



## 1.0 INTRODUCTION

Georgian Planning Solutions has been retained to prepare a Planning Brief to support a Site Plan Approval Application, to support a Motel Development in Thornbury in the Town of The Blue Mountains in Grey County.

### 1.1 SITE LOCATION

The subject lands are located at 53 Bruce Street South, Thornbury in the Town of the Blue Mountains, County of Grey. (Figure 1: Location Map)

Specifically, the lands are legally described as PLAN 103 LOT 3 & 4 and has frontage on Bruce Street. The property is 1,854.78sqm and there is an existing commercial building on the property. The subject lands are designated Primary Settlement Area, in the County of Grey Official Plan, are designated Downtown Area in the Town of The Blue Mountains Official Plan and zoned Village Commercial (C1) in the Town of The Blue Mountains Zoning By-Law 2018-65.



**Figure 1: Location Map**

## 2.0 PROPOSAL

The proposal is to build a boutique motel in Downtown Thornbury. The motel will provide 10 rooms in 2 separate buildings with exterior access as well as various accessory amenities such as a swimming pool, cold plunge, hot tub and a sauna. There are 14 parking spaces including one (1) Type A parking space. The main building will front on Bruce Street and contain 3 rooms as well as a reception/lobby space. The second building will contain 7 rooms.

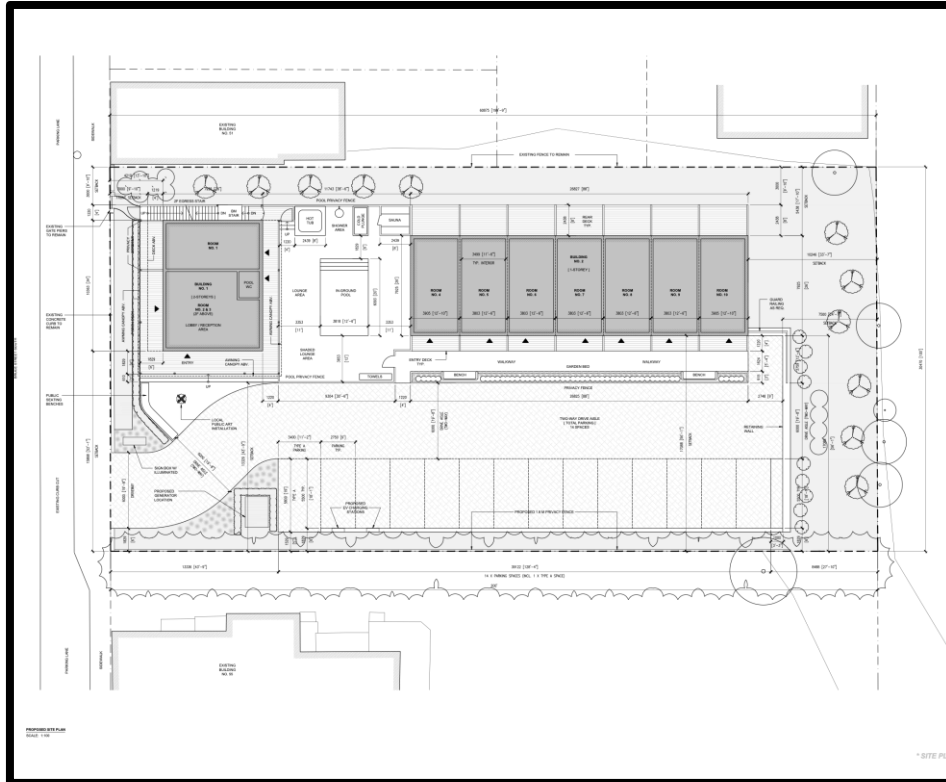


Figure 2: Site Plan

## 3.0 SURROUNDING LAND USES

The subject lands front onto Bruce Street South. The surrounding lands are zoned Residential One (R1) to the northwest, Residential Three (R3) to the south, and Village Commercial (C1) to the northeast and southeast.

