

**PLANNING REPORT**  
Draft Plan of Subdivision  
Zoning Bylaw Amendment  
138 Kandahar Lane  
The Town of the Blue Mountains  
County of Grey



**PASCUZZO**  
PLANNING INC.

October 2021

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## 1.0 LOCATION

The subject lands are located north of Arlberg Crescent, west of Kandahar Lane and south of Tyrolean Lane in The Town of The Blue Mountains.

The property is currently occupied by a gravel parking lot and recreational amenities (volleyball courts, baseball diamonds, soccer fields). The subject lands maintain 218 m of frontage on Tyrolean Lane, 193 m frontage on Kandahar Lane and 230 m+ frontage on Arlberg Crescent.



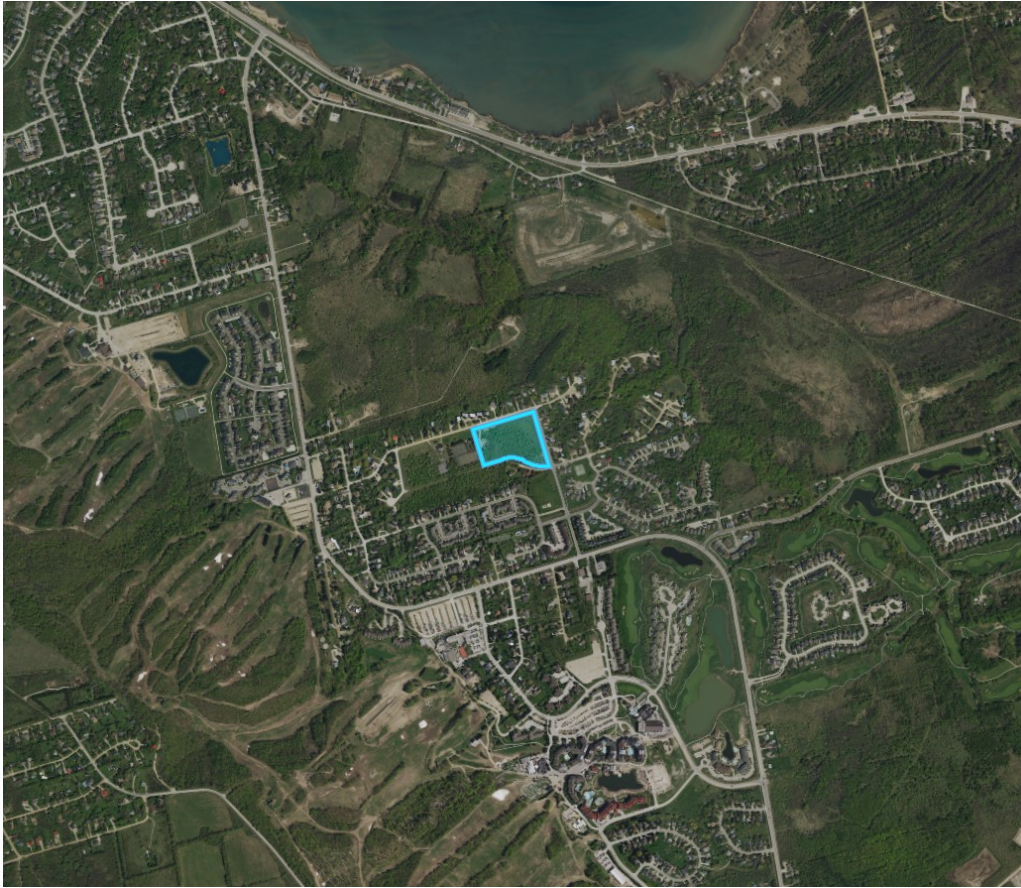
### Property information

Concession 2  
Part of Lot 19  
RP 16R-2119 Part 2  
Roll # 424200000330901  
3.2 ha (7.89 ac.)

