

PLANNING REPORT
Draft Plan of Subdivision
Zoning Bylaw Amendment
Lot 85 Plan 529
Long Point Road
The Town of the Blue Mountains
County of Grey

RECEIVED
OCT 10 2018

TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER: _____



PASCUZZO
PLANNING INC.

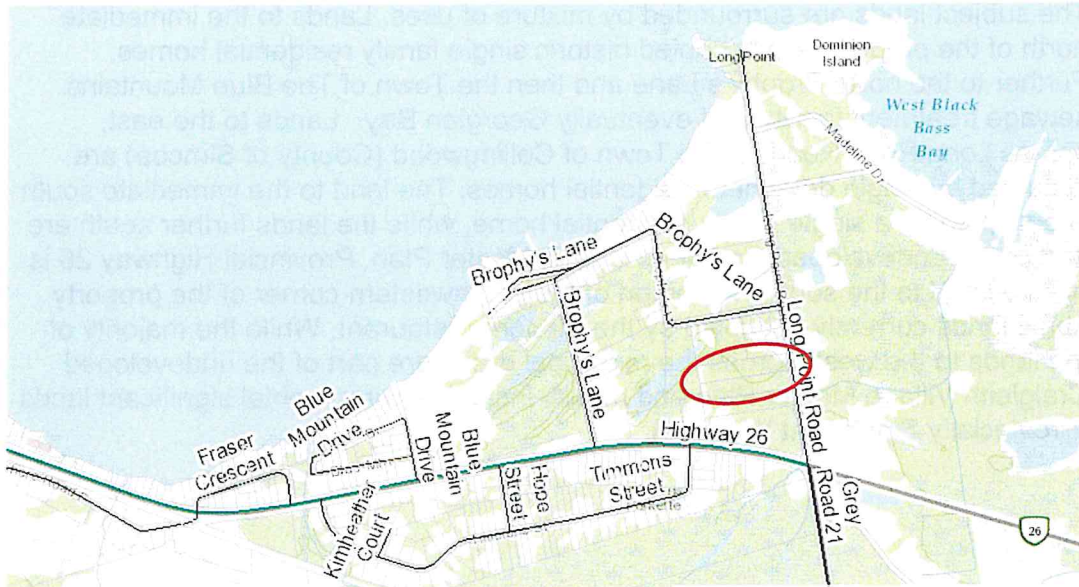
September 2018

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1.0 LOCATION

The subject lands consist of (2) two adjacent land parcels which are located just east of the Village of Craileith in The Town of The Blue Mountains. See below.



Parts 4+8, Pt. Lot 85, Plan 529, RP 16R2186 Roll # 424200000313749 (2.69 ac.)
Parts 5+9, Pt. Lot 85, Plan 529, RP 16R2186 Roll # 424200000313748 (2.81 ac.)

Both properties are currently vacant. See aerial image below. A municipal drain runs south to north over an 8 m wide easement on the west end of the property. The northern parcel maintains 45.7 m of frontage along Long Point Road and 236.2 m depth. The southern parcel also maintains 45.7 m of frontage along Long Point Road and 236.2 m depth.



In total the (2) two lots represent 2.16 ha of land.

2.0 SURROUNDING USES

The subject lands are surrounded by mixture of uses. Lands to the immediate north of the property are occupied historic single family residential homes. Further to the north Brophy's Lane and then the Town of The Blue Mountains sewage treatment facility and eventually Georgian Bay. Lands to the east, across Long Point Road, in the Town of Collingwood (County of Simcoe) are occupied by single detached residential homes. The land to the immediate south is occupied by a single family residential home, while the lands further south are part of the undeveloped Craigleith Village Master Plan. Provincial Highway 26 is also located to the south. A portion of the southwestern corner of the property abuts lands currently occupied by the Alphorn restaurant. While the majority of the lands to the west, across the municipal drain, are part of the undeveloped Craigleith Village Master Plan and mostly include environmental significant lands (Provincially Significant Wetland).

