

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



**REPORT TO:** Planning & Building Committee  
**MEETING DATE:** August 3, 2011  
**REPORT NO.:** PL.11.79  
**SUBJECT:** EMS/Fire Hall Expansion Site Plan Approval – 796388 Grey Road 19  
**PREPARED BY:** David Finbow, Director, Planning & Building Services

**A. Recommendations**

**THAT Council receive Staff Report PL.11.79, EMS/Fire Hall Expansion Site Plan Approval, and that Council grant conditional site plan approval pursuant to Section 41 of the *Planning Act* for the proposed Fire Hall Expansion as depicted on Appendix “A” attached hereto subject to the Town’s Engineering & Public Works Department “Accepting for Construction” the design of the proposed works and that Council conditionally grant site plan approval pursuant to Section 41 of the *Planning Act* for the proposed County of Grey Emergency Medical Services Station as depicted on Appendix “A” subject to Town’s Engineering & Public Works Department “Accepting for Construction” the design of the proposed works and the County executing a lease agreement with the Corporation of the Town of The Blue Mountains.**

**B. Background**

The subject site is currently occupied by the Town of The Blue Mountains Fire Hall No. 2 (Jerry Teed Fire Hall) and a temporary County of Grey Emergency Medical Services (EMS) facility (see aerial photo attached).

The County of Grey desires to construct a permanent EMS Station on the subject lands and the Town desires to construct an addition to the south side of the existing Fire Hall.

Discussions related to the “permanent” co-occupancy of the site have been on-going for some time and agreement in principle in this regard was reached in late 2010.

The County of Grey filed an application for site plan approval pursuant to Section 41 of the Planning Act in June 2010 for the EMS Station as well as provided sufficient detail related to the proposed Fire Hall expansion.

The site plan application details the proposed footprint of the future EMS Station and Fire Hall expansion and provides details for these related stormwater management calculations; site servicing; grading and drainage; and, landscaping. The applications do not provide architectural elevations of the proposed construction.

### **Official Plan Conformity & Zoning By-law**

The former Director of Planning Services of the Town provided an opinion that the proposed use of land is in conformity with the Town's Official Plan and Zoning By-law.

Planning Services staff is satisfied that the proposed works are in conformity with the regulations of the Town Zoning By-law.

### **County of Grey Official Plan Conformity**

The County of Grey Official Plan defers to the local official plan. Planning Services staff is satisfied that the proposed works are in conformity with the County of Grey Official Plan.

### **Niagara Escarpment Plan**

Planning Services staff is of the opinion that the proposed works do not conflict with the Niagara Escarpment Plan.

### **Provincial Policy Statement (PPS)**

Planning Services staff is satisfied that the proposed works are consistent with the PPS.

### **Environmental Impact Study (EIS)**

An EIS of the subject lands was completed by SAAR Environmental who has "confirmed the general suitability of the site for uses proposed."

However, SAAR has noted that if the swale/ditch at the east side of the site is to be impacted by construction a permit pursuant to the Fisheries Act may be required and that the wale/ditch does contain some walnut trees with some potentially being White Walnut (an endangered tree).

### **Archaeological Assessment**

The subject lands are located within an area identified on Appendix Map 'D' as an area of archaeological interest. In this regard, the Town and County retained Amick Consultants to conduct a Stage 1/2 Archaeological Assessment of the subject lands. The field work associated with the assessment has been completed. Amick advises that their field work did not unveil any issues or concerns related to archaeological

interest. A final report is expected in the next few weeks and same will be submitted to the Ministry of Culture.

### **Grey Sauble Conservation Authority (GSCA)**

The GSCA have advised as follows:

The majority of the site is an imperfectly drained wooded area with a variety of species dominated by ash, poplar and elm. There is a drainage swale along the east side of the site.

Provided any increase in post development stormwater flows can be controlled to pre-development levels to eliminate drainage impacts to adjacent properties, we generally have no objection to the proposal.

The site is not currently regulated under Ontario Regulation 151/06 and therefore no approvals are required from our office.

### **Public Meeting**

A non-statutory public meeting was held on July 4, 2011 to receive input from the public and commenting agencies.

The principal areas of concern of the public were:

1. proximity of the existing trail located to the east of the dwellings fronting on Drake's Path; and,
2. ensuring that adequate buffering is provided between the proposed works and the lots fronting on Drake's Path.

With respect to these concerns, Recreation Department Staff met on-site with a Drake's Path property owner and discussed the possible re-location of the trail. The Director of Recreation advises that concurrence was had with this property owner as to the possible re-location, alongside the ditch at the east side of the property, and that same was flagged for others to view and comment on. Work on the trail re-location is proposed to proceed by Town forces with the finalization of the construction of the EMS Station. It is noted that the proposed trail re-location will also facilitate long-term maintenance of the swale/ditch.

As to buffering, Planning Services staff has reviewed the landscaping drawings prepared by a Landscape Architect licenced by the Ontario Association of Landscape Architects and are of the opinion that same will provide adequate buffering between the proposed works and the lands to the east and west.

## **Architectural Elevations**

As noted previously, the applications do not provide architectural elevations of the proposed construction. In this regard, and to ensure that the proposed EMS Station provides for appropriate scale, massing and architectural detailing, the Town's solicitor will incorporate into the lease agreement a requirement for the Town to "approve" of the plans and elevations prior to construction proceeding.

With regard to the Fire Hall expansion, Council approval of the plans and elevations will be ultimately be required prior to construction proceeding.

## **Summary**

The proposed works will provide necessary and essential infrastructure for the Craigeleith area. The works have been designed to mitigate the potential impact on neighbouring residential properties. Therefore, it is recommended that Council grant conditional site plan approval pursuant to Section 41 of the *Planning Act* for the proposed Fire Hall Expansion as depicted on Appendix "A" attached hereto subject to the Town's Engineering & Public Works Department "Accepting for Construction" the design of the proposed works and that Council conditionally grant site plan approval pursuant to Section 41 of the *Planning Act* for the proposed County of Grey Emergency Medical Services Station as depicted on Appendix "A" subject to Town's Engineering & Public Works Department "Accepting for Construction" the design of the proposed works and the County executing a lease agreement with the Corporation of the Town of The Blue Mountains.

## **C. The Blue Mountains' Strategic Plan**

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

*"Preserving and enhancing natural and environmental features, and cultural heritage of the community."*

## **D. Financial Impact**

N/A

## **E. Addendums**

A. Site Plan & Landscape Drawing

Respectfully submitted by:

David Finbow  
Director, Planning & Building Services