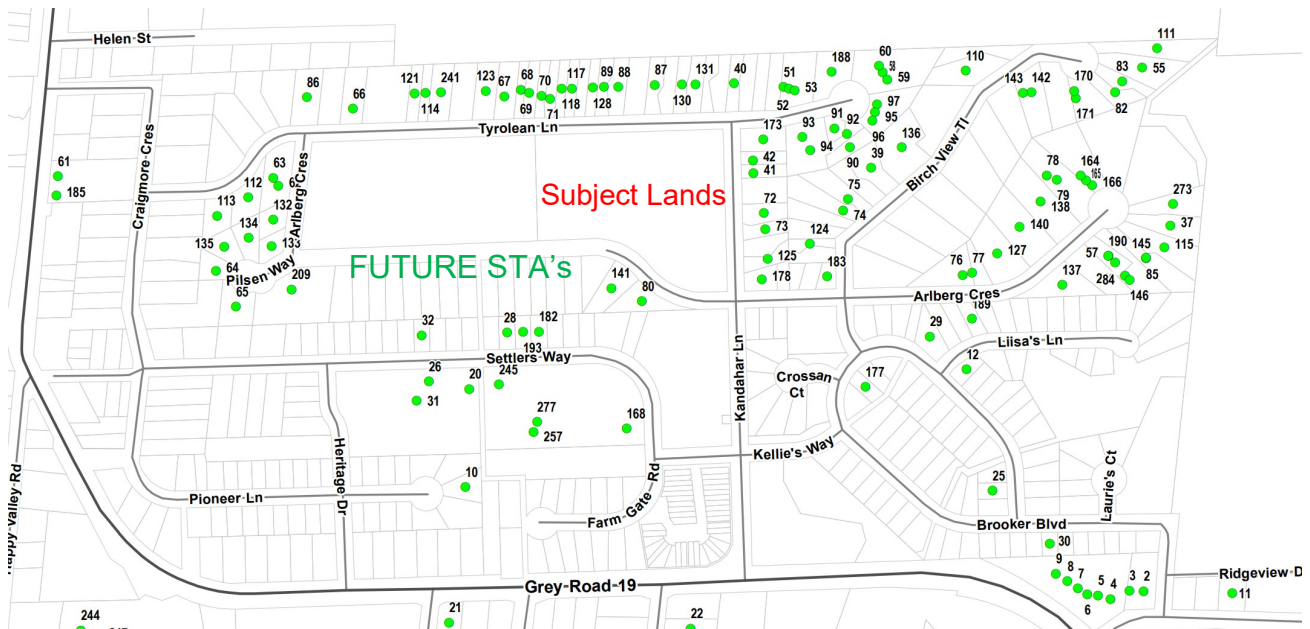


## 2.0 SURROUNDING USES

Lands to the immediate north of the property are occupied by Short Term Accommodation (STA) and residential dwellings. Further to the north are the McPherson, Eden Oak and Parkbridge development lands, Highway 26 and eventually Georgian Bay. Lands to the east are occupied predominantly by STA's. The land to the south is occupied by STA's, Grey Road 19 and eventually the Village at Blue. The land to the west is occupied by vacant development lands (currently tennis courts, etc.). Further west are STA's and eventually the slopes/trails of Blue Mountain Resort.



The figure below shows all the licensed STA's in the immediate area surrounding the property.



### **3.0 PROPOSAL**

Pascuzzo Planning Inc. was retained by the owner of the subject lands, Tyrolean Village Resorts Limited in order to:

1. Prepare and submit a Draft Plan of Subdivision (DPS) for (12) twelve lots, each occupied by an approximately 120 m<sup>2</sup> commercial Lodge with (8) eight bedrooms.
2. Prepare and submit a Zoning Bylaw Amendment application to rezone the property from the Development (D) Zone to the Resort Commercial Exception (C3-X-h) zone.
3. Provide Planning Justification for the above noted Draft Plan of Subdivision and Zoning Bylaw Amendment.

#### **Draft Plan of Subdivision**

The Draft Plan of Subdivision (DPS) includes (12) twelve lots each with a frontage of 18 m, depth of 42 m and area of 756 m<sup>2</sup>.

