

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: Monday, July 5, 2010
REPORT NO.: PL.10.66
SUBJECT: Application for Site Plan Approval -
Craigleith Ski Club Ltd
Part Lots 20 & 21, Concessions 3 & 4;
164 Craigleith Road;
Town of The Blue Mountains
PREPARED BY: Bryan Pearce,
Planner I

A. Recommendations

THAT Council receive Planning Staff Report PL.10.66, "Application for Site Plan Approval – Craigleith Ski Club Ltd; Part Lots 20 & 21, Concessions 3 & 4; 164 Craigleith Road; Town of The Blue Mountains";

AND THAT Council conditionally grant Site Plan Approval for the construction of 2 change facilities each with a gross floor area of 23.31 square metres, 13.38 square metre gross floor area mechanical shed, and 93.00 square metre pool with a deck area of 334.75 square metres, in accordance with the following drawings containing in this report, subject to the following conditions:

- 1. That the owner(s) enter into an Agreement with the Town pursuant to Section 41 of the Planning Act with respect to the subject proposal.**
- 2. That the owner(s) address to the satisfaction of the Town's Director of Engineering and Public Works all outstanding engineering issues and obtain "Accepted For Construction" Drawings for the subject proposal.**

AND FURTHER THAT Council authorize the Mayor and Clerk to execute an Agreement pursuant to Section 41 of the Planning Act.

B. Background

Planning Services received an application for site plan approval from Craigleith Ski Club Ltd (CSC) to develop a "summer club" on the CSC lands.

CSC obtained site plan approval from Council in December 2009, through Planning Staff Report PL.09.128, for the development proposal, but has since adjusted the site location as to where they wish to locate the summer club, adjusting the location further south and east closer to the tennis courts to increasing the aesthetics and functionality of CSC's summer sporting activities.

The proposed location is in closer proximity to the residents and the trail network on the far west portion of the Orchards residential development, which CSC anticipates a large component of their summer club memberships.

The CSC Board and Management also felt it necessary to increase the quality of construction and general appearance in this modest design, over the previous proposal with shipping containers – with the intent to be permanent in nature.



The summer club proposal consists of the construction of 2 change facilities each with a gross floor area of 23.31 square metres, 13.38 square metre gross floor area mechanical shed, and 93.00 (15.24m by 6.1m) square metre pool with a deck area of 334.75 square metres.

The purpose of this report is to consider an application for site plan approval for the development proposal, as it relates to the drawings contained therein.

The subject lands are described as Part Lots 20 and 21, Concessions 3 and 4 in the Town of The Blue Mountains, locally described as 164 Craigleith Road. The subject lands are serviced by municipal water and wastewater services, on a lot comprised of over 170 hectares containing 32 ski trails and 2 terrain parks with a base lodge, north lodge and south lodge.

The summer club proposal would be utilized by CSC, Orchards at Craigleith Residents and the general public, just as the tennis summer club is currently utilized via user fees to CSC Ltd.

Surrounding land uses abutting the development proposal include the existing trail and Orchards at Craigeith residential development to the east, the existing pond and parking area of CSC to the north, the tennis courts and the ski trails on the Nipissing Ridge to the west, and the future recreational block of the Orchards residential development and the rear portion of Alpine Springs residential development to the south.

Planning Comments

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act* and be consistent with the Provincial Policy Statement (PPS-2005). Within the Town of The Blue Mountains they must also make decisions that conform to the County of Grey Official Plan and Town of The Blue Mountains Official Plan; and make decisions that represent good land use planning.

Provincial Interest – Legislation, Policy, Guidelines

The proposal raises no issues of Provincial significance.

County of Grey Official Plan

All development must conform to the purposes and policies of the County of Grey Official Plan.

The subject lands are designated as Escarpment Recreation Area within the County of Grey Official Plan. Section 2.5.2(2) states that “*Local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan*”. Planning Staff note that the Niagara Escarpment Plan does not conflict with the Town’s Official Plan, and therefore the local official plan policies are detailed below.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as Recreational Ski (RS), Escarpment (E) and Escarpment Exception 14 (E-14). The development proposal would be within the Recreational Ski (RS) designation in which is to identify lands for year-round escarpment recreational activities, such as a ski facility.

Therefore, it would appear that the Official Plan would support this type of development.

