

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: **Planning Committee**
DATE: **March 2, 2009**
REPORT NO.: **PL.09.17**
SUBJECT: **Application for Site Plan Approval –
Blue Mountain Resorts
South Base Lodge
Part Lot 16, Concession 2;
Town of The Blue Mountains**

PREPARED BY: **Shawn Postma, Planner II**

A. Recommendations

THAT Planning Committee does receive Planning Staff Report PL.09.17, “Application for Site Plan Approval – Blue Mountain Resorts, South Base Lodge, Part Lot 16, Concession 2, Town of The Blue Mountains”; and

THAT Council grant Site Plan Approval pursuant to Section 41 of the Planning Act to Blue Mountain Resorts Limited for certain works, including an approximate additional 818 square metres, at the existing South Base Lodge in accordance with the Site Plan Drawing A101, prepared by SMV Architects, dated January 2009, Project No. 08A198; and

THAT Council authorize the Mayor and Clerk to execute an Amending Site Plan Agreement in a form approved by the Director, Planning & Building Services and the Solicitor.

B. Background

Planning Staff have received an application for Site Plan Approval from Blue Mountain Resorts that proposes to demolish and replace approximately 473 sq m of existing space at the South Base Lodge building, plus construct an additional 818 sq m. In total, 1222 sq m of new building is proposed, representing a 20% overall increase in total floor area. The proposed new space will house cafeteria seating, food services and washrooms. No new servicing or parking works are proposed to be undertaken.

South Base Lodge is located on Mountain Drive with the surrounding land uses being Ski Runs, South Base Parking Lot, and residential uses to the east in Plan 915. The site is serviced by municipal water and municipal sewer.

A Site Plan Agreement dated January 3, 2001 between Blue Mountain Resorts Limited and the Town is in place for South Base Lodge. The Agreement recognizes the addition of the equipment rentals building, changes to access and connections to the South Base Parking Lot. A series of subsequent temporary agreements have been entered into to recognize a number of temporary structures including storage buildings

and portables on the Resort. The latest Agreement was entered into in December 2005, and expired as of December 2008. Six temporary structures were permitted under this Agreement. Blue Mountain Resorts are aware of the status of this agreement and has confirmed that all but two of the six structures have been removed from the lands. This has been confirmed by Town Staff. The two remaining structures include a portable adjacent to South Base Lodge, which will be removed with the commencement of construction of the proposed addition. The second portable is at the South Base Parking Lot which is utilized for Group Ticket Sales. Blue Mountain Resorts will be pursuing an updated Agreement to recognize this structure. Town Staff have no issues or concerns with this structure.

Provincial Policy Statement

The proposed 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.

Town of The Blue Mountains Official Plan

The subject lands are designated Recreational Ski 'RS' in the Town of The Blue Mountains Official Plan. The purpose of the Recreational Ski designation is to identify those lands intended to be used for year-round escarpment recreational activities, in particular, service and maintenance purposes associated with the ski industry. A base lodge associated with the ski resort is considered a permitted use.

It is our opinion that the proposed addition will comply with the Town of The Blue Mountains Official Plan.

Zoning

The subject lands are zoned Recreational Ski Facility 'SF' within the Township of Collingwood Zoning By-law 83-40.

Section 27.1 to the SF zone permits base lodges associated with a ski resort, along with parking areas, ski trails, ski lifts, and service and maintenance facilities. Setbacks include a minimum distance of 9 metres from a public street or 15 metres from the boundary of any residential zone. The maximum height permitted under the By-law is 10 metres.

Parking requirements for all buildings and structures are regulated under section 5.14 of the By-law, and require a minimum number of parking spaces based on floor area or the designed capacity of that building or structure. In this case, the proposed addition will increase the usability/capacity of the base lodge, but will not increase the overall ski hill carrying capacity which the parking requirement for Blue Mountain Resorts is calculated. Parking at Blue Mountain Resorts has been subject to extensive studies and discussion and parking in the general area of South Base Lodge will be addressed through development applications associated with the opening of the Orchard Ski Runs located to the south of South Base Lodge. Again, the proposed addition is intended to meet identified service level requirements of skiers and it is Town Staff's opinion that the proposed works at South Base Lodge are in themselves not a driver for increased parking and/or drop-off/pick-up facilities. It is noted that the recent works completed by the Town on Mountain Drive, in particular the two "lay-bys", have significantly addressed some of the major issues that previously existed in the general vicinity of South Base Lodge as it related to temporary parking congestion.

The proposed addition complies with the Recreational Ski Facility SF zone provisions and the general provisions including parking. A Zoning By-law Amendment is not required to permit the proposed addition.