3.0 PROPOSAL

Pascuzzo Planning Inc. was retained by Tony Lesiak and Isabella Lehmann, the owners of the (2) two properties that form the subject lands, in order to:

1. To prepare and submit a Draft Plan of Subdivision (DPS) for a (22) twenty-two single family residential lots and a public road (cul-de-sac).
2. To prepare and submit Zoning Bylaw Amendment application to rezone the property from Rural Estate Residential (RERa) Zone to the Residential (R1) zone in the current Township of Collingwood Zoning Bylaw.
3. To provide Planning Justification for the above noted Draft Plan of Subdivision and Zoning Bylaw Amendment.

Draft Plan of Subdivision

The DPS includes (22) twenty-two residential lots, the majority of which (lots 1-9 and 14-22) are 15 meters X 35.7 meters. (4) four of the lots (lots 10-13) at the west end of the cul-de-sac, are a bit larger in frontage and area.

The residential lots within the DPS will gain access via a 20 m wide public road that would begin at Long Point Road on the east end of the properties and cul-de-sac at the west end. It worth noting that it is not possible for a municipal road to continue to the west of the property because of the municipal drain, as well as the Provincially Significant Wetlands further to the west beyond the municipal drain.

In addition to the proposed right-of-way the DPS also includes (2) two blocks of land (23 and 24) to be dedicated to the Town as 1 foot reserves to prevent entrances on lots 1 and 22 from occurring off Long Point Road.

Finally (2) two more blocks of land (25 and 26) are also being proposed to be dedicated to the Town of Blue Mountains as future road connections to the north and south of the property.

Pre-consultation

A Pre-consultation meeting occurred on March 31, 2017 with representatives from the Niagara Escarpment Commission, County of Grey, Grey Sauble Conservation Authority and the Town of Blue Mountains. Comments received at the preconsultation meeting were utilized to prepare the comprehensive submission included with the development application(s).

4.0 PROJECT TEAM

The project team includes:

- Tony Lesiak and Isabella Lehmann. - Owner(s)
- Neil Morris – Environmental Impact Study
- C.F. Crozier & Associates – Functional Servicing and Stormwater Management Report
- Amick Consultants Ltd. – Archaeological Assessment Stage 1-2
- Pascuzzo Planning Inc. – Planning Justification Report, Draft Plan of Subdivision, Zoning Bylaw Amendment
- Wilson & Associates – Subsurface Characterization Program
- Paul Thomsen - Ontario Land Surveyor

5.0 SERVICING

The Functional Servicing and Preliminary Stormwater Management Report (July 2018) prepared by C.F. Crozier & Associates Inc., provides a detailed analysis and recommendations for the proposed development.

The FS+SWM report concludes that the proposed Draft Plan of Subdivision can be adequately serviced.

1. Access to the site will be provided by way of a roadway connection to Long Point Road.
2. A preliminary site drainage plan has been completed to demonstrate that overland flow routes can be achieved to the municipal drain.
3. The development will be serviced via an internal low-pressure forcemain sanitary sewer system that will outlet to the Highway 26 gravity sanitary sewer.
4. Domestic water supply for the development will be provided via a connection to the Town of Collingwood Municipal watermain within the Long Point Road right-of-way. System pressures, flows and external improvements will be confirmed with the Town of Collingwood as development approvals proceed.
5. Utilities are available to service the site.

6.0 ENVIRONMENTAL

An Environmental Impact Study (EIS) was completed in September of 2018 by consulting ecologist Neil Morris .

