

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: Monday, Sept 23, 2008
REPORT NO.: PL.08.107
SUBJECT: Application for Consent
File No. B13-2008
6352987 Canada Inc. (Le Scandinave Spa)
Part Lot 16, Concession 1;
Town of The Blue Mountains

PREPARED BY: Robert Armstrong,
Manager of Development Planning & IS

A. Recommendations

THAT Council receive Planning Staff Report PL.08.107, "Application for Consent File No. B13-2008; 6352987 Canada Inc (Le Scandinave Spa), Part Lot 16, Concession 1.

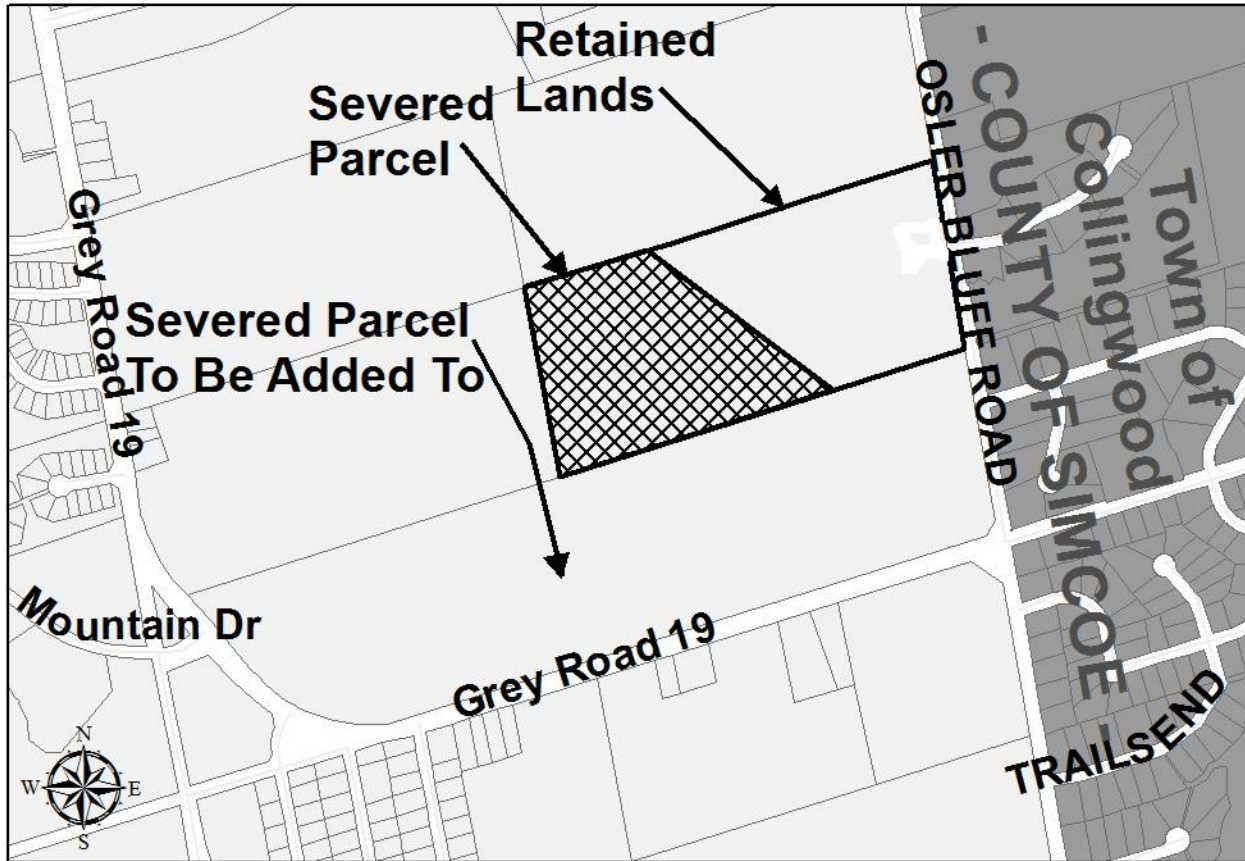
AND THAT Planning Staff support Application for Consent File No. B13-2008, subject to the following conditions:

- 1. That the severed parcel be deeded as a lot addition to the property to the south in accordance with Section 50 (3) of the Planning Act, R.S.O. 1990;**
- 2. That any existing mortgage commitment be extended to cover the newly created parcel;**
- 3. Verification that the 5.2 metre road widening to the County of Grey as required under the Site Plan Agreement has been completed, and;**
- 4. Execution of a Development Agreement to address the following:**
 - a. Recognition of the Spa as being a portion of the contribution for Growth and Settlement for the enlarged parcel in accordance with the provisions of the Official Plan;**
 - b. Requirements for trail connections in accordance with the Site Plan Agreement for the Spa, and;**
 - c. Future potential access to the spa lands from the newly enlarged parcel in accordance with the provisions of the Site Plan Agreement.**

B. Background

The purpose of this Application for Consent is to sever a 10.19 hectare parcel of land intended for future residential development and deed it as a lot addition to the lands to the south currently owned by Georgian International. Georgian International is currently

finalizing a development plan for their lands which comprises approximately 43.8 hectares. The 10 hectare retained parcel contains the recently developed Le Scandinave Spa as well as related maintenance and open space components.



The retained lands are serviced by municipal water by agreement from Collingwood and private septic system. Existing road access for the retained parcel is from County Road 21 (Osler Bluff Road). The severed parcel would be accessed through the development and municipally serviced.

The majority of lands surrounding the subject parcel are future development / agricultural lands, while existing residential development is located to the east in Collingwood

Official Plan

The Town of The Blue Mountains Official Plan (through Amendment #4) designates the subject lands as Recreational Residential RR-51. In addition the retained parcel also has portions have areas designated Hazard.

The Resort Residential RR-51 designation identifies lands for future residential development with a maximum density of 5 units per hectare and 40% open space. Exception 51 identifies various criteria that must be satisfied prior to the development of

the lands. One of which is the completion of various transportation master plans so that the impact of County Road 21 can be determined and access thereto addressed. With regard to this proposed severance, Section 9.3(4) states that *Consents may be granted for the purposes of assembling land for a future subdivision, provided the proposal is considered appropriate, and further provided that no development is permitted on the lands so assembled until the plan of subdivision is approved by the approval authority as further provided under Section 11.17.2. Lands proposed for a future plan of subdivision shall be placed in a holding or deferred development category under the implementing Zoning By-law.*

In considering this application, Planning Staff are satisfied that the division of land is appropriate for the assembly of land for future development. It is noted that a key rationale for the location of the proposed division is a result of a Development Feasibility Analysis (attached) conducted on the spa lands. The goal of this analysis was to protect the secluded nature of the spa use which is a critical element of this commercial recreational use.

Further no development of the enlarged parcel will occur until a Plan of Subdivision is approved and the lands will remain in a deferred development category in accordance with the provisions of the Official Plan.

Zoning By-law

The subject lands are zoned Deferred Development DD, Recreational Commercial C4-203 and Hazard H within the Township of Collingwood Zoning By-law 83-40. The C4-203 and Hazard H apply to the retained lands in recognition of the Spa use and related streams and the DD zone applies to the future development area . It also includes a small area of the spa lands that includes the maintenance building.

The newly enlarged parcel will comply with the lot frontage and area requirements of the DD zone.

Additional Comments

Comments were received from the County of Grey - Planning and Development Department and Transportation and Public Safety; Grey Sauble Conservation Authority; Nottawasaga Valley Conservation Authority and the Niagara Escarpment Commission (NEC). These comments are summarized below.

The Conservation Authorities and the NEC indicate no objection to this proposal on the basis that their issues would be dealt with under future planning approvals for the development lands.

The County of Grey Planning and Development Department indicates that provided the severed parcel is added to the adjacent parcel and that Council is satisfied with the proposed shape of the lot addition, County Planning Staff have no concerns.

The Transportation and Public Safety Department indicates no objection to the severance. They do however note that future road widening on the development lands will be required.

The public meeting was held on September 3rd, 2008, as required under the Planning Act. No concerns were raised at this Public Meeting to be addressed by Staff.

There are some issues which part of the approval of the Spa which must be carried forward with this approval. One is the requirement for a trail link from County Road 21, along the southern boundary of the retained parcel and then to the western edge of the severed parcel. The location of the trail was to be determined in the field and connect to future trails to the east. This requirement should be recognized in the Development Agreement which can be a condition of this consent. It should be noted that it is the desire of the Town to have trail construction with the first phase of development even if they are to be temporary are would be relocated with development.

Another issue is related to transportation. The provision in the Site Plan Agreement for the Spa noted that various transportation plans were underway that may result in recommendations for County Road 21 that in turn could impact the feasibility of the entrances to the Spa lands. In this regard the agreement recognized that they were proceeding at their own risk in advance of the studies and further that they would modify the entrances to the Spa based on the recommendation of any study. It was perceived that alternate access could be obtained through future development to the west. The Development Agreement mentioned above should include a provision to ensure that alternate access can still be obtained should the existing accesses be required to relocate.

There has been some discussion with the owners of the spa and the developer that the establishment of the spa could partially qualify for meeting the Growth and Settlement requirements under the Official Plan. The basis for this is that it is a major recreation use and it was established predevelopment which are two key elements. The details of this component could be contained in the aforementioned Development Agreement.

We were advised by the County Transportation and Public Safety Department that the road widening that the 5.2 metre road widening that was required under the Site Plan Agreement for the Spa may not have been finalized. A condition of this consent should be verification that the widening has occurred in accordance with the Site Plan Agreement.

Based on the foregoing, it is the opinion of Planning Staff that the proposed consent and zoning by-law amendment conforms to the intent and direction of the Town of The Blue

Mountains Official Plan and represents good planning. Therefore, Planning Staff support this application for consent subject to the conditions noted 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. Budget Impact

NIL

E. Environmental Impacts

The proposed consent would not result in any adverse environmental impacts.

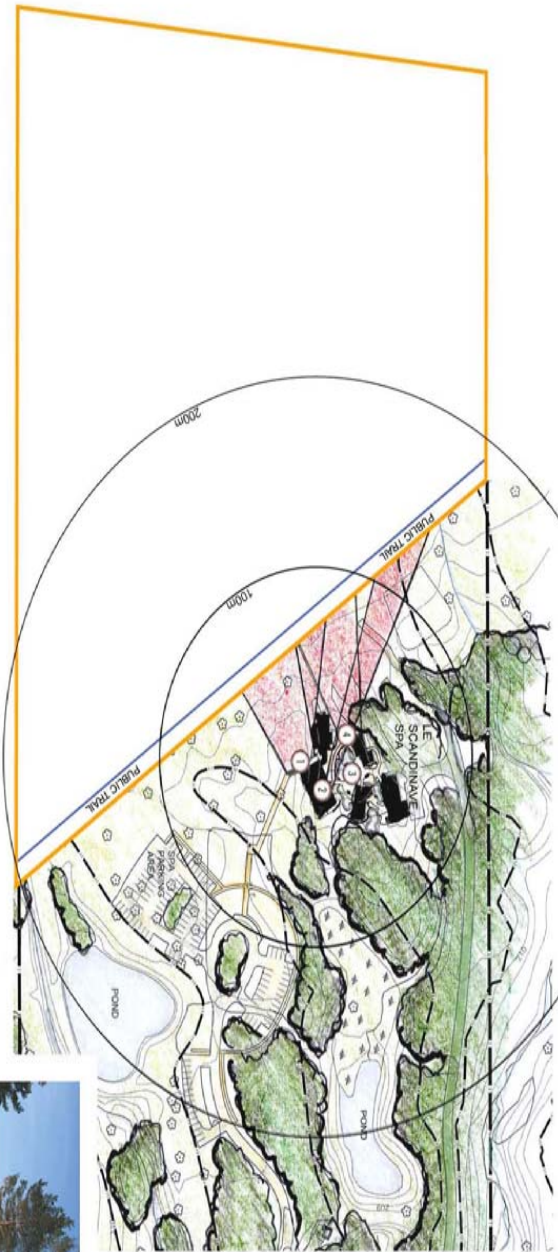
E. Attached

1. Development Feasibility Analysis

Respectfully submitted,

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LE SCANDINAVE SPA, BLUE MOUNTAIN
SCHEDULE B



LEGEND

- PROPERTY BOUNDARY
- - - ESTIMATED HAZARD BOUNDARY
- KEY VIEWSHED

25 ACRE DEVELOPMENT BOUNDARY

Le Scandinave Residential Community

MARCH 17, 2008
SCALE: NTS
JOB # - E1101079



DEVELOPMENT FEASIBILITY ANALYSIS



1 View from location of main building "T" / Pool Area - Spa Pool Area



2 View from Spa Reception Lobby



3 View from Spa Entrance Bridge



4 View from top of main stairs - Spa Pool Area