



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: January 14, 2019
Report Number: PDS.19.02
Subject: Public Meeting Background and Preliminary Comment Report –
Proposed Zoning By-law Amendment and Draft Plan of Subdivision
– Lora Bay Phase 4
Prepared by: Travis Sandberg, Planner 1

A. Recommendations

THAT Council receive Staff Report PDS.19.02, entitled “Public Meeting Background and Preliminary Comment Report – Proposed Zoning By-law Amendment and Draft Plan of Subdivision – Lora Bay Phase 4” for information purposes only.

B. Overview

This report provides an overview of the application(s) and a preliminary review of the applicable planning policies affecting the lands. Following the public meeting, staff will review all comments received and any additional issues/concerns that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

C. Background

Proposal

The subject lands represent Phase 4 of development in Lora Bay. As contemplated in the Lora Bay Master Development Agreement, the Lora Bay area is planned to ultimately be built-out with approximately 1,025 residential units through various phases and sub-phases of development. Based on the service connections established to date, there are approximately 281 dwelling units built or under construction in previously approved phases of the development.

Phase 4 is proposed for a total of seventy-four (74) mixed-density units, including thirty-eight (38) single detached dwellings and thirty-six (36) multi-attached units. The multi-residential units are proposed to be developed through a future condominium application and an application for site plan approval and could include three (3) separate three (3) storey buildings containing twelve (12) units each. Access to the single detached lots is proposed to be provided through two public roads, one being an extension of West Ridge Drive and the second being a crescent as shown on the proposed plan. Full municipal sewer and water services are proposed.

Location and Site Details

Municipal Address: N/A

Legal Description: Part Block 1, Part Block 2, Blocks 29 and 30, Plan 16M-8

Town File Number: P2673

County of Grey Official Plan Designation: Recreation Resort Area

Municipal Official Plan Designation: Residential Recreational Area

Inforce Zoning: Development 'D' and Special Recreation Exception 177 (Zoning By-law 83-40)

Water Services: Currently not serviced – Municipal water proposed.

Wastewater Services: Currently not serviced – Municipal wastewater proposed.

Regulated Area: Not within any regulated area of the Conservation Authority.

Golf course lands abut the subject lands on three boundaries, while existing residential development abuts the subject lands along the southerly/easterly property boundary.



Figure 1: Location Key Map

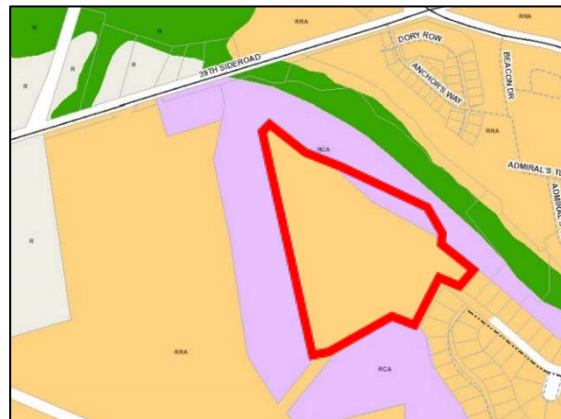


Figure 2: Official Plan, 2016



Figure 3: Zoning By-law 2018-65



Figure 4: Aerial Photo

Received Applications

As the approval authority for draft plans of subdivision/condominium, the County of Grey has received an application for Draft Plan Approval to effect development of phase 4 within the Lora Bay area. The purpose of the draft plan of subdivision is to further subdivide the existing development block in order to create the intended single detached residential lots, as well as a future multi-residential development block.

The purpose of the zoning by-law amendment application submitted to the town is to rezone the lands from the Development 'D' zone and Special Recreational (SR-177) zone to the Residential Third Density (R3) and Residential Sixth Density (R6) zones of the Former Township of Collingwood Zoning By-law 83-40. The re-zoning will facilitate the development of the lands for single detached and multi-attached residential uses. A site specific appeal to the newly approved comprehensive Zoning By-law 2018-65 has been received for the Lora Bay development lands. Planning staff are reviewing the implications of the appeal as it relates to this application. This review will be included in a future staff recommendation report.