Additional Comments

The Site Plan and conceptual elevation drawings have been circulated through the Town's Development Review Committee. No items of concerns or objections were received through that review. Based on the foregoing, Planning Services Staff recommend that Council grants Site Plan Approval.

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

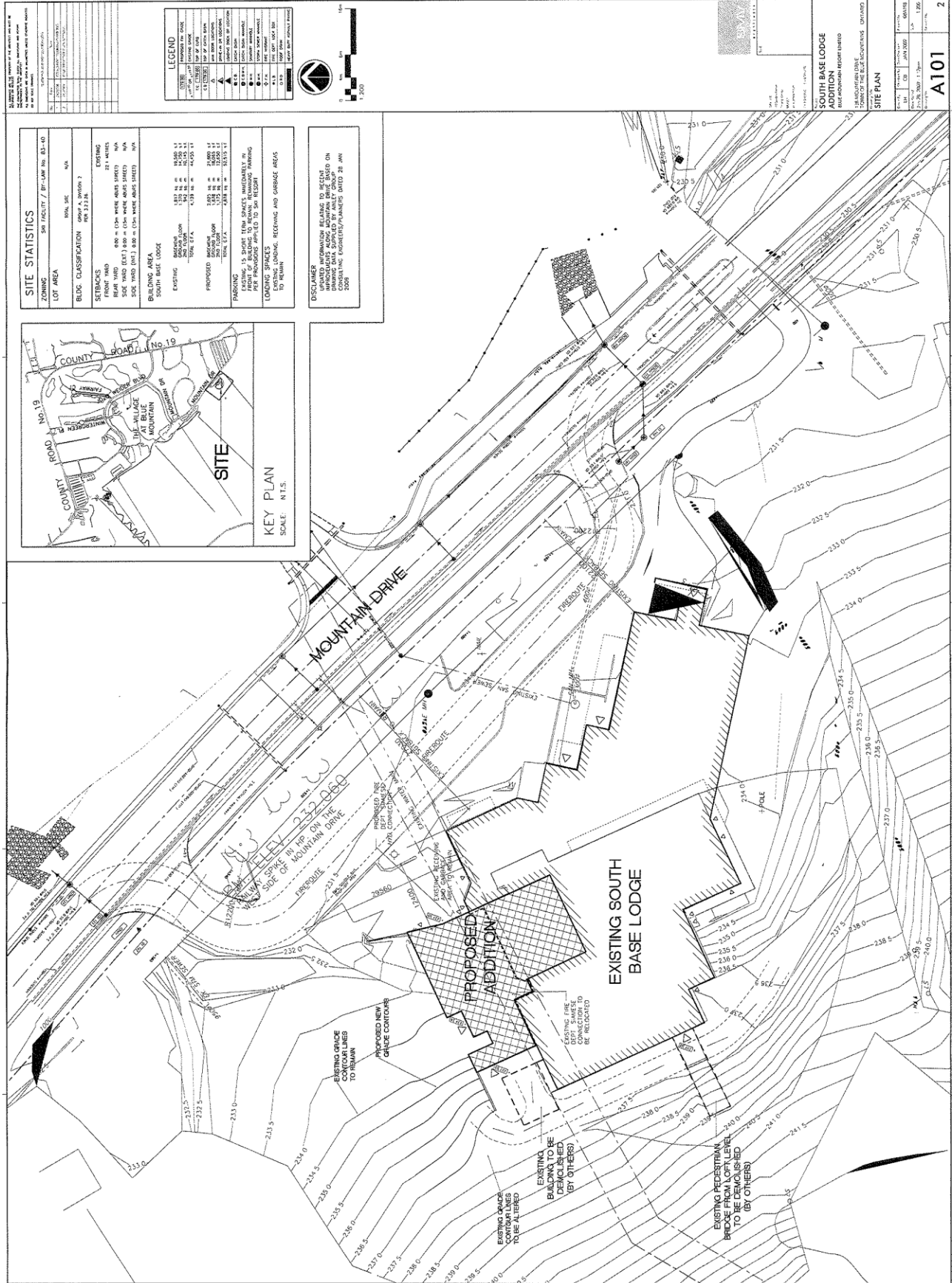
E. Attached

1. Site Plan – SMV Architects
2. Concept Drawings (2)

Respectfully submitted,

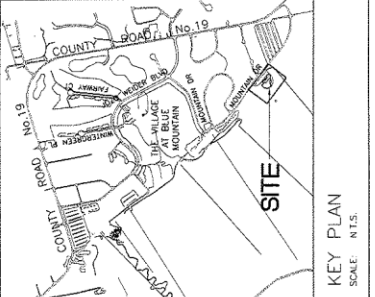
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SITE STATISTICS	
