



Staff Report

Planning and Development Services – Planning Division

Report To: Council
Meeting Date: November 29, 2018
Report Number: PDS.18.136
Subject: Scenic Caves Parking Lot Official Plan and Zoning By-law Amendments – Recommendation Report
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.136, entitled “Scenic Caves Parking Lot Official Plan and Zoning By-law Amendments – Recommendation Report”;

AND THAT Council adopt an Amendment to the Town of the Blue Mountains Official Plan to insert a new exception to the Residential/Recreational Area designation to also permit the Subject Lands to be used for a parking area related to the adjacent Scenic Caves Nature Adventures property.

AND THAT Council enact a Zoning By-law Amendment to rezone a portion of the Subject Lands from the Rural Estate Residential RER(b) zone to the Rural Estate Residential RER(b)-289-h Zone and Hazard H Zone to also permit the Subject Lands to be used for a parking area related to the adjacent Scenic Caves Nature Adventure. The By-law will also:

1. Insert a new Exception 289 to also permit the lands to be used for a Parking Area in accordance with Section 31 of the By-law;
2. Notwithstanding Section 31.2(c)(i), a minimum setback of 11 metres shall be provided between the parking area and the residential lands to the north;
3. Place the Holding ‘-h’ symbol on the lands to require:
 - a. Granting of Site Plan Approval
 - b. The execution of a Site Plan Agreement
 - c. Issuance of a Grey Sauble Conservation Authority Permit
 - d. Completion of Stormwater Management and Drainage Plan
 - e. Provision of suitable pedestrian access and road crossing at 15th Sideroad ‘A’,
 - f. Dedication of daylighting triangles to the County of Grey,
 - g. Preparation of a Landscape Plan including vegetation protection zones along the watercourse, pond, and northerly side lot line.

B. Overview

The purpose of this report is to provide a recommendation to Council for decision on a proposed application for Official Plan Amendment and Zoning By-law Amendment submitted by Scenic Caves Nature Adventure for a proposed new off-site Parking Area.

C. Background

Planning Staff provided background information on the Scenic Caves Parking Area through Planning Staff Report PDS.18.126 (November 5, 2018) and Planning Staff Report PDS.18.133 (November 19, 2018). All required information has now been received and Staff are now in a position to report back with a recommendation report for the consideration of Council.

The main outstanding issue at that time dealt with the protection of Significant Wildlife Habitat and Species at Risk. The protection and enhancement of these features is a priority under the Town of The Blue Mountains Official Plan and the Niagara Escarpment Plan. The Niagara Escarpment Commission also reinforced this priority through their Public Meeting comments. Town Staff has now received a letter from the Commission with recommendations.

Additional background information on these applications is contained in Planning Staff Reports PDS.18.126 and PDS.18.133 (attached to this report).

D. Analysis

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. A Planning Justification Report was prepared in October 2017 by the applicant including a summary on PPS conformity. Planning Staff concur with the opinions provided. A follow up Planning Justification addendum was prepared in April 2018 with commentary on Natural Heritage features based on the findings of the original Environmental Impact Study. The Planning Report concludes that:

“There is no plan to make site alterations to the existing natural features on the site. The EIS that was prepared to support the proposal notes that the proposed development will not negatively impact the pond and water course on the property or the significant woodlands on the adjacent property. In addition, there are proposed plantings surrounding the natural heritage features on the site and no site alteration will occur in the area of the features. The proposal is consistent with the Provincial Policy Statement.”

The comment provided above addresses the Natural Heritage features on the property including the Significant Woodlands and Significant Wildlife Habitat. The Environmental Impact Study and follow up reviews/reports completed after the Public Meeting further addresses these issues in more detail. Planning Staff note that development is permitted in these areas

(and adjacent areas) provided that it can be demonstrated that there will be no negative impacts on the natural features or their ecological functions (Section 2.1.5 and 2.1.8).

The Environmental Reports and Reviews submitted consider the status of the on-site features and level of protections. Based on the comments received, it would appear that the ecological functions of the natural heritage features can be protected, however the exact limits of these protective buffer areas will be finalized in the future prior to development occurring on the site.. Planning Staff recommend that as a condition to the rezoning, that the Holding ‘-h’ symbol be used to ensure that clearances are obtained from the Town and the GSCA for the protection of these ecological functions after the protective buffer areas have been confirmed. The protection zones and appropriate buffer distances will be implemented in the Site Plan and through the Site Plan Agreement. Planning Staff confirmed with the NEC that the pond and watercourse are key hydrologic features providing habitat and that a vegetation protection zone surrounding the pond and watercourse is required. A specific setback distance has not yet been identified, but in consultation with the environmental consultant and the Conservation Authority protection measures will be implemented during construction and post construction. The Site Plan and Site Plan Agreement will be required to demonstrate these protection measures. Regarding the presence of Species at Risk, the NEC has recommended that construction activity should avoid nesting periods.

Based on the foregoing, Planning Staff are satisfied that the proposed Scenic Caves Parking area is consistent with the Provincial Policy Statement 2014.

Niagara Escarpment Plan

The Niagara Escarpment Plan provides land use policies to guide development while ensuring the preservation and enhancement of the Niagara Escarpment as an internationally recognized World Biosphere Reserve. Key objectives of the Plan are to maintain and enhance the natural environment and the open landscape character of the escarpment and adjacent lands. New development is permitted subject to the land use designation requirements to ensure compatibility with the purpose of the Plan. The Planning Justification Report of October 2017 and April 2018 reviews the relevant policies of the Niagara Escarpment Plan and Planning Staff concur with the opinions provided. Not addressed was a comment raised by the NEC regarding the location of the parking area being on a separate property and not with the main property. The applicant (Scenic Caves) has submitted that they have attempted to add parking for their use on the main property for a number of years but due to topography, access and feasibility of adding parking on the main property, it could not happen. Planning Staff suggest that the requirement under the Niagara Escarpment Plan is to ensure that recreational development does not sprawl onto adjacent or nearby properties. In this instance, the intent and purpose of the Niagara Escarpment Plan can be met through the proposed enhanced plantings along the street and along property lines. Planning Staff also recommend that the Site Plan Agreement contain wording that the Parking Lot is for the use of the adjacent Scenic Caves Nature Adventure and/or Blue Mountain Resorts. Staff wish to ensure that a shared parking arrangement with Blue Mountain Resorts remains available, and that the Lands are not sold off to a third party parking lot provider looking to utilize the lands as a commercial parking lot.

Based on the foregoing, Planning Staff are satisfied that the proposed Scenic Caves Parking Area is consistent with the policies and directions provided in the Niagara Escarpment Plan.

County of Grey Official Plan

The County of Grey Official Plan is intended to guide development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and by-laws. The policy framework encourages strong healthy communities, and new development growth while maintaining and protecting environmental and economic resources. The policies enhance and build upon the direction provided in the Provincial Policy Statement and Niagara Escarpment Plan.

Policies within the County of Grey Official Plan recognize the importance of the four seasons recreational resort areas to the tourism sector of Ontario's economy, Grey County and Town of The Blue Mountains. Recreational uses are permitted, and the Natural Heritage features of the County must be adequately protected. Analysis of the Natural Heritage considerations is provided earlier in this report.

The County of Grey has provided comments indicating that the provision of an off-site parking area for Scenic Caves would provide a safe option for the overflow parking over the current situation of tourists parking along the shoulder of Scenic Caves Road. The County also defers comments regarding NEP conformity to the NEC, Significant Woodlands review through an Environmental Impact Study to the Grey Sauble Conservation Authority, and additional requirements for daylighting triangles and commercial entrance permit to the satisfaction of County Transportation Services. County Staff has also encouraged safe and accessible pedestrian access between the parking area and the main property and increased buffering and privacy measures surrounding that parking area and along the residential property to the north.

Based on the foregoing, Planning Staff are satisfied that the proposed Scenic Caves Parking Area is consistent with the intent and direction of the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

The Official Plan provides the basis for managing growth recognizing that the Town embraces a wide diversity of urban, rural, recreational and tourism amenities. Goals and objectives of the Official Plan include the following: to promote sustainable development in accordance with the Town's Sustainable Path document, to protect and enhance significant natural heritage features, to direct new growth and development to settlement areas, to protect the urban character and rural open landscape character of the Town, to provide opportunities for economic development, and among other goals, to enhance opportunities for tourism and recreational uses.

The subject lands are designated Residential/Recreational Area. Permitted uses include a range of residential uses (single detached to low rise multiple units), home occupations, golf courses and recreational lands in appropriate locations (such as parks, trails, equestrian, community centres, recreational clubs and other similar day use facilities). The lands have been historically used for residential purposes, and a single detached dwelling remains on the property.

A parking area is not a permitted use, and an Official Plan Amendment has been submitted to add a parking area to the list of permitted uses for the Residential/Recreational Area on the subject lands only.

Parking areas are typically permitted as an accessory use to a main use of a property. However in this case the parking area is located on a separate property of the main use. The Official Plan does not permit parking areas to be established on separate lots to ensure that recreational uses are contained on one property. In this instance, Scenic Caves has demonstrated that they do not have the ability to accommodate parking on their main property, and that they sought out nearby lands to provide parking, but no reasonable alternative could be achieved. These lands could not be added to the main property as it is physically separated by 15th Sideroad 'A'.

Policy direction in the Official Plan is to maintain the open landscape character of the rural area, and that this character shall be a priority in the layout and design of the site.

Recreational Commercial uses shall be located without disrupting the natural environment by removal of excessive amounts of vegetation and additional tree planting is encouraged. Adequate buffering shall also be provided to ensure the visual protection and amenity of the area. Increased setbacks may be applied where residential uses are located nearby.

The Official Plan identifies Significant Woodlands adjacent to the subject land. This feature requires an Environmental Impact Study to demonstrate that there will be no negative impacts on the natural features or their ecological functions. Karst topography has been mapped east of the property. Within Karst areas test holes are required to determine if the feature exists in locations of proposed buildings and septic systems. If Karst exists a study is required to assess the impacts and mitigation measures on surface and groundwater supply. It is noted that the subject lands are not located within the Karst mapped area and therefore a review/study was not required with the application. Comments were received on the potential presence of Karst and impacts the parking area may have on groundwater and area wells. In response, modifications to the proposed grading and drainage patterns on the subject lands have been revised to redirect surface water away from the residential lands to the north.

The proposed concept plan provides a 39 metre setback between the parking area and Scenic Caves Road. Existing topography, vegetation, new tree planting and stormwater drainage is proposed in this area. A natural buffer exists and is proposed to be enhanced along the existing watercourse and pond along 15th Sideroad 'A'. From the residential use to the north an 11.0 metre setback is proposed consisting of existing vegetation and landscape enhancements within a 5 metre strip, and a 1 metre high berm between the vegetation strip and the parking area. A Final Landscape Plan has not yet been prepared, but through the Site Plan Approval process a Landscape Plan and vegetation enhancements will be required, and Scenic Caves has indicated that in consultation with the neighbor, if additional buffering between the residential use and the parking area can be provided, that it can be included into the Landscape Plan.

Planning Staff has reviewed the application for Official Plan Amendment and are satisfied that the proposed parking area can be added as a permitted use on the subject lands. The parking area concept plan includes a number of measures that can integrate itself and minimize

impacts among existing residential uses. Details regarding the pedestrian link, vegetation enhancements, vegetation protection zones, stormwater final design, and access to Scenic Caves Road will be confirmed through the Site Plan Approval process as well as required Conservation Authority permits and County Transportation permits.

Township of Collingwood Zoning By-law

The subject lands are zoned Rural Estate Residential RER(b). Permitted uses include single detached dwellings. A parking area is not a permitted use and an application for Zoning By-law Amendment has been submitted to rezone the subject lands to also allow a parking area on the subject lands. The proposed zoning would continue to allow the residential uses so that if the parking area is no longer required, the lands could revert back to a residential use.

Comments have been received from the Conservation Authority to also add a new Hazard 'H' zone to recognize the hazards associated with the watercourse and pond. These lands would not be permitted to be developed into a parking area.

Planning Staff also recognize the need for increased setbacks to the residential use to the north, and recommend that a minimum setback of 11 metres as shown on the site plan be incorporated into the By-law.

Through the final design of the vegetation protection zones around the watercourse and pond, additional setbacks may be required, and these can be implemented through the Site Plan and Site Plan Agreement.