Zoning By-law

The subject lands are zoned Ski Facility (SF) and Private Open Space (OS2) within the Township of Collingwood Zoning By-law 83-40, as the lands above the toe of the slope are within the Development Control Area of the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*. The development proposal is within the Ski Facility (SF) Zone. This type of development is permitted within the Ski Facility (SF) Zone.

The site plan details provide 13 parking spaces, inclusive of 1 barrier free parking space with access driveways being in compliance with the parking requirements under Section 5.14 of the zoning by-law.

Therefore, Planning Staff note that the development proposal appears to be in compliance with the regulations.

Additional Comments

The initial application went to the October 2009 Development Review Committee (DRC), it was requested that the proponent address the following:

1. that the 150mm watermain be continued from the base lodge,
2. that a fire hydrant be located within 90 metres of the proposal,
3. that a 6 metre wide fire route be extended from the base lodge area to the proposal, and

As part of the process, Planning Staff requests that the submitted engineering drawings for the site servicing and grading plans be reviewed and updated at the proponents' sole expense, if required, to the satisfaction and acceptance of the Town's Director of Engineering and Public Works, as a condition of approval.

Planning Staff note that the Orchards at Craigeith Subdivision Agreement requires that Blocks 140 (east of the existing pond) and 141 (south of the existing tennis courts), Plan 16M-7 are to be conveyed back to CSC. It was the rationale that the Developer, being MacPherson Builders (Collingwood) Ltd., would provide an upgraded walkway, that the lands are being developed in conjunction with a major recreational ski facility, and the desire to establish recreational facilities on Block 141 in conjunction with the tennis courts. It should be noted that this development proposal has no relationship to this requirement and the Developer will be required to fulfill this and all provisions of the executed subdivision agreement with the Town.

Summary

Based on the foregoing, it is the opinion of Planning Staff that the proposed site plan to permit the construction of the summer club is appropriate for the lands and recommends that Council conditionally grant site plan approval, subject to the owner(s) entering into an agreement with the Town and addressing site matters to the satisfaction of the Town's Director of Engineering and Public Works, all at the owner(s) expense.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.10.66 is consistent and supports the following Strategic Plans Goals:

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

D. Environmental Impact

The proposal does not appear to generate any special or significant environmental impacts.

E. Budget Impact

N/A

F. Attached

1. Context Plan
Project No.: 09706
Drawing No.: CONTEXT
Prepared by: Counterpoint Engineering Inc.
Dated: June 24, 2010

2. Site Plan
Project No.: 09706
Drawing No.: CA-001
Prepared by: Counterpoint Engineering Inc.
Dated: June 24, 2010

3. Proposed Layout
Drawing No.: A1
Prepared by: Berg Design Works
Dated: June 22, 2010

4. Exterior Elevations
Drawing No.: A2
Prepared by: Berg Design Works
Dated: June 22, 2010

Respectfully submitted,

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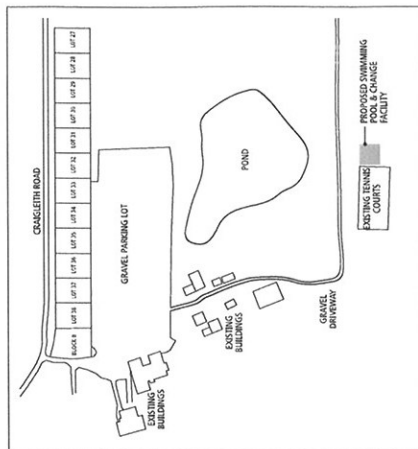
David Finbow
Director of Planning & Building Services Department
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1. The proposed site plan is shown in the attached drawings. The site plan shows the location of the proposed building, parking lot, and swimming pool. The site plan also shows the location of the existing building, parking lot, and swimming pool. The site plan is shown in the attached drawings.

NO.	DATE	DESCRIPTION
1	05/20/22	PROPOSED SWIMMING POOL
2	05/20/22	EXISTING BUILDING
3	05/20/22	EXISTING PARKING LOT
4	05/20/22	EXISTING SWIMMING POOL
5	05/20/22	EXISTING BUILDING
6	05/20/22	EXISTING PARKING LOT
7	05/20/22	EXISTING SWIMMING POOL
8	05/20/22	EXISTING BUILDING
9	05/20/22	EXISTING PARKING LOT
10	05/20/22	EXISTING SWIMMING POOL
11	05/20/22	EXISTING BUILDING
12	05/20/22	EXISTING PARKING LOT
13	05/20/22	EXISTING SWIMMING POOL
14	05/20/22	EXISTING BUILDING
15	05/20/22	EXISTING PARKING LOT
16	05/20/22	EXISTING SWIMMING POOL
17	05/20/22	EXISTING BUILDING
18	05/20/22	EXISTING PARKING LOT
19	05/20/22	EXISTING SWIMMING POOL
20	05/20/22	EXISTING BUILDING