## 5.0 REVIEW OF APPLICABLE PLANNING POLICIES

The consideration of the planning policy support for this report will include a review of applicable planning policy of various government levels to consider “consistency with” and “conformity to” the intent and direction they offer. The policies that are noted below are applicable to the proposed development.

The following reviews the subject application with respect to key planning policies the County of Grey Official Plan, and Town of The Blue Mountains Official Plan.

### 5.1 COUNTY OF GREY OFFICIAL PLAN

The County of Grey Official Plan's (consolidated August 9, 2024) purpose is to help guide development in the County and provide a wide policy framework for local municipal Official Plans, Secondary Plans and implementing By-Laws.

The subject lands are designated 'Primary Settlement Area' on Schedule A, Land Use Designations Map 1 in the County of Grey Official Plan. (Appendix 1). *“Primary Settlement Areas are areas suitable for high intensification targets, public transit services, and have full municipal services. Municipalities with primary settlement areas will, in their official plans, identify and plan for intensification within these areas.”* **(S 3.5)**

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

This proposal helps to support the county's goals of strengthening development opportunities and overall intensification in the region. It is submitted that the proposal complies with the intent of the County of Grey Official Plan and no amendments are required to support the proposal.

### 5.2 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The property is designated Downtown Area in the Town of The Blue Mountains Official Plan. The Downtown area is to maintain and promote Downtown Thornbury as the focal point for commerce in the Town, for residents, businesses and the travelling public and to encourage the development of a mix of uses to enhance the character of the downtown. **(B3.3.1)**

Permitted uses **(B3.3.3)** in the Downtown Area includes retail uses, service uses, business offices, hotels, **motels**, inns and related conference and convention facility,

bed and breakfasts establishments, recreational establishments, medical offices, restaurants and other uses.

**Section B3.3.4** speaks to the vision for the Downtown Areas in The Town of Blue Mountains and that the downtown will continue to function as a focal point for commerce in the Town, accommodating a mix of commercial, residential, cultural and social uses.

It is a policy of this Plan that the scale and location of new development or redevelopment in the Downtowns maintain and/or enhance the existing character of the Downtowns. This will be accomplished by:

- a) encouraging the development of diverse, compatible land uses in close proximity to each other;

This proposal supports this policy. The motel will allow for diversity within the downtown area. The accommodation use (motel) would support the traveling public to stay in the downtown area and support the downtown businesses.

- b) encouraging the maximum use of existing buildings in the Downtowns to accommodate a wide range of uses, with an emphasis on using upper-level space for offices, residential, and accommodation uses;

This proposal does not use an existing building. The proposed new building will be completely utilized with the motel use.

- c) encouraging the establishment and maintenance of a streetscape that is geared to the pedestrian;

The proposal maintains the streetscape with the main building being orientated to towards Bruce Street. The proposal also maintains the streetscape that is geared to pedestrians by installing public seating benches and a local public art installation.

- d) limiting the height of new buildings to a maximum of three storeys, in order to maintain consistent facades;

The proposal has a maximum height of 2 storeys.

- e) the preservation and enhancement of the cultural and historic features that exist in the Downtowns, which may include requirements for the restoration and enhancement of building facades in accordance with the following guidelines:
- i) Original architectural details and features should be restored;
  - ii) Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent architectural styles;
  - iii) Building materials such as steel and vinyl siding which are not in keeping with the architectural character of the Downtowns will be discouraged;
  - iv) Traditional signage and lighting is preferred rather than fluorescent sign boxes and corporate signage; and,
  - v) The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.

The proposal acknowledges these policies. The building will be consistent with surrounding architectural styles.

**Section B3.3.4.1** considers new development in the downtown areas and in considering an application for new development, Council shall be satisfied that:

- a) adequate on-site parking facilities are provided for the use with such parking being provided in locations that are compatible with surrounding land uses;

Section 5.4.3 outlines the minimum parking spaces required for motels - Table 5.3 notes 1.3 spaces are required per room. The motel is proposing 10 rooms which requires 13 parking spaces - 14 parking spaces are proposed included an accessible space (type A).