Public Meeting

A Public Meeting as required under the Planning Act was held on January 29, 2018. Comments were received from the County of Grey, Grey Sauble Conservation Authority, Niagara Escarpment Commission, Historic Saugeen Metis, Blue Mountain Watershed Trust Foundation, PlanWells Associates on behalf of an area resident, and an additional 8 letters from area residents.

The County of Grey requires the dedication of a 15.24 daylight triangle and a commercial entrance permit to upgrade the existing entrance. The County encourages safe pedestrian access from the parking lot to the Scenic Caves main property and encourages buffer and privacy measures be incorporated on the site and along the residential property to the north. The County also defers additional comments and review to the Niagara Escarpment Commission and Grey Sauble Conservation Authority.

The Grey Sauble Conservation Authority has identified a recommended Hazard Zone surrounding the pond and watercourse. Parking and any required buildings or structures should avoid the hazard area. It is suggested that additional plantings/buffers be provided along property lines and/or maintaining existing vegetation for natural buffers. A permit is required from the Conservation Authority prior to any construction or site alteration. An engineered stormwater management plan must be prepared to ensure no adverse drainage impacts to neighbouring properties and Scenic Caves Road. The entrance should be relocated

further north to maintain a minimum 15 metre setback from the watercourse. If the parking area is contained within the suggested parking lot envelope, the Conservation Authority did not recommend the completion of an Environmental Impact Study as the adjusted development envelope was not anticipated to have a negative impact on natural heritage features and functions.

The Niagara Escarpment Commission has identified that the proposed parking area doesn't strictly meet Development Objective 1.8.5.6 when considering a parking area as an *accessory facility* to an existing use. Designation objectives and applicable development objectives of the Escarpment Recreation area could potentially be met by implementing appropriate setbacks from key hydrologic features, demonstrating no negative impact on natural heritage features and ecological functions, maintaining and augmenting natural vegetation screening, and incorporating best practices grading and drainage plans to minimize impact on the Escarpment environment.

The Historic Saugeen Metis have no objections.

The Blue Mountain Watershed Trust Foundation has noted concerns with the proposal as the headwaters of Townline Creek run through the subject lands. It is recommended that an Environmental Impact Study be completed to ensure no negative impacts on downstream water quality and fish habitat.

PlanWells Associates on behalf of the property owner to the north has provided a detailed planning rationale objecting to the Official Plan Amendment and Zoning By-law Amendment asserting that the proposed development is not consistent with the Provincial Policy Statement and does not comply with the Niagara Escarpment Plan, County of Grey Official Plan, and Town of The Blue Mountains Official Plan. The main concerns include natural heritage protections from significant woodlands, significant wildlife habitat, species at risk, and adequate protection of the pond and watercourse features, existing well water supply protection, traffic, vehicle and pedestrian safety, cumulative impact of the large number of parking areas in the vicinity, and compliance with specific Plan policies.

Area residents submitted letters with concerns about Official Plan compliance, and Official Plan direction. Their opinion is that the Town's Official Plan should not be amended. Additional concerns related to stormwater and area drainage, visual impact, protection of existing rural residential character of the area, alternative parking locations should be sought, other area parking areas have available capacity, and the protection/preservation of the natural escarpment. At the time of writing this report, these concerns remain current.

All agency and public comments have been attached to this staff report.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the intent and direction of the Town of The Blue Mountains Official Plan, the County of Grey Official Plan, the Niagara Escarpment Plan, and is consistent with the Provincial Policy Statement and represents good planning.

Therefore, Planning Staff supports these applications subject to the comments contained in this report.

E. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability

Objective #1 Retain Existing Business

Objective #3 Promote a Diversified Economy

Objective #5 Improved Visibility and Local Identity

Goal #3: Support Healthy Lifestyles

Objective #1 Promote the Town as a Healthy Community

Objective #3 Manage Growth and Promote Smart Growth

Objective #4 Commit to Sustainability

F. Environmental Impacts

Environmental enhancements are provided including the implementation of a Hazard Zone through the Zoning By-law Amendment, enhanced vegetation plantings along the watercourse and pond, stormwater quality and quantity measures are proposed to control runoff.

G. Financial Impact

Nil

H. In consultation with

Niagara Escarpment Commission, Blue Mountain Resort, Scenic Caves Resort, Georgian Planning Solutions, CC Tatham and Associates, Planwells Associates, Tarandus Associates Limited, GSS Engineering Consultants Ltd.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on January 29, 2018. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Draft Official Plan Amendment
2. Draft Zoning By-law Amendment
3. Public Meeting Comments

Respectfully submitted,

Shawn Postma
Senior Policy Planner

Nathan Westendorp
Director of Planning and Development Services

For more information, please contact:
Shawn Postma
planning@thebluemountains.ca
519-599-3131 extension 248

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. 2018-63

**Being a By-law to adopt Amendment No. 1 to the
Official Plan of the Town of The Blue Mountains**

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment No. 1 to the Official Plan of The Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. 1 together with the required record, to the appropriate Approval Authority for approval.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 29th day of November, 2018.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-63 as enacted by the Council of the Corporation of the Town of The Blue Mountains on the 29th day of November, 2018.

DATED at the Town of The Blue Mountains this 29th day of November, 2018.

Signed: _____
Corrina Giles, Clerk

**NOTICE OF THE PASSING OF A BY-LAW TO ADOPT
AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN**

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. 2018-63 on the 29th day of November, 2018 to adopt Official Plan Amendment No. 1 in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 32 Mill Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 263.

DATED at the Town of The Blue Mountains, this 29th day of November, 2018.

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
32 Mill Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose and effect of the Town of The Blue Mountains Official Plan Amendment is to apply a new site specific exception to the Residential Recreation Area 'RRA' designation to also permit parking as a permitted use on the subject lands.

The lands subject to this By-law are comprised of Part Lot 16, Concession 3.

AMENDMENT NO. 1
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS

November 2018

**AMENDMENT NO. 1 TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

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**AMENDMENT NO. 1 TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and maps constitutes Amendment No. 1 to the Official Plan for the Town of The Blue Mountains.

PART C - THE APPENDICES which does not constitute part of this Amendment. These Appendices contain background data, planning considerations and public involvement associated with this Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this Amendment is to establish parking as a permitted use on the subject lands.

LOCATION

The lands subject to this Amendment are located at Part Lot 16, Concession 3. and are located off of Scenic Caves Road in the Town of The Blue Mountains (formerly the Township of Collingwood), County of Grey.

BASIS

The development proposal is for parking to be a permitted use on the subject property. This property is currently designated 'Recreational Residential Area' and 'Hazard' in the Town of The Blue Mountain Official Plan. The proposed Official Plan Amendment would apply a new site specific exception to the Residential Recreation Area 'RRA' designation to also permit parking as a permitted use as well as maintaining the residential lot density requirements of the existing exception B3.7.6.13 that apply to the subject lands..

In addition to this Official Plan Amendment, an application was made for a Zoning By-law Amendment to the Town of The Blue Mountains Zoning Bylaw and an application was made for Site Plan Approval.

PART B - THE AMENDMENT

All of this part of the document entitled “Part B - The Amendment” consisting of the following text constitutes Amendment No. 1 to the Official Plan of The Town of The Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: **Schedule “A-4” Craigleith and Swiss Meadows Land Use Plan** is hereby amended by re-designating the subject lands from the Residential Recreation Area Exception B3.7.6.13 designation to the Residential Recreation Area Exception B3.7.6.14 designation as set out in Schedule ‘A-1’ to this Amendment.

Item 2: **Section B3.7.6.14 Schedule A-4 – Part Lot 16, Concession 3 – Scenic Caves** is hereby inserted into the Town of The Blue Mountains Official Plan as follows:

“B3.7.6.14 Schedule A-4 – Part Lot 16, Concession 3 – Scenic Caves

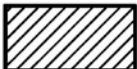
These lands may also be used for parking associated with Scenic Caves Nature Adventures. Notwithstanding the density provisions of his Plan, the minimum lot size shall be 4 hectares. These lands may front existing municipal water services and it is not intended to permit further lot fragmentation.”

Town of The Blue Mountains

Schedule 'A-1', 2018

To Official Plan Amendment No. 1 To the
Town of the Blue Mountains Official Plan

Legend

-  Area Affected By This Amendment
-  Area Subject to Section B3.7.6.14



IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan.

PART C - THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

1. Planning Justification Report prepared by Georgian Planning Solutions
2. Stormwater Management Report prepared by CC Tatham & Associates Ltd.
3. A Scoped Environmental Impact Assessment prepared by Hensel Design Group
4. Transportation Review prepared by CC Tatham & Associates Ltd
5. Town of The Blue Mountains Planning Staff Reports PDS.18.126 and PDS.18.133

The Corporation of the Town of The Blue Mountains

By-Law Number 2018 – 64

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 83-40;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. Map 21 to Schedule 'A' to the Zoning By-law of the Township of Collingwood, being By-law No. 83-40, as amended, is hereby further amended by rezoning the subject lands from the Rural Estate Residential 'RERb' zone to the Rural Estate Residential Exception 289 'RERb-289-h' zone for those lands described as Part Lot 16, Concession 3 16R244, being 214 Scenic Caves Road, as indicated in cross-hatching on the attached Schedule 'A1' - Key Map.
2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40, as amended, is hereby further amended by adding the following Exception 289 as follows:

“289 These lands may also be used for a parking area associated with the adjacent Recreational Commercial Scenic Caves Nature Adventure property in accordance with Section 31 of the By-law. Notwithstanding the requirements of Section 31.2(c)(i), a minimum setback of 11 metres shall be provided between the parking area and the residential lands to the north.”
3. In accordance with the provisions of Section 36 of the Planning Act, the Holding '-h' symbol shall not be removed from the lands until such time as the following has been completed:
 - a. Granting of Site Plan Approval
 - b. Execution of a Site Plan Agreement
 - c. Issuance of a Grey Sauble Conservation Authority Permit
 - d. Completion of a Stormwater Management and Drainage Plan
 - e. Provision of suitable pedestrian access and road crossing at 15th Sideroad "A"
 - f. Dedication of daylighting triangles to the satisfaction of the County of Grey
 - g. Environmental Clearances to the satisfaction of the Town
 - h. Preparation of a Landscape Plan including vegetation protection zones along the watercourse, pond and northerly side lot line.

Until such time as the Holding '-h' symbol has been removed, the lands shall only be used for those uses that existed on the date of passing of this By-law.

4. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 29th day of November, 2018.

John McKean, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2018-64 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 29th day of November, 2018.

Dated at the Town of The Blue Mountains, this 29th day of November, 2018.