The residential lots within the DPS will each gain access to Tyrolean Lane.

A 1.5 m wide public trail dedication (Block 13) is proposed on the western boundary of the property.

A 2.27 ha future development block would remain (Block 14).

#### **Pre-consultation**

A Pre-consultation meeting occurred on October 1, 2020 with representatives from the County of Grey 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:

- Tyrolean Village Resorts Limited - Owner
- C.F. Crozier & Associates – Functional Servicing and Stormwater Management Report
- C.F. Crozier & Associates – Traffic Brief
- Amick Consultants Ltd. – Archaeological Assessment Stage 1-2
- Pascuzzo Planning Inc. – Planning Justification Report, Draft Plan of Subdivision
- Soil Engineers Ltd. – Geotechnical Study
- Paul Thomsen - Ontario Land Surveyor

## **5.0       SERVICING**

The Functional Servicing and Stormwater Management Report (August 2021) prepared by C.F. Crozier & Associates Inc. concludes that the proposed DPS can be adequately serviced. The following conclusions were reached.

1. Individual connections to the reconstructed public watermain along Tyrolean Lane.
2. Fire flows have been determined based on the short method calculations for grouping of Single Detached dwellings as per the Fire Underwriter Survey (FUS) and Ontario Building Code (OBC).
3. Gravity sanitary sewer connections will be provided to each unit connecting to the future sanitary sewer along Tyrolean Lane.
4. Stormwater quantity and quality will be provided by shared LID features located at the rear of the lots

Town of Blue Mountains staff have indicated that upgrades to the municipal infrastructure along Tyrolean Lane adjacent to the proposed lots will occur in 2022.

### **Traffic**

The Traffic Opinion Letter (August 2021) prepared by C.F. Crozier & Associates Inc. concludes that the addition of site generated traffic is anticipated to have a minimal impact on the operations of the boundary road network, with a maximum increase in control delay of 1.1 seconds. The 95<sup>th</sup> percentile queue of the southbound vehicles is not anticipated to exceed two vehicles. Based on the above, the proposed development can be supported from a transportation perspective.

### **Utilities**

The site will be serviced with telephone, cable TV, gas and hydro.

## 6.0 ARCHAEOLOGICAL

During pre-consultation for the current application(s) 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 the 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 in February of 2021.

### 1.0 PROJECT REPORT COVER PAGE

#### LICENSEE INFORMATION:

Contact Information:	Michael B. Henry CD BA FRAI FRSA Southwestern District Office 553 Dufferin Avenue London, ON N6B 2A5 Phone: (419) 432-4435 Email: mhenry@amick.ca/mcornies@amick.ca www.amick.ca
Licensee:	Michael B. Henry CD BA FRAI FRSA
Ontario Archaeology Licence:	P058

#### PROJECT INFORMATION:

Corporate Project Number:	2020183
MHSTCI Project Number:	P058-1924-2020
Investigation Type:	Stage 1-2 Archaeological Property Assessment
Project Name:	138 Kandahar Lane, Part of Lot 19, Concession 2, Geographic Township of Collingwood, Town of the Blue Mountains, County of Grey
Project Designation Number:	Not Currently Available

#### MHSTCI FILING INFORMATION:

Site Record/Update Form(s):	N/A
Date of Report Filing:	02 February 2021
Type of Report:	<b>ORIGINAL</b>

#### STAGE 2 RECOMMENDATIONS:

As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

1. *No further archaeological assessment of the study area is warranted;*
2. *The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*
3. *The proposed undertaking is clear of any archaeological concern.*



## 7.0 PLANNING DOCUMENTATION

### PROVINCIAL POLICY STATEMENT (2020)

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 in 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 and Zoning Bylaw Amendment 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 policy, it was determined that the proposal conforms to the general intent of the Niagara Escarpment Plan.