Supporting information submitted with the above noted applications include:

- Stormwater Management and Functional Service Report;
- Stage 1 and 2 Archaeological Property Assessment;
- Phase 4 Environmental Impact Statement Update;
- Planning Justification Report;
- Golf Spray Analysis – 5th Hole;
- Traffic Impact Study (being prepared and will be submitted to the Town imminently);

Planning Policy Review

Planning Act

In making planning decisions, the Planning Act requires approval authorities to have regard for matters of Provincial Interest, as outlined by Section 2 of the Act and the Provincial Policy Statement. Council must also have regard for the policies of the Official Plan which apply to the lands. The division of land through a plan of subdivision is permitted under S.51 of the Act, while S.34 of the Act provides authority to municipal council's to enact land-use zoning by-laws.

Based on a preliminary review, there does not appear to be significant issues/concerns with respect to the provisions of the Planning Act.

Provincial Policy Statement (PPS 2014)

The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a settlement area. The PPS supports a wide range and density of uses within Settlement Areas, acknowledges these areas as the focus for growth and development, and that their vitality and regeneration shall be promoted.

Based on a preliminary review, there does not appear to be significant issues/concerns with respect to the Provincial Policy Statement (2014).

County of Grey Official Plan

The Grey County Official Plan designates the subject lands as '*Recreation Resort Area*'. This designation applies to settlement areas consisting of specific recreational amenities, residential development, and serviced with full municipal services (sewer and water). The goal of the *Recreation Resort Area* designation is to permit residential growth, while enhancing recreation and tourism related activities.

The County of Grey Official Plan also identifies the lands as containing *Significant Woodlands*. No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

Town staff expect to receive comments from the County of Grey and the Grey Sauble Conservation Authority in the future.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands as "*Residential Recreational Area*". It is the intent of the Plan to recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses, and to recognize areas

where some residential uses are located to support and provide access to resort and recreational amenities. The Residential Recreation Area permits development of new single detached dwelling types and low-rise multiple units at a maximum density of 10 units per gross hectare and requires a minimum of 40% open space. The proposed density of Lora Bay Phase 4 is approximately 9.4 units per hectare. Specific Open Space and parkland dedication requirements for the entire Lora Bay Development are outlined in the Minutes of Settlement and Master Development Agreement.

The Official Plan provides general policy direction for development which includes preferred means of servicing within settlement areas (Section D1), transportation (Section D2), plan of subdivision approval (Section D4), and general community design policies (Section D5). The proposed development, including density, unit types, provision of full municipal services and access via an urban municipal road, appears to be consistent with the intent and direction of the municipal Official Plan.

A portion of the subject lands is currently designated as “*Resort Commercial Area*”. These lands were subject to a lot addition application in 2018 in order to sever a portion of unused golf course lands and transfer it to the existing development block. The majority of the *Resort Commercial Area* lands containing the golf course lands are to be retained. Through the previous severance process, planning staff determined that an Official Plan Amendment is not necessary, as Section E8.2 of the Plan allows for minor adjustment to the designation boundaries without amendment to the Plan, where the intent of the plan is maintained.

Town Staff are working to review and confirm if any remaining parkland dedication requirements outlined in the Master Development Agreement are required. Further technical review of a detailed engineering submission will ensure satisfactory stormwater management, servicing strategy, and future traffic related improvements is being undertaken.

Zoning By-law 83-40

The subject lands are currently zoned Development ‘D’ and Special Recreational Exception 177 by the Former Township of Collingwood Zoning By-law 83-40. The applicant has proposed to establish an R3 and an R6 zone to facilitate single detached and multi-attached residential dwelling units on the lands.

A site specific appeal to the newly approved comprehensive Zoning By-law 2018-65 has been received for the Lora Bay development lands. Planning staff are reviewing the implications of the appeal as it relates to this application. This review will be included in a future staff recommendation report.

Based on a preliminary review, there does not appear to be significant issues/concerns with respect to the Zoning By-law.

Planning Services Comments

Town staff are working with the applicant and other relevant agencies in the review/confirmation of matters pertaining to:

- Any required parkland dedication requirements in accordance with the Master Development Agreement;
- Technical review of a detailed engineering submission, including a satisfactory Stormwater Management and Municipal Servicing Strategy;
- Implementation of the Phase 4 EIS recommendations; and
- Further review and consideration of recommendations of the master Traffic Impact Study to confirm the timing of future road intersection improvements, if required.