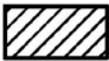
Corrina Giles, Clerk

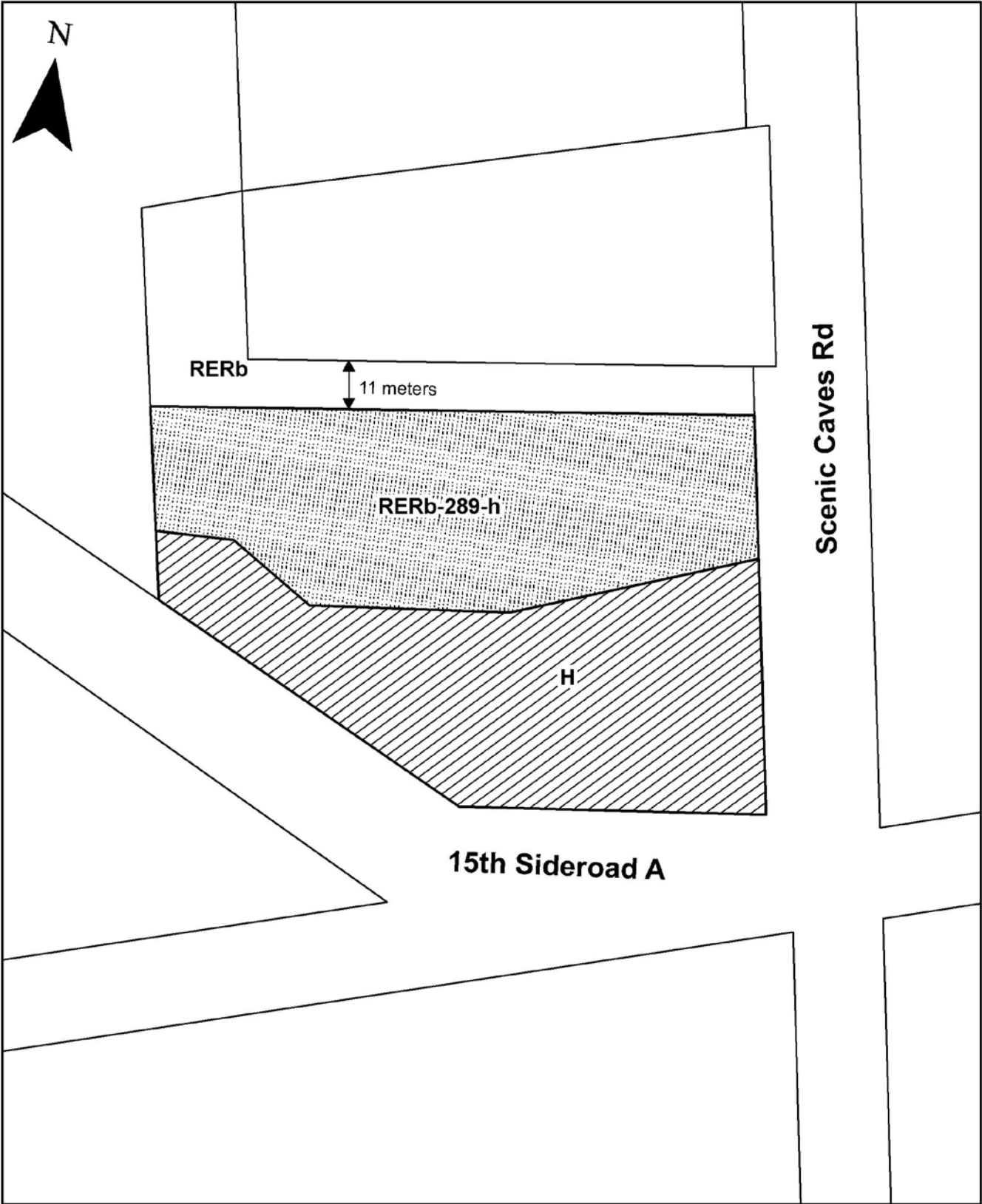
Town of The Blue Mountains

Schedule 'A-1'

By-Law No. 2018-64

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from RERb to RERb-289-h
-  Area to be rezoned from RERb to H



Grey
County Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-376-2205 / 1-800-567-GREY / Fax: 519-376-7970

January 23rd, 2018

Corrina Giles, Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0
Sent Via Email

Re: Official Plan Amendment and Zoning By-law Amendment Applications
Part Lot 16, Concession 3 (214 Scenic Caves Road)
Town of The Blue Mountains
Owner: 636697 Ontario Ltd (Scenic Caves Nature Adventures)
Agent: Krystin Rennie, Georgian Planning Solutions

Dear Ms. Giles:

This correspondence is in response to the above-noted official plan and zoning by-law amendment applications. County Planning staff, along with County Transportation Services staff, have had an opportunity to review the subject applications in relation to the Provincial Policy Statement (PPS) and the County Official Plan and would offer the following comments.

The purpose and effect of these applications is to consider a proposal for an overflow parking area on the subject lands to support the adjacent Scenic Caves Nature Adventures property.

Should the above amendments be approved, an application for Site Plan Approval will be required to address vehicle and pedestrian access, site entrance location, site drainage and grading, landscaping, buffering and other items. An application for Site Plan Approval has not been submitted at this time.

The subject lands are designated as 'Recreational Resort Area' on schedule A to the County of Grey Official Plan. The importance of four seasons recreational resort areas to the tourism sector of Ontario's economy, Grey County, and the Town of The Blue Mountains is recognized. Section 2.5.1 of the OP states,

The Niagara Escarpment Plan must be referred to for determination as to whether or not lands are affected by the various designations and policies under that planning document. In the event of a conflict between the policies of this

Plan and the policies of the Niagara Escarpment Plan, those of the Escarpment Plan will prevail.

The Scenic Caves Nature Adventures is a significant four season recreational amenity. County planning staff recognize that this additional parking would supplement the existing amenity by providing a safe option for overflow parking, rather than simply requiring tourists to park along the shoulder of Scenic Caves Road. County Planning staff defer comments specific to the 'Niagara Escarpment Plan Area' designation to the NEC.

Appendix B to the County Official Plan identifies Significant Woodlands in proximity to the subject lands. County policy 2.8.4(1) states, no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions. In this regard, County planning staff recommend comments are received from the local conservation authority.

County Transportation Services have no objections to the Official Plan and Zoning amendments. The County will require 15.24 m of daylight to be conveyed to the County for site plan approval. A commercial entrance permit to upgrade the existing entrance will also be required.

Of a general planning nature, County planning staff would encourage safe and accessible access can be ensured for pedestrians parking in the proposed overflow parking, to arrive at the main reception/registration facility for Scenic Caves Nature Adventures. We also recommend buffering and privacy measures are incorporated surrounding the proposed parking site, in consideration of the residential property situated just north of the subject property.

As the approval authority on local Official Plan Amendments the County looks forward to receiving the amendment package, should Council choose to adopt the amendment.

The County requests notice of any decision rendered with respect to these files.

Please do not hesitate to contact me should you have any questions with respect to the above.

Yours truly,



Stephanie Lacey-Avon

Page 3
January 23rd, 2018

Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca

cc. Shawn Postma, Town of The Blue Mountains (by email only)
Krystin Rennie, Georgian Planning Solutions (by email only)



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437
www.greysauble.on.ca

January 16, 2018

Mrs. Corrina Giles, Town Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Dear Mrs. Giles:

RE: Official Plan Amendment and Zoning By-law Amendment
Applicant: Scenic Caves Nature Adventures
Part Lot 16, Concession 3; 214 Scenic Caves Road
Roll No. 42-42-000-005-017-06
Town of the Blue Mountains, formerly Collingwood Township
Our File: P12429

The Grey Sauble Conservation Authority (GSCA) has reviewed this application for an Official Plan Amendment and Zoning By-law amendment in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the Provincial Policy Statement and planning services agreement with the Town of The Blue Mountains and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is to develop overflow parking on the subject property and possibly a pedestrian route to the Scenic Caves Nature Adventure attraction.

The GSCA previously provided preliminary comments on this proposal in comments dated August 5, 2017. These comments are enclosed for your information.

Summary of Recommendations

As noted in our previous letter, we recommended a development envelope to avoid natural hazard areas. A permit will be required from our office prior to site alterations within the regulated area under Ontario Regulation 151/06. As part of our permit process, we require a stormwater management plan and a detailed site plan.

1 of 2



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

We request a notice of decision in this matter to be provided to our office.

If any questions should arise, please contact the undersigned.

Regards,



Andrew Sorensen
Environmental Planning Coordinator

cc Shawn Postma, Town of The Blue Mountains
 John McGee, Authority Director, Town of the Blue Mtns.
 Krystin Rennie, Georgian Planning Solutions



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6

Telephone: 519.376.3076 Fax: 519.371.0437

www.greysauble.on.ca

August 5, 2017

Ms. Krystin Rennie, MAES, MCIP, RPP
Georgain Planning Solutions
17 Brock Cres.,
Collingwood, ON
L9Y 4A4

Dear Ms. Rennie:

RE: Proposed Parking Lot (Scenic Caves Nature Adventure)
Part Lots 16 Concession 3; 214 Scenic Caves Road
Town of the Blue Mountains, formerly Collingwood Township
Our File: P12429

The Grey Sauble Conservation Authority (GSCA) has reviewed a proposal for a potential parking lot on the above noted property in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the provincial Policy Statement and planning services agreement with the Town of The Blue Mountains and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The subject proposal is to develop overflow parking on the subject property and possibly a pedestrian route to the Scenic Caves Nature Adventure attraction. The zoning on the property would need to be changed to allow an additional parking facility related on the subject lands.

Site Description

The subject property contains a dwelling manicured lawn and a permanent watercourse flowing through it. The watercourse has a treed buffer along its length and the pond provides habitat for various wildlife species. There is also a pond on the property as noted on the attached map.



1 of 3

Watershed Municipalities

Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

GSCA Regulations

Portions of the subject property are regulated by Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands & Alteration to Shorelines & Watercourses. The regulated area is associated with the meander belt of the watercourse on the property and also includes the existing pond.

Under this regulation, a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse.

Provincial Policy Statement (2014)

3.1 Natural Hazards

The enclosed map outlines the estimated hazard area on the property that may be susceptible to flooding and/or erosion hazards. In the absence of any detailed flood plain mapping, a minimum 15 metre setback was utilized to delineate the recommended hazard zone. The hazard area also includes the existing pond. We recommend that no development or site alterations take place in this area. Potentially, a walking trail could be established through this area provided new hazards are not created and a permit is obtained from the GSCA.

2.1 Natural Heritage

The mapped hazard area includes a vegetated corridor along the watercourse and the pond. These areas provide habitat for breeding amphibians and a number of other various species. This area is also adjacent to an area mapped as significant woodland under the Grey County Official Plan. Based on our site visit, it is not anticipated that the mapped significant woodland would be affected by the proposal. As noted above, we recommend that site alterations do not occur within this area to maintain the ecological functions and features of this area for potential significant wildlife habitat. If encroachment is proposed in this area, we recommend that an environmental impact study be completed to assess impact on these natural heritage features.

Stormwater Management

The proposal is for a parking lot that has the potential impact water quality and quantity on adjacent properties and downstream. To this end, we recommend that a stormwater management plan be completed for the parking lot proposal demonstrating no negative impacts and/or increase flows from the site.

Recommendations

We have provided map indicating an area of potential suitability for a parking lot on the subject property. As part of a proposal, we recommend that the hazard area delineated be avoided for

Property Inquiry

Part Lot 16, Concession 3, 214 Scenic Caves Road, Town of the Blue Mtns. (Collingwood Township)

August 5, 2017

Our File No. P12429

parking area and any associated buildings. We also suggest planting of buffers along property lines and/or maintaining existing vegetation for natural buffers.

The proposal will require a permit from our office prior to commencement of site alterations for the proposed parking use. We recommend that an engineered stormwater management plan and appropriate site plan be prepared for the project to ensure no adverse drainage impacts to neighbouring properties and the Scenic Caves Road. We also recommend moving the entrance to the parking area slightly to the north to maintain a 15 metre setback from the watercourse.

If the parking development is contained within the suggested parking lot envelope, we do not anticipate recommending the completion of an environmental impact study.

If any questions should arise, please contact the undersigned.

