



Town of The Blue Mountains

Old Lakeshore Road Neighbourhood Plan



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Introduction and Purpose

The Old Lakeshore Road Neighbourhood Plan (“The Neighbourhood Plan”) provides a vision for the future development of the Old Lakeshore Road Neighbourhood in the area of Camperdown, Town of The Blue Mountains.

This Neighbourhood Plan recognizes this unique neighbourhood in the greater community of Camperdown. The Plan satisfies the requirement to create a Neighbourhood Plan for the Special Study Area under Section B3.14.4 of the Town of The Blue Mountains Official Plan 2016.

The Neighbourhood Plan was developed in cooperation among Town staff and Innovative Planning Solutions (working on behalf of the Romspen Development Group), and with consultation of the public.

The structure of the Neighbourhood Plan outlines a framework of policies through the vision, goals and objectives, with further details then broken out into the applicable subsections of the Plan.

What is a “Neighbourhood Plan”?

This Neighbourhood Plan is a general guide that directs how development and redevelopment will take place in this primarily residential neighbourhood. It is a tool that provides additional and more detailed policies for the Study Area beyond the policies of the Town’s Official Plan, with the aim to support the vision for how that community will ultimately build out. The Neighbourhood Plan contains the framework, goals and objectives to achieve that vision and ultimately represents Council’s intention regarding the ultimate design and development of the neighbourhood.

The Neighbourhood Plan does not duplicate or replace the Official Plan policies that already apply to the Special Study Area and the Neighbourhood Plan is designed to complement these existing Official Plan policies. Section B3.13.5 of the Town’s Official Plan provides the policy framework for the development of the Neighbourhood Plan within the Special Study Area and requires that the Neighbourhood Plan be created prior to any new development within the Special Study Area.

Preparation of the Neighbourhood Plan is based on consultation with neighbourhood residents, property owners, and other stakeholders. Approval of this Plan requires a resolution of Council of the Town of The Blue Mountains.

Although the Neighbourhood Plan does not form part of the Official Plan, it will be considered Council policy upon adoption by resolution. Decisions of Council regarding development in the Old Lakeshore Road Neighbourhood area will be consistent with the vision outlined within the Neighbourhood Plan, and will conform with the applicable Official Plan policies and the Town's Community Design Guidelines.

It should be noted that the Neighbourhood Plan is not a "Secondary Plan" and not intended to provide the depth of land use planning direction that a Secondary Plan provides. The lands within the Special Study Area are already designated as a growth area of the Town's Official Plan.

Special Study Area

The Special Study Area, as identified in the Town's Official Plan, is made up of sixteen properties along Old Lakeshore Road in Camperdown (see Figure 1). The Special Study Area is approximately 20 hectares, with a length of approximately 1.2 kilometres, along Old Lakeshore Road. This section of Old Lakeshore Road is dead-ended at the east end, with only one entrance to the road on Camperdown Road at the west end.

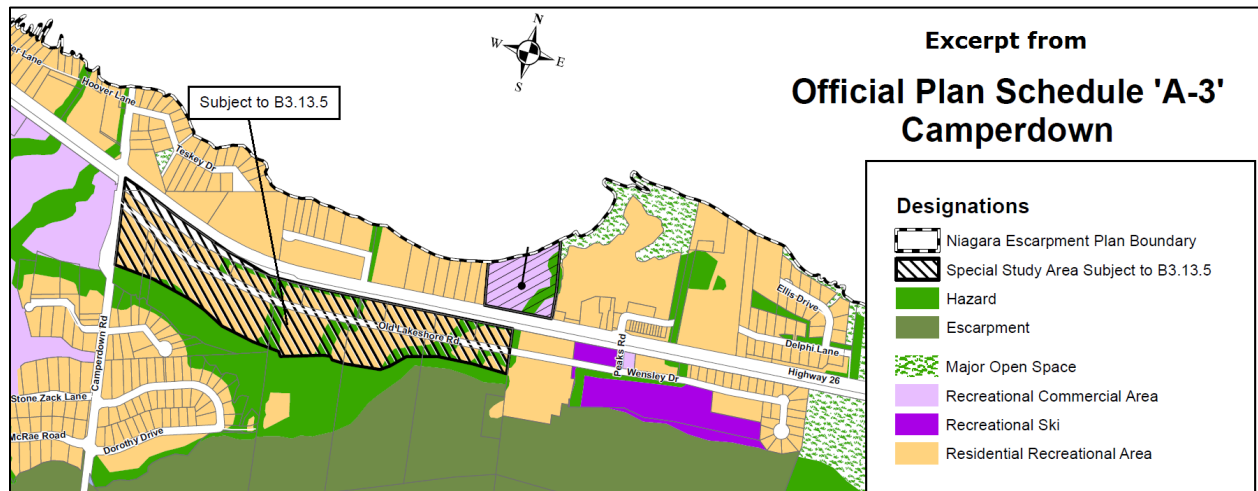
The Special Study Area is close to Georgian Bay, with access to the water at nearby Delphi Park, a Town waterfront park. Georgian Peaks Ski Club is just east of the Property. Access to the ski facility is from Peaks Road, from Highway 26.

