shall be 60.
- (ii) The maximum number of dwelling units and/or live/work units permitted on the lands zoned C5 and located to the west of Hope Street shall be 14.
- (iii) The minimum front yard setback from a public street, other than Highway 26, shall be 0.0 metres.
- (iv) Buildings and structures shall be located a minimum of 14.0 metres from Highway 26.
- (v) Buildings shall not exceed 11.0 metres in height.
- (vi) The maximum lot coverage shall be 50%.
- (vii) The minimum required number of parking spaces to be provided shall be 3.5 spaces per 100 square metres of gross floor area.
- (viii) The maximum gross floor area of commercial space shall be determined based on a market analysis prepared in accordance with the Official Plan for any floor area exceeding 2,000 square metres, however in no case shall the maximum gross floor area exceed 9,100 square metres.
- (ix) The maximum gross floor area of an individual use shall be 1,625 square metres, save and except one supermarket having a maximum gross floor area of 2,300 square metres.
- (x) The maximum number of branches of a bank or financial institution shall be one and such branch of a bank or a financial institution shall have a maximum gross floor area of 600 square metres.

Further, in accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from the whole or part of the lands until such time as the following has been completed:

- (i) Execution of a Master Development Agreement for all of the Lands
- (ii) Site Plan Approval has been granted and a Site Plan Agreement has been executed with the Town under Section 41 of the *Planning Act* for any phase of development
- (ii) A Commercial Market Study has been prepared and accepted by the Town that supports permitted commercial uses in excess of 2,000 square metres of gross floor area.

Prior to the removal of the Holding symbol (h), only those uses legally permitted under the applicable zoning category on the effective date of passing of this By-law shall be permitted.

(E) Private Recreational Zone (PREC)

Notwithstanding the provisions of the PREC zone, the minimum front yard shall be 7.5 metres and the minimum side yard from all zones shall be 3.0 metres.

In accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from these lands until such time as the following has been completed:

- (i) Execution of a Master Development Agreement for all of the Lands.
- (ii) Site Plan Approval has been granted and a Site Plan Agreement has been executed with the Town under Section 41 of the *Planning Act* for any phase of development.
- (iii) A Parks Management Plan has been completed and implemented in accordance with the Official Plan.

(F) Public Open Space Zone (OS1)

In accordance with the provisions of Section 36 of the *Planning Act*, the Holding symbol (h) shall not be removed from any part of the lands zoned Public Open Space OS1-h until such time as the following has been completed:

- (i) A Parks Management Plan has been completed in accordance with the provisions of the Official Plan.
- (ii) Notwithstanding the provisions of Section 25.1 permitted uses, no uses shall be permitted prior to the removal of the Holding symbol (h) in accordance with this Section.

3. Notwithstanding any provision to the contrary, a private road established under a Common Elements Condominium in accordance with the *Condominium Act* shall also be deemed to be a Public Street in accordance with the definition of Street, Improved Public or Public Street under Section 3.157 of the By-law for those lands contained in clause 1 of this By-law.

- 4. This By-law shall come into full effect upon the date of approval of the Town of The Blue Mountains Official Plan Amendment No. XX.
- 5. Schedules "A-1", "A-2", "A-3" and "A-4" are hereby declared to form part of this By-law.

ENACTED AND PASSED THIS ____ DAY OF _____, 2010.

Ellen Anderson, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. _____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the _____ day of _____, 2010.

DATED at _____ this _____ day of _____, 2010.