Location Map



Scale 1:1,000

Key Plan

PROJECT DATA	
Project Name	Gravelin Road
Project No.	2022-001
Project Location	Gravelin Road, Gravelin, Ontario, Canada
Project Status	Proposed
Project Date	2022-05-20
Project Drawn By	J. Smith
Project Checked By	M. Jones
Project Approved By	K. Brown
Project Date	2022-05-20
Project Scale	1:1,000
Project Sheet No.	1
Project Total Sheets	1
Project Date	2022-05-20
Project Scale	1:1,000
Project Sheet No.	1
Project Total Sheets	1



PROPOSED SWIMMING POOL

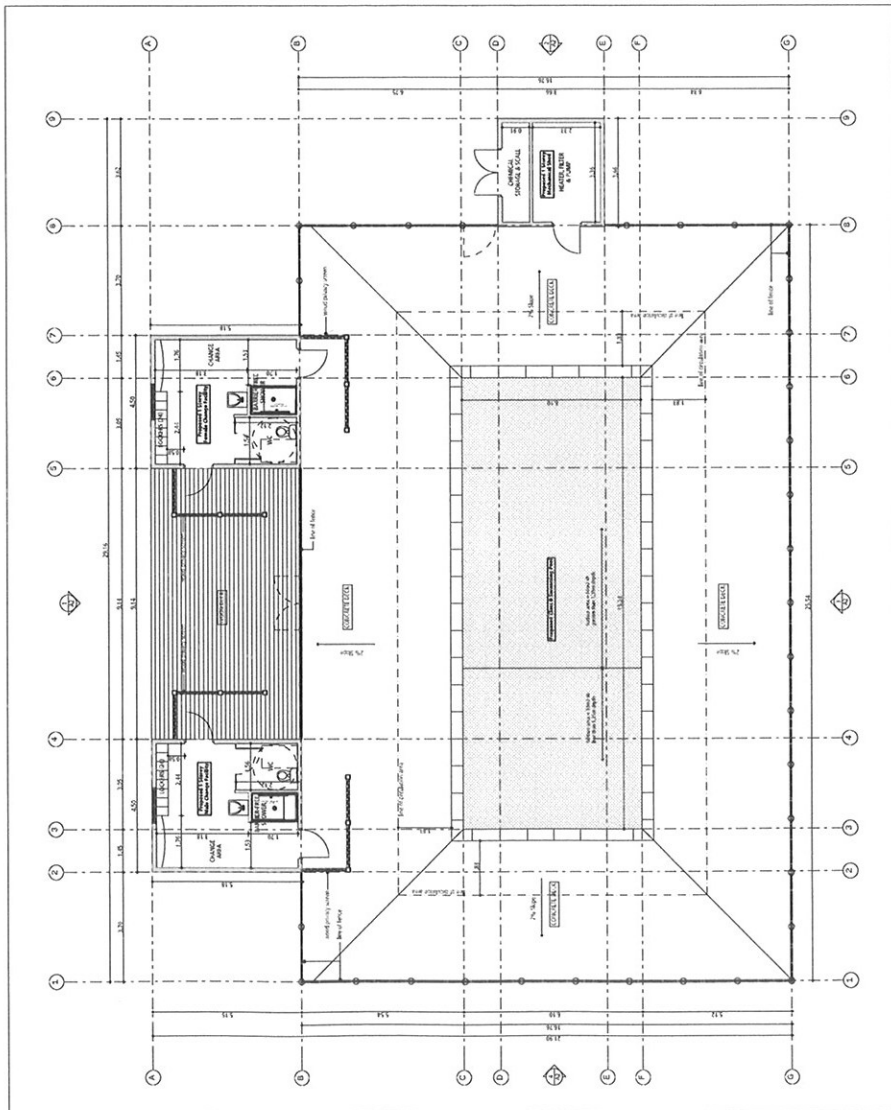
Project: Gravelin Road - Summer Club
 Application for Site Plan Amendment

Scale: as noted

Drawing: Proposed Layout

Sheet Number: A 1

Issued: 22 June 2020



Scale 1:75

proposed layout

1