## COUNTY OF GREY OFFICIAL PLAN (RECOLOR GREY)

The subject lands fall under the jurisdiction of the County of Grey Official Plan (Recolor Grey), 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" (green) 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.***

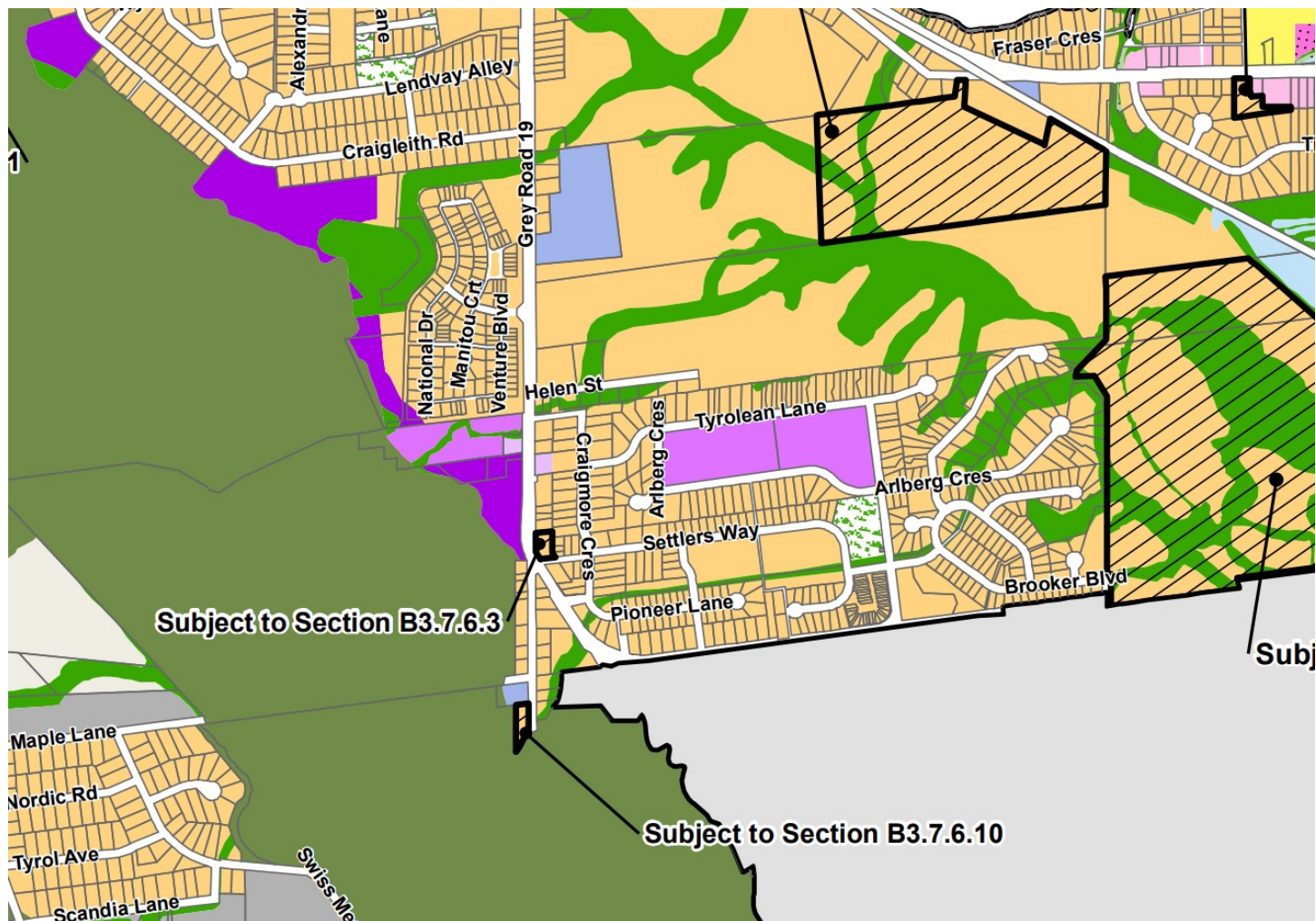
***(6) The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.***

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 “Resort Commercial” (RC) on Schedule A-4 (Craigleith and Swiss Meadows) of the Town of The Blue Mountains Official Plan.



