

PLANNING REPORT
Draft Plan of Subdivision
Draft Plan of Common Element Condominium
Zoning Bylaw Amendment
Block 38 RP16M-24
West End of George McRae Road
The Town of the Blue Mountains
County of Grey



PASCUZZO
PLANNING INC.

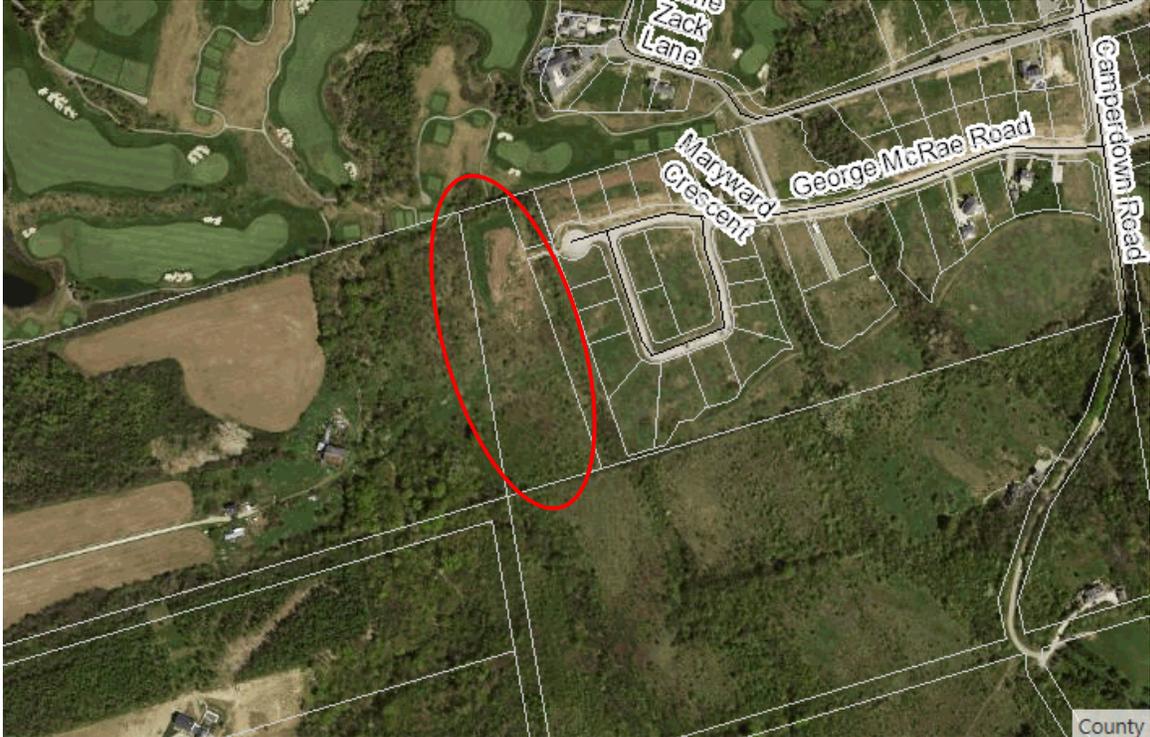
September 2018

TABLE OF CONTENTS

1.0	LOCATION.....	3
2.0	SURROUNDING USES	4
3.0	PROPOSAL	5
4.0	PROJECT TEAM	6
5.0	SERVICING	7
6.0	ENVIRONMENTAL	8
7.0	ARCHAEOLOGICAL.....	9
8.0	PLANNING DOCUMENTATION	10
	PROVINCIAL POLICY STATEMENT	10
	NIAGARA ESCARPMENT PLAN	12
	COUNTY OF GREY OFFICIAL PLAN – OPA 80, June 25, 2012.....	13
	THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN	15
	THE TOWNSHIP OF COLLINGWOOD ZONING BYLAW (83-40)	18
9.0	CONCLUSIONS AND RECOMMENDATION	22

1.0 LOCATION

The subject lands are located just at the west end of George McRae Road in The Town of The Blue Mountains. See below.



Block 38, Plan 16M24 Roll # 424200001103290

2.37 ha (5.87 ac.)