Regards,

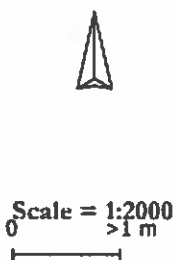
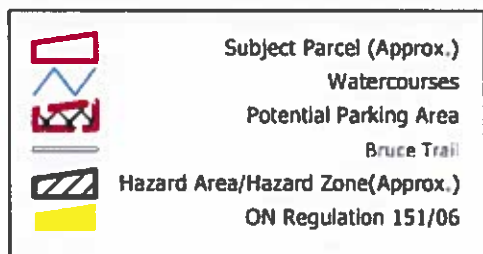
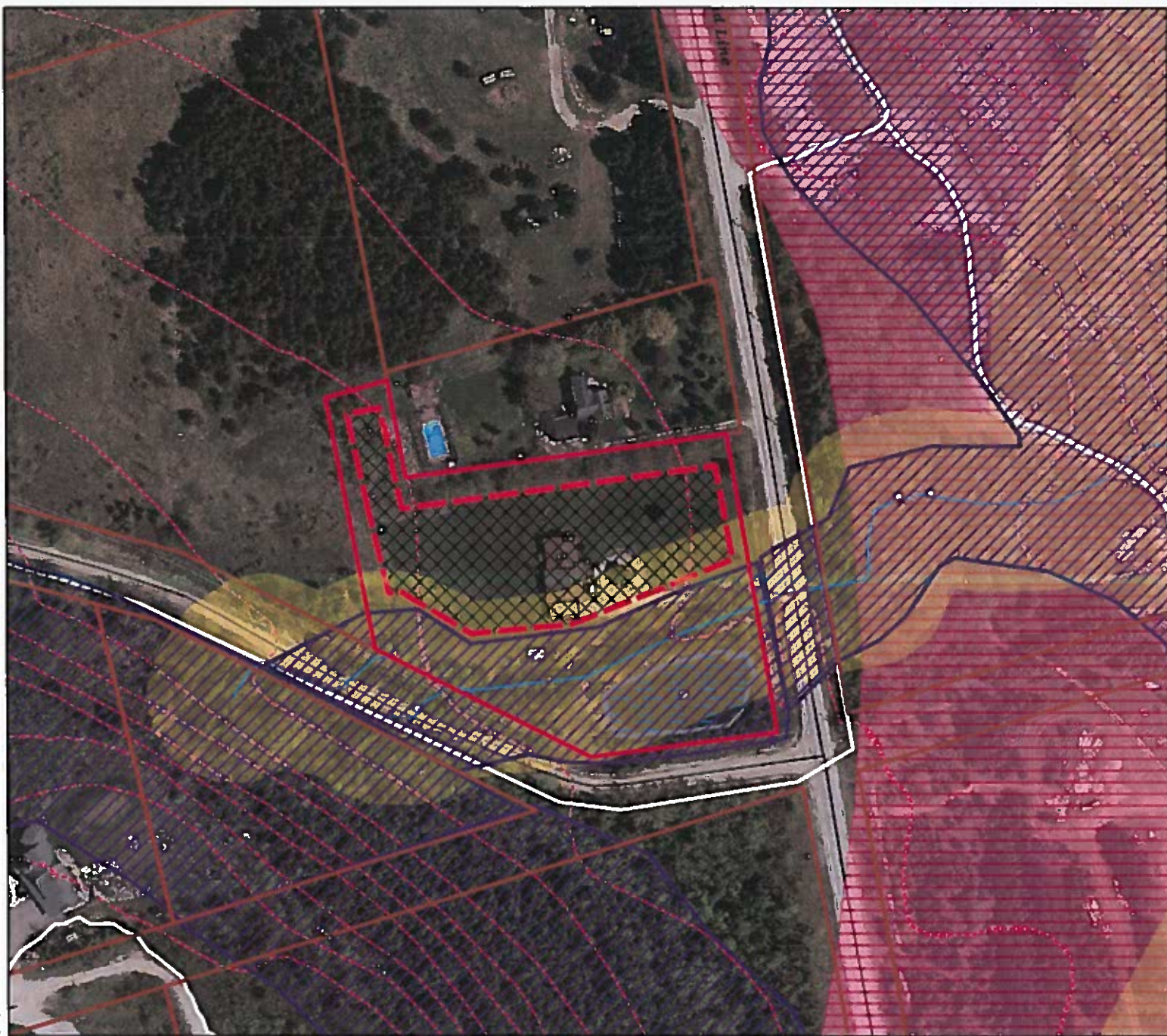


Andrew Sorensen
Environmental Planning Coordinator

Enclosure

cc Rob Thorburn, Scenic Caves Nature Adventures

Grey Sauble Conservation Authority (GSCA): Regulation of Development, Interference with Wetlands
and Alterations to Shorelines and Watercourses
(Ontario Regulation 151/06)



Property Inquiry
214 Scenic Caves Road
Town of The Blue Mountains
File: P12429
Roll No.:42-42-000-005-017-06

August-15-17

The included mapping has been compiled to various sources and is for informational purposes only. Grey Sauble Conservation Authority is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Boundaries have been surveyed by Grey Sauble Conservation Authority using 1 meter distance surveying level to on the ground (100mm Digital Vertical Accuracy Class 1 & 2) & 1:1000 scale mapping by accepting this map as a guide to the map or document only on the condition that the user is not a professional. Produced by GSCA with Data supplied under License by Members of the Ontario Geospatial Data Exchange. © Crown's Patent for Ontario and its territories (2017) All Rights Reserved and with all Permissions. THIS IS NOT A PLAN OF SURVEY. This mapping is a product of the Southern Ontario Geospatial Data Exchange (SOGDE). These images were taken in 2015 at 20 cm resolution by First Base Solutions Ltd. They are the property of Grey Sauble Conservation 0.2.01.



Projection: Universal Transverse Mercator - Zone 17 (N)
Datum: North American 1983 (mean for Canada)

From: Rhodes-Munk, Judy (MNRF) [<mailto:Judy.Rhodes-Munk@ontario.ca>]
Sent: January 26, 2018 4:48 PM
To: Shawn Postma <spostma@thebluemountains.ca>
Subject: OPA & ZBA Scenic Caves Nature Adventures - Parking Area

Hi Shawn:

I don't have comments completed for this application in time for the public meeting. NEC intends to offer detailed comments.

Do you have any further information available online?

Please keep us informed and let me know when you require agency comments prior to making a recommendation to Council.

Judy Rhodes-Munk

Senior Planner



Niagara Escarpment Commission

An agency of the Government of Ontario

99 King Street E. Box 308 | Thornbury, ON | N0H 2P0

Tel: 519-599-3464 | **Fax:** 519-599-6326

Website: www.escarpment.org

To enable us to serve you better, please call ahead to make an appointment.

Niagara Escarpment Commission

99 King Street East
P.O. Box 308
Thornbury, ON N0H 2P0
Tel. No. (519) 599-3340
Fax No. (519) 599-6326
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Commission de l'escarpement du Niagara

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Télécopieur (519) 599-6326
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February 28, 2018

Sent Via Email Only

townclerk@thebluemountains.ca

Corrina Giles
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Dear Corrina:

**Re: Proposed Official Plan Amendment & Zoning By-Law Amendment
Part Lot 16, Concession 3 (214 Scenic Caves Road)
Town of The Blue Mountains, Grey County**

We have received notice of the public meeting regarding a proposed official plan amendment and zoning by-law amendment, the effect of which is to permit an overflow parking area on the subject lands to support the adjacent Scenic Caves Nature Adventures property. We offer the following comments for your consideration.

The subject lands are located within the boundaries of the **Niagara Escarpment Plan (NEP)** and are designated **Escarpment Recreation Area (Part 1.8)**. The lands are not located within the area of Development Control.

The objectives listed in **Part 1.8.1** that are relevant to this proposal include:

Objective #1 - To minimize negative impacts of recreational development on the Escarpment environment.

Objective #2 - To provide areas where new recreational and associated development can be concentrated around established, identified, or approved ski centres.

Objective #4 – To recognize the importance of the four-season recreation resort areas in the Town of The Blue Mountains to the tourism sector of Ontario's economy.

Objective #6 – To ensure that recreational development protects and maintains community character, hydrologic and natural heritage features and functions, and the scenic resources of the Escarpment.

The subject property is located north of Scenic Caves Nature Adventures property and west of Blue Mountain Resorts on a level terrace below the brow of the Escarpment. It is located within an area of established four-season recreational uses and rural residential land uses. According to the Planning Justification Report, there are no opportunities for expansion of existing parking areas at the main entrance due to the physical constraints of the Escarpment landscape and existing infrastructure.

Objectives 1, 2, 4 & 6 could be met and potential impacts minimized by implementing appropriate design and construction practices that will maintain vegetated buffers, control erosion and sedimentation, and avoid key hydrologic and natural heritage features.

Permitted uses within the **Escarpment Recreation Area** are subject to Part 2, Development Criteria, the development objectives and lot creation policies in this section, and the requirements of official plans and zoning by-laws that are not in conflict with the NEP.

Part 1.8.3.5 lists the following as a permitted use: *“Commercial development normally associated with a ski centre or a lakeshore residential area, such as marinas, lodges, retail stores and service establishments.”*

The proposed parking area is commercial development intended to support the existing cross-country ski centre and four-season recreational business at Scenic Caves and is considered a permitted use.

In the Town of the Blue Mountains, uses as provided for in the Town’s Official Plan are permitted uses, provided they are not in conflict with the NEP (**Part 1.8.3.17**).

Development Objectives Part 1.8.5

The subject property is located between the brow and toe of the Escarpment on the prominent Escarpment slope.

Part 1.8.5.6

In ski centres and four-season recreational resort areas, development on prominent Escarpment slopes shall be limited to:

- a) recreational facilities, such as ski runs, ski lifts or slides that require the slope for the proper functioning of the operation;*
- b) recreational uses, including walking or hiking trails (e.g., the Bruce Trail);*
- c) accessory uses and accessory facilities, except for infrastructure, that are underground, localized in nature, and do not result in visual impacts, permanent loss of ground vegetation or trees, or permanent contour changes;*
- d) accessory uses and accessory facilities related to existing uses that have minimal negative impact on the Escarpment environment and maintain the open landscape character; and*
- e) existing registered plans of subdivision or condominium.*

The parking area has been proposed as an accessory facility to support the existing four-season recreational use at Scenic Caves Nature Adventures property. The lot subject of the applications is separated from the balance of the Scenic Caves property by 15th Sideroad A.

The definitions in the NEP for *accessory use* and *accessory facility* stipulate that the accessory use be incidental, subordinate and exclusively devoted to the principal use **located on the same lot**. [*Emphasis added*] It is understood that the intention is to develop a trail connection to the main entrance of Scenic Caves but the subject property remains as a separate lot due to 15th Sideroad A.

Part 1.8.5.9

Growth and development in Escarpment Recreation Areas shall be compatible with and provide for:

- a) the protection of natural heritage features and functions;*
- b) the protection of hydrologic features and functions;*
- c) the protection of agricultural lands, including prime agricultural areas;*
- d) the conservation of cultural heritage resources, including features of interest to First Nation and Métis communities;*
- e) considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;*
- f) sustainable use of water resources for ecological and servicing needs;*
and
- g) compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plans in land use planning.*

Natural Heritage Features mapping did not identify any significant features on the subject property. Wooded areas on adjacent lands are identified as Significant Woodland within the Town and County Official Plans. Significant woodlands are considered as key natural heritage features within the Niagara Escarpment Plan. If development proposed within 120 m of the key natural heritage feature, has the potential to result in a negative impact on the feature and/or its functions or on the connectivity between key natural heritage features, a natural heritage evaluation may be required in accordance with **Development Affecting Natural Heritage Development Criteria 2.7**.

A bird species of special concern is noted as an element occurrence within the general area. **Part 2.7.4** of the NEP directs that consideration of other natural features be incorporated into the planning and design of the proposed use wherever possible, and the impact of development on the natural feature shall be minimized. A scoped Environmental Impact Study should be considered to evaluate the features and functions of the significant woodlands and demonstrate there will be no negative impacts. We recommend that any natural heritage evaluation address potential habitat of species at risk.

The pond on the property and permanent or intermittent watercourse(s) are considered key hydrologic features within the meaning of the NEP. Development is prohibited in key hydrologic features. Appropriate setbacks from the water features should be

established and best practices erosion and sediment control measures implemented during construction. A permeable gravel surface may help to reduce off-site impacts. We recommend that should the proposal proceed to site plan approval, that a grading plan and stormwater management plan be prepared to demonstrate that the key hydrologic features will be protected in accordance with **Development Affecting Water Resources Development Criteria 2.6**.

Part 1.8.5.10

Recreational uses shall be designed to utilize existing site and topographical conditions. Minimum regrading, placement/excavation of fill and vegetation removal are allowed only if they are essential to the use and there are minimal negative impacts on the Escarpment environment.

The subject property is located below the Escarpment brow on a relatively level terrace of the Escarpment slope, above the steep gradient of the adjacent ski hills. It appears minimal grading and minimal vegetation removal would be required to establish the proposed parking area. The existing dwelling is proposed to be demolished and the parking area located within an area previously disturbed and maintained as a lawn associated with the residential use. The objectives of the **Scenic Resources & Landform Conservation Development Criteria Part 2.13** could be satisfied by retaining existing vegetation around the perimeter of the lot and augmenting with native species planting.

*According to **Part 2.11.1** All recreational uses should be designed and located as not to conflict with surrounding land uses (e.g., agriculture) and be compatible with the Escarpment environment and the area's community character.*

The area is predominantly characterized by downhill and cross-country ski facilities. There is residential development on the subject lot and in the immediate area. The Bruce Trail follows 15th Sideroad A and Scenic Caves Road at this location. The proposed parking area is intended for day use only and is not a built form that will introduce mass or change the appearance of the street scape, provided it is appropriately screened. Signage should be sized and sited to minimize the impact on the scenic resources and residential community.

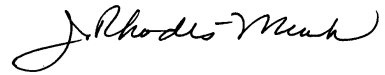
In conclusion, a commercial development normally associated with a ski centre is a permitted use within the Escarpment Recreation Area designation. The subject property is located on the Escarpment slope, however, the proposal doesn't strictly meet Development Objective 1.8.5.6 when considering the parking area as an *accessory facility* to an existing use. By NEP definition, an *accessory facility* is located on the same lot as the principal use. As noted herein, the lot subject of the applications is separated from the balance of the Scenic Caves property by 15th Sideroad A.