- b) the use will not have a negative impact on the enjoyment and privacy of neighbouring properties;

Neighbouring properties will not be affected by the development. The properties to the north and east are commercial uses. The property to the south is residential and there are significant existing mature trees along the property and a 1.8 m fence will be installed as well on the subject lands property line adjacent to the neighbouring lots.

- c) the use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;

There will be no impact in relation to grading and drainage to the neighbouring properties. A Functional Servicing Report has been prepared to support the submission.

- d) any loading and storage facilities that are provided are buffered so as to minimize disruption and the enjoyment of neighbouring residential properties;

Neighbouring properties will not be disrupted by the development. A 1.8 m privacy fence is proposed for 3 sides of the property.

- e) vehicular access points to multiple uses on the lot are coordinated and consolidated;

Only one use is proposed on the property

- f) the road and/or municipal infrastructure is able to provide water and wastewater service, waste management services and fire protection;

Servicing requirements have been addressed and will be provided by connecting to existing infrastructure on Bruce Street S.

- g) the lot has sufficient lot frontage, depth and area for the siting of proposed uses;

The proposal conforms to these requirements.

- h) improvements to the streetscape, such as soft landscaping, lighting fixtures, benches and public art, are part of the overall project design;

These elements were all considered in the project design and siting of the main building relative to Bruce Street.

- i) new buildings are designed to present their principal building facades with an appropriate building design and fenestration to the public road;

The main building is oriented along Bruce Street

- j) roof top mechanical units are organized and screened with complementary materials, colours and finishes as necessary to provide a skyline with desirable visual attributes;

Rooftop Mechanical units are not proposed on the roof top. The mechanical units for the buildings and pool are in the basement of Building No.1 facing Bruce Street.

- k) new buildings on corner lots are located in close proximity to the public road rights-of-way and are designed and located to emphasize their important community presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition;

Not applicable to this proposal.

- l) the majority of the first storey wall of buildings located along public roads where a strong pedestrian environment is encouraged are the site of openings;

The main building is oriented parallel to Bruce Street with large ground floor windows and glazed door openings to encourage patrons / guests to engage visually with pedestrian traffic along the public sidewalk.

- m) barrier free access for persons using walking or mobility aids are provided in all public and publicly accessible buildings and facilities and along major pedestrian routes;

The required minimum length and width of barrier free accesses are met.

- n) display areas are designed to make a positive contribution to the streetscape and the overall site development;

The proposed wrap-around porch and large window / door openings are designed to create an animated streetscape along Bruce Street.

- o) all lighting will be internally oriented so as not to cause glare on adjacent properties or public roads;

Proposed sconce down lighting will be internally directed to illuminate guest suite entrances and pathway lighting throughout the site to prevent light spillage beyond the site.

- p) site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, are located and/or screened from public roads and adjacent residential areas or other sensitive land uses, in order to buffer their visual and operational effects; and,

Waste storage will be internal to the building. Utilities will be provided to the site through underground connections and all equipment will be designed to be screened as requested.

- q) waste storage areas are integrated into the principal building on the lot and where waste storage areas are external to the principal building, they are enclosed and not face a public road.

Waste management of garbage and recycling, will be efficiently handled within Building No. 1, where a dedicated room in the basement will be designated for sorting and storage. The sorted materials will be contained in small, lidded totes, and their removal will be managed by a private contractor. It should be noted that based on historical operational data it is expected that garbage and recycling will be minimal in nature due to the operations of the hotel and omission of any restaurant or food service facility on site.