The Special Study Area falls within the Niagara Escarpment Plan and is designated Escarpment Recreation Area. The Special Study Area is below the ridgeline of the Nipissing Ridge and not part of the significant Escarpment Slope. The area is described as "Attractive" within the Niagara Escarpment Landscape Evaluation and is backdropped by the Escarpment slopes identified as "Very Attractive".

The Special Study Area is designated *Recreation Resort Area* in the County of Grey Official Plan. The County Official Plan identifies an area of Natural Heritage Systems Core Area on the east side of the Special Study Area. The County Official Plan also maps portions of the area as Significant Woodlands.

The Town of The Blue Mountains Official Plan designates the Special Study area *Residential / Recreation Area* and Hazard (shown in Figure 1). Constraint mapping of the Official Plan identifies Significant Woodlands within the Special Study Area (Appendix 3).

Figure 1: Special Study Area



The Special Study Area is also adjacent to lands designated *Escarpment* in the Town's Official Plan. A portion of the lands are mapped Significant Woodlands in Appendix 1 of the Town's Official Plan. It is also noted that the Special Study area is adjacent to an Area of Natural and Scientific Significance (ANSI - Life Science), wetlands and watercourses that outlet to Georgian Bay.

The neighbourhood *character* of the Special Study Area has not been firmly established, since the majority of the lands have not yet been developed. The existing seven houses in this area are single detached dwellings and oriented to Old Lakeshore Road. The area character that does currently exist is described as rural in nature, containing views of Blue Mountain, significant tree cover and vegetation.

Neighbourhood Public Engagement

As noted, integral to the creation of the Neighbourhood Plan is public engagement. A Neighbourhood Meeting was held on May 16, 2019. The Neighbourhood Meeting was an opportunity for stakeholders to come together to discuss the purpose and vision of the Neighbourhood Plan.

Sixteen members of the public were present at the Neighbourhood Meeting, as well representatives of the Romsphen Development Team, some members of Town of Council and staff. The discussion notes of the Neighbourhood Meeting are attached to this Plan as Appendix 1. The design and review and adoption of this Neighbourhood Plan is in accordance with the outline in Appendix 2.

Once drafted, the Neighbourhood Plan was also circulated to property owners and posted online for feedback. Community feedback was used to refine the Neighbourhood Plan.

Scope of the Plan

Under Section B3.13.5 of the Town's Official Plan, a Neighbourhood Plan may include the following:

- 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.

This Plan considers the total number of dwelling units, types of housing, location of roads and trails, engineering and services. Potential for new lands uses and architectural design standards were not incorporated into this Plan. Since the lands are already designated for residential development, new land uses are outside the scope of this Plan. Architectural design standards were also not incorporated as the Special Study Area does not yet have an established character of buildings and is it anticipated that low density development will be the predominant built form.

Old Lakeshore Neighbourhood Plan Framework

Neighbourhood Planning Principles

Section A1.1 of the Town's Official Plan contains Guiding Principles. These principles were used in the creation of this Plan.

Neighbourhood Vision

From the Town of The Blue Mountains Official Plan, the Town's Vision is:

"we are a connected and caring Community that blends our heritage with a thriving diverse economy based on the continual preservation and protection of nature. Generations of families live, work and play in

our safe, happy and inclusive Town. We are a Community 'Built to Last''

The Town's Official Plan defines *character* as: the aggregate of the distinct features that work together to identify a particular area or neighbourhood. The distinct features may include the built and natural elements of an area.