The EIS conclusions:

Through detailed assessment, the likely risks of meaningful impacts to the natural heritage features of concern are as follows:

- **Species of Conservation Concern** - In absence of any likelihood of meaningful presence of SOCC within the Property, measurable impacts resulting from possible development activity are considered to be very unlikely, and would be very limited in terms of frequency and numbers of SOCC affected. The overall risk of the proposed development in regard to SOCC is deemed to be low.
- **Watercourses** - There is no expectation of any adverse effects of development on Watercourse #1. There is a limited potential for impacts on water quality in the municipal drain at the west end of the Property, but the implications are inherently limited owing to the fact that the drain does not serve as fish habitat or otherwise exhibit much ecological function. The overall risk of the proposed development in regard to watercourses is deemed to be low.
- **Wetlands within the Property** - The loss or impairment of the small wetlands within the Property is not expected to equate to meaningful loss of ecological function in the local natural heritage system. The overall risk of the proposed development in regard to the on-site wetlands is deemed to be low.
- **Provincially Significant Wetlands** - There is an absence of ecological or hydrological connectivity between the Property the Silver Creek PSW. Accordingly, residential development as proposed for the Long Point Property poses no meaningful risk of impacts on the PSW or its functions.
- **Significant Woodlands** - The woodlands within the Property are neither significant nor sensitive in terms of their various characteristics and functions. This inherently limits the implications of any possible loss or impairment of these communities as a result of proposed development. In strict consideration of the ecological features and functions ascribed to woodlands within the Property, any loss or impairment of these woodlands would not be considered significant.

The EIS recommendations:

Regardless of the low level of risk, there should be efforts to further mitigate the risk of any impacts potentially associated with proposed development.

- To minimize the potential for any effects of development on local watercourses, and also wetlands, plans for grading and stormwater management should seek to maintain existing drainage patterns to the extent feasible.
- During any eventual construction or landscape alteration, an Erosion and Sediment Control (ESC) plan should be developed and implemented in accordance with established best practices.
- For the municipal drain that flows across the western perimeter of the property, a minimum set-back of 10 m is recommended.
- The small wetlands within the property should be retained and protected to the extent possible.
- Removal of any of the small wetlands should occur outside the time when amphibians are most likely to be present at these features (April to July).
- The property should be developed so as to minimize the loss of any woodlands, with highest priority given to the Birch/Poplar forest at the west end
- Clearing of forested areas within the Property should be timed to avoid the active bird nesting period (i.e., from May to August).
- Consideration should be given to the establishment of requirements for Tree Protection Plans (TPP) for all lots within the development, with emphasis on lots at the west end.

7.0 ARCHAEOLOGICAL

During pre-consultation for the current applications it was recommended that a Stage 1 Archaeological Assessment be undertaken by a licensed Archaeologist. Amick Consultants Ltd. conducted a Stage 1 and 2 Assessment on subject lands and concluded that the lands should be cleared of any further Archaeological work. The Stage 1 and 2 report was submitted to the Ministry of Tourism, Culture and Sport on July 3, 2018.

8.0 PLANNING DOCUMENTATION

PROVINCIAL POLICY STATEMENT

The Province of Ontario provides general planning direction to all communities within the Province. The Planning Act as well as the Provincial Policy Statement provides this direction. The purpose of the Provincial Policy Statement is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Provincial Policy Statement focuses growth within settlement areas and away from significant or sensitive resources, and areas that may pose a risk to public health and safety. The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario and therefore planning documentation such as official plans and zoning by-laws all must be consistent with the Provincial Policy Statement.

The subject lands are considered to be a settlement area and therefore the focus of growth.

The Provincial Policy Statement has three distinct sections:

1. Building Strong Communities
2. Wise Use And Management Of Resources
3. Protecting Public Health And Safety

Generally Section 1, as stated above, is defining that development should be within established settlement areas and should be developed, where possible, on full municipal services.

Section 1.1.3 provides policies for "Settlement Areas". It is the intent of the PPS to focus growth within settlement areas through intensification and re-development. The intent is to utilize vacant lands within build-up areas and to also maximize existing infrastructure that is already in place.

The PPS states:

Section 1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Section 1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built up area and shall have

compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Designated Growth Areas are defined as lands within settlements areas designated in an official plan for growth over the long term planning horizon.