**Section A3.9** of the Official Plan discusses Tourism, with the primary goal: to enhance opportunities for tourism and recreational uses and related development. It is a strategic objective of this Plan to:



1. Facilitate the development of recreational/resort development within the context of a four seasons recreational resort community.
2. Recognize the importance of the tourism industry in providing economic and employment opportunities, and to encourage expansion of this vital industry.
3. Promote the maintenance, expansion and upgrade of existing tourism and tourist destination-oriented uses in the Town and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, and events.

It is submitted that the overall proposal meets the intent of the Town of The Blue Mountain's Official Plan.

### **5.3 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65**

The subject property is zoned Village Commercial (C1) in the Town of The Blue Mountains Zoning By-Law 2018-65.

Permitted uses within the Village Commercial (C1) zone include: a Dwelling Unit in a Non-residential Building, Art Gallery, Banquet Hall, Business Office, Child Care Centre, Commercial Fitness Centre, Commercial Resort Complex, Commercial School, Community Centre, Dry Cleaning Depot, Emergency Service Facility, Equipment Sales and Rental Establishment, Financial Institution, Funeral Home, Home Child Care, Hotel, Those uses permitted in the Institutional 'I' Zone [ ZBA 2019-41 ], Laundromat, Medical Office, **Motel**, Parking Garage, Parking Area, Parking Lot, Personal Service Shop, Place of Amusement, Place of Entertainment, Place of Worship, Private Club, Private Park, Pirate School, Public Park, Public School, Recreational Equipment, Sales, Rental and Service Establishment, Recreational Establishment, Repair Shop, Restaurant, Retail Store, Retirement Home, Supermarket, Theatre and/or a Trade & Convention Centre.

A motel is a permitted use on this property as per the current zoning.

## Commercial Zone Standards

Zone Standard	C1	Proposed
Minimum Lot Frontage (m)	9.0	30.5
Minimum Front Yard (m)	3.0	3.0
Minimum Exterior Side Yard (m)	4.5	N/A
Minimum Interior Side Yard (m)	3.0 (2)	3.0 & 13.7 (on residential zone boundary)
Minimum Rear Yard (m)	7.5	7.5
Maximum Height (m)	11.0	11 m or under
Minimum Lot Area (sq.m)	N/A	1,854.79
Maximum Lot Coverage (%)	N/A	15.8%

### 5.1.5 Size of Parking Spaces

General Parking spaces shall be a minimum of 2.75 metres wide and 5.5 metres long. These dimensions do not apply to Accessible Parking Spaces, which are set out in Section 5.7.

*All parking spaces are consistent with the minimum length and width requirements.*

### 5.1.6 Width of Parking Aisles

The width of parking aisles within a parking area or parking garage, must be in accordance with the following:

a) For two-way aisles, the minimum aisle width must be 6.0 metres;

*The proposed 2-way drive aisle will be 6.0m wide.*

#### **5.1.7 Width of Access Ramps and Driveways**

Except for a single detached, semi-detached or townhouse dwelling, access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic.

*The entrance width for 2-way traffic will conform with the minimum of 6.0m.*

#### **5.4.1 Parking Area Location on a Lot in Relation to Buildings and Structures**

Notwithstanding any other provisions of this By-law, parking areas shall be setback a minimum of 1.2 metres from any building or structure.

*The parking area is setback at minimum 1.2 metres from all structures.*

#### **5.4.3 Minimum Parking Space Required**

The number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out in Table 5.3. Motel 1.3 spaces/room

*10 rooms are proposed, and 13 spaces are required. 14 parking spaces are proposed.*

The proposed Motel development aligns with the standards in the zoning by-law and can move forward through the site plan approval process.

## **6.0 SUMMARY/CONCLUSION**

The purpose of this report is to provide planning rationale in support of the proposed Motel development and the Site Plan Approval Application. It has been demonstrated

that the subject application is consistent with the development goals of the community as reflected in the County and local Official Plans, as well as the local zoning by-law.

Based on the above noted, it is submitted that the subject applications present good planning and address the key areas of public interest as expressed in various adopted and approved planning policies.

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