

**STAFF REPORT:**

**Town of The Blue Mountains  
Planning and Building Services Department**



**REPORT TO:** Planning and Building Committee  
**DATE:** September 8, 2010  
**REPORT NO.:** PL.10.71  
**SUBJECT:** Application for Consent B08-2010  
6352987 Canada Inc.  
(Le Scandinave Spa)  
North Part Lot 16 Concession 1  
Part 1 16R-3687  
Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Planner II

**A. Recommendations**

**THAT the Planning and Building Committee receive Staff Report PL.10.71 “Application for Consent B08-2010, 6352987 Canada Inc. (Le Scandinave Spa) North Part Lot 16 Concession 1, Part 1 16R-3687” and;**

**THAT Council grant Application for Consent File Number B08-2010 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 on the severed parcel be extended to cover the whole, 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.**
- 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.**
  - 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**

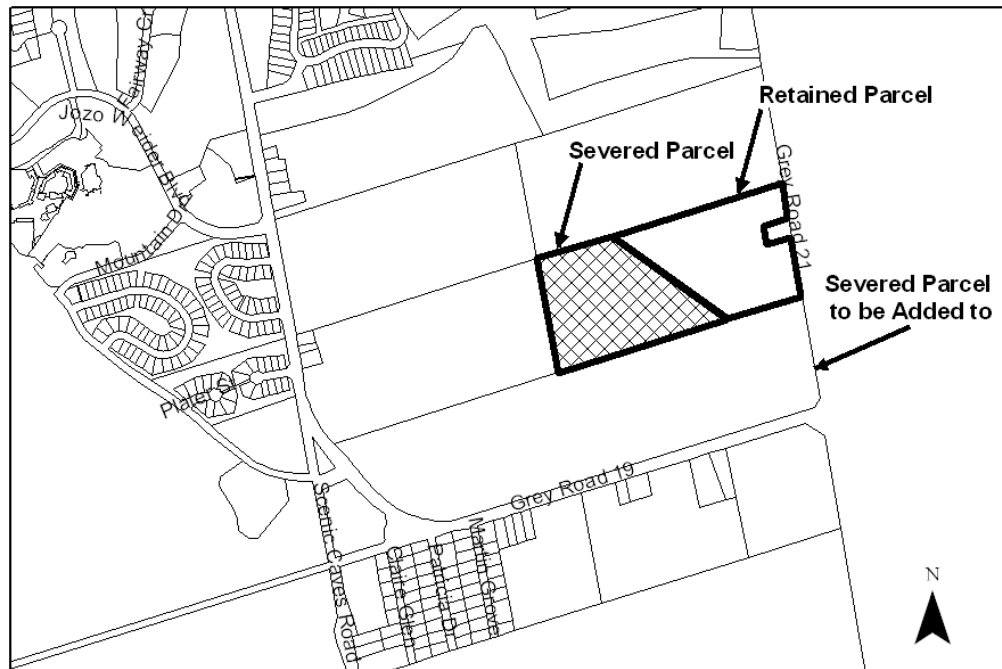
The Planning Services Division has received an application for consent in order to permit a 10.19 hectare vacant land lot addition from the Le Scandinave Spa property to the Georgian International lands to the south. An approximate 10 hectare parcel will be retained by the Spa and includes the Spa use as well as related maintenance, accessory and open space uses.

The retained lands are serviced by municipal water and will be serviced by municipal sewer through an existing Site Plan Agreement completed for the Spa development.

Access to the subject lands is located off of Grey Road 21. Surrounding land uses include mostly future residential development lands with some agricultural lands. To the east in the Town of Collingwood is mostly developed with existing residential homes.

This is a reapplication of Consent No. B13-2008 which was conditionally approved by Council in the fall of 2008, but the approval lapsed as the conditions were not fulfilled within the 1 year time frame. There are no changes from the 2008 application to the application now being considered.

## Location



## Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is created to promote effective and efficient communities, a clean and healthy environment and stable economic growth. New development which requires Planning Act approvals shall be consistent with the Provincial Policy Statement.

The PPS identifies that settlement areas shall be the focus of growth and that land shall be efficiently used, with consideration for intensification, redevelopment, mix of uses and densities that ensure appropriate development will take place. The proposed lot addition is an initial step of assembling land for future residential development purposes. The lot addition does not appear to generate any concerns of Provincial interest.

## **County of Grey Official Plan**

The subject lands are designated Escarpment Recreation Area in the County of Grey Official Plan. Section 2.5.2(2) of the County Plan states that local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria that are not in conflict with the provisions of the Niagara Escarpment Plan.

It is our opinion that the proposed addition will comply with the County of Grey Official Plan, and are not in conflict with the provisions of the Niagara Escarpment Plan. Comments from the Grey County Planning Department are provided later in this report.

## **The Blue Mountains Official Plan**

The subject lands are designated Recreational Residential 'RR-51' and Hazard 'H'. The Official Plan also identifies a conceptual pedestrian walkway through the property.

The Recreational Residential 'RR-51' designation identifies those lands for future residential development with a maximum density of 5 units per hectare and a requirement to provide a minimum of 40% open space throughout the development. Exception 51 identifies various criteria that must be satisfied prior to the development of these lands. The Exception 51 criteria states that the development of these lands shall not occur until the following are met to the satisfaction of Council:

1. That adequate water and sewer servicing capacity exists for these lands beyond all development designated under this plan.
2. The completion of a transportation study to determine the development impacts of these lands
3. The completion of a Greenland Strategy and Growth Management Study as contemplated by the Plan.
4. Municipal Servicing has been extended to these lands
5. Compliance with Part 'A' of Exception 50.

In addition, Exception 51 requires a concept plan to be completed for all lands affected by Exception 51 as well as the Georgian International lands.

The Hazard 'H' designation identifies the constraint areas surrounding the watercourses flowing through the property. Most development within the Hazard 'H' designation is generally prohibited.

The consent policies of Section 9.3(4) state 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.

The proposed lot addition would appear to fulfil the consent policy requirements of Section 9.3(4) in that the division of land is appropriate for the assembly of land for a future residential development. It is noted that the proposed boundary between the Spa lands and the severed parcel is the result of a Development Feasibility Analysis which

concluded that the severed lands are not required for the Spa, and that the secluded nature of the Spa use was protected. In addition no further development will be permitted as a result of this lot addition which will ensure that the requirements of Exception 51 can be met prior to new development.

## **Zoning**

The subject lands are zoned Deferred Development 'DD', Recreational Commercial 'C4-203' and Hazard 'H' within the Township of Collingwood Zoning By-law No. 83-40. The 'C4-203' and Hazard 'H' lands apply to the Spa lands and recognize the existing Spa uses and related hazard areas. The 'DD' zone applies to the severed parcel which limits the use of the land until a development proposal is brought forward and a Zoning By-law Amendment is granted.

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

## **Additional Comments**

The Statutory Public Meeting as required under the Planning Act was held on July 5, 2010. Comments were received from the County of Grey Planning and Development Department, the Nottawasaga Valley Conservation Authority, and the Grey Bruce Health Unit each indicating that they have no objections to the proposed lot addition. No members of the public provided written or verbal comments at the public meeting.

There are some issues that were carried over in the 2008 consent decision that were carried over from the original approval of the Spa. One is the requirement for a trail link from County Road 21 along the southern boundary of the retained parcel and ten 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 added as a condition of this consent. It should be noted that it is the desire of the Town to have the trail constructed with the first phase of development.

The second issue is related to transportation. The provision in the Site Plan Agreement for the Spa noted that various transportation plans are underway that may result in recommended changes to County Road 21 that in turn could impact the feasibility of the entrances on 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 over the years with the owners of the Spa and the owner of the lands to the west 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 recreational use and it was established pre-residential development which are two key elements. The details of this component can be contained in the above Development Agreement.

Confirmation is required that the County of Grey has received a 5.2 metre road widening that was required under the Site Plan Agreement for the Spa. A condition of 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 is consistent with the Provincial Policy Statement, conforms to the intent and direction of the County of Grey Official Plan and Town of The Blue Mountains Official Plan and represents good planning. Therefore, Planning Staff support this application for consent subject to the conditions contained 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. Attached**

NIL

Respectfully submitted,

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