Section 1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth area and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Section 1.5.1 Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;***
- b) Providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water based resources;***

Section 2 of the PPS deals with natural heritage issues and cultural heritage and archaeology issues. Section 3 deals with natural hazards and human made hazards.

The proposed Draft Plan of Subdivision complies with the policies of the Provincial Policy Statement.

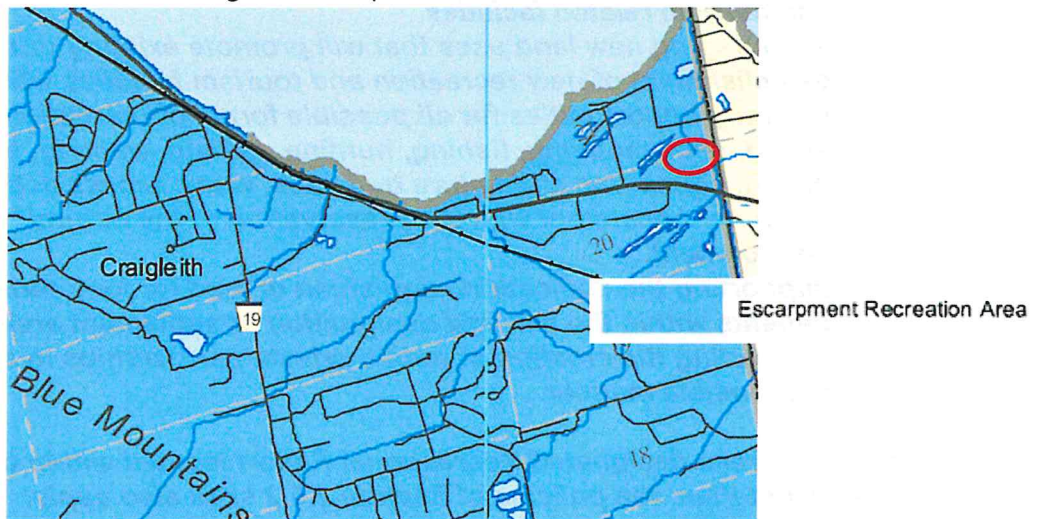
NIAGARA ESCARPMENT PLAN

The upper tier planning document in regards to the subject property is the Niagara Escarpment Plan. The Niagara Escarpment Plan was the result of the creation of the Niagara Escarpment Planning & Development Act that established a special Provincial Planning area along the Niagara Escarpment from Tobermory to Niagara Falls. In 1985, the Niagara Escarpment Plan was approved by the Province of Ontario. The Niagara Escarpment Plan designates the subject lands as "Escarpment Recreation Area." This designation has been set aside for existing ski areas as well as shoreline residential areas.

Section 1.8 - Escarpment Recreation states:

"Designated Recreation Areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences."

The most important clause of the "Escarpment Recreation" designation is the section outlining official plans, secondary plans and/or by-laws. This section allows the local municipality to provide official plan policies for the "Escarpment Recreation" area. The purpose of these local official plan policies is to implement the general guidelines established within the "Escarpment Recreation" area in a more detailed fashion. Items such as location of prominent escarpment slope have been analyzed and completed as well as establishing densities for development, and setting areas aside for commercial, residential and other land uses that are allowed within the permitted use section of the "Escarpment Recreation" area. When this exercise was completed, the policies of the local official plan (i.e. The Town of The Blue Mountains Official Plan) were deemed to be not in conflict with the Niagara Escarpment Plan.



Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Niagara Escarpment Plan.

COUNTY OF GREY OFFICIAL PLAN – OPA 80, June 25, 2012

The subject lands fall under the jurisdiction of the County of Grey Official Plan, which is an upper tier planning document that provides general land use policies for the entire County of Grey. The subject lands have been designated "Recreation Resort Area" and the plan establishes that it is a requirement that the local municipality provide detailed land use policies for the area.