The property is currently vacant with a large mound of fill at the north end which was likely placed there during the construction of George McRae Road and Maryward Crescent. The subject lands are approximately 48 m wide at the north end and 106 m wide at the south end, with a length of just over 300 m.

A narrow piece of land (10 m wide) west of the cul-de-sac of George McRae Road can provide access to the subject land provided a one foot reserve (Block 47) is lifted.



2.0 SURROUNDING USES

Lands to the immediate north of the property are occupied by the Georgian Bay Golf and Country Club. Further to the north is Highway 26 and eventually Georgian Bay. Lands to the east are occupied by the Peaks Ridge Subdivision made up of large single detached residential lots. Until recently many of the lots sat vacant, but recently there has been an increase in homes being constructed. The land to the south is a large rural lot occupied by a single detached residential home. The land to the west is also a large rural lot occupied by a single detached residential home.

3.0 PROPOSAL

Pascuzzo Planning Inc. was retained by the owner of the subject lands, Solcorp Developments (Peaks Ridge) Inc., in order to:

1. Prepare and submit a Draft Plan of Subdivision (DPS) for (31) thirty-one single family residential lots.
2. Prepare and submit a Draft Plan of Common Element Condominium (CECP) for an 8 m wide private road allowance as well as a private recreational facility on proposed Block 32
3. Prepare and submit a Zoning Bylaw Amendment application to rezone the property from Residential Sixth Density – Exception - Hold (R6-168-h) Zone to the Residential Exception (R-X-h) zone and Recreation (Rec-X-h) zone in the current Township of Collingwood Zoning Bylaw.
4. Provide Planning Justification for the above noted Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Zoning Bylaw Amendment.

Draft Plan of Subdivision

The Draft Plan of Subdivision (DPS) includes (31) thirty-one residential lots ranging in frontage from 16 m to 20 m and area from 490 m² to nearly 900 m².

The residential lots within the DPS will gain access via an 8 m wide private condominium road allowance that would begin at the west end of George McRae Road, via a 10 m wide private road.

In addition to the proposed private road the Draft Plan of Common Element Condominium (CECP) will also include an amenity space making up the remainder of Block 32, which would be occupied by an approximately 100 m² building, an outdoor pool and a small parking area.

Pre-consultation

A Pre-consultation meeting occurred on May 19, 2017 with representatives from the Niagara Escarpment Commission, County of Grey, Grey Sauble Conservation Authority and the Town of Blue Mountains. Comments received at the preconsultation meeting were utilized to prepare the comprehensive submission included with the development application(s).

4.0 PROJECT TEAM

The project team includes:

- Solcorp Developments (Peaks Ridge) Inc. - Owner
- Hensel Design Inc. – Environmental Impact Study
- C.F. Crozier & Associates – Functional Servicing and Stormwater Management Report
- Amick Consultants Ltd. – Archaeological Assessment Stage 1-2
- Pascuzzo Planning Inc. – Planning Justification Report, Draft Plan of Subdivision, Draft Plan of Common Element Condominium
- WSP – Geotechnical Study
- Paul Thomsen - Ontario Land Surveyor

5.0 SERVICING

The Functional Servicing and Stormwater Management Report (September 2018) prepared by C.F. Crozier & Associates Inc. concludes that the proposed DPS and CECP can be adequately serviced. The following conclusions were reached.

1. A 15 m wide servicing corridor (7 m wide asphalt platform) is proposed for the private roadways, which will consist of an urban cross section.
2. Public watermains will be extended from the 150mm dia. stub located at the current west end of George McCrae Road and the 200mm dia. stub located between Lots 24 and 25 along Maryward Crescent.
3. A private sanitary sewer will be extended from the west end of George McCrae Road into the site. The existing 200mm dia. sanitary sewer downstream of the Site was originally sized to convey sewage generated from 41 units within the Site. A 200mm dia. sanitary sewer will be required to convey sewage from the Site.
4. Internal preliminary grading has been completed to maintain existing drainage patterns of the site. It has been assumed that all lots/blocks will drain towards the proposed roadway and ultimately to SWM Pond 1 downstream.
5. The existing 525mm dia. storm sewer downstream of the site along George McCrae Road will begin surcharging downstream of STM CBMH22. Onsite controls will be required to maintain proposed peak flow rates downstream of the site, which will be determined at detailed design.
6. SWM Pond 1 was originally sized to control the 2 through to and including the 100-year storm events post- to pre-development conditions. Development of the Site was included in the original sizing of the SWM Pond 1 per the 2003 Burnside C of A up to and including the 5-year storm event.
7. Flood proofing of Lots 22 to 32 will be required along the West Tributary to convey the 100-year SCS storm event. Detailed grading of these lots will be completed to provide flood proofing along the West Tributary.
8. The existing George McCrae Road Culvert crossing will require an upgrade in order to convey the 25-year storm event under the roadway. Sizing of this culvert will be completed during detailed design.
9. Peak flow rates in the pre- and post-development conditions of the site vary minimally. Therefore, development of the site will not negatively impact the existing capacity conditions downstream of the site.
10. Water quality controls for the Site will be provided by a combination of SWM Pond 1 in Watershed 31 and natural vegetation along Watercourse 32 and associated tributaries in Watershed 32.