D. Analysis

The intent of this report is to provide an overview of the proposal and to provide a preliminary review of the applicable planning policy only to highlight matters that may require resolution. Following the public meeting, staff will review all comments received and any additional issues/concerns that are raised. This review will be included in a final recommendation report which will be brought to a future Committee of the Whole meeting for Council decision.

E. The Blue Mountains Strategic Plan

A review of the impact of the application on the Blue Mountains Strategic Plan will be provided in a Staff Recommendation Report.

F. Environmental Impacts

A review of the potential for environmental impacts of the application will be provided in a Staff Recommendation Report.

G. Financial Impact

A review of the financial impact of the application will be provided in a Staff Recommendation Report.

H. In consultation with

Comments have been requested from the public, municipal departments, and public agencies through circulation of the Notice of Public Meeting.

I. Public Engagement

The topic of this Staff Report is the subject of a Public Meeting taking place on January 14, 2019. Comments received at the Public Meeting and through the public process will be included in a future Staff Recommendation Report. Anyone who has provided written or verbal comments, or who has asked to receive notice regarding this matter, will be provided notice of the future Staff Report.

J. Attached

1. Notice of Complete Application and Public Meeting
2. Proposed Draft Plan of Subdivision
3. Planning Policy Review

Respectfully submitted,

Travis Sandberg
Planner 1

Nathan Westendorp
Director of Planning and Development Services

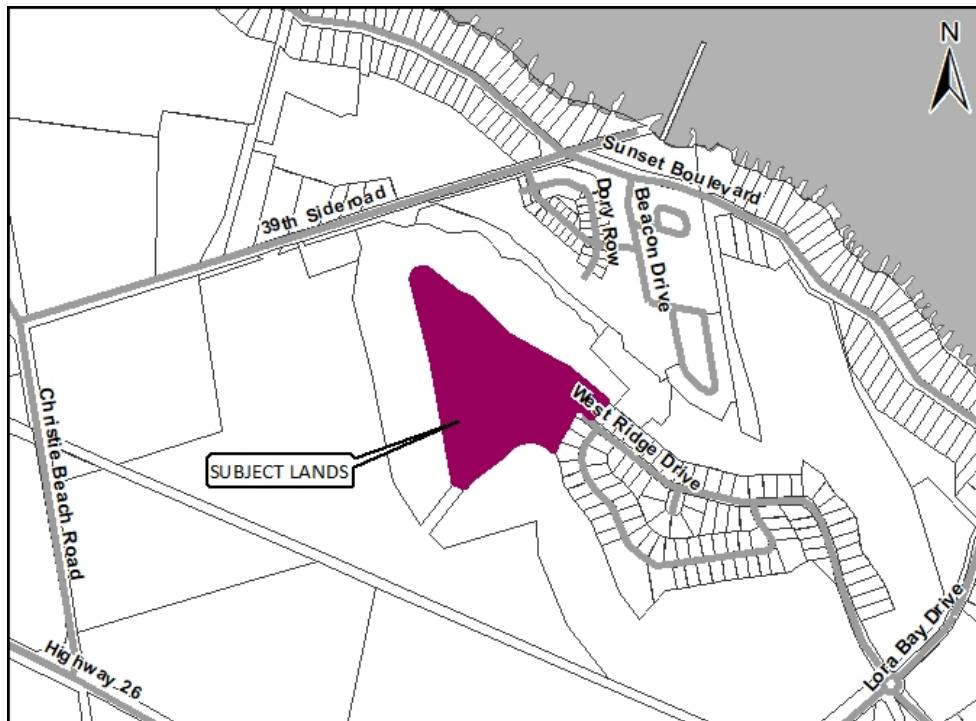
For more information, please contact:
Travis Sandberg
planning@thebluemountains.ca
519-599-3131 extension 283



NOTICE OF COMPLETE APPLICATION - WE WANT TO HEAR FROM YOU

WHAT: The County and Town are seeking input on development applications **within 120 metres of your property** that would create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units.

SITE: Block 1 and Part of Block 2, Plan 16M-8, Town of The Blue Mountains



PUBLIC MEETING LOCATION? Town of The Blue Mountains, Town Hall Council Chambers, 32 Mill Street, Thornbury, ON, N0H 2P0

TIMING OF PUBLIC MEETING? Monday, January 14th, 2019 at 5:00pm

How can I contribute my opinion?