The Designation Objectives and applicable Development Objectives of the Escarpment Recreation Area could potentially be met by implementing appropriate setbacks from key hydrologic features, demonstrating no negative impact on natural heritage features and ecological functions, maintaining and augmenting natural vegetation screening, and incorporating best practices grading and drainage plans to minimize the impact on the Escarpment environment.

The Commission requests notification of the decision.

Please contact me at (519) 599-3464, if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "J. Rhodes-Munk". The signature is written in a cursive, flowing style.

Judy Rhodes-Munk
Senior Planner

c Shawn Postma, Town of The Blue Mountains

Niagara Escarpment Commission

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Commission de l'escarpement du Niagara

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Télécopieur (519) 599-6326
www.escarpment.org



November 13, 2018

Sent Via Email Only

townclerk@thebluemountains.ca

Corrina Giles
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

Dear Corrina:

**Re: Proposed Official Plan Amendment & Zoning By-Law Amendment
Part Lot 16, Concession 3 (214 Scenic Caves Road)
Town of The Blue Mountains, Grey County**

Further to the NEC letter of February 28, 2018 regarding the proposed official plan amendment and zoning by-law amendment, staff offer the following comments for your consideration.

In our initial comments NEC staff suggested that the Town may want to require the applicant to provide a natural heritage evaluation to address the potential impact on natural heritage features on adjacent lands such as significant woodlands and that the evaluation address species at risk and key hydrologic features to meet the purpose and objectives and Development Criteria in Part 2 of the Niagara Escarpment Plan (NEP).

We received the scoped EIS letter report prepared by Hensel Design Group dated April 11, 2018, the peer review prepared by Tarandus Associates Limited dated June 26, 2018, the response to the peer review dated August 9, 2018 and the subsequent response by Tarandus dated October 3, 2018.

The NEC was not asked to review a Terms of Reference for the studies that were produced and would recommend that occur in the future. We have been asked recently to provide follow up to the Town for the benefit of Council.

We note the consultants should be referencing the NEP 2017. Section 1.4 of the scoped EIS Letter Report refers to section 1.8 of the NEP. The bullets refer to 1.8.1.1, 1.8.1.2, 1.8.1.3. The wording of 1.8.1.1 has changed slightly from what is provided and 1.8.1.6 should also be included with discussion of relevant objectives. Objective #6 – *To ensure that recreational development protects and maintains community character, hydrologic and natural heritage features and functions, and the scenic resources of the Escarpment.*

1 of 2

The pond and watercourse are considered key hydrologic features within the NEP. Natural heritage mapping derived from MNRF did not identify any provincially significant wetlands or unevaluated wetlands on or adjacent the property. We agree that the pond is likely supporting a wetland vegetation community, as well as amphibian and reptile species. The proposed development is located outside of these features but within adjacent lands (120 m) of key hydrologic features. The proponent's letter report has identified mitigation measures designed to minimize erosion and sedimentation to protect the functions of these features and the site plan shows a 15 m setback from the edge of the parking lot to the top of bank of the watercourse.

The NEP promotes the establishment and maintenance of a vegetation protection zone to help protect surface water features such as the watercourse and pond (Part 2.6.4 and 2.7.6.c). We suggest that an appropriate setback and natural vegetation protection zone be defined through the approved planning documents to help protect these features and functions.

The NEC has, in other circumstances, accepted mitigation measures as conditions of approval such as restricting the timing for vegetation removal and site alteration to protect potential species at risk where there is existing development and past disturbance such as is the case with the subject property.

The combined information provided in the scoped EIS and peer review has addressed the requirements in the NEP with respect to key natural heritage and hydrologic features.

The Town should be satisfied the proposed mitigation measures are implemented and appropriate setbacks and vegetation protection zones are stipulated in the approval documents should the application proceed.

The Commission requests notification of the decision.

Please contact me at (519) 599-3464 or judy.rhodes-munk@ontario.ca if you have any questions.

Sincerely,



Judy Rhodes-Munk
Senior Planner

c Nathan Westendorp, Town of The Blue Mountains
Shawn Postma, Town of The Blue Mountains
Krystin Rennie, Georgian Planning Solutions

From: [Elizabeth Stephenson](#)
To: [Corrina Giles](#)
Cc: [Bruce Perkins](#); [council](#); [SMT](#); [Shawn Postma](#); [Lori Carscadden](#); [Krista Royal](#)
Subject: Re: Scenic Caves Proposed Overflow Parking Area, Part Lot 16, Concession 3, Town of The Blue Mountains
Date: November 14, 2018 10:49:58 AM

Dear Ms. Giles,

Thank you very much for the confirmation. We would appreciate the letter being included as correspondence.

Sincerely,

Elizabeth

Sent from my iPhone

On Nov 14, 2018, at 8:53 AM, Corrina Giles <cgiles@thebluemountains.ca> wrote:

Good morning Ms. Stephenson and Mr. Perkins,
I acknowledge receipt of your email and confirm I have forwarded the same to Council and to staff for their information and consideration. Please let me know if you would like your email included on the November 19 Council Agenda as correspondence.

Kind regards,

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
N0H 2P0
Tel: 519-599-3131 ext 232
Toll Free: 1-888-258-6867
Fax: 519-599-7723
townclerk@thebluemountains.ca

Sign up to receive up-to-date Town news, bulletins and departmental information by visiting:

<http://www.thebluemountains.ca/subscribe-for-updates.cfm>

From: elizabeth.stephenson [REDACTED]
Sent: Tuesday, November 13, 2018 10:53 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Cc: Bruce Perkins [REDACTED]
Subject: Scenic Caves Proposed Overflow Parking Area, Part Lot 16, Concession 3, Town

of The Blue Mountains

Dear Ms. Giles,

We would very much appreciate it if you could share this letter with Members of Council and any other individuals you see appropriate.

Many thanks,

Elizabeth and Bruce

Dear Members of Council,

We are the homeowners of the property next to [REDACTED]. The owner of 214 Scenic Caves Road has submitted application for an Official Plan Amendment and a Zoning By-law Amendment to permit a commercial parking lot on this site. We have spent more than a year learning and understanding the planning and approval process. We are grateful to Town Planning Staff for their work and we urge Council to oppose these applications to allow this recreational residential property to become a parking lot. Although we have laid out a strong case against these applications in our prior correspondence to the Town, comprised of professional assessments from Engineers, Biologists, Planners and Legal experts, we would like to highlight key points for you as we seek your support.

The applicant purchased the property for the purpose of a parking lot:

- 1) a property that is designated and zoned for a recreational residential use only;
- 2) a property that contains on its southern aspect a headwater stream and a pond that unequivocally represent a significant wetland; and
- 3) a property that is highly exposed to our own rural residential property requiring a significant land buffer on its northern aspect. These features and the space restrictions on this small property clearly make it an inappropriate property for re-designation and re-zoning for a commercial parking lot.

We present a brief perspective on the many documents as follows:

1. **This application conflicts with the 2016 Official Plan.** Scenic Caves Adventures purchased a rural residential property and then applied for an Official Plan Amendment during the two year moratorium period prohibiting such amendments to the Official Plan. The recently adopted Official Plan explicitly prohibits a stand-alone parking facility such as what is currently proposed. It raises profound concerns that all the thoughtful work and input that goes into the creation of such a Plan is simply dismissed.
2. **Presence of significant wetlands has not been acknowledged by the applicant.** The original environmental assessment submitted by the applicant was insufficient (single point of species inventory done outside of any breeding seasons, i.e. no amphibians were identified), as it was not completed by a professional biologist/ecologist. We retained the services of a professional biologist/ecologist to provide an independent peer review

of the environmental assessment submitted by the applicant. This peer review determined that the pond at the headwaters of the Townline Creek did in fact contain amphibians: bullfrogs and efts of the red-spotted salamander. These salamanders represent one of four species officially defining significant wildlife habitat. We have seen the bright orange efts migrating across our property, and the pond represents the only possible habitat for this breeding population of salamanders. Clearly, the development of a property with wetlands is a risk, and this property in particular has both a stream and a pond supporting significant wildlife and feeding the important Townline Creek.

3. **The proposal is simply unjust, as it would fully surround our small property with parking.** When we purchased our home, we understood that the designation and zoning of the adjacent property as recreational residential provided us with protection from developments such as this, particularly as a stand-alone parking lot was explicitly prohibited. The “top of hill” area already has a high density of parking, and to surround a single-family home on a residential property with parking lots on the north, south, and across the street is simply unreasonable.

Council will also have in hand the many letters from neighbours opposing the application for similar reasons.

We hope that you will support our views and deny these applications. Please feel free to contact either of us for further discussion prior to the November 19 Council meeting.

Sincerely,

Elizabeth Stephenson and Bruce Perkins

[REDACTED]

[REDACTED]

This e-mail is intended only for the named recipient(s) and may contain legally privileged and confidential information which is exempt from disclosure under applicable law. Any unauthorized use, distribution or copying is strictly prohibited. If you have received this e-mail in error, or are not the intended recipient, please notify the sender immediately by reply e-mail, and permanently delete the original message. Please be aware that Internet communications are subject to the risk of data corruption and other transmission errors. By submitting your or another individual's personal information to the Town of The Blue Mountains you agree, and confirm your authority from such other individual, to our collection, use and disclosure of such personal information in accordance with the Municipal Freedom of Information and Protection of Privacy Act.

C.I.I



RECEIVED
JAN 30 2018

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

January 29, 2018

Ms. Corrina Giles

Clerk, The Town of The Blue Mountains

32 Mill Street, P.O. Box 310

Thornbury ON N0H 2P0

Re: Proposed Official Plan and Zoning By-law Amendment

636697 Ontario Limited

Scenic Caves Nature Adventures

Proposed Commercial Parking Area

214 Scenic Caves Road

The Blue Mountain Watershed Trust Foundation ("BMWTF") has concerns with the proposal to build a parking lot on the above property. The headwaters of Townline Creek run through the lot.

The BMWTF has partnered with the Grey Sauble Conservation Authority and the Nottawasaga Valley Conservation Authority over the past 10 years to study the water quality of Townline Creek. Environment and Climate Change Canada has also funded this study over the last four years for \$31,000.

Studies show that development is having a negative impact on this watercourse. Townline Creek consistently demonstrated degraded water quality – not meeting provincial and federal objectives. For more information, see the 2016 study at www.watershedtrust.ca.

Townline Creek provides fish habitat. Rainbow Trout have been observed in the stream on the Monterra Golf Course.

We are concerned that the proposed use of the lot as an automotive parking lot will introduce harmful pollutants such as road salt and petro-chemicals into the watershed.

We urge the Town of consider this application carefully and the potential negative impact on our natural heritage. An Environmental Impact Statement ("EIS") would be a recommended first step.

Respectfully submitted,

Blue Mountain Watershed Trust Foundation, Norman Wingrove, Acting President & Secretary



Land Use Planning, Development Approvals & Project Management Services



January 26th, 2018

Ms. Corrina Giles
Town Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

***Re: Proposed Official Plan & Zoning By-law Amendments
636697 Ontario Limited
Scenic Caves Nature Adventures
Proposed Commercial Parking Area
Part Lot 16, Concession 3
214 Scenic Caves Road
Town of the Blue Mountains, County of Grey***

Plan Wells Associates has been retained by Elizabeth and Bruce Perkins in regard to the above noted applications. The Perkin's [REDACTED] subject to these applications.

On behalf of Elizabeth and Bruce Perkins, we respectfully submit this letter objecting to the proposed Official Plan Amendment and Zoning By-law Amendment applications for the following reasons:

- 1.) The proposed development is not consistent with the Provincial Policy Statement;
- 2.) The proposed development does not comply with the policies of the Niagara Escarpment Plan;
- 3.) The proposed development does not comply with the policies of the County of Grey Official Plan;
and
- 4.) The proposed development does not comply with the policies of the Town of the Blue Mountains Official Plan.

The following provides the planning rationale for our objection.

PROVINCIAL POLICY STATEMENT (PPS) 2014

The PPS provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. All planning decisions “shall be consistent with” the policies of the PPS.

The PPS is meant to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies. The order in which the policies appear in the PPS implies no priority.

The policies within the PPS represent minimum standards. Planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the PPS.

The policies of the PPS protect the overall health and safety of the population. The PPS directs development away from areas of natural and human-made hazards.