ZONING	SRM FACILITY / BT-LAM No. 83-40
LOT AREA	104,156 S.F.
BUILD. CLASSIFICATION	GROUP A, DIVISION 2
SETBACKS	FRONT 10'-0" (10'-0" MIN. FROM ADJACENT STREET) N/A REAR 10'-0" (10'-0" MIN. FROM ADJACENT STREET) N/A SIDE YARD (LEFT) 8'-0" (10'-0" MIN. FROM ADJACENT STREET) N/A SIDE YARD (RIGHT) 8'-0" (10'-0" MIN. FROM ADJACENT STREET) N/A
BUILDING AREA	
EXISTING	1,817 S.F.
PROPOSED	12,000 S.F.
TOTAL	13,817 S.F.
LOADING SPACES	
EXISTING	0
PROPOSED	0
TOTAL	0

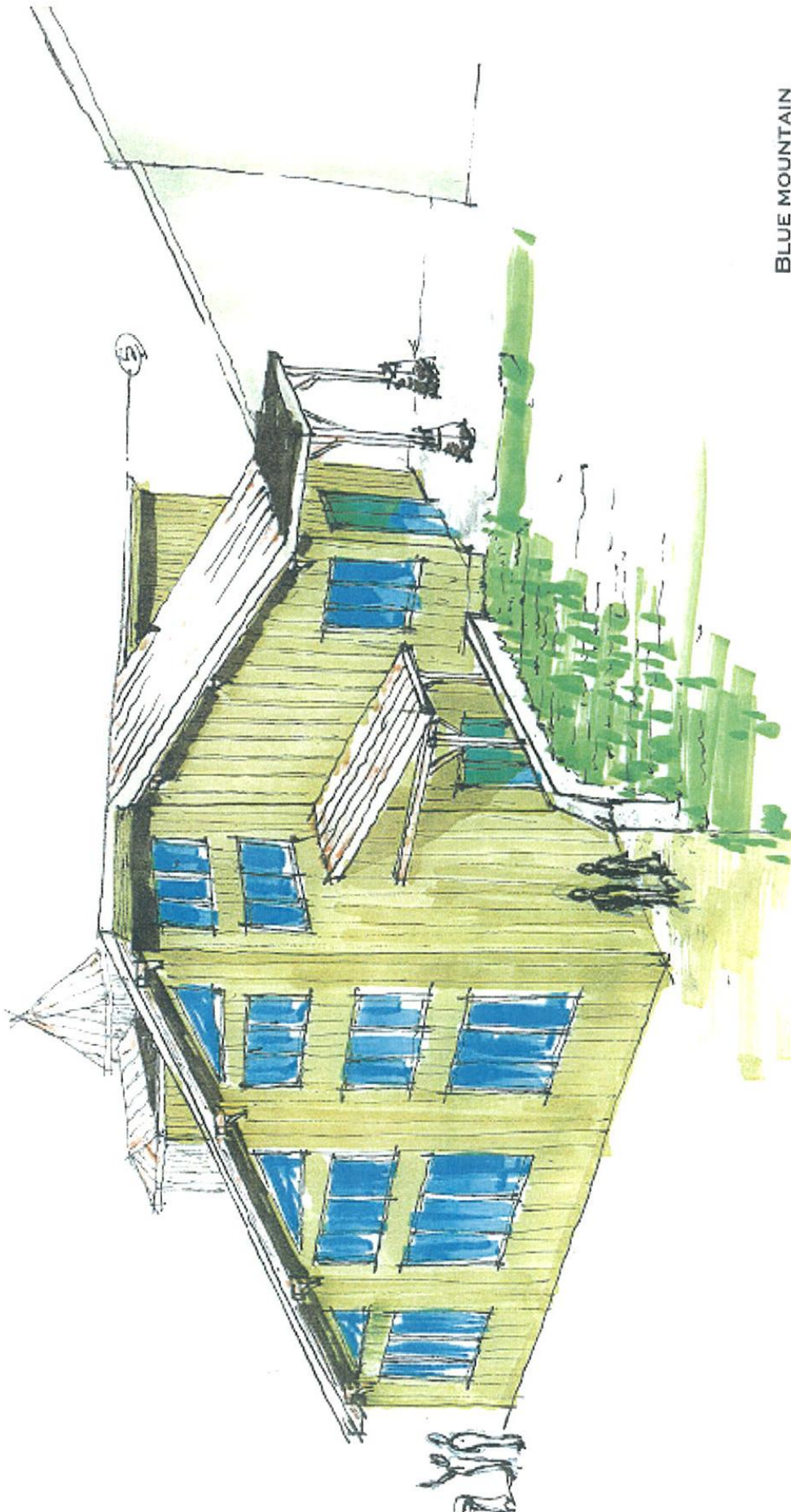
DISCLAIMER
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. CONSULTING ENGINEER/PLANNERS DATED 28 JAN 2009



KEY PLAN
SCALE: N.T.S.