### **B3.9 RESORT COMMERCIAL AREA**

#### **B3.9.1 Objectives**

It is the intent of this Plan to identify appropriate lands for commercial resort accommodation uses.

#### **B3.9.2 Location**

The Resort Commercial Area designation as shown on the Schedules to this Plan applies to commercial resort accommodation areas of the Town.

#### **B3.9.3 Permitted Uses**

Permitted uses on lands designated Resort Commercial Area include:

- a) commercial accommodation uses, including hotels, lodges or inns and support uses including dining, convention facilities, indoor recreational facilities, swimming pools and administrative offices, as well as parking, service and maintenance facilities; and,
- b) indoor and outdoor recreational uses.

#### **B3.9.4 Development Policies**

- a) It is the intent of this Plan that resort commercial *development* should include only those supporting uses, which are necessary for the operation of the primary commercial accommodation use.
- b) All *development* shall be located without disrupting the natural environment by removal of excessive amounts of vegetation. Additional tree planting shall be encouraged, where applicable.
- c) Adequate buffering shall be provided to ensure the visual protection and amenity of the area. Where residential uses are located nearby, increased setbacks and limitations on the size of buildings may be established under the implementing Zoning By-law.
- d) Commercial accommodation uses shall be restricted to 150 rooms, unless larger facilities are deemed appropriate in accordance with the provisions of Section B2.2.

#### **B3.9.5 Implementing Zoning By-law**

All lands designated Resort Commercial Area shall be placed in appropriate zone(s) in the implementing Zoning By-law.

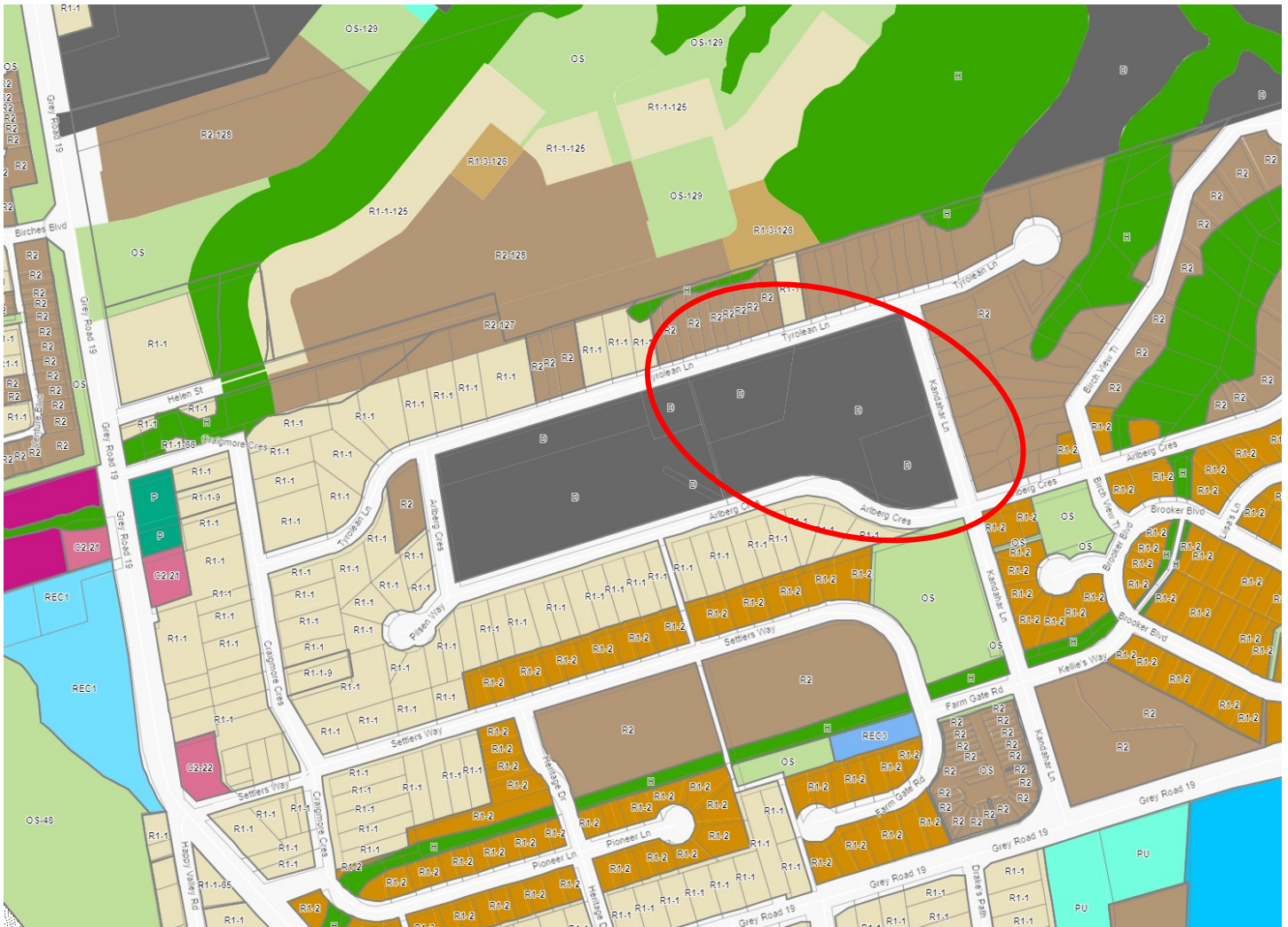
The proposed Draft Plan of Subdivision will include Lodges, which are permitted in the Resort Commercial designation.