In the case of the Old Lakeshore Neighbourhood Area, the character of the built environment has not yet been fully established, but the natural elements, including significant vegetation and natural features form part of the neighbourhood character. Building on the vision of the Town's Official Plan, *the ultimate build out of this Neighbourhood will be a community integrated with the natural environment, through protection of natural features, development that is balanced with tree preservation, road and active transportation connections, while retaining a rural neighbourhood atmosphere.*

Goals and Objectives

This Neighbourhood Plan establishes a framework for coordinating new development along Old Lakeshore Road that provides for appropriate services, protection of the environment and needs of both present and future residents. The following goals are supported by objectives to help achieve the vision of Old Lakeshore Road Neighbourhood Area.

Goals of this Plan:

Goal 1. Preserve, protect, and enhance natural features and functions of the Special Study Area

Objectives:

1. Leverage expertise of our community partners through the development approvals process through integrated consultation with the County of Grey, Grey Sauble Conservation Authority and Niagara Escarpment Commission.
2. Require all development to be serviced by Town Water and Wastewater Services, to protect water quality of Georgian Bay.
3. Integrate development with surrounding natural environment.
4. Protect identified natural features through the planting of landscape buffers where appropriate, such as between developments, along Old Lakeshore Road and adjacent to natural features.
5. Identify and protect the existing mature tree canopy from development.

Goal #2. Preserve and enhance the natural and rural character of the Special Study Area.

Objectives:

1. Review options for a modified rural road standard to reduce amount of vegetation removed through road widenings and installation of infrastructure.
2. Maintain landscape buffers along Old Lakeshore Road and property boundaries in existing naturalized areas, where appropriate.
3. Development of Open Space areas will be consolidated with existing Natural Features, and adjacent areas.
4. Balance low density development with preservation of open spaces.
5. In some cases, a compact built form will be preferred, to ensure the existing rural character and natural features will be maintained.

Goal #3. Create an Integrated, Safe and Active Neighbourhood

Objectives:

1. Provide connections to the Georgian Trail along Old Lakeshore Road at strategic locations.
2. Explore options for pathways/sidewalks along Old Lakeshore within the road allowance.
3. Pursue connections between the Neighbourhood Plan Area and surrounding destinations, including Georgian Peaks Ski Club, Delphi Park and the Georgian Trail.
4. Connect development parcels with adjacent parcels, wherever possible, and encourage the integration of open spaces in continuity with existing features and systems, to create an overall connected community.

Ultimate Population and Dwellings

The Old Lakeshore Road Special Policy Area has a total development area of approximately 14 hectares, among 16 distinct developable parcels. The development area currently includes only those lands currently designated Residential/Recreational Area. The area designated Hazard was not included in the development area calculation.

The Town's Official Plan Section B3.7 contains detailed policies for the Residential Recreational Area designation. The Residential Recreational Area

