A. Recommendations


B. Overview

This information report outlines a community planning process for a Special Study Area on Old Lakeshore Drive. This project is known as the “Old Lakeshore Drive Neighbourhood Plan” and is in its early stages. Planning staff initiated public consultation in the form of a Neighbourhood Meeting on May 16, 2019.

C. Background

Requirement for a Neighbourhood Plan on Old Lakeshore Road

The 2016 Official Plan added a special study area 3.1.14 to lands on Old Lakeshore Road (Figure 1). The Study Area lands are designated Residential Recreational Area (RRA) and Hazard (H) in the Town’s Official Plan.

The RRA area provides for a range of residential uses, with a density of up to 10 units per hectare. No development is permitted within the designated H area. An additional aerial and land use designation map is attached to this report as Attachment 2.

The Special Study area provides for the development of a Neighbourhood Plan to consider this unique area of Old Lakeshore Road. The Neighbourhood Plan would be a general guide to direct development and redevelopment within the Study Area.

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The Special Study area provides for the development of a Neighbourhood Plan to consider this unique area of Old Lakeshore Road. The Neighbourhood Plan would be a general guide to direct development and redevelopment within the Study Area.

The Neighbourhood Plan will also be designed in accordance with the Official Plan and other Town policies and regulations. The Neighbourhood Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. Also part of the Plan:

- ultimate population and dwellings to be expected in the neighbourhood
- distribution and mix of housing of various types
- location and extent of land for community, open space, and residential uses
- location, pattern and design standard of existing and proposed roads
- location and design of basic engineering services, stormwater and public utilities
- architectural design standards
- visual impacts and mitigation measures. (See Official Plan section B3.13.5)

Integral to the development of the Neighbourhood Plan is public consultation. The Official Plan policies require that the property owners within the area be consulted. The Study Area is on a very low use road (dead ended just before Georgian Peaks), and few residents and owners; only seven houses currently exist within this area. The rest of the lands are undeveloped. Some of these owners may be considering development of their lands in the future.

The Special Study Area and Neighbourhood Plan policies that apply have been attached to this report as Attachment 2.
Initiation of the Neighbourhood Plan
The catalyst for the initiation of the Old Lakeshore Road Neighbourhood Plan process was the reapplication of the Romspen Subdivision proposal. The Romspen File was deemed complete in the fall of 2018 and proposes to develop 34 lots by plan of subdivision. The Neighbourhood Plan needs to be considered prior to finalizing development proposals, as the Neighbourhood Plan would be used as a guide for all development and redevelopment in that area.

To begin this process, Planning Staff held a public “neighbourhood meeting” on May 16, 2019, to get feedback on the matters listed above, from the residents and property owners. While the meeting was open to the public and posted on the Town’s website, the Study Area property owners were sent direct letters of invite to this meeting, being that these owners were the most impacted by the particular issues to be discussed. The development of a Neighbourhood Plan will not require an Official Plan Amendment and is not a Planning Act Process. Rather it is intended to capture the neighbourhood’s intent for future development. Approval of the Neighbourhood Plan would be give through a resolution of Council.

At the meeting, Planning Staff explained that the lands are already designated for development of residential uses in the Town’s Official Plan. The discussion, therefore, was focused on specific matters that were relevant to the Study Area, including natural heritage, trails, built form, maximum number of units, servicing, and the existing condition of, and opportunities for redevelopment of the roadway of Old Lakeshore Road.

Sixteen members of the public were present at the Neighbourhood Meeting, as well representatives of the Romspen Development Team, members of Council and Town Staff.

D. Analysis

Highlights from the meeting
The participants of the meeting were able to review maps and information boards provided by both the Town and the Romspen Development Team in an open house format. There was also a presentation by Town Staff and Darren Vella, Planning Consultant for Romspen, based on the materials provided at the meeting. The presentation materials were circulated to participants of the meeting and are also available by contacting the author of this report.

Meeting Discussion Highlights:
Natural Heritage and Open Space

- Recognition of the importance of Open Space – Official Plan policies require 40% Open Space already. However, ensure that open spaces are in the most meaningful locations and preserve the natural environment and mature trees were possible.
- Clustering of trees and clustering of buildings to preserve as much of the existing environment.
- Area provides corridor for wildlife – careful consideration of natural environment and wildlife is important to residents.
Provide pedestrian Linkages

- Find appropriate areas for pedestrians to link to existing trail networks and amenity areas. These include the Georgian Trail, Georgian Peaks, and Delphi Park.
- It was noted by staff that the signalized intersection of Peaks Road and Hwy 26 is the safest pedestrian crossing. Ensuring pedestrians have good access to safe crossing of the highway is important.