Any person or agency may attend the Public Meeting and/or make verbal or written comments regarding this proposal.

How do I submit comments?

Submit written comments or sign-up to be notified of a decision by mailing or contacting:

Request for information

For information on the Subdivision Application visit www.grey.ca/planning-development/planning-applications

For all supporting studies and reports for the proposed Zoning By-law Amendment contact:

Randy Scherzer (Grey County Planner)



County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3



randy.scherzer@grey.ca



519-519-372-0219 ext. 1237

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What is being proposed through the applications?

The County has received a plan of subdivision application known as Lora Bay Phase 4 (County file number 42T-2018-10) to create a total of 38 single detached residential units and a future development block (Block 39) for multi-residential units. The proposal would be to develop Block 39 through a future condominium application and site plan application that could include an additional thirty-six (36) residential multi-attached units proposed within three (3) separate three (3) storey, twelve (12) unit buildings. Access to the lots would be via two public roads, one would be an extension of West Ridge Drive and the second road would be a crescent shown as Street A on the proposed plan. Servicing to the proposed subdivision will be via municipal water and sewer services.

The purpose and effect of the proposed zoning by-law amendment application is to rezone the lands from the Development (D) zone and Special Recreational (SR-177) zone to the Residential Third Density Zone (R3) and Residential Sixth Density (R6) Zone in the current Township of Collingwood Zoning By-law to facilitate the development of 38 single detached residential units and the future multi-residential units within proposed Block 39.

What can I expect at the Public Meeting?

The public meeting is an opportunity for members of the public to learn more about the proposed development. Attendees have the opportunity to hear a brief presentation about the development, ask questions, and/or make statements either in favour of, or in opposition to the development.

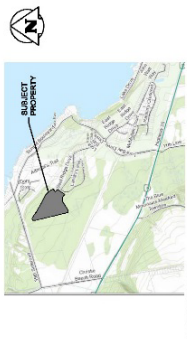
The public meeting will take place at a Council meeting and the moderator will keep the meeting in order and allow the applicant (and their development team), the public, and members of Council to speak and ask questions. No decisions are made at this meeting, it is simply an opportunity to learn and provide feedback.

Why is this Public Meeting being held and what are your rights?

Within Ontario the planning and development process is an open and transparent process, where opinions from all individuals and groups are welcomed. By law a municipality must hold a public meeting, and this meeting is just one of your chances to learn about the development proposal and offer your opinions. Under the legislation governing this development process, which is sections 34 and 51 of the *Planning Act*, you have the following rights:

1. Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment or Plan of Subdivision.
2. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body is not entitled to appeal the decisions of the Town of The Blue Mountains or the County of Grey to the Local Planning Appeal Tribunal.
3. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the zoning by-law is approved or refused, or to the County of Grey before the Plan of Subdivision is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Board, there are reasonable grounds to do so.
4. If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, or the County of Grey in respect to the approval or refusal of the Plan of Subdivision, you must make a written request to the Town or the County, at the addresses noted on the previous page. Please note application file#P2673 (for the Zoning By-law Amendment) when directing correspondence to the Town and Plan of Subdivision Application 42T-2018-10 when directing comments to the County.
5. If you have any questions please do not hesitate to contact County or Town staff, who would be happy to answer any questions on the matter.

Dated at Owen Sound this **24th** day of **October, 2018**.



KEY PLAN
SCALE: 1:1000

DRAFT PLAN OF SUBDIVISION

PART OF BLOCKS 1, 29, 30
REGISTERED PLAN 16M-8
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY
AUGUST 15, 2018