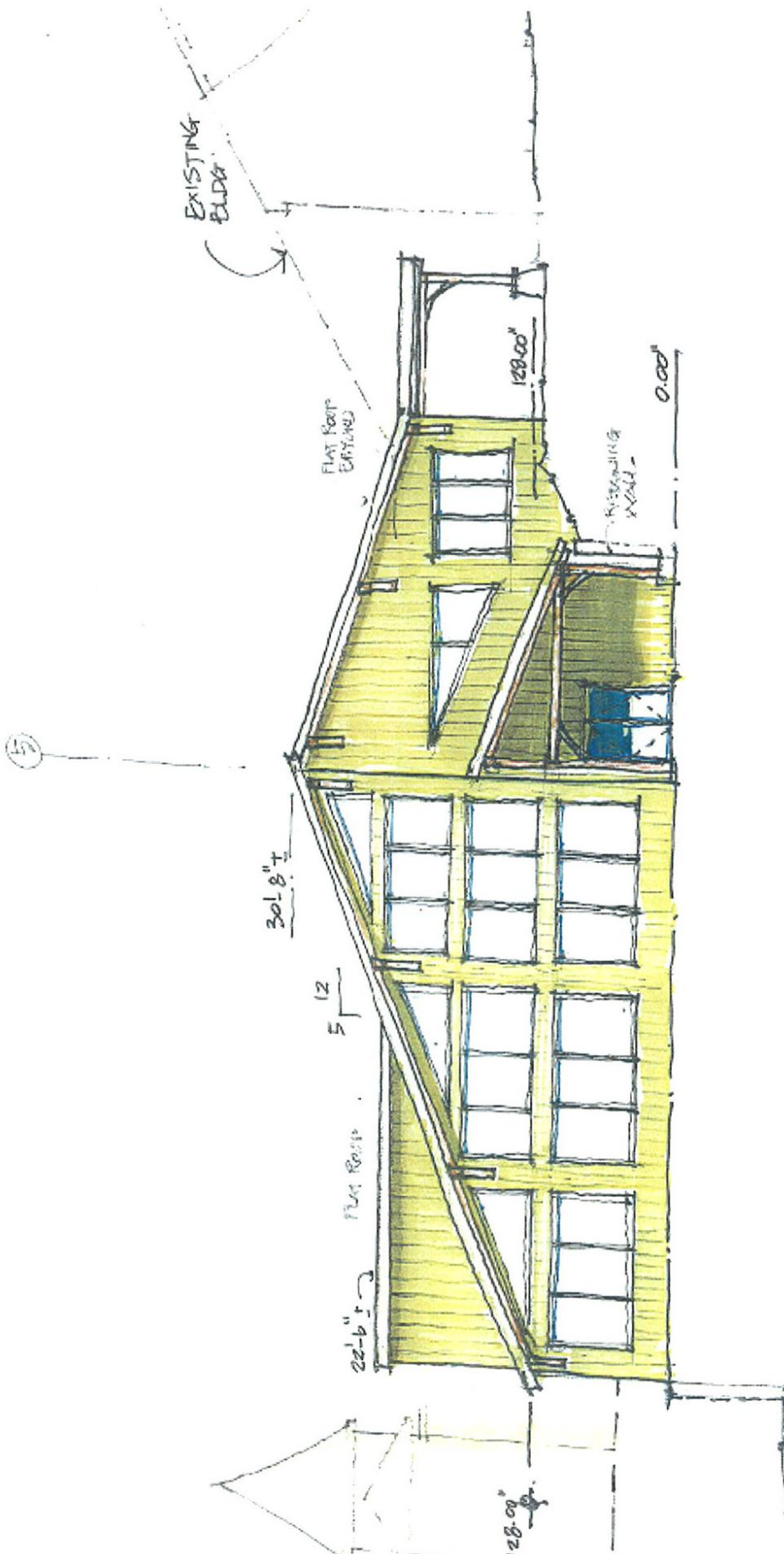
A101

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BLUE MOUNTAIN
SOUTH LODGE EXPANSION
APRIL 2008

NORAMERICA
ARCHITECTS



BLUE MOUNTAIN
SOUTH LODGE ADDITION
APRIL '08