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 TOWN OF THE BLUE MOUNTAINS ZONING BYLAW (2018-65)

The subject lands are currently zoned Development (D) Zone in the Town of The Blue Mountains Zoning Bylaw 2018-65.



The Development (D) zone is basically a holding zone until future application are made for development proposals.

The subject lands require Zoning Bylaw Amendment to rezone from the Development (D) zone to the Resort Commercial (C3-X) Zone. Permitted uses in the C3 Zone include a hotel, motel, commercial resort unit and commercial resort complex, however the C3 zone does not permit a lodge.

As indicated previously the Resort Commercial designation permits lodges, however the C3 zone does not. Further, ZBL 2018-65 does not define a lodge. Therefore, an exception to the C3 zone is required to permit a lodge as a permitted use.

In addition, it would appear that the provisions of the newly proposed RR zone from Council approved ZBL 2021-59 (top of next page) would be the most appropriate, except for height and note 1.

Zone Standard	RR	C3-x
Minimum Lot Area (ha)	550	550
Minimum Lot Frontage (m)	18(1)	18 (no note)
Minimum Front Yard (m)	7.5	7.5
Minimum Exterior Side Yard (m)	5.0	5
Minimum Interior Side Yard (m)	2.0	2
Minimum Rear Yard (m)	9.0	9
Maximum Height (m)	9.5	11
Maximum Lot Coverage (%)	30	30

(1) Minimum Lot Frontage shall be increased by 3 metres for corner lots.

The proposed C3-x zone would include the provisions indicated above in red.

Based on the proposed site specific Zoning Bylaw Amendment, it was determined that the proposal can conform to the general intent of the Town of The Blue Mountains Zoning Bylaw.

## 8.0 CONCLUSIONS AND RECOMMENDATION

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

Provincial Planning Policy encourages intensification

Engineering, Archaeological and Geotechnical reports have been prepared supporting the proposed applications.

The Resort Commercial designation of the Town of The Blue Mountains Official Plan permits Lodges.

The proposed DPS and ZBLA are consistent with PPS and conform to the County of Grey and The Town of The Blue Mountains Official Plan.

A site-specific Zoning Bylaw Amendment is required to support the approval of the proposed Draft Plan of Subdivision to rezone the property from the Development (D) Zone to the C3-X Zone to permit Lodges as per the permitted uses of the Resort Commercial designation.

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.**

Andrew Pascuzzo MCIP, RPP