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51
(17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) AS SHOWN
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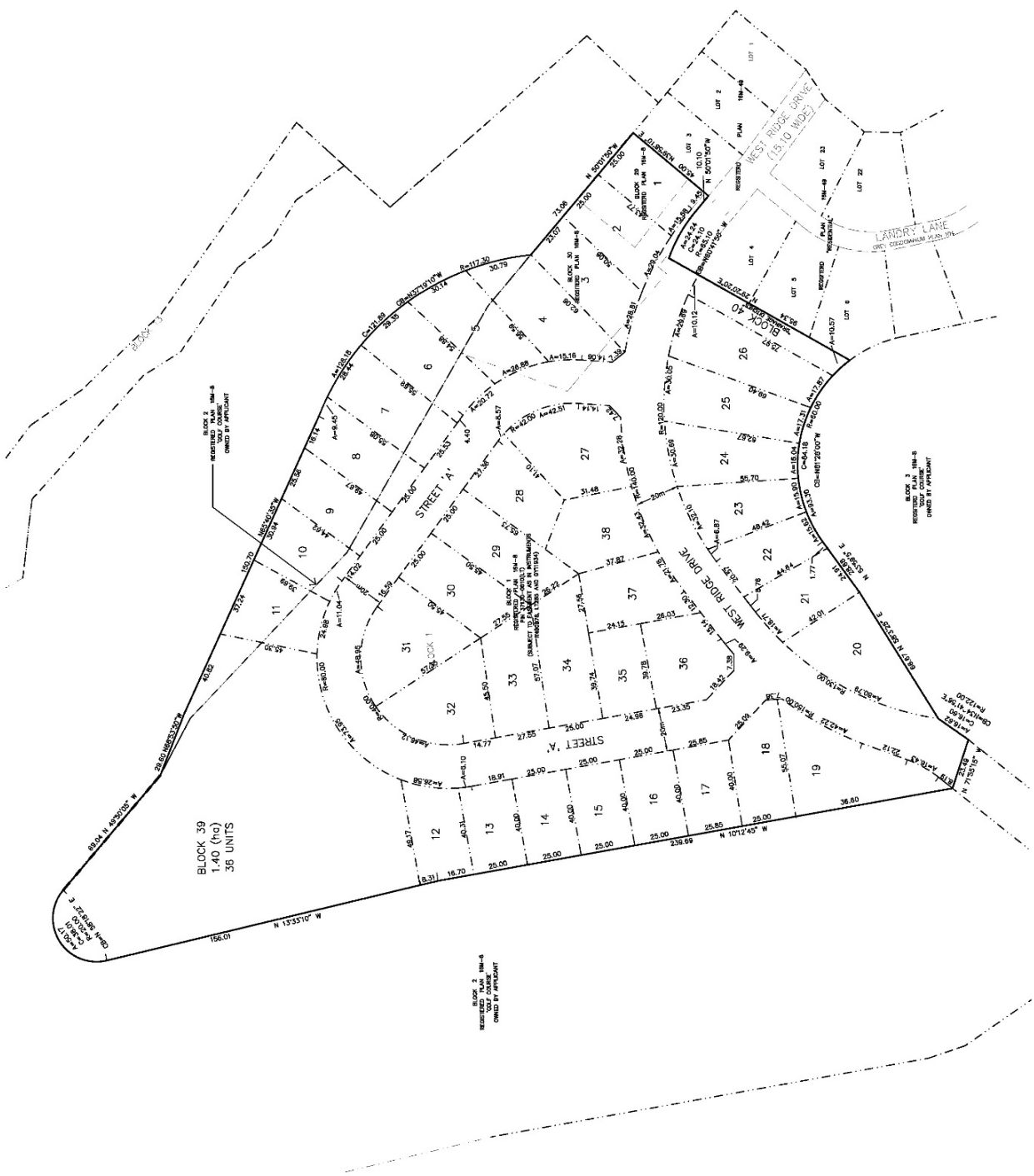
SCHEDULE OF LAND USE			
LAND USE	BLOCKS	AREA (ha)	UNITS
LOTS	1-39	4.92	39
MULTI UNIT	39	1.40	36
ROADS	WEST RIDGE	0.62	
STREET A		0.06	
OPEN SPACE	40	0.09	
TOTAL		7.89	74

SURVEYOR'S CERTIFICATE
I, JENNIFER GIBSON, being a duly qualified and licensed surveyor, do hereby certify that the above described lands are correctly shown on this plan and their relationship to the adjacent lands are correctly shown.

PAUL R. THOMSON, B.Sc., O.L.S.
JENNIFER GIBSON, B.Sc., O.L.S.
JENNIFER GIBSON, B.Sc., O.L.S.
JENNIFER GIBSON, B.Sc., O.L.S.

OWNER'S AUTHORIZATION
WE, THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS, do hereby authorize the above described lands to be subdivided as shown on this plan and their relationship to the adjacent lands are correctly shown.