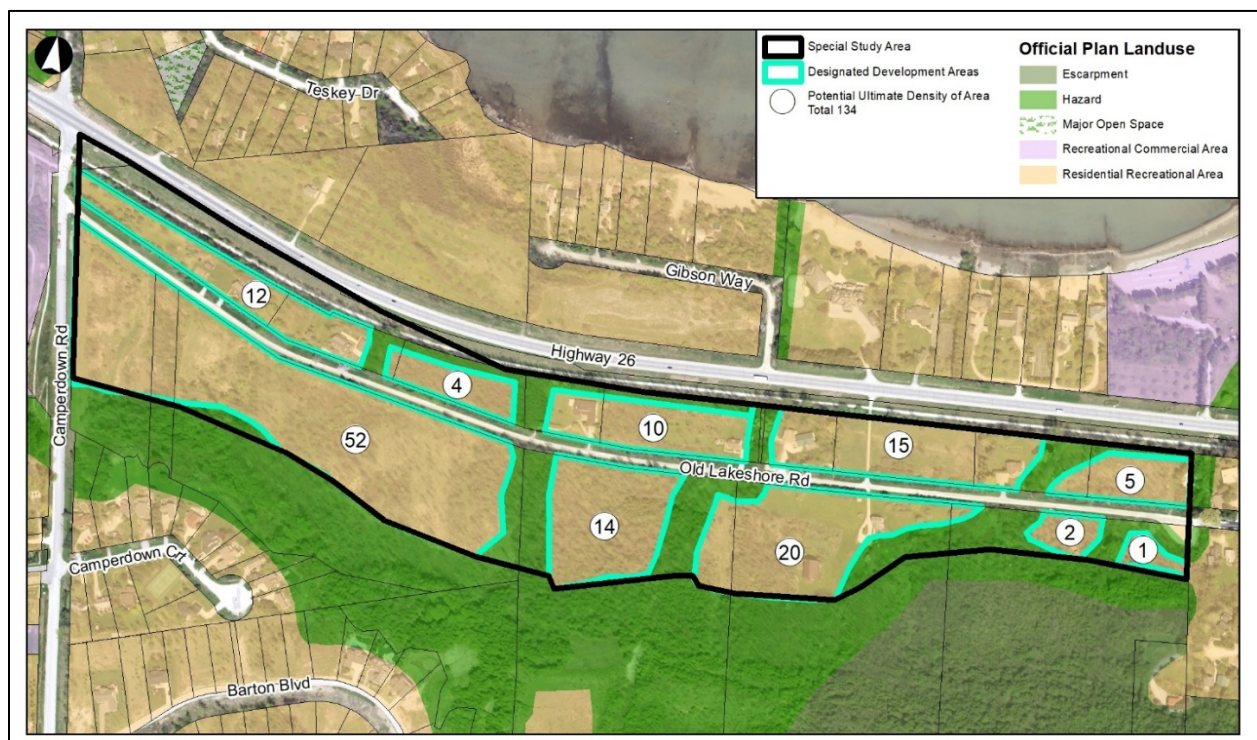
recognizes areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and areas where some residential uses are located to support and provide access to resort and recreational amenities.

Maximum Housing Density

Understanding the potential maximum density of the Special Study Area is a crucial part of considering the potential servicing needs and infrastructure impacts of the neighbourhood and future development. Section B3.7.4.1 of the Town's Official Plan sets out a maximum density of 10 units per hectare, with a minimum open space component of 40% for development in the Residential/Recreational Area designation. Lands designated 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.

In order to estimate the maximum potential housing of the Special Study Area, the areas of potentially developable lands were measured together with adjacent parcels wherever there was a contiguous area of designated lands using the 10 units per hectare formula.

Figure 2: Estimate of maximum potential housing density



Pockets of development lands surrounded by Hazard lands, roads or other features were counted individually. The measurements were based on the assumption that some land assembly could and may occur.

Based on the above methodology, a maximum of 134 units could be expected within the Special Study Area. Actual topography of the properties, environmental features, and the minimum 40% Open Space requirement for the Residential/Recreational Area designation, could further reduce the number of units that could be developed through future Planning Act applications.

Housing Type

This area of Camperdown is predominantly made up of single detached houses, consisting of both seasonal and permanent residences.

The area is within close proximity to shoreline amenities, such as Delphi Park Beach, the Georgian Peaks Ski Club and many recreational trails, including the Georgian Trail. The commercial centre of Thornbury is more than 3 kilometres west. The area is not currently within a public transportation network.

The demand for housing in this area is expected to continue to be a mixture of permanent and seasonal dwellings, focused on our recreational amenities. The Residential Recreational Area allows a variety of dwelling types, including singles, semis and Townhouses. Based on the existing neighbourhood and surrounding area, it is expected that singled detached dwellings will be the dominant housing type.

