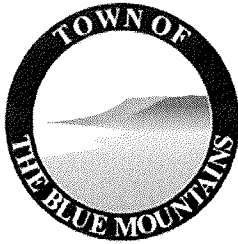


STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Town Council
MEETING DATE: July 7, 2008
REPORT NO.: PL.08.80
SUBJECT: Master Development Agreement Amendments
Westbrook Development Corp
Part Lots 17 & 18, Concession 1;
Town of The Blue Mountains
PREPARED BY: Robert Armstrong
- Manager of Development Planning and IS

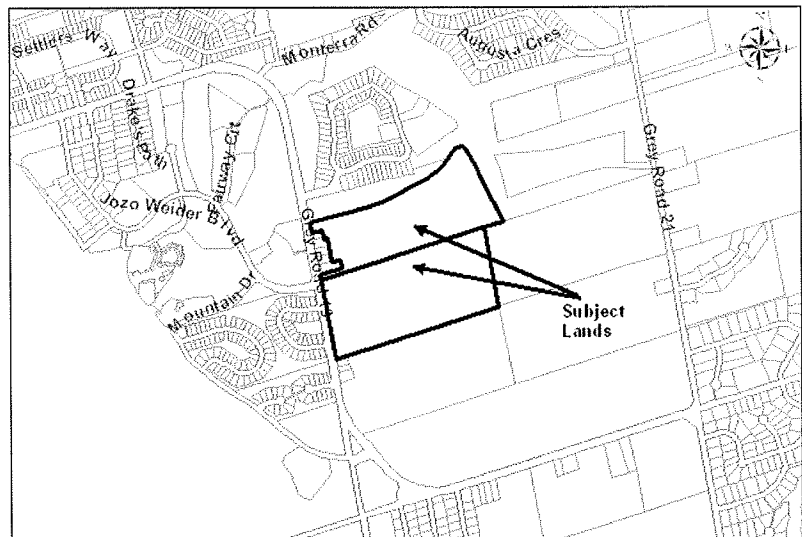
A. Recommendations

THAT Council does receive Planning Staff Report PL.08.80, "Master Development Agreement Amendment – Westbrook Development Corporation Part Lot 17 and 18, Concession 1, Town of The Blue Mountains"; and

THAT Council authorize the Mayor and Clerk to execute the Amendments to the Master Development Agreement subject to receiving the required contribution for the intersection improvements at Jozo Weider Blvd. and Grey Road 19 from the Grey County Transportation and Public Safety Department.

B. Background

The Town, under Planning Staff Report #PL0736, supported revisions to the Draft Plan Approval (County of Grey File No. 42T-94004) for the Westbrook Development that resulted in a change to the original concept plan. In this regard, it was recommended that a condition of the revised Draft Plan Approval be an Amendment to the Master Development Agreement to address various matters such as phasing requirements, servicing, cash-in-lieu of parkland and contributions to improvements to the Regional Park.



C. Comments

Staff, in consultation with our solicitor have now reviewed and considered the necessary revisions with the proponent and are now in a position to recommend approval by Council of the amending agreement. The following is a highlight of the changes to the Agreement:

- a) The various schedules that were based on the original concept plan have been updated to reflect the new Draft Plan. These include Schedule "B-2"- Concept Plan, Schedule "C-1"-Draft Plan Approval 42T-94004, Schedule "E-2"-Overall Walkway Location Plan, Schedule "H-2"-Overall Sanitary Sewer Location Plan, Schedule "I-2" -Overall Watermain Location Plan, and Schedule "J-2"-Overall Easement Location Plan.
- b) Provisions that reflected our old subdivision agreement have been updated. This includes the Works Fee, percentage of Building Permits before assumption of works and change of wording from "allocation of services" to "reservation of services".
- c) The cash-in-lieu of parkland per unit has been increased from \$357.47 per unit to \$636.18 in recognition of the reduced units. In addition, the original Master Development Agreement included a requirement for "the landscaping" of the Regional Park. The earlier report suggested that the amended Master Development Agreement identify an amount for the landscaping . It is recommended that an amount of \$521 per unit be used. This reflects the difference between \$2,000 per unit of Recreational Facilities under the Official Plan for bonusing, less the Recreation component of the Development Charges (\$1,479). This will result in \$122,956 towards landscaping of the park.
- d) The original agreement contemplated that the Developer would be required to establish turning lanes and traffic lights at Jozo Weider Blvd. and Grey Road 19. This was based on their Traffic Impact Study. Since that time the County has proceeded with the works in advance of the applicable phase of development. We have requested confirmation from the County as to the amount they require from Westbrook for the improvements and to confirm no additional improvements are necessary. This will be confirmed and contained in the agreement prior to execution.
- e) Any changes to the Master Development Agreement shall also be deemed to include any applicable changes to the Servicing Agreement. The Servicing Agreement is the agreement that included any relationship between the development and the golf course lands owned by Blue Mountain Resorts. We do not believe that these changes affect the golf course lands.

Based on the foregoing, Planning Staff recommend that the Mayor and Clerk be authorized to execute the Amending Master Development Agreement.

D. Budget Impact

Nil

E. Environmental Impacts

The proposed amendments to the Master Development Agreement would not result in any environmental impacts.

F. Attached

1. Draft Agreement

Respectfully submitted,

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