LOAN BY CORPORATION



Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a settlement area. The proposal has been reviewed in the context of the PPS policies and a summary of the most pertinent policies is included below:

Section 1.0 Building Strong and Healthy Communities

Section 1.0 of the PPS directs that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. These factors support and contribute to sustainability by promoting strong, livable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth. Within the framework of the PPS, the subject lands are within a Settlement Area. A summary of the most pertinent policies application to this application are included below.

1.1.1 Healthy, livable and safe communities are sustained by:

- i) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;*
- ii) Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- iii) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- iv) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- v) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*
- vi) Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- vii) Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- viii) Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

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

1.1.3.2

Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - i) efficiently use land and resources;*
 - ii) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - iii) Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - iv) Support active transportation; are transit-supportive, where transit is planned, exists or may be developed; and*
 - v) Are freight-supportive; and**
- b) A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

1.5.1

Healthy, active communities should be promoted by:

- a) Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas trails and linkages, and, where practical, water-based resources;*
- c) Providing opportunities for public access to shorelines; and*
- d) Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impact on these areas.*

1.6.6.1

Planning for sewage and water services shall:

- a) Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:
 - i) Municipal sewage services and municipal water services; and*
 - ii) Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;**
- b) Ensure that these systems are provided in a manner that:
 - i) Can be sustained by the water resources upon which such services rely;*
 - ii) Is feasible, financially viable and complies with all regulatory requirements; and*
 - iii) Protects human health and the natural environment**

- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*

The general policy direction of the Provincial Policy Statement is contained within the more detailed development policies of the Municipal Official Plan. Based on preliminary review there does not appear to be any significant issues/concerns with respect to Section 1.0 of the PPS, subject to satisfying the policies of the Town of The Blue Mountains Official Plan.

Section 2.0 Wise Use and Management of Resources

Section 2.0 of the PPS directs that Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. A summary of the most pertinent policies applicable to this application are included below.

- 2.1.1 *Natural heritage 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.*
- 2.1.8 *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 and 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.*

The general policy direction of the Provincial Policy Statement is contained within the more detailed development policies of the Municipal Official Plan. Based on preliminary review there does not appear to be any significant issues/concerns with respect to Section 2.0 of the PPS, subject to satisfying the policies of the Town of The Blue Mountains Official Plan and comments from the Grey Sauble Conservation Authority.

Section 3.0 Protecting Public Health and Safety

Section 3.0 of the PPS direct that Ontario's long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or man-made hazards. Section 3.0 generally directs development away from areas of natural or man-made hazards where there is an unacceptable risk to public health or safety or of property damage, and should not create new or aggravate existing hazards.

No hazard lands are identified on the subject lands. As such, based on preliminary review there does not appear to be any significant issues/concerns with respect to Section 3.0 of the PPS.

County of Grey Official Plan

The County of Grey Official Plan designates the subject lands as *Recreation Resort Area*. This designation is urban in nature and consists of a defined development area, specific recreational amenities, residential development, and is serviced with full municipal services.

Section 2.6.7(3) of the Official Plan recognizes that the Recreational Resort designation strives to enhance recreation and tourism related activities by:

- a) *Encouraging the maintenance and expansion of existing recreation and tourism related facilities;*
- b) *Encouraging new land uses that will promote existing or require the establishment of new recreation and tourism facilities which diversify opportunities for all possible forms of recreation such as skiing, snowmobiling, fishing, hunting, golfing, walking, hiking, biking, equestrian and natural trail uses, water access activities, all in a manner consistent with the preservation of the natural environment as defined in Section 2.8 of the Plan;*
- c) *Supporting the dedication/acquisition of land for long-term public benefits within the existing designation or settlement area; and*
- d) *Supporting the creation of public-private partnerships in a fiscally responsible manner.*

Section 2.8 of the Official Plan provides policy direction with respect to preservation of the natural environment. Section 2.8.4 provides that:

- (1) *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...*

The application proposes residential uses in proximity to an existing, established, recreational amenity within the urban boundary of the municipality. The property is also afforded full municipal services. Based on preliminary review there does not appear to be any significant issues/concerns with respect to the *Recreation Resort Area* policies of the County of Grey Official Plan, subject to comments from the County of Grey.