Roads and Active Transportation Network

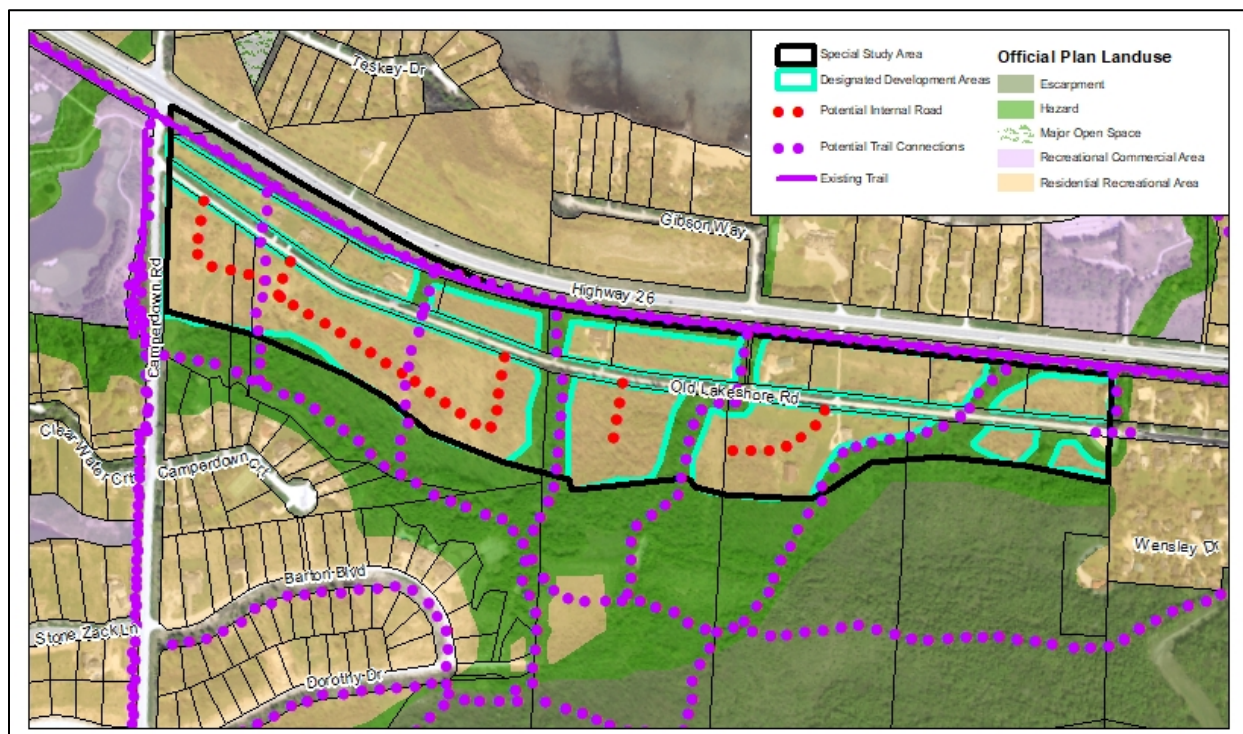
Old Lakeshore Road is currently the only road in the Neighbourhood Plan. This road is not currently constructed to the Town standard for two way traffic. In addition, there are no sidewalks or shoulders on Old Lakeshore Road. As Old Lakeshore is dead-ended at the east side, there are currently limited connections for active transportation (cycling and pedestrian) in the Special Study Area.

The properties in the Special Study Area on the north side of Lakeshore are adjacent to the Georgian Trail. These properties vary in depth but are likely to be developed with frontage on Old Lakeshore Road; no additional roads are expected on the north side. The properties on the south side of Old Lakeshore Road are considerably larger and there are opportunities for larger parcels to contain roads in the form of crescents, culs-de-sac or other road types.

Goal #3 of this Plan aims to enhance the Active Transportation network. Additional safe access to the Georgian Trail is needed through a connecting trail. The north side properties provide opportunities to provide a connection to the Georgian Trail. Specific opportunities existing to integrate active transportation routes within or alongside natural areas or adjacent to watercourses. Some potential connection points are shown in Figure 3. As new development occurs, options to create pedestrian pathways or sidewalks along Old Lakeshore within the existing Road Allowance will also be explored by the Town.

Note that the potential road and trail connections in Figure 3 are provided for illustrative purposes intended to provide planning design considerations only, and do not reflect Town requirements for actual connection points, which will need to be determined at the time of development proposals. Some of the connections in Figure 3 are taken directly from the Town's Official Plan Schedule B-1 – Transportation.

Figure 3. Potential Road and Trail Connections (Conceptual)



To support Goal #2, the Town will also consider opportunities to employ a modified rural road standard for Old Lakeshore Road. Old Lakeshore Road will need to be widened to accommodate two-way traffic, while maintaining appropriate municipal drainage. New municipal roads within the Neighbourhood Plan area will be encouraged to maintain a standard similar to what is planned for an improved Old Lakeshore Road.