Built Form and Community Design

- Single Detached houses were preferred by the majority of participants at the meeting. However there was some discussion of the opportunity of more dense building form if it provides for a greater amount of open space and preservation of trees. The example was clusters of townhouses, versus large single detached homes.
- Street oriented (on Old Lakeshore Road) houses will have the greatest impact to the character of the area (i.e. numbers of driveways on Old Lakeshore, clearing of trees for drainage etc.)

Ultimate Build Out

- Using the Town’s density formula and available designated lands, maximum density appears to be approximately 95 units within the entire Study Area.

Old Lakeshore Condition and Road Options

- Old Lakeshore is not a fully developed road, lacks travelled width
- Upgrades to width, surface will change character of street
- Will need upgrading to allow two lanes of travel
- Can there be consideration of a modified rural standard with ditches – would preserve more natural area. Does an urban standard road make sense on this street?
- The lands on the north side of Old Lakeshore are not deep enough to support internal road networks. The Romspen Lands have the largest area of designated development lands. Other lands south of Old Lakeshore could be assembled to allow for an internal road network.

Servicing

- Municipal water and sewer are required for development
- Discussion about partial services (water only) and viability of allowing for development with that option. Staff noted that the soils are not well draining and water quality of the Bay is a key consideration. Official Plan Policies and Province supports development on full services.
Next Steps
The information gathered from the Neighbourhood Meeting has been captured to help create the vision, direction and draft language for the Neighbourhood Plan. The draft Neighbourhood Plan will be circulated to the Study Area owners for further consultation and presented to Council at an upcoming Committee of the Whole meeting (staff aim for August 26, 2019).

It should be noted that the Romspen Draft Plan of Subdivision proposal is coming forward for a Public Meeting on July 8, 2019, to meet the timelines required under the Planning Act. However, Planning Staff will not provide a recommendation for decision of the Romspen Subdivision until after the Neighbourhood Plan is endorsed by Council.

E. The Blue Mountains Strategic Plan

Goal #2: Engage Our Communities & Partners
Objective #1 Improve External Communication with our Constituents
Objective #3 Strengthen Partnerships

Goal #3: Support Healthy Lifestyles
Objective #3 Manager Growth and Promote Smart Growth

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

None at this time.

G. Financial Impact

None at this time.

H. In consultation with

Nathan Westendorp, Director of Planning and Development Services.

I. Public Engagement

At noted in this report, the topic of this Staff Report has been the subject of a Public Neighbourhood Meeting which took place on May 16, 2019. Those who provided comments at the Neighbourhood Meeting, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Study Area Map
2. Official Plan Policy Excerpts  
3. Public Notice for Old Lakeshore Neighbourhood Meeting

Respectfully submitted,

___Denise Whaley____________________
Denise Whaley, MSc, MCIP, RPP  
Planner II

___Nathan Westendorp____________________
Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
Denise Whaley, Planner II  
planning@thebluemountains.ca  
519-599-3131 extension 262
provisions of the Official Plan. However, it is intended that, as a result of the Community or Neighbourhood Planning process, amendments to the Official Plan may be required to set out appropriate land uses and policies.

B3.14 SPECIAL STUDY AREAS

B3.14.1 Objectives

It is the intent of this Plan to:

- identify Special Study Areas where further review and analysis is required prior to development proceeding; and,
- allow for the continued, interim use of these lands provided any use, buildings or structures are constructed and located in a manner, which would not adversely affect the long-term development of the lands.

B3.14.2 Location

The Special Study Area overlay designation as shown on Schedule A to this Plan applies to those lands adjacent to Old Lakeshore Road bounded by Highway 26 to north, the toe of the escarpment to the south and Camperdown Road to the west.

B3.14.3 Permitted uses

Permitted uses on lands designated Special Study Area are limited to those uses that currently exist or are permitted by the Zoning By-law. Upon completion of the Study, the lands may be used in accordance with the underlying designation and/or new designations(s) and policies that may apply.