Utilities

The Site will be serviced with telephone, cable TV, gas and hydro. All such utilities have been contacted, and each utility has confirmed that there are existing facilities available in the area to service the Site.

6.0 ENVIRONMENTAL

From spring 2017 to fall of 2017, Hensel Design Inc. conducted environmental field work in order to prepare an Environmental Impact Study (EIS) for the subject lands, which was finalized in September of 2018.

The EIS provides the following recommendations:

1. Prior to construction, temporary barrier fencing should be installed to protect natural heritage features. The fencing should remain in place until final grading and landscaping has been completed.
2. Barrier fencing should be placed at the property line or at the drip-line of trees where trees identified for retention and/or protection are identified. Avoid inadvertent root compaction.
3. A follow up site visit is recommended during clearing operations to confirm that no entry seeps exist within the south east portion of property
4. Soft engineering and bioengineering techniques are recommended in favour of hard engineering and hardened structures (i.e. rip rap, concrete) to control surface erosion wherever possible.
5. A construction work plan should designate specific locations for stockpiling of soils and other materials, as well as ensuring that vehicle refueling occurs off-site.
6. Areas that are to be cleared for development but are planned to later undergo landscape plantings should implement plans that includes native planting materials wherever appropriate.
7. Vegetation clearing should occur outside of the breeding bird season (April 15 to July 30) to prevent nest destruction.
8. No further studies are required to supplement the understanding of the natural heritage features of the subject lands.

The EIS provides the following conclusion:

Based on the 2017 field investigations we conclude that the proposed development is feasible from a natural heritage perspective, in so long as the recommendations and mitigations identified herein are implemented. If designed and constructed as planned, the conclusion of the EIS is that the development will not impact the ecological features or functions of the natural heritage features located on and adjacent to the subject lands.

7.0 ARCHAEOLOGICAL

During pre-consultation for the current applications it was recommended that a Stage 1 Archaeological Assessment be undertaken by a licensed Archaeologist. Amick Consultants Ltd. conducted a Stage 1 and 2 Assessment on the subject lands and concluded that the lands should be cleared of any further Archaeological work. The Stage 1 and 2 report was submitted to the Ministry of Tourism, Culture and Sport in July of 2018.

8.0 PLANNING DOCUMENTATION

PROVINCIAL POLICY STATEMENT

The Province of Ontario provides general planning direction to all communities within the Province. The Planning Act as well as the Provincial Policy Statement provides this direction. The purpose of the Provincial Policy Statement is to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The Provincial Policy Statement focuses growth within settlement areas and away from significant or sensitive resources, and areas that may pose a risk to public health and safety. The fundamental principles set out in the Provincial Policy Statement apply throughout Ontario and therefore planning documentation such as official plans and zoning by-laws all must be consistent with the Provincial Policy Statement.

The subject lands are considered to be a settlement area and therefore the focus of growth.

The Provincial Policy Statement has three distinct sections:

1. Building Strong Communities
2. Wise Use And Management Of Resources
3. Protecting Public Health And Safety

Generally Section 1, as stated above, is defining that development should be within established settlement areas and should be developed, where possible, on full municipal services.

Section 1.1.3 provides policies for "Settlement Areas". It is the intent of the PPS to focus growth within settlement areas through intensification and re-development. The intent is to utilize vacant lands within build