

STAFF REPORT: PLANNING DEPARTMENT



REPORT TO: Council
MEETING DATE: June 2, 2008
REPORT NO.: PL.08.61 - **REVISED**
SUBJECT: Concept Plan –Thornbury Apple Cidery and Applewood Estates / Medical Clinic
NE of King Street between Elgin St. and including the closed portion of McCauley St.
Town of The Blue Mountains
PREPARED BY: Robert Armstrong, Manager of Development Planning and IS

A. Recommendations

THAT Council receive Planning Staff Report PL.08.61 and further endorse the Commercial Concept Plan – Thornbury Apple Cidery and Applewood Estates / Medical Clinic, NE of King Street between Elgin St. and including the closed portion of McCauley Street, by the Town of The Blue Mountains Planning Staff dated May 27, 2008 subject to the execution of Memorandum of Understandings with land owner detailing the respective provisions that shall be contained in each detailed Site Plan Agreement.

B. Background

The lands subject to this report are located in Thornbury along the north east side of King Street East (Highway 26) between Elgin Street and Tigs clothing store. Save and except for the Thornbury Apple Cider building, the lands are vacant.



In the late 1990's the Town processed an Amendment to the Thornbury Official Plan that redesignated the subject lands from Industrial to Commercial, however, there was concerns over the coordination of the development of all the lands as it relates to parking. A policy to address this issue has been carried forward into the new Official Plan in that the lands are designated Thornbury Urban Area Commercial COM-10. Exception 10 notes that "In addition to the policies of Community Commercial designation, a concept plan shall be prepared and submitted for approval by the municipality prior to any development on these lands. The concept plan shall include all of the lands, with an integration of the uses and parking areas in order to minimize the impacts on surrounding areas, as well as provide an aesthetic streetscape along the Highway 26."

Recently, we have been advised that the owners of the Cidery have acquired the commercial property on the corner of Elgin and King Street which resulted in some recent changes to the Concept Plan. This acquisition, which reduces the number of property owners from three to two, will simplify the coordination of site development.

Planning Staff have been working with the affected property owners to establish a Concept Plan to achieve the objectives of the Official Plan (coordination of parking and access), as well as addressing the individual needs of the three property owners for the development of their individual properties. Attached to this report is a proposed Concept Plan for consideration by Council. It is noted that endorsement of the Concept Plan will be conditional upon the execution of Memorandum of Understanding(s) (MOU's) with the parties to address varies matters.

With regard to the Concept Plan we note the following:

1. We have met and discussed the concept plan with the two affected property owners and believe that we have general concurrence with the Plan. This will be confirmed prior to Council endorsement of the Plan.
2. There are a lot of details that still need to be worked out such as who constructs and maintains the works, phasing, Site Plan details, and land exchanges. These will be matters contained within the MOU's or the individual Site Plan Agreement.
3. The new building takes advantage of the recently passed Zoning By-law Amendment in that they have a front yard setback of 3 metres. Considering the setbacks of the Apple Cidery and Tigs, we consider the 3 meter setback to be appropriate.
4. The MOU will identify architectural and site plan objectives to be achieved through the development of the sites that meet the Town's sustainable initiatives.
5. The greyed area shown on the Plan will be subject to a future Official Plan Amendment and Zoning By-law Amendment, however has been shown on the Concept Plan for the purposed of identifying how it will integrate with the commercial component.

6. The Georgian Trail will be relocated from its current location on Huron Street to a 6 metre block adjacent to Elgin and Huron Street before it leads into Bayview Park. Originally the developer was going to relocate the trail between the commercial and residential, however considering the intensity of the proposed development and potential interaction between the residential and commercial component, we feel that this alternative is appropriate.
7. The Concept Plan includes the removal of the northwest side of the Apple Storage building. The Town is currently discussing how this can be coordinated with the proponent.
8. Through detailed Site Plan Approval, Planning Staff will review actual Parking requirements with an objective to achieve as much green space as possible.
9. The future Community Improvement Plan may provide opportunities for assistance in the development of the lands provided they meet the sustainable objectives of the Town.

Based on the foregoing, Planning Staff are prepared to recommend that Council endorse the concept plan conditional upon receiving final acceptance of the Plan by all three parties and subject to the execution of a Memorandum of Understanding.

C. The Blue Mountains' Strategic Plan

Strategic Plan Goal #1:

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

D. Environmental Impacts

The endorsement of this Concept Plan will enable the Town to continue with the advancement of our sustainable development objectives which in turn reduce environmental impacts.

E. Budget Impact

Any Budget impacts will be determined under the Community Improvement Study and future negotiations with the respective owners with regard to matters that may achieve a greater public interest.

F. Attached

1. Concept Plan

Respectfully submitted,

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King/Elgin/Huron Streets Commercial Concept Plan

Town of The Blue Mountains

Area subject to further Planning Approvals (OPA & ZBA)