It will also be a priority of this area that larger parcels provide connections to avoid fragmentation of developable lands. Optimal road location shall be chosen based on a balance between the need for the road, the principles of connectivity, and the protection of the integrity of the natural features. All proposed developments will demonstrate internal road integration with adjacent parcels. Where road connections with adjacent parcels is not feasible due to natural features, opportunities to provide integrated active transportation connections will be considered, to ensure an integrated and connected community.

All new development proposals will include a Traffic Impact Study. The Traffic Impact Study will consider the overall Special Study Area of the Neighbourhood Plan and include considerations of the cumulative impacts of the proposal on the Neighbourhood, the intersections of Camperdown and Old Lakeshore Road, and Camperdown Road and Highway 26.

Servicing and Public Utilities

It should be noted that the Special Study Area is located within the Camperdown Servicing Area. As a settlement area, the Official Plan identifies this as an area designated for growth on full municipal services. All new development is required to be connected to Town water and wastewater services, in support of Goal #1 of this Plan.

Generally, municipal water and sewer services will be established within the road allowance of Old Lakeshore Road, and within the road allowances of future developments. Future development proposals are required to provide a design for servicing that considers previous development and provides for future development beyond the proposal. It is Town practice that water and sewer services established within a municipal road allowance are extended to the boundary of the outer property line of a development parcel, to provide for the straightforward extension to the adjacent properties when they should develop in the future. Municipal servicing systems should also be designed with consideration for life cycle cost.

Water and sewer services within private property or private roads will only be considered in cases of common element condominium or other communal style development, consistent with Town and Provincial requirements.

Stormwater management concepts may include facilities, municipal ditch systems, Low Impact Development (LID), and other on-site management systems to support Goal #1 of this Plan, and will consider downstream constraints, such that the frequency duration and depth of any pre-existing downstream flooding, and or instream channel erosion, will be mitigated.

The servicing concepts implemented will be based on the submitted technical studies confirming their viability in terms of constructability, practicality, operations, long term maintenance and construction costs. Engineering studies required will include Functional Servicing, Stormwater Management Report, Geotechnical Study and any other reports or studies identified during Pre-consultation with the Town, as appropriate.

Visual Impacts and Mitigation

The Residential/Recreational Area permits only low-rise development and limits height of buildings to 3-stories. The Old Lakeshore Road Neighbourhood Area will continue to be a low-rise area to support Goal #2 of this Plan.

As with all applications in the Niagara Escarpment Plan, consultation with the Niagara Escarpment Commission will determine if a Visual Impact Assessment (VIA) is required as part of a complete application for development.

Environmental Protection

The protection and preservation of the environmental and wildlife habitat is an important goal of this Plan (Goal #1). All development proposals shall include measures to enhance natural features and functions.

As previously outlined in this Plan, all development must be connected to the Town wastewater services, to ensure no further impact to water quality in Georgian Bay.

The Official Plan contains detailed policies to require that development proposals in areas in or adjacent to Significant Natural Features require an Environmental Impact Study (EIS). The Terms of Reference for these studies are to be determined through consultation with the Town and relevant external agencies, using the Town's Official Plan Section C9 as the basis.

The following additional measures shall be encouraged:

- Naturalized stormwater management techniques
- Preservation of mature trees and the additional planting of native species to enhance the natural environment
- Preservation of clusters of trees, significant tree canopy, contiguous environmental features to ensure a natural corridor for flora and fauna

Premature removal of natural vegetation, prior to receiving development approvals, is not permitted. In areas where an identified natural feature is proposed to be removed to allow for development, this Plan requires that an EIS demonstrate that there will be no negative impacts of the removal of the

feature. In addition, the removal shall require enhancement of other natural features or development of new natural features at a ratio determined through consultation with all appropriate external agencies, including the Grey Sauble Conservation Authority, Niagara Escarpment Commission, the County of Grey, and the Town