B3.14.4 Land Use Policies

Prior to development requiring Planning Act approval proceeding on these lands, the Town or private proponent(s) shall undertake a Community or Neighbourhood Plan in accordance with Section B3.13.5.

Once a community or Neighbourhood Plan has been prepared to the satisfaction of Council, development by Plans of Subdivision or Condominium and site planning approval for individual properties may proceed through the plan process.
on the results of further study. This study shall take the form of a secondary plan or can be considered in the context of a Town-initiated Comprehensive Review, subject to the policies of this Plan. The determination of appropriate land use designations may also be the result of a Community or Neighbourhood Plan, as set out in Section B3.13.5.

c) The proponent of the Plan must include all of the property owners in the Plan area in the consultation process, however not all of the affected property owners need to participate in the process, financially or otherwise.

B3.13.5 Community or Neighbourhood Plan

A Community or Neighbourhood Plan is a general guide that directs development and redevelopment, primarily in or near residential neighbourhoods. The Plan shall be designed in accordance with the Official Plan and other Town policies and regulations, and ultimately represents Council’s intention regarding the ultimate design and development of a neighbourhood. The Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. The Plan would also provide the:

a) ultimate population and dwellings to be expected in the neighbourhood;

b) distribution and mix of housing of various types;

c) location and extent of land for community, open space, institutional, commercial and residential uses;

d) location and pattern of existing and proposed roads;

e) location and design of basic engineering services, stormwater and public utilities;

f) architectural design standards; and

g) visual impacts and mitigation measures.

Preparation of the Plan is based on consultation with neighbourhood residents and property owners as well as relevant technical agencies and other stakeholders having an interest in the area.

Although the Community or Neighbourhood Plan does not form part of the Official Plan, it will be considered Council policy upon adoption by resolution. This allows the Plan to be revised without the formality of the Official Plan process provided the revisions are in conformity with the
You’re invited!

to a Neighbourhood Meeting

Regarding Development of a Neighbourhood Plan for Old Lakeshore Road (see key map)

Meeting: May 16, 2019
6:00 PM-8:00 PM

Location: Beaver Valley Community Centre
(Small Hall)
58 Alfred Street W, Thornbury, ON

What is a Neighbourhood Plan?
The area shown in the Key Map below is within the Town’s Special Policy Area that requires the development of a Neighbourhood Plan (see also back of this notice). The purpose of a Neighbourhood Plan for Old Lakeshore Road is to be a general guide to direct development and redevelopment in this residential neighbourhood. The Plan will be designed in accordance with the Official Plan and other Town policies and regulations, and ultimately represents Council’s intention regarding the ultimate design and development of a neighbourhood. The Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. Also part of the Plan:

- ultimate population and dwellings to be expected in the neighbourhood
- distribution and mix of housing of various types
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- architectural design standards
- visual impacts and mitigation measures.

Key Map

Study Area

Preparation of the Plan is based on consultation with neighbourhood residents and property owners, as well as relevant technical agencies and other stakeholders having an interest in the area.

For more information about the Official Plan visit the Town’s website: www.thebluemountains.ca/official-plan.cfm

What if I can’t attend the Meeting?

If you can’t attend this meeting, do not worry – your feedback is important! Contact the Planning Department at the info below with your comments and questions. Any presentation materials can be sent to you by email or viewed at Town Hall at the address below.

This meeting is the first step of the Neighbourhood Plan. Further consultation will help shape the final document.

What are Next Steps?

Following the meeting, staff will gather the feedback from the public to create a document with the vision and principles of development of Old Lakeshore. This draft document will be posted for further consultation and subject to Council approval.

More information is available during regular office hours in Planning Services at Town Hall:

Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.262
Toll Free: (888) 258-6867

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario’s Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town’s website, and/or made available to the public upon request.

Questions? Ask the Planner!

Denise Whaley, MSc MCIP RPP
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

This document can be made available in other accessible formats as soon as practicable upon request.
Excerpt from
Official Plan Schedule 'A-3'
Camperdown

Designations
- Niagara Escarpment Plan Boundary
- Special Study Area Subject to B3.13.5
- Hazard
- Escarpment
- Major Open Space
- Recreational Commercial Area
- Recreational Ski
- Residential Recreational Area

Subject to B3.13.5