Section 2.6.7 Recreational Resort Area

(1) The Recreational Resort designation as shown on Schedule A of this Plan shall apply to those lands which are settlement areas which have developed as a result of site specific amendments to the County of Grey Official Plan and/or local Official Plan consisting of a defined development area, specific recreational amenities, residential development and serviced with full municipal services (sewer and water).

(2) New development in the Recreational Resort designation must serve the public interest by contributing to the provision of the community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing designation or settlement area.

(3) The Recreation Resort designation will strive to enhance recreation and tourism related activities by:

- a) encouraging the maintenance and expansion of existing recreation and tourism related facilities***
- b) encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation such as skiing, snowmobiling, fishing, hunting, golfing, walking, hiking, biking, equestrian and nature trail uses, water access activities, all in a manner consistent with the preservation of the natural environment....***
- c) supporting the dedication/acquisition of land for long term public benefits within the existing designation or settlement area***
- d) supporting the creation of public-private partnerships in a fiscally responsible manner.***

For those areas designated Recreational Resort located within the Niagara Escarpment Plan, the policies of Section 2.5.2 shall also apply.

Section 2.5.2 Escarpment Recreation Area

(2) 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.

(3) For the purposes of paragraph (2) above, the approved Town of the Blue Mountains Official Plan are recognized within the Niagara Escarpment Plan.

(4) The importance of the Four Seasons Recreational Resort Areas to the tourism section of Ontario's economy, Grey County and the Town of The Blue Mountains is recognized.

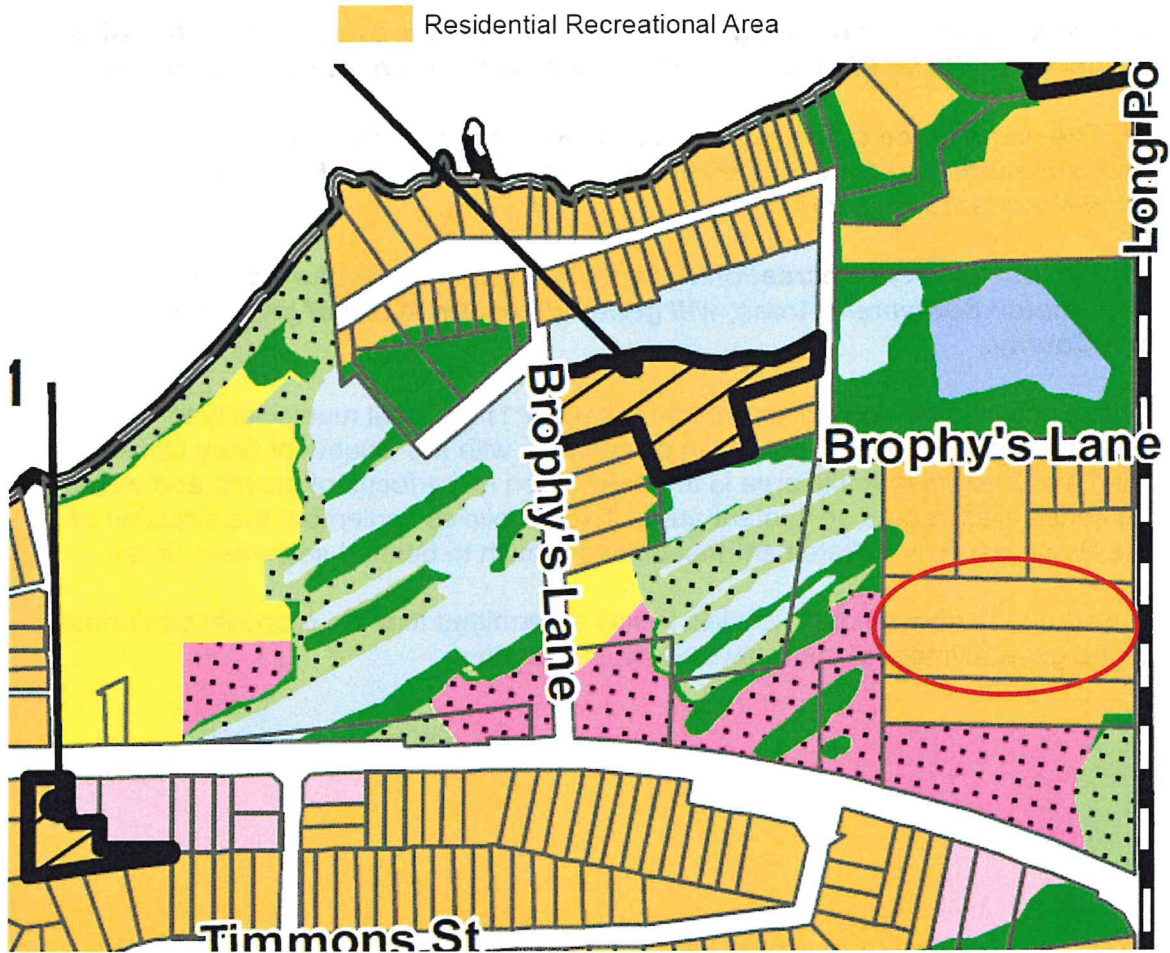
(6) The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.