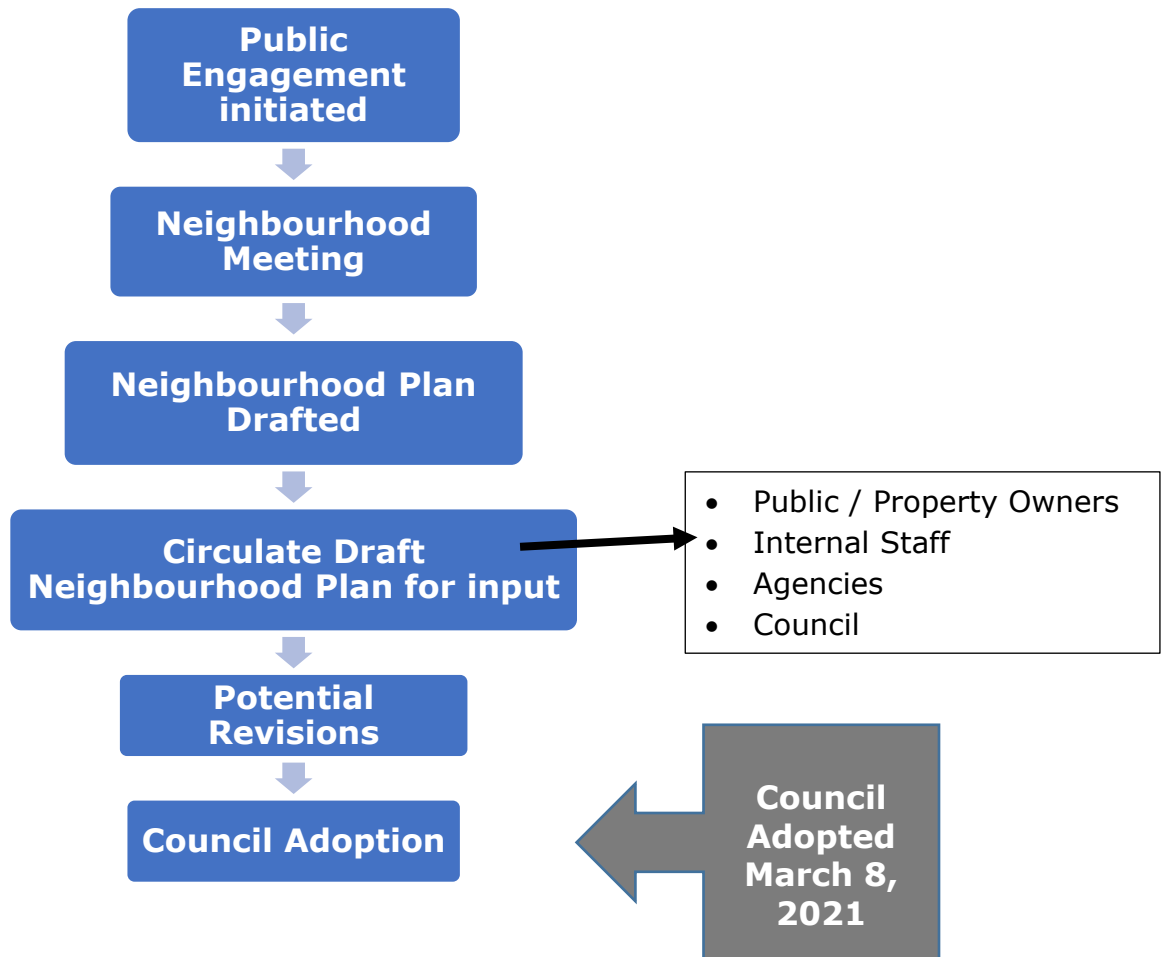
Proposals for removal of any identified natural feature shall be designed and approved in consultation with all appropriate external agencies, including the Grey Sauble Conservation Authority, Niagara Escarpment Commission, the County of Grey, and the Town.

The above policy does not apply to significant natural heritage features as defined in the Provincial Policy Statement 2020. Significant natural heritage features and their adjacent areas are protected from negative impacts of development, as outlined in the Provincial Policy Statement section 2.1, the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan. Development proposals shall protect these features along with any associated buffer areas that may be required.

Additional Submission Requirements

Section E10 of the Town's Official Plan contains general submission requirements for development applications, including a comprehensive list of potential studies that may be needed, depending on the specific circumstances of each proposal. Additional information to meet the objectives of this Plan may be required with all development applications.

Appendix 1: Process for Adoption of Plan



Appendix 2: Comments from Neighbourhood Meeting

Discussion Highlights from the May 16, 2019 Neighbourhood Meeting:

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 where 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.

Appendix 3 Constraint Map from the Official Plan

