

DRAFT OFFICIAL PLAN AMENDMENT

AMENDMENT No. _____

TO THE OFFICIAL PLAN OF THE TOWN OF THE BLUE MOUNTAINS

i. PART 1-PREAMBLE

1.1 TITLE

This Amendment, when approved by the County of Grey, shall be known as Amendment NO. ____ to the Official Plan of the Town of The Blue Mountains.

1.2 COMPONENTS

This amendment consists of the text and schedules.

1.3 PURPOSE OF THE AMENDMENT

The purpose of this Amendment to the Official Plan of the Town of The Blue Mountains is to modify Schedule "A" Land Use Plan, of the Official Plan of the Town of The Blue Mountains in order to recognize existing uses and, introduce minor modifications to enable mixed residential on vacant serviced lands.

1.4 LOCATION

The subject lands are located at north side of Highway 26, west of Brophy's Lane and being further described as Part Lots 24, Concession 1 Town of The Blue Mountains, County of Grey.

1.5 BASIS OF THE AMENDMENT

Council has considered an application which seeks to further refine existing policies affecting residential development on the subject lands providing for an increase in the range and density of housing form. The subject lands are fully serviced and are situated within the existing built boundary of the Town of The Blue Mountains. The proposal maintains an objective of the Official Plan to provide a variety of residential dwelling types in a compact urban form on full municipal services. Furthermore, the subject amendment maintains the extent and integrity of identified natural heritage features including but not limited to Provincially Significant Wetlands. The proposal maintains the intent of the Official Plan to provide for commercial uses geared to the travelling public and providing commercial services to the immediate community. The proposal maintains and promotes general Official Plan policies seeking housing forms catering to market segments seeking more affordable housing options.

ii.

PART 2 THE AMENDMENT

2.1 PREAMBLE

All of this part of the document entitled Part XX The Amendment, consisting of the following text, constitutes Amendment No. ___ to the Official Plan of the Town of The Blue Mountains.

2.2 DETAILS OF THE ACTUAL AMENDMENT

Schedule "A-4", Land Use Plan is hereby amended by re-designating a portion of the subject lands from "Craigeith Village Commercial" to "Craigeith Village Residential" and, from "Hazard" and "Craigeith Village HSFPSW" to "Craigeith Village Residential".

Section B3.12.3.1.1 e) is hereby modified by deleting i) and renumbering existing "ii)" to "j)" and existing "iii)" to "ii)" and, by replacing the number "60" in new "ii)" to "74" so that it reads "The East sub-area shall be limited to 74 residential dwelling units and/or live-work units.", and;

Section B3.12.3.1.1. i) is hereby modified by the following: after the words "Highway 26 shall be limited to" delete "Blue Mountain Drive" add "a realigned Brophy's Lane"; after the word "node" in the last line "with any additional means of ingress and egress subject to MTO approval.", and;

Section B3.1.2.3.2.1 (a) is hereby modified by the following: after the words "semi-detached, link" delete the words "and linked" and add "linked, townhouses and apartments".

Section B3.12.3.2.1 c) is hereby modified by replacing the number "136" in the second line with "235", and; in i) replace existing wording with "A maximum of four single detached dwelling units on the east side of Brophy's Land"; ii) replace existing wording with "A maximum of one single detached dwelling unit on the west side of Brophy's Lane" and; in iii) replace existing wording with "In the West lands, a maximum of 234 dwelling units" and;

Section B3.12.3.2.1 d) delete the last sentence, and;

Section B3.12.4 d) after the word "for", delete the word "public", and; delete the last two sentences, and;

Section B3.12.4 e) delete the word "public" in the last sentence.

Section B3.12.4. f) is hereby modified by replacing "two storeys" with "three storeys" and "9" with "11".

Section B3.12.4.j) is hereby modified by replacing the wording after "limited to" and before the wording "along with" with "to a re-aligned Blue Mountain Drive with secondary access to Brophy's Lane, and also re-aligned Brophy's Lane and Long Point Road intersections"

Section B3.12.3.3.1 a) is hereby modified by adding the following after “trails” “, stormwater management facilities”.

Section B3.12.3.3.1 c) is hereby modified by inserting after the words “and nature of trails” the following wording “the proposed uses and facilities within any Town-owned lands”.

Section B3.12.4 c) is hereby modified by inserting the following as a last sentence “The requirements intended to be met through a Master Development Agreement may be met through the combined implementation of conditions of Draft Plan Approval, subdivision agreements and zoning ‘h’ provisions.”