These policies are very important as they allow 1) the local municipality to provide detailed land use policies in compliance with the County of Grey Official Plan and 2) state that this area is the area which is the focus of growth and would be considered to be a settlement area. These policies implement the direction of the Provincial Policy Statement that directs growth to defined settlement areas.

Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.

THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject lands are designated "Residential Recreational" (RR) on Schedule A-4 of the Town of The Blue Mountains Official Plan.



It is worth noting that a large mixed used development known as Craigleith Village is proposed on the lands west and south of the subject lands. Craigleith Village was approved via a County and Local OPA, which was a substantial modification to the existing Official Plan.

B3.7 RESIDENTIAL/RECREATIONAL AREA

B3.7.1 Objectives

It is the intent of this Plan to:

- recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses; and,
- recognize areas where some residential uses are located to support and provide access to resort and recreational amenities.

B3.7.2 Location

The settlement area designated as Recreational Resort Area in the *County Official Plan* that extends along the Georgian Bay shoreline providing a seasonal and permanent residential and recreational function.

B3.7.3 Permitted Uses

Permitted uses on lands designated Residential/Recreational Area include:

- a) single detached dwellings;
- b) semi-detached dwellings;
- c) townhouse and low-rise multiple units;
- d) *accessory apartments* in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- e) *bed and breakfast establishments* subject to Sections B2.5 and B2.5.1;
- f) *home occupations* subject to Section B2.10;
- g) *private home daycare*;
- h) recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and
- i) golf courses subject to Section B3.7.4.6 and all other policies of this Plan.

The proposed Draft Plan of Subdivision will include single detached residential dwellings, which are permitted in the RR designation.

B3.7.4 Development Policies

B3.7.4.1 Density and Open Space Requirements

It is the intent of the Plan that all *development* within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape *character* and image of the area. In these areas, subdivision design shall be required to provide an open space component as a separate block(s) of land and where appropriate, distributed throughout the design of each subdivision.

The open space component should constitute a major consideration of subdivision design. It is intended that all *development* shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any *development* should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways.

The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area.

Maximum Density (units / gross hectare)	Minimum Open Space Component
10	40%

The calculation of the open space component shall be based on the whole of the proponent's holdings included in any draft plan of subdivision. Lands designated Wetland or Hazard Lands may be included within the required open space component, however, such lands are not included for the purpose of calculating maximum permitted *development* density, unless otherwise specifically provided under this Plan.

Calculating Density

In order to calculate the density permitted on the subject lands the area 2.16 ha is multiplied by 10 units/ha, which equals just under 22 units.