Signed: _____
Corrina Giles, Town Clerk

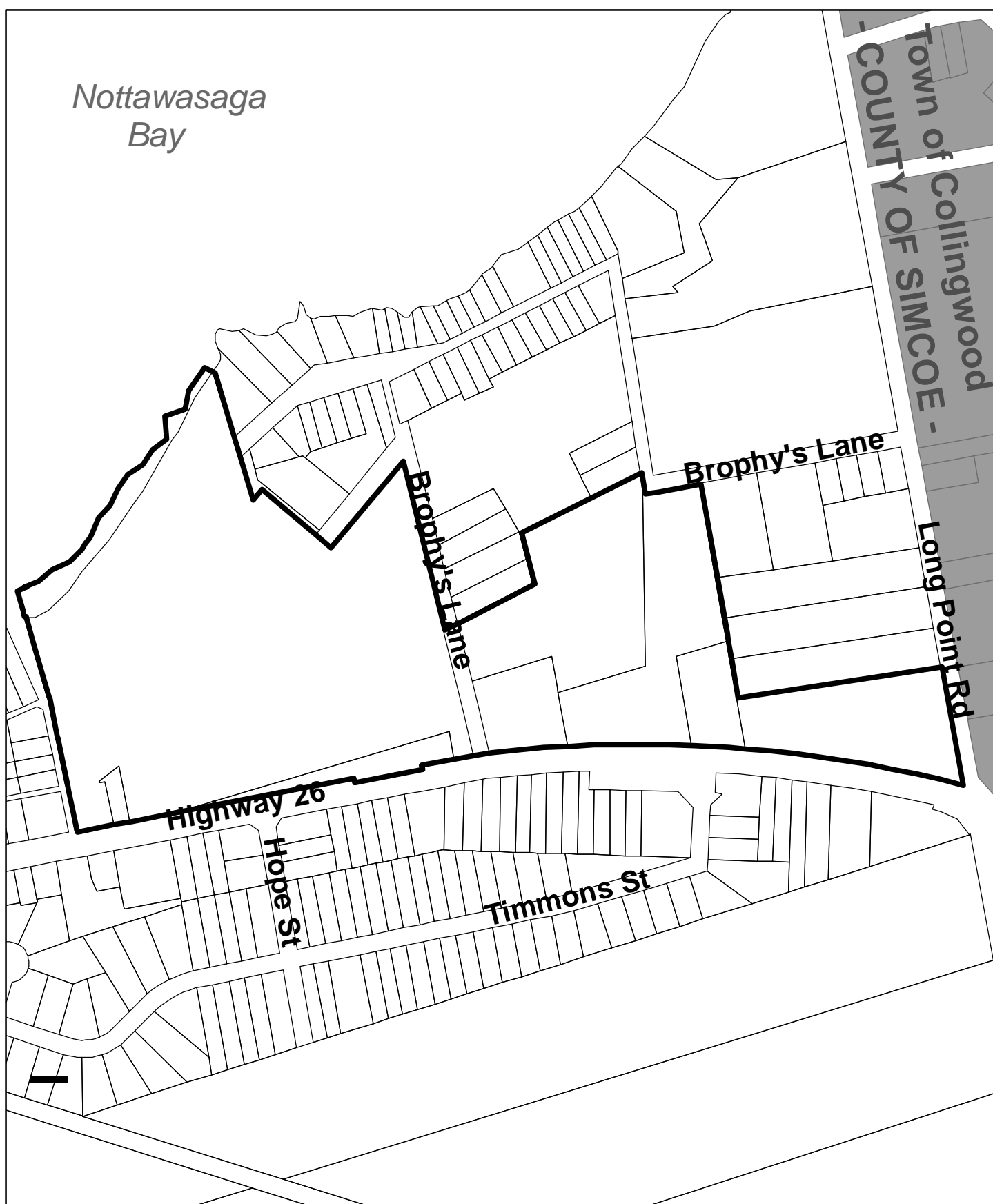
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Town of The Blue Mountains