Although the proponent has reviewed and commented on various economic development policies found in the PPS, other applicable policies have been omitted; Public Health & Safety and Natural Heritage.

As noted above, the PPS is meant to be reviewed in its entirety and all relevant policies are to be applied to individual situations for consideration by decision-makers.

Public Health & Safety

“1.1.1(c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.”

At present, there are two Blue Mountain Resort parking lots opposite to each other on Scenic Caves Road (Lots #1 & #2). Parking Lot #2 was recently established through the re-zoning process, without the requirement for a Traffic Study. Entrances to both these parking lots are directly opposite each other. In order to access the ski hills and trails, pedestrians must cross Scenic Caves Road.



To add a 3rd parking lot in this immediate area amplifies the concern for public safety.

Within an approximate distance of 131 metres, there would be four ingress/egress points. Due to the existing watercourse on Lot #3, the access to the proposed Scenic Caves parking may have to be re-located further north, thereby compacting the situation.

Observations made during a recent Friday afternoon indicate the vehicular traffic on this stretch of road generally exceeds the posted speed limit. We observed on more than one occasion, the driver had to break aggressively to avoid hitting pedestrians crossing the road. This is particularly true of traffic travelling south on Scenic Caves Road, due to the curve in the road.

Driver sightlines are compromised by this curve. Skiers parking in the newly created BMR parking lot must cross near the curve to reach the ski lifts on the east side of the road.

We question why a Traffic Impact Study was not required as part of the submission to address public health and safety concerns pursuant to Policies within the PPS?

Natural Heritage

Natural Heritage Policy 2.1 of the PPS provides direction to regional and local municipalities regarding planning policies for the protection and management of natural heritage features and resources for applications pursuant to the Planning Act. The PPS defines natural heritage features and provides planning policies for each.

Relevant policies are as follows:

"2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area and the long term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas and prime agricultural areas."

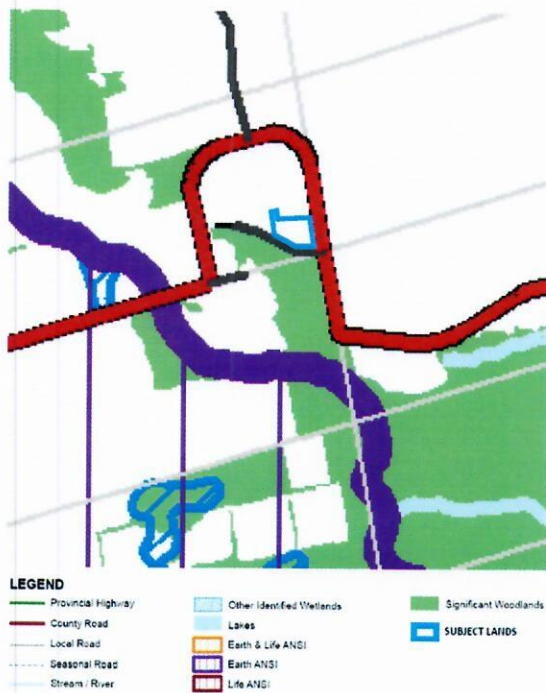
The subject site contains an approximate 1,162 m² waterbody at the southern boundary and an unnamed watercourse that traverses the lands from the west, downhill to the east and flows under Scenic Caves Road via a culvert and then continues down the mountain.



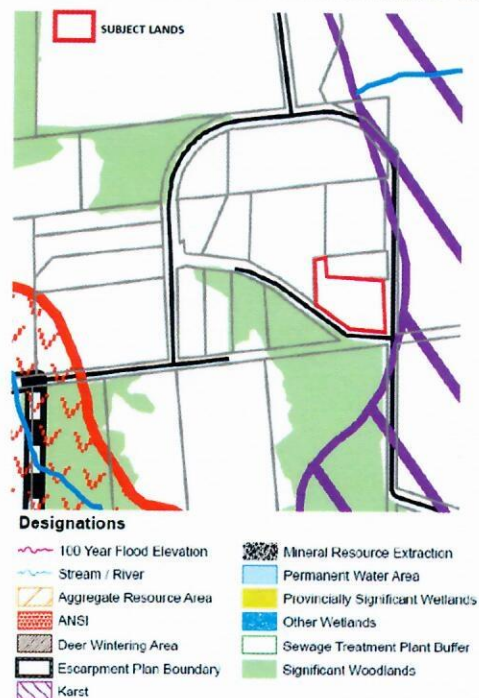
Photo #1- watercourse on subject lands

Both the County of Grey and the Town of the Blue Mountains Official Plans identify “Significant Woodlands” on lands adjacent to the subject site.

COUNTY OF GREY CONSTRAINT MAPPING – APPENDIX B – MAP 2



TOWN OF BLUE MOUNTAINS OFFICIAL PLAN – CONSTRAINT MAPPING – APPENDIX 1



Section 2.1.8 of the PPS states:

“Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in Policies 2.1.4, 2.1.5 and 2.1.6, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions”.

Section 2.1.5(b) refers to “significant woodlands”. The PPS allows for local plans to determine the extent of the adjacent lands.

Section B5.2.1 to the Town of the Blue Mountains Official Plan provides policies for Development and Site Alterations within Natural Heritage Features. It states that adjacent lands from Significant Woodlands extend to 120 metres. Section B5.2.1 further states:

“No development or site alteration shall be permitted on these adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impact on the natural features or their ecological functions. The requirement for an EIS may be waived by the Town with support of the applicable Conservation Authority, the County of Grey and/or the Ministry of Natural Resources & Forestry.”

The applicant has not provided any information on these natural features, nor provided any professional technical studies that would demonstrate there would be no negative impacts on these natural features or their ecological functions.

The proposed development is not consistent with the Provincial Policy Statement.

NIAGARA ESCARPMENT PLAN (NEP)

The subject property is designated “Escarpment Recreation Area” under the Niagara Escarpment Plan. The subject lands are not within the area of Development Control, however, permitted uses are subject to the requirements of Part 2, Development Criteria of the NEP and county and/or local official plans.

Section 1.8.1 provides policy “Objectives” within the Escarpment Recreation Area.

“1.8.1(1) to minimize negative impacts of recreational development on the Escarpment environment.

1.8.1(2) to provide areas where new recreation and associated development can be concentrated around established, identified or approved downhill ski centres.

1.8.1(6) to ensure that recreational development protects and maintains community character, hydrologic and natural heritage features and functions and the scenic resources of the Escarpment.”

The subject site contains a water body and a watercourse. Lands adjacent to the site contain Significant Woodlands. An Environmental Impact Study was not included with the submission and therefore, it is unknown what negative effects this proposed development will have on these sensitive Escarpment environmental features.

The proposed development is not associated with an established, identified and approved downhill ski centre. The applicant is proposing to construct and operate a commercial parking lot within an established rural residential neighbourhood.

The proposed development does not enhance or maintain the character of the existing community. The subject site was intended to remain in residential use, pursuant to policies set out in the recently approved Town of the Blue Mountains Official Plan. These policies ensure the existing community character is maintained and protected.

The newly created BMR parking lot abuts the Perkins' property to the north. The applicant's proposed parking lot will abut the Perkin's property to the south. The Perkin's property will literally be "wedged" between two commercial parking lots.

The proposed development:

- does not assess the potential negative impacts of development on the existing sensitive Escarpment environmental features;
- does not provide an accessory use associated with a downhill ski centre;
- does not protect or maintain the community character;
- is incompatible with the established surrounding residential land uses; and
- has a negative effect on the scenic resources of the Escarpment.

Section 2.11.1 of the Recreation Development Criteria states:

"All recreational uses should be designed and located so as to not conflict with surrounding land uses and be compatible with the Escarpment environment and community character."

As noted above, the proposed development conflicts and is not compatible with the surrounding residential lands uses, community character and the Escarpment environment.

The proposed development does not comply with the policies of the Niagara Escarpment Plan.

COUNTY OF GREY OFFICIAL PLAN

Schedule A – Map 2 to the County of Grey Official Plan designates the subject lands "Escarpment Recreation Area". Section 2.5.2(2) of the Official Plan states:

"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."

Although the County defers detailed land use policies and development criteria to lower tier official plans, the County Plan does set out policies for Goals and Objectives in regard to guiding future development and assist decision-makers. The relevant policies are summarized below:

Section 1.5 – Goals

- Respect the natural, cultural and heritage features, including minimizing any adverse impacts on the natural environment, water quality and conserving cultural heritage resources and landscapes

- Ensure a policy led system that recognizes and addresses the complex inter-relationships among environmental, economic, public health and social factors in land use planning

Section 1.6 – Objectives

- Identify lands with environmental constraints and/or the presence of sensitive features and establish policies to promote the protection, preservation, conservation, maintenance and enhancement of such areas
- Establish policies to ensure only appropriate and compatible development occurs on lands having inherent environmental hazards such as poor drainage, flood susceptibility, erosion, steep slopes, or any other condition which could be hazardous to development or where development would be hazardous to the environment
- Consider cumulative effects of new development on the natural environment and surrounding land uses

Section 2.8.4(1) states:

“No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per Section 2.87 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.”

The County Official Plan emphasizes an all-encompassing review of relevant policies that affect a proposed development; not just economic development policies. The applicant’s submission does not provide information on compatibility and the cumulative effects of the proposed third parking lot on the existing surrounding residential land uses, nor does it provide an Environmental Impact Study to address the sensitive natural features on site and on the adjacent lands.

The proposed development does not comply with the policies of the County of Grey Official Plan.

TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The introduction to the Town of the Blue Mountains Official Plan states that the preparation of the new Official Plan provided the Town with an opportunity to:

- *“Re-enforce a number of key policies in the previous Official Plan that worked well and supported development in the right places*
- *Incorporate new policies on sustainable development that strike a balance between competing environmental, social and economic interests in order to ensure a high quality of life for future generations in the Town”*

The designation and policies placed on the subject site within the new Official Plan re-enforce the Town’s desire to maintain the residential character of this area and the quality of life of its residents.

Clearly this site is not the “right place” for a commercial parking lot.

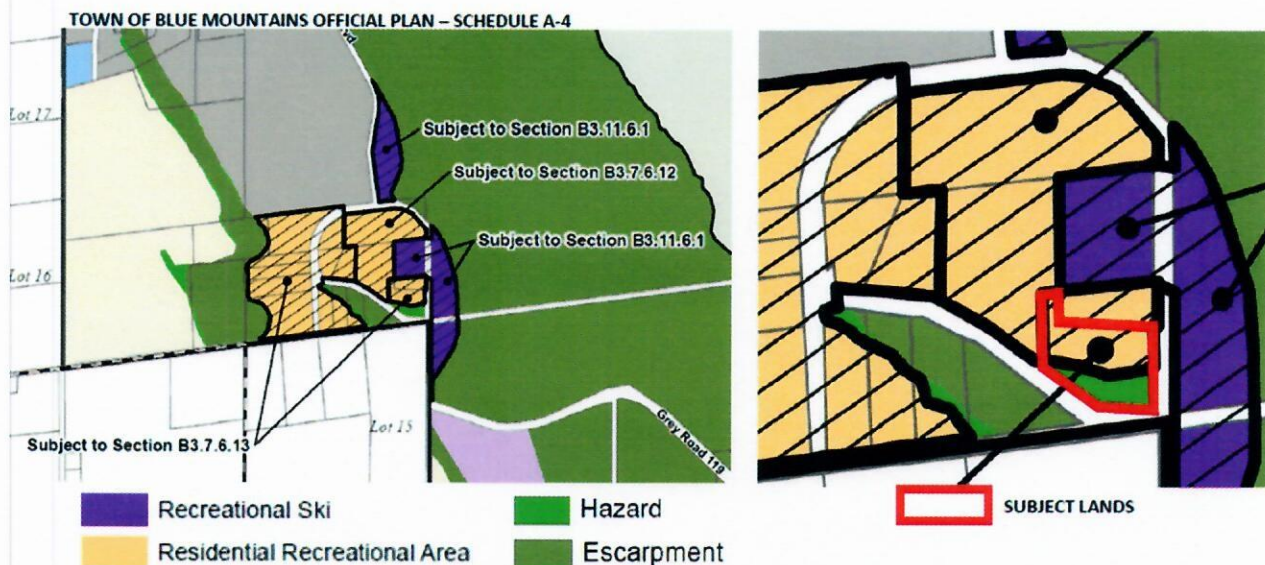
Section A1 – “Community Vision and Guiding Principles”, in part, states that Blue Mountains is a community that:

- *“supports the protection of our natural and rural resources*
- *supports the protection of community character”*

Section A1.1 – “Guiding Principles”, in part, lists the following criteria:

- *“To protect natural heritage features and areas and their associated ecological functions, so that they can be enjoyed by current and future generations and serve as a legacy of the community’s desire to protect their role and function*
- *To require that local decision-making processes are transparent and evident to the public through the provision of information, participatory tools, education and an open process”*

Schedule “A-4” to the Town of the Blue Mountains Official Plan designates the subject lands “Residential Recreation Area” and “Hazard”. The lands are subject to Special Policy B3.7.6.13, which imposes a minimum lot size of 4 hectares, with no further lot fragmentation.