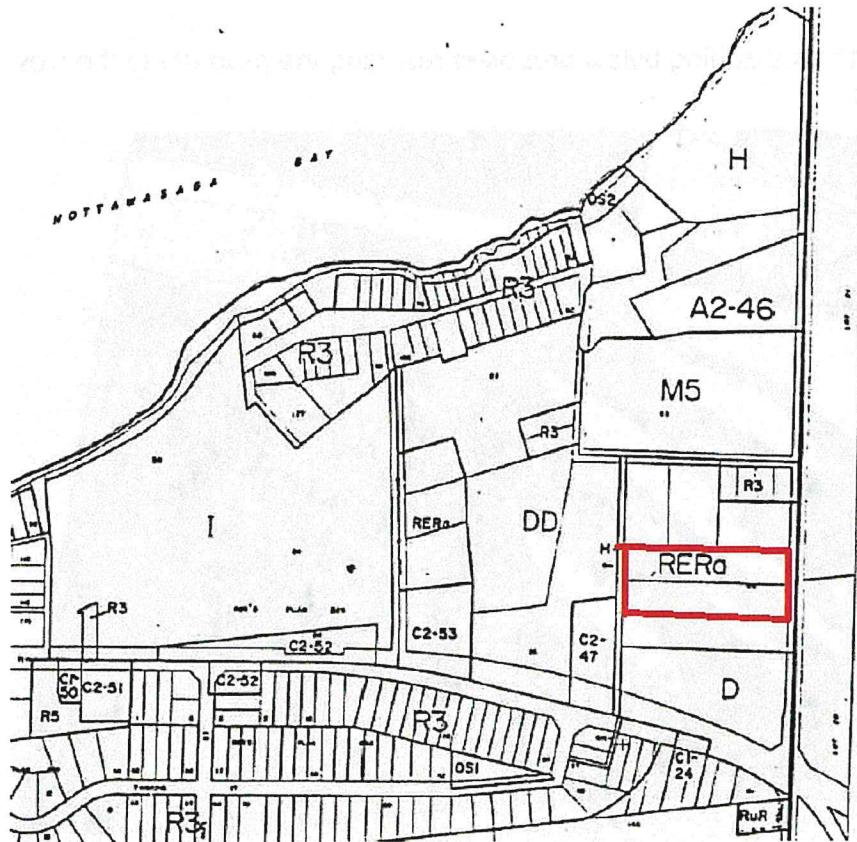
Open Space

The Draft Plan of Subdivision includes 0.25 ha of proposed open space within blocks 25-27. This equates to just under 12% open space. Consultation with municipal staff did not encourage a small parkette on the property. Therefore, cash-in-lieu of the additional 28% of open space is proposed.

Based on the above noted policies it was determined that the proposal can conform to the general intent of The Town of The Blue Mountains Official Plan.

THE TOWNSHIP OF COLLINGWOOD ZONING BYLAW (83-40)

The subject lands are currently zoned Rural Estate Residential (RERa) Zone in the Township of Collingwood Zoning Bylaw.



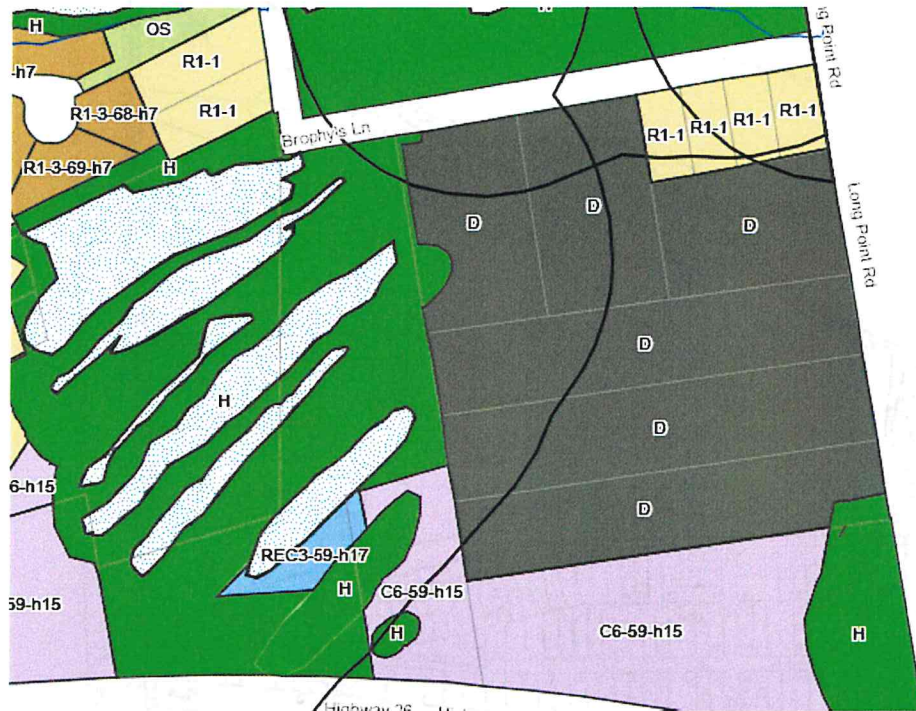
Permitted uses in the RERa zone include one single detached dwelling on lots larger than 8100 square meters. The current zoning is reflective of a lack of municipal servicing at the time of the passing of the original bylaw.

A Zoning Bylaw Amendment is required to rezone the property from RERa to a residential zone (R1) that would permit smaller residential lots developed on full services.

A site specific residential (R1) zoning is being requested to permit lots with a minimum rear yard of 7.5 m (down from 9 m), interior side yards of 1.2 m (down from 2 m) and an increase of height from 2 storeys (8 m) up to 2.5 storeys (9.5 m).

The Town of The Blue Mountains is currently in the process of a Comprehensive review to consolidate their two existing zoning bylaws; Town of Thornbury (10-77) and the Township of Collingwood (84-40).

The draft of the zoning bylaw proposes rezoning the property to the Development (D) Zone.



The Development (D) zone is basically a holding zone prior to a Draft Plan of Subdivision application being made.

Pascuzzo Planning Inc. submitted a request to the Town of The Blue Mountains within the Comprehensive Zoning Bylaw update review process to rezone the property to the R1-3-H6 Zone. It appears that staff will not be implementing the request to rezone the property to a residential zone. Therefore, even if the Comprehensive ZBL update is completed prior to the approval of this site specific zoning, a site specific zoning bylaw will still be required. It also appears that Council will be waiving the 2 year moratorium on site specific zoning bylaws after the Comprehensive Zoning Bylaw is approved.

Based on the above noted policies and the proposed site specific Zoning Bylaw Amendment, it was determined that the proposal can conform to the general intent of the Township of Collingwood Zoning Bylaw.

9.0 CONCLUSIONS AND RECOMMENDATION

Craigleith is a fully serviced Settlement/Recreation Area to which development is to be directed.

Provincial Planning Policy is encouraging intensification and the elimination of urban sprawl by establishing higher minimum density targets.

The Recreational Residential designation of the Town of The Blue Mountains Official Plan permits a density of 10 units/ha, which would permit 22 units on the subject lands.

The Recreational Residential designation requires a 40% open space component to the development design. The proposed Draft Plan will provide 12% open space with the remaining 28% to be provided to the Town as a cash-in-lieu payment.

A site specific Zoning Bylaw Amendment is required to support the approval of the proposed Draft Plan of Subdivision. Exceptions to reduce the rear and side yard setbacks as well as to increase the height are being proposed.

We would respectfully request that the County of Grey and the Town of The Blue Mountains proceed with the Draft Plan of Subdivision and Zoning Bylaw Amendment application(s).

Respectfully Submitted by:

Pascuzzo Planning Inc.

A handwritten signature in dark ink, appearing to read "Andrew Pascuzzo", with a stylized flourish at the end.

Andrew Pascuzzo MCIP, RPP