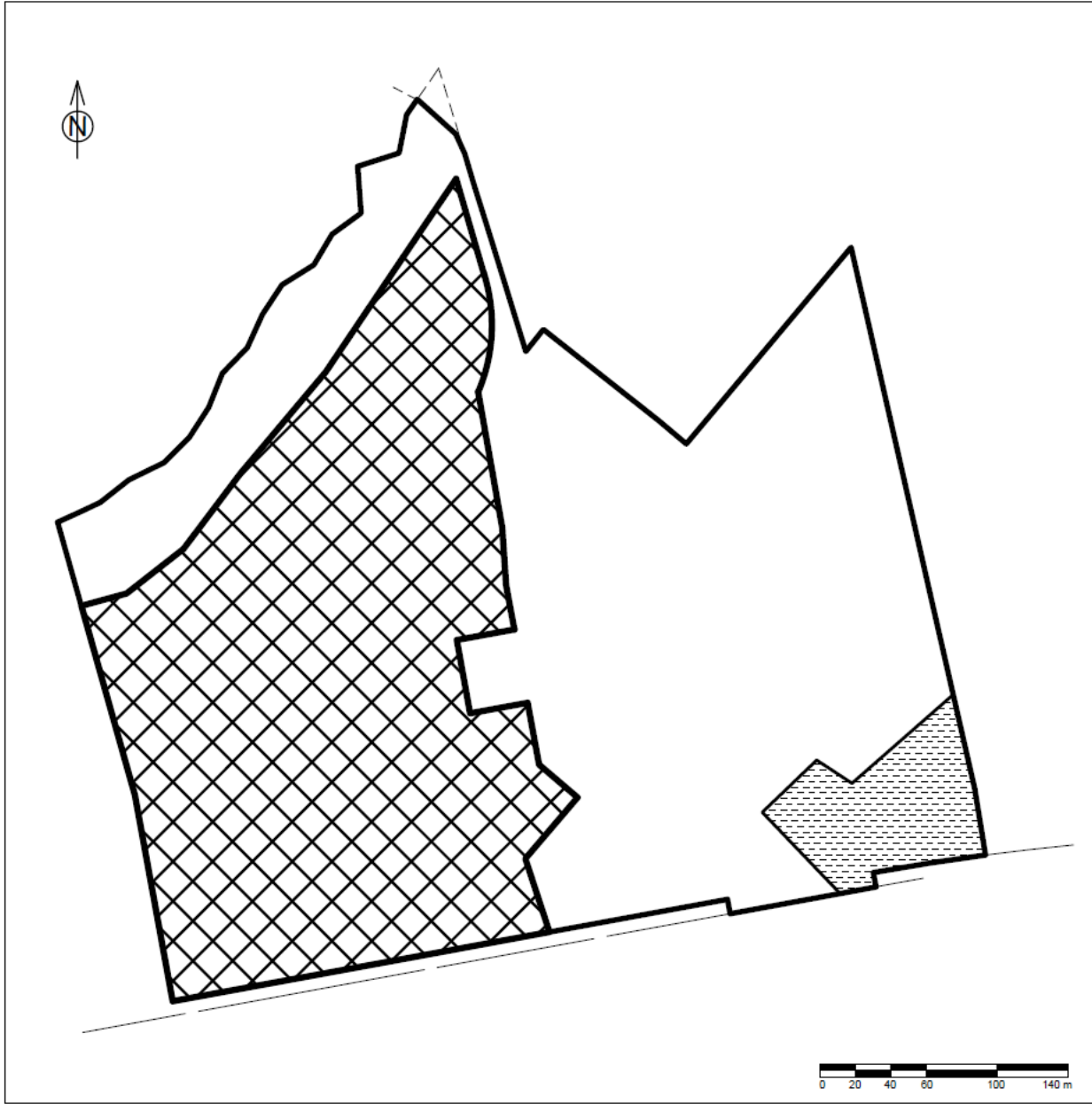
Section B3.12.3.1.1 b) is hereby deleted and replaced with “Permitted uses in the Craigeith Village Commercial designation situated west of Brophy’s Lane shall include seniors accommodations and or a purpose built rental building for a maximum of 100 units and to a maximum height of five storey’s or 18m”.

PART 3 IMPLEMENTATION




This Amendment No. ___ to the Official Plan of the Town of The Blue Mountains will be implemented by an amendment to Zoning By-Law 2018-65, as amended, of the Town of The Blue Mountains.

PART 4 INTERPRETATION

The provisions of the Official Plan of the Town of The Blue Mountains, as amended for time to time, regarding the interpretation of that Plan, shall apply in regards to this Amendment.



LEGEND

-  SITE BOUNDARY
-  CRAIGLEITH VILLAGE RESIDENTIAL WEST LANDS
-  CRAIGLEITH VILLAGE COMMERCIAL

PROPOSED OFFICIAL PLAN AMENDMENT

AQUAVIL - WEST LANDS
 DRAFT PLAN OF SUBDIVISION OF
 LOTS 59, 110, 111 AND 112
 PART OF LOTS 86, 87, 88, 89, 113 AND 114
 PART OF BLOCK D (CLOSED BY BY-LAW)
 REGISTERED PLAN S29
 (FORMERLY TOWNSHIP OF COLLINGWOOD)
 TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY

travis
 travis & associates
 planning consultants 7 - 275 first street collingwood
 approvals facilitators orshoia canada L2Y 1A8
 development managers v 705 446 9917 f 446 9918
 travis.ca