The Residential Recreation Area recognizes areas within the Town where there is a mix of seasonal and permanent residential and recreational uses. Permitted uses include residential, B & B establishments, home occupations, recreational lands and/or facilities in appropriate locations. Such recreational lands and/or facilities may include parks, open space areas and trails, community and cultural facilities, equestrian centres and other similar day uses, which are compatible with the existing uses and character of the area. It is the intent of the Plan to maintain the distinct features that work together to identify a particular area or neighbourhood.

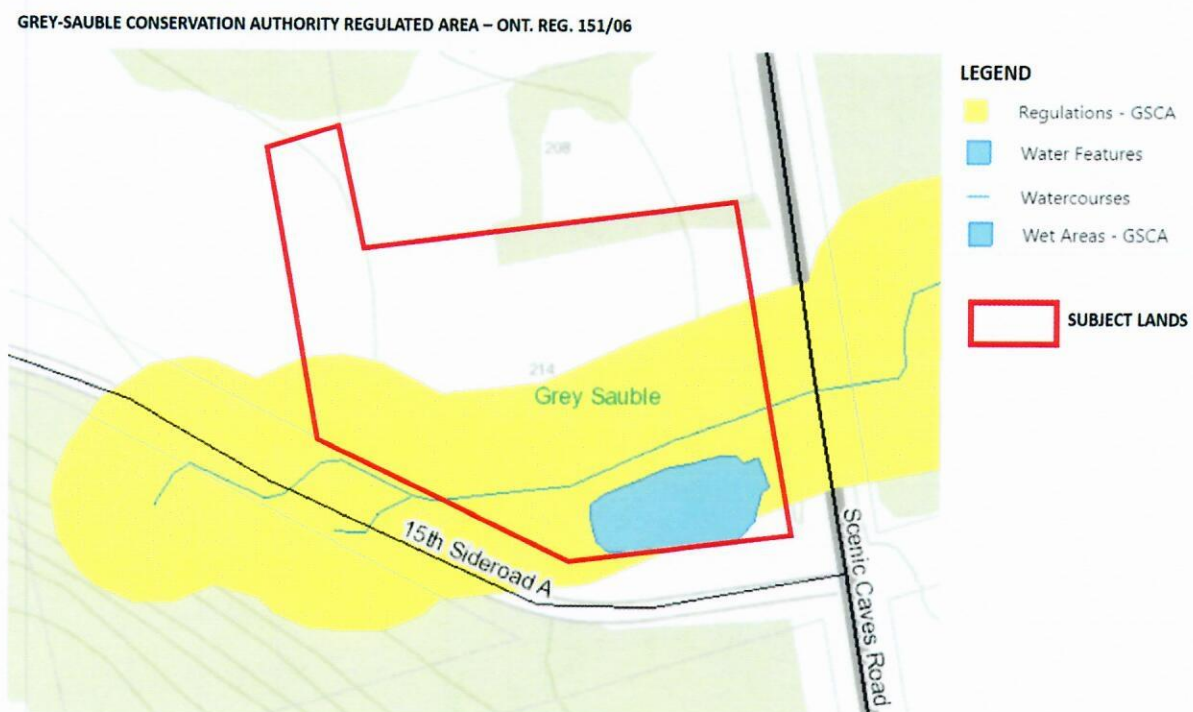
This particular rural enclave is characterized by larger rural residential lots, within the natural setting of the Escarpment. To the east, Scenic Caves Road separates this neighbourhood from the Blue Mountain Resort (BMR) ski hills. In late 2017, a new BMR parking lot was established through re-zoning within this area, abutting the Perkin’s lot to the north. This particular site is designated “Recreational Ski”, which allows a parking lot as a permitted use.

The proposed Scenic Caves parking lot parcel abuts the Perkin’s lot to the south and a commercial parking lot is not a permitted use.

The southern third of the subject lands is designated Hazard. The Hazard designation identifies those lands having inherent environmental hazards such as flood and/or erosion susceptibility, hazardous sites that exhibit instability, poor drainage or any other physical condition which is severe enough to pose a risk.

The area designated Hazard contains a waterbody at the southern boundary and a watercourse that traverses the site from the west, downhill to the east. This watercourse flows under Scenic Caves Road via a culvert and then travels down the mountain side.

A portion of the subject site is under the Grey-Sauble Conservation Authority – Ont. Reg. 151/06. The regulated area encompasses the watercourse and the waterbody on the site and associated buffers.



The Town of the Blue Mountain Official Plan emphasizes an all-encompassing transparent review of relevant policies that affect a proposed development; environmental, social and economic policies. The new Official Plan underwent a lengthy consultation process to determine the appropriate locations for various types of development. It is clear that the Plan values protection of natural resources, community character and the safety and well-being of its citizens.

The proposed development does not conform to the Town of the Blue Mountains Official Plan policies for the following reasons:

- The proposed development is not consistent with the Community Vision and Guiding Principles
- A Traffic Impact Study was not submitted to address hazardous site lines, vehicular movement and pedestrian safety

- An Environmental Impact Study was not submitted to assess the impact on sensitive environmental features on site and on adjacent lands; watercourse, waterbody and Significant Woodlands
- The proposed development does not protect or maintain the community character
- The proposed development has a negative effect on the existing character of the community
- The proposed development conflicts and is not compatible with the surrounding residential land uses

This proposed new commercial parking lot will abut the Perkin's property to the south. The Perkin's property will literally be "wedged" between two commercial parking lots. The proposed development does not *"strike a balance between competing environmental, social and economic interests in order to ensure a high quality of life."*



The proposed development does not comply with the policies of the Town of the Blue Mountains Official Plan.

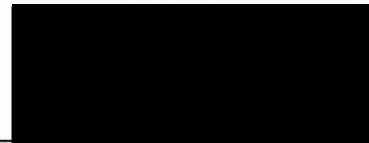
In summary we submit:

- 1.) The application is technically deficient; a Traffic Impact Study and an Environmental Impact Study were not submitted;
- 2.) The applicant relies exclusively on economic development benefits and omits addressing important goals and objectives set out in the County of Grey and Town of the Blue Mountains planning policies;
- 3.) Suitability and compatibility with surrounding uses has not been established; and
- 4.) This is not the right location for a commercial parking lot.

Respectfully submitted by:



Miriam Vasni, *MCIP, RPP*



Shelley Wells, *MES, MCIP, RPP*

c.c: Mr. Randy Scherzer, County of Grey
Ms. Judy Rhodes-Munk, Niagara Escarpment Commission
Mr. Andy Sorenson, Grey-Sauble Conservation Authority
Mr. Shawn Postma, Town of the Blue Mountains
Elizabeth and Bruce Perkins
Mr. Will Thomson

From: Deirdre Davey [REDACTED]
Sent: Thursday, January 25, 2018 4:35 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: Opposition to proposal for 214 Scenic Caves Road

Dear Town Clerk:

We urge you to reject the proposal for a parking lot at 214 Scenic Caves Road for these reasons:

1. The Official Plan and bylaws are in place for a reason - amending them for the purposes of a parking lot (really?) sets a very alarming precedent. Surely there are better ways to solve a problem.
2. Water run-off is already a huge issue at the base (we all struggle with wet basements), and paving over green space only makes matters worse.
3. The escarpment is a precious natural asset that warrants preservation. Somehow Council must have overlooked this when it approved the Clearview Estates development at the base which has resulted in ugly clear-cutting of a natural habitat for deer and other wildlife. How about not multiplying the damage?

As Joni Mitchell famously sang: "Don't it always seem to go / That you don't know what you've got / Till it's gone / They paved Paradise / Put up a parking lot."

Sincerely,

Tim and Deirdre Davey
[REDACTED]

From: elizabeth.stephenson [REDACTED]
Sent: Monday, January 22, 2018 4:06 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: I oppose the OP amendment and bylaw amendment at 214 Scenic Caves Road

Dear Town Clerk,

I am aware of the proposal for an overflow parking area on the 214 Scenic Caves Road subject lands to support the Scenic Caves Nature Adventures business.

I oppose the proposal as it will turn that entire section of the top of the hill on Scenic Caves Road into a long extended parking lot. The primary scenic caves lot is large and unattractive. This lot at 214 Scenic Caves road is even more exposed and will be a visual blight in an area that is economically dependent on it's physical beauty. There are already **4.25 acres** of parking lots along only 1.1 km of Scenic Caves Road!

I am strongly opposed due to the visual impact as above, the fact that yet another lot will substantially change the rural residential nature of our neighbourhood, impact the local ecology. There is a local spring with unusual flora, as well as supply to local well water which may be compromised. The local water table is consistently high with recurrent flooding during melts and significant rainfall, and this will worsen with decreased plant life. There is a substantial risk of contamination of the water table which supplies many local wells and drinking water.

This usage of the land is not consistent either with the current Official Plan, which the applicant are seeking to abandon, or the principles supported in the new Grey County plan, and must not be allowed.

Sincerely,
Elizabeth Stephenson

From: Rick Garland [REDACTED]
Sent: Thursday, January 25, 2018 12:48 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: opposition to OP amendment and rezoning at 214 Scenic Caves Road

Dear Town Clerk,

I am aware of the proposal for an overflow Parking area on the 214 Scenic Caves Road subject lands to support the Scenic Caves Adventures Business. I oppose the proposal as it will turn the area into one big parking lot and take away from the Scenic nature of the area.

Sincerely ,

Rick Garland
[REDACTED]
Town of Blue Mountains



From: Isabelle Osmar [REDACTED]
Sent: Thursday, January 25, 2018 10:09 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Herve Boyer [REDACTED]; Boyer, Herve H <[REDACTED]>;
[REDACTED]
Subject: Opposition to Official Plan Amendment and Zoning Bylaw Amendment for 214 Scenic Caves Road

Dear Town Clerk,

We would like to oppose the proposal for another parking lot at 214 Scenic Caves Road.

This land is designated as "Rural residential" and currently has a water reservoir and one house on the property.

Our concern is that currently, Scenic Caves Nature Adventures has 2 parking lots on their property plus BMR has another 3 lots, one of which was completed in the last 3 months. Has a study been completed looking at the actual number of parking spots between all the current parking lots? We believe that this should more than support the traffic for both organisations. Especially with the additional 200 plus BMR Parking spots which was approved earlier this year.

Our main concerns with this proposal:

- 1) The increased road traffic mixing with the people traffic along the top of Scenic Caves Road. This proposed new parking lots is not adjacent to the Scenic Caves Nature Adventure property and we believe that there are a number of safer alternatives that BMR along with Scenic Caves Nature Adventures and the Town of the Blue Mountains could develop to better manage the traffic flow along this corridor.
- 2) The effects on the environment, 214 Scenic Caves has a stream and reservoir located on the property that has rare plant species along with wild watercress that typically only grow in very clean water sources. Further, this stream/water source is well known in the area and many locals come and fill water bottles at this water source.

These are only a few of the reasons that we, without question, see this proposal as a completely unsuitable use of this land.

We hope that this proposal does not get approved, please let us know of any updates to this application along with any further opportunities to appeal this proposal.

Sincerely,
Herve, Lysane and Nicolas Boyer
Isabelle Osmar
[REDACTED]

Notice of Complete Application and Notice of Public Meeting

MEETING DATE: January 29, 2018

DATE CIRCULATED: Jan 4, 2018

PLANNING APPLICATION #	AUTHOR	Date Reviewed	IPW COMMENTS
214 Scenic Caves Road, Part Lot 16, Concession 3	Reg Russwurm	January 15 2018	Sideroad 15A will not be able to support parking lot traffic without improvements, including asphalt. Entrance should be from GR 119
	Jim McCannell	January 15 2018	
	Allison Kershaw	January 15 2018	
	Jeff Fletcher	January 19 2018	

From: Lisa Yaromich [REDACTED]

Sent: Wednesday, January 24, 2018 9:08 PM

To: Town Clerk <townclerk@thebluemountains.ca>

Subject: Opposition to Official Plan Amendment and Zoning Bylaw Amendment for 214 Scenic Caves Road

Dear Town Clerk,

I received notification of the proposal for an overflow parking area on the [214 Scenic Caves Road](#) subject lands to support the Scenic Caves Nature Adventures property.