Based on preliminary review there does not appear to be any significant issues/concerns with respect to Section 2.8 of the County of Grey Official Plan, subject to implementing the recommendations of the submitted Environmental Impact Study and comments from the Grey Sauble Conservation Authority.

Town of Blue Mountains Official Plan 2016

The Town of The Blue Mountains Official Plan designates the subject lands as “*Residential Recreational Area*”. As per Section B3.7 of the Plan, the general intent of the *Residential Recreation Area* designation is to:

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

Development within the *Residential Recreational Area* designation is permitted at a maximum density of 10 units per gross hectare and has a minimum open space component of 40%, in accordance with Section B3.7.4.1 of the Plan. Phase 4 is proposed to be developed at a density of approximately 9.4 units per hectare. Based on preliminary review there does not appear to be any significant issues/concerns with respect to the *Residential Recreation Area* policies of the Official Plan, subject to further review and confirmation of open space requirements in accordance with the Master Development Agreement.

Section D1 of the Plan outlines the municipal water and sanitary sewer servicing strategy. The intent of this section of the plan is to ensure that public health and safety is protected, ensure that all development has a safe and adequate water supply, sewage services and stormwater management practises, encourage the progressive extension and economic utilization of municipal sewer and water services, and to identify the preferred means of servicing in the Town. Within settlement areas, the Official Plan identifies full municipal water and sewer services as the preferred means of servicing. Based on preliminary review there does not appear to be any significant issues/concerns with respect to the *Water and Sanitary Sewer Servicing Strategy* policies of the Official Plan, subject to technical review of a detailed engineering submission.

Section D2 of the Plan provides municipal objectives for the local transportation network. The Plan generally encourages active transportation and efficient road patterns to facilitate the safe and efficient movement of people and goods within the community. The proposed development will include urban municipal roads (20m right-of-way), including sidewalks, which connect to the wider community trail and road networks. The Traffic Impact Study completed in August 2001 (as revised in November 2004) for the Lora Bay Development recommends that on-going traffic monitoring program be established in order to gauge when the recommended intersection improvements at Highway 26 are necessary. Based on preliminary review there does not appear to be any significant issues/concerns with respect to the *Transportation* policies of the Official Plan, subject to the recommendations of the master Traffic Impact Study.

Section D4 of the Plan contains policies that are to be considered with every application to subdivide land in the Town. As per Section D4.3, prior to consideration of an application for a Plan of Subdivision, Council must be satisfied that:

- a) The approval of the development is not premature and is in the public interest;*
- b) The lands will be appropriately serviced within infrastructure, schools, parkland and open space, community facilities and other amenities, as required;*
- c) The density of the development is appropriate for the area;*
- d) The subdivision, when developed, will be easily integrated with other development in the area;*
- e) All development by plan of subdivision shall be consistent with Section D5 of this Plan;*
- f) The subdivision conforms with the environmental protection and management policies of this Plan; and*
- g) The proposal conforms to Section 51(24) of the Planning Act, as amended.*

Based on preliminary review there does not appear to be any significant issues/concerns with respect to Section D4.3 of the Official Plan, subject to technical review of a detailed engineering design.

Section D5 of the Official Plan provides general guidelines with respect to Community Design within the Municipality. It is the intent of the Official Plan to ensure that the community areas evolve in a manner that enhances the quality and vibrancy of life of the current and future inhabitants of the Town and to create and encourage a high quality of built form. In this regard, the implementing zoning by-law amendment will place the lands into similar zone categories as existing development in the area and will apply similar performance standards to individual lots in order to maintain similar built form. Based on preliminary review there does not appear to be any significant issues/concerns with respect to Section D5 of the Official Plan.

Zoning By-law 2018-65

The subject lands are currently zoned Development 'D', and are subject to the provisions of the Former Township of Collingwood Zoning By-law as the Development 'D' provisions were deferred by Council in the passing of Zoning By-law 2018-65. Through the re-zoning exercise, the lands will be brought into conformity with the in-force Zoning By-law, being the Town of The Blue Mountains Zoning By-law 2018-65, and will be re-zoned to R1-1 and R3 accordingly. These zones permit single detached dwellings and multi-attached apartment dwellings, respectively.

Based on preliminary review there does not appear to be any significant issues/concerns with respect to Zoning By-law 2018-65.