

December 5, 2017

Shawn Postma BES MCIP RPP
Senior Policy Planner
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0



Dear Mr. Postma;

**RE: Skyline Blue Mountain Development Inc.
Part of Lots 18, Concession 1, 16R8591, Part 1
42T-89009
Monterra Phase 2, Town of the Blue Mountains
Zoning By-Law Amendment Application**

Please find attached an Application for a Zoning By-Law Amendment for the above noted property. A Major Plan Revision Application has also been submitted to the County of Grey to amend the approved Draft Plan of Subdivision 42T-89009 to allow changes to the lot layout and eliminate the 1 block for multi residential purposes. The proposed changes to the draft plan are to accommodate requested adjustments from stormwater comments from both the Town and the Conservation Authority. The current zoning on the property was never amended to reflect the draft plan changes approved by the County of Grey in 1999, so the proposed zoning amendment will take into consideration the more recent changes to the overall plan as well.

Please find the following as part of this package.

- A completed Zoning By-Law Application and the application fee of \$1,705

The subject property is located at the corner of Monterra Road and County Road 21 in the Town of the Blue Mountains. Specifically, the lands are legally described as Part Lot 187, Concession 1, County of Grey, 16R8591 Part 1.

The following sections review the subject applications, with respect to key planning polices provided for under the Provincial Policy Statement (PPS),

the County of Grey Official Plan, and the Town of The Blue Mountains Official Plan.

Provincial Policy Statement

Under provisions of the Planning Act comments, submissions or advice that affect a planning matter “shall be consistent with” the Provincial Policy Statement (PPS). The PPS is built around three fundamental planning matters, namely, “*Building Strong Communities*”, “*Wise Use and Management of Resources*”, and “*Protecting Public Health and Safety*”. It is clear that the Province requires that planning decisions support strong communities, a clean and healthy environment and economic vitality.

It is respectfully submitted that the proposed changes to the draft plan are entirely consistent with several key policies. These are as follows:

1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) 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;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

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:

1. efficiently use land and resources;

2. 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;

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

The existing approved development and the minor changes to the approved plans are still consistent with the PPS. The development is in a designated growth area, is an appropriate unit type and will be on full municipal services. Therefore, the application conforms to the broader planning direction given under the Provincial Policy Statement.

County of Grey Official Plan

The purpose of the County Official Plan is to provide a broad policy framework for the local Official Plan and the implementing by-laws. The purpose of this policy framework includes the encouragement of growth and prosperity along with sustainable and healthy environments (Section 1.1)

The County of Grey Official Plan designates the property as Recreational Resort Area. The plan states that *"this Official Plan shall promote the*

development of the Urban designation for a full range of residential, commercial, industrial, recreational, and institutional land uses. The Urban areas within the County will be the focus of a majority of the growth within the County.” It also states that “as long as land use compatibility is maintained and natural resources and the environment are protected, development is to be promoted and encouraged in all Municipalities.”

Section 2.6.7 (1 & 2) outlines that “the Recreational Resort designation ... shall apply to those lands which are settlement areas which have developed as a result of site specific amendments to the County of Grey Official Plan and/or local Official Plan consisting of a defined development area, specific recreational amenities, residential development and serviced with full municipal services (sewer and water).” It also states that “New development in the Recreational Resort designation must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing designation or settlement area.”

At this broader level, the proposed amendment to the Monterra Phase 2 plan is consistent with and still supports the policies of the County Official Plan. The development is still within a settlement area, will be on full municipal services and has taken into consideration of comments from the Town and Conservation Authority.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan designates the subject lands “Residential Recreational Area” (The Blue Mountains Official Plan Schedule ‘A-5’, Blue Mountain Village Area).

The purpose of the Residential Recreational 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.” The permitted uses include residential development, including a range of housing types and recreational uses.

The following policies support the existing approved development and the proposed changes to the plan.

A goal within the Growth and Settlement sections directs “most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas” (A.3.3.1) and a strategic objective includes directing “the majority of new residential and employment growth to areas where full municipal services exist.” (A.3.3.2.1)

Within the Housing section the goal is “to provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents “(A.3.10.1) and “ensure that a full range of housing opportunities is available for residents in the Town.” (A.3.10.2.3)

It can be noted that the request to amend the approved draft plan is consistent with and still supports the goals and objectives of the Town of The Blue Mountains Official Plan.

Zoning By-Law

The subject lands are zoned Residential Third Density (R3) and Private Open Space (OS2) as per Zoning By-Law 90-89. The permitted uses in the R3 zone are single family detached dwelling, uses, buildings and structures accessory to the single family detached dwelling. The Private Open Space ‘OS1’ zone permits public parks, outdoor recreational uses and walkways and trails.

The zoning amendment request is to rezone a portion of the subject lands to reflect other slight changes that are part of the proposed redline revisions.

Specifically, a portion of the land that is zoned Residential (R3) to Private Open Space (OS2) to accommodate the existing water course and to recognize areas for stormwater management facilities. (see attached zoning schedule for more detail)

The purpose of this cover letter is to provide planning rationale in support of the draft plan revision request and a zoning by-law amendment application. It has been demonstrated that the subject applications are consistent with the development aspirations of the community as reflected in the County and local Official Plans. In addition the proposal is consistent with the Provincial Policy Statement.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

Krystin Rennie, MAES MCIP RPP
Georgian Planning Solutions

cc: Derrick Canete, Skyline
Randy Scherzer, Grey County