I am strongly opposed to this proposal on multiple grounds:

First, the land is designated rural residential and forms part of a community of houses and cottages that make up a natural environment, and yet another parking lot at Top-of-Hill seriously threatens the nature of this community and our enjoyment of our homes. **This fourth, unjustified parking lot destroys the nature of our rural residential community.** We fear that the municipality has not placed sufficient coordinated effort into the parking plans for nearby facilities.

Second, and to this point, **the application drastically conflicts with the principles of the recent 2016 OP.** This application has been filed within two years of an Official Plan that clearly states that such a non-contiguous parking facility is not consistent with official plans (the proposed lot is separated from Scenic Caves Nature Adventures by 15th Sideroad A).

Third, a fourth parking lot at top of hill, and in particular this one because of its location and topography, **seriously threatens contamination of well water.**

Fourth, the stream and reservoir on the property represents a natural resource intended for a rural residential property (there are reports of rare plant species), and will be threatened by adjacent parking.

These are only a few of the reasons that I, without question, see this proposal as a completely unsuitable use of this land.

Sincerely,

Lisa Yaromich
[REDACTED]

From: Peter Yaromich [REDACTED]
Sent: Wednesday, January 24, 2018 9:39 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: I oppose the OP amendment and rezoning at 214 Scenic Caves Road

Dear Town Clerk,

I am aware of the proposal for an overflow parking area on the [214 Scenic Caves Road](#) subject lands to support the Scenic Caves Nature Adventures business.

I oppose the proposal as it will turn that entire section of the top of the hill on Scenic Caves Road into a long extended parking lot. The primary scenic caves lot is large and unattractive. This lot at [214 Scenic Caves road](#) is even more exposed and will be a visual blight in an area that is economically dependent on it's physical beauty. There are already more than **4.25 acres** of parking lots along only 1.1 km of Scenic Caves Road!

I am strongly opposed due to the visual impact as above, the fact that yet another lot will substantially change the rural residential nature of our neighbourhood, and impact the local ecology. There is a local spring with unusual flora, as well as supply to local well water which may be compromised. The local water table is consistently high with recurrent flooding during melts and significant rainfall, and this will worsen with decreased plant life. There is a substantial risk of contamination of the water table which supplies many local wells and thus drinking water.

This usage of the land is not consistent either with the current Official Plan, which the applicants are seeking to abandon, or the principles supported in the new Grey County plan, and must not be allowed.

Sincerely,
Peter Yaromich and family
[REDACTED]

From: Lands and Resources Consultation Coordinator
To: [Shawn Postma](#)
Subject: Request for Comments - Blue Mountains (636697 Ontario Limited) Official Plan Amendment and Zoning By-law Amendment
Date: January 8, 2018 1:38:48 PM

Your File: Roll # 05-017-06
Our File: Blue Mountains Municipality

Good Afternoon Mr. Postma,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

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From: Sergei Timoshenko [REDACTED]
Sent: Wednesday, January 24, 2018 1:26 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Oksana Timoshenko [REDACTED]
Subject: RE: I oppose the Official Plan amendment and rezoning at 214 Scenic Caves Road

We received notification of the proposal for another potential parking area on the 214 Scenic Caves Road subject lands to support the Scenic Caves Nature Adventures property.

We are strongly against this potential new development for a multitude of reasons

The land is designated “Rural Residential” and forms part of a community of houses and cottages that make up a natural environment

New application conflicts with the principles of 2016 Official Plan:

1. Application has been filed within two years of an Official Plan that clearly states that such a non-contiguous parking facility is not consistent with official plans (the proposed lot is separated from Scenic Caves Nature Adventures by 15th Sideroad A).
2. OP also encourages less vehicle traffic and more pedestrian, hiking and biking in the area. Proposed parking will do the opposite.

The stream and reservoir on the property represents a natural resource intended for a rural residential property (there are reports of rare plant species), and will be threatened by adjacent parking.

This is the fourth parking lot at top of hill and three existing ones are very rarely are filled to capacity.

Another parking may seriously threaten the nature of this community and our enjoyment of our homes.

It seems there is a lack of coordinated effort on municipality level for park lots creation and usage. Alternative solutions have to be considered. Just a few suggestions:

1. Bus shuttle from the Village.
2. Coordinating with Blue Mountain Resort to utilize chair lift adjacent to bring visitors to the Scenic Caves Nature Adventures. BMR will also benefit by having more paying customers using chairlift.

3. Online booking for Scenic Caves Nature Adventures attendance (park has its own natural capacity anyways and adding more parking will not increase it, but rather creates more crowded environment in the park itself). This can be implemented and enforced by designating parking spots for pre-booked visits and limiting parking time at parking lots.

These are only a few of the reasons that we, without question, see this proposal as a completely unsuitable use of this land and definitely not welcomed by residents of this area.

Sincerely,

Sergei and Oxana Timoshenko

A solid black rectangular box used to redact the signature of Sergei and Oxana Timoshenko.

32 Mill St. Box 310,
Thornbury ON, N0H 2P0
Fax: (519) 599-7723

January 22 2018

Dear Staff, Planning Committee and Council

Re ; Plan Amendment and Zoning By-law Amendment

Property Location: 214 Scenic Caves Road

Part Lot 16, Concession 3

We are the owners of the lands highlighted in Yellow on Page Three Of this letter. We are once again objecting to the creation of the Parking Lots being proposed in this Planning amendment. We as you know, have been continuously having to spend money on Planners in defending our rights and protecting the value of our lands.

One can imagine the traffic impact and risk that would be created by having vehicles slowing to enter and merging back on to Scenic Cave Road when there are so many sport enthusiasts travelling on this road whether jogging hiking , cycling , driving or just walking . The liability and traffic impact would result in some very dangerous situations.

We invested in these lands decades ago realizing that these were summit lands with a Million Dollar view and should be preserved or controlled to protect their integrity and continue to harmonize with the lands in the area and the ambiance of Blue Mountain itself.

Although we understand that planning practices will be in place and that this proposal will have to comply with a series of studies we believe that it may sail through regardless of the obstacles and destroy the existing streetscape of this land by creating a Parking lot.

For years we have been gracious and allowed tourists and locals to cross and utilize by travelling the trail across the look out highlighted, which we also own, in the spirit of becoming a part of the community and being user friendly.

In many cities and communities across the Province, parking lots are forced to be located behind something more appealing to the eye or a Buffer of Natural content.

We will again ask you to stop this amendment from going forward on the Scenic Cave Road Frontage and find a more appropriate piece of land to accommodate Parking.

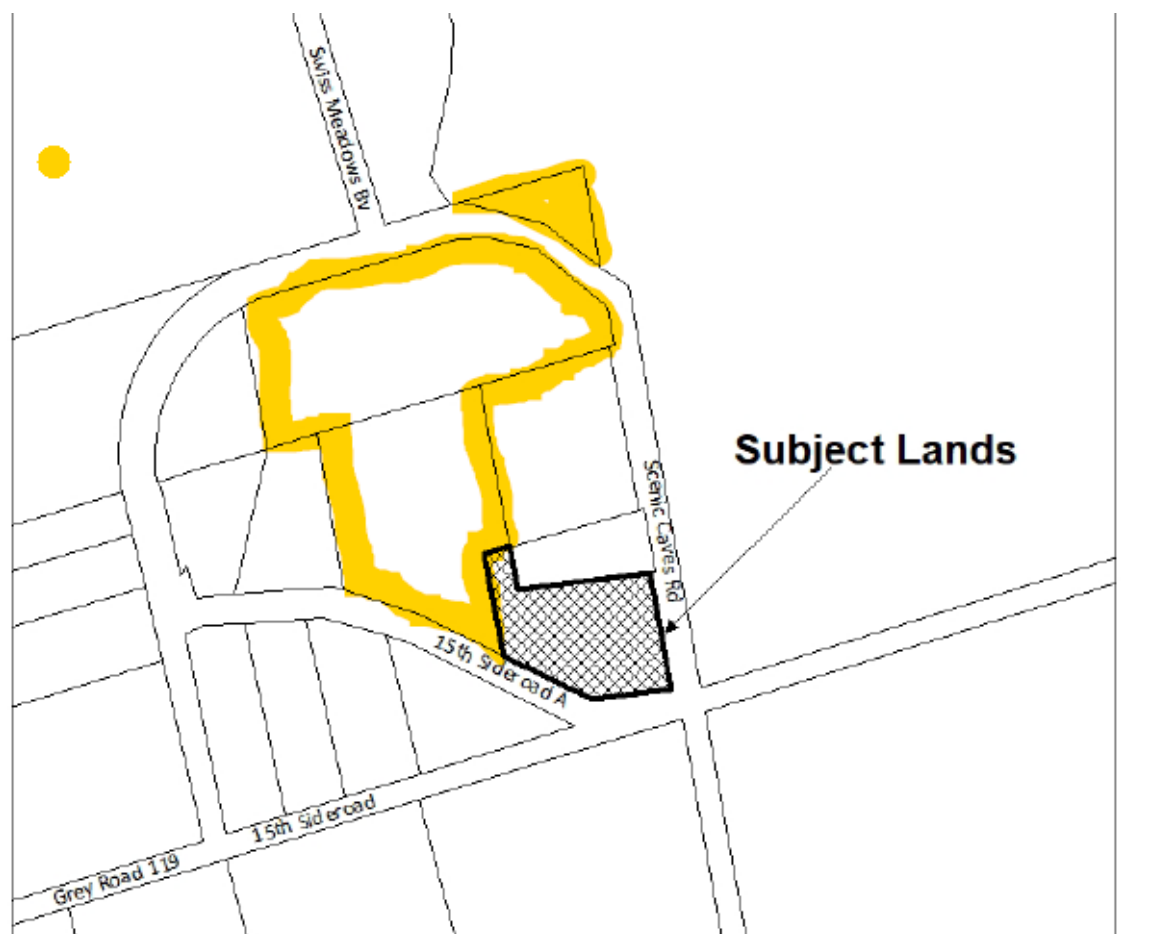
We believe that the value of the current lands for a beautiful chalet or other use far exceed the financial return one would realize on a Public Parking lot and therefore further believe that there is a much larger plan in store or clandestine intent.

In the event that we are not able to resolve our concerns or mitigate somehow the negative impact on the value of our lands that we believe this parking lot will cause, we will have no alternative but to proceed with the matter to the Ontario Municipal Board. We will be attending the meeting scheduled for January 29 and will be on hand if needed.

We have also attached a former letter dated 2016 from Shawn Postma pointing out what studies and base lines should be kept in mind for this area and direct you to the highlighted section and more specifically the words “ visual impact ‘.

Respectfully

Arnold and Mildred Valian



From: Shawn Postma
Sent: Tuesday, April 5, 2016 9:40 AM
To: [REDACTED]
Subject: Town of The Blue Mountains Official Plan Update

Arnie,

Further to our phone call, below is a link to the new policies proposed for the Town of The Blue Mountains Official Plan. Your property is located in the Swiss Meadows Area and is proposed to be re-designated from Estate Residential (with exception) to Future Secondary Plan Area. The purpose and intent of the Future Secondary Plan Area is to take a more comprehensive look at the entire swiss meadows area and understand what the vision or build out potential may be. Background review and studies on items like lot sizes, residential density, servicing, transportation, parks and open space, recreation uses, visual impact, community design, environmental reviews and others may be required prior to new development. The recommendations of those studies will help create the new development policies for swiss meadows in order to implement that build out.

This work may be completed by the Town or could be initiated by an individual or group of lot owners or developers.

A Public Meeting on the proposed changes is scheduled for April 25. If you have any questions or comments they should be submitted prior to the Public Meeting so that they can be considered by Council.

The Swiss Meadows area policies can be found on the Maps (Schedule A-4) and the Text (Sections B3.13 and E3.1)

Official Plan Information: <http://www.thebluemountains.ca/march2016officialplanrevie.cfm>

Please feel free to give me a call anytime if you have any questions or concerns.

Shawn Postma, BES MCIP RPP
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