Key Map Schedule A-1

By-Law No. 2010 - _____

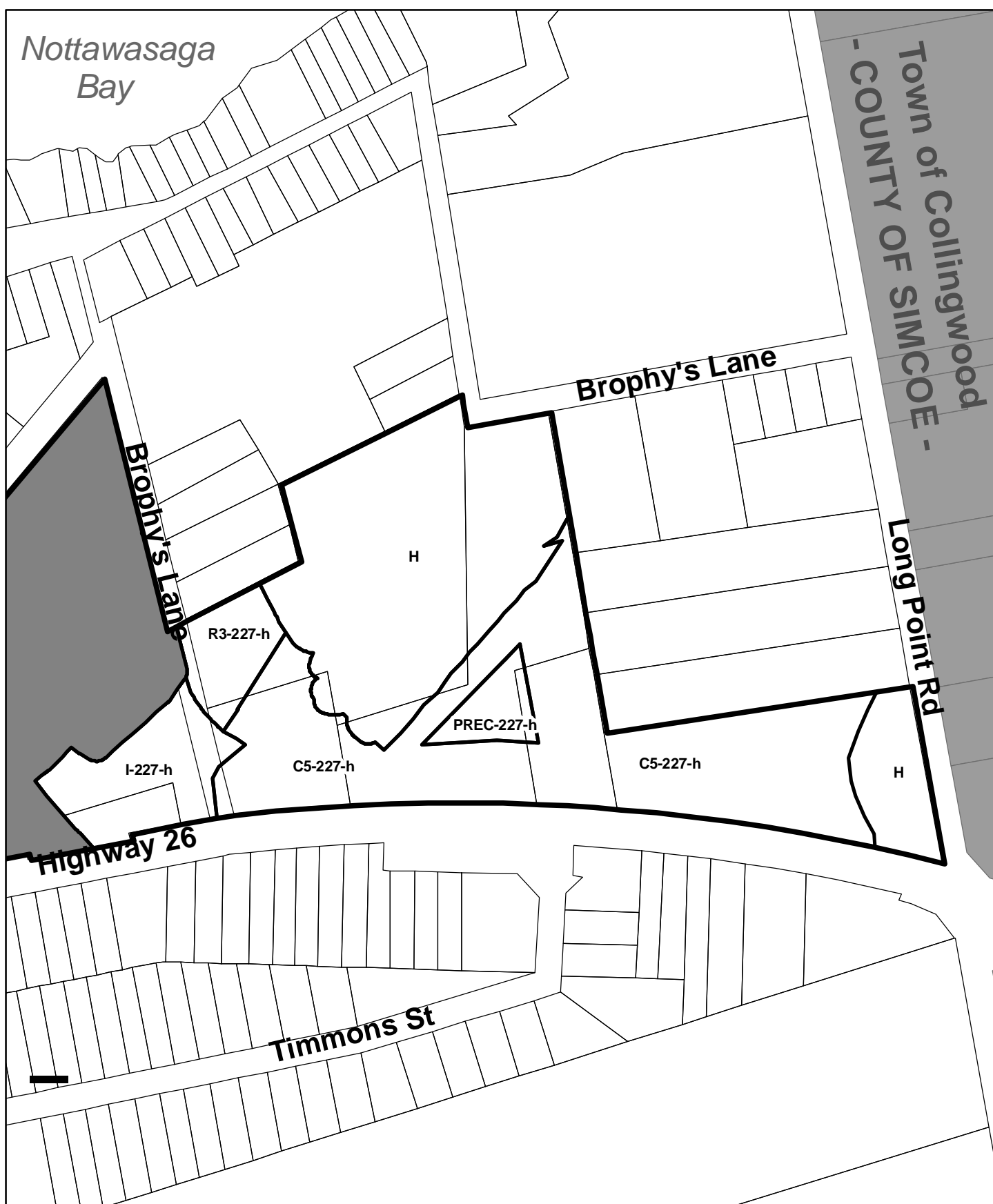
 Subject Lands



Town of The Blue Mountains

Key Map Schedule A-2

By-Law No. 2010 - _____



Town of The Blue Mountains

Key Map Schedule A-3

By-Law No. 2010 - _____



Town of The Blue Mountains

Key Map Schedule A-4

By-Law No. 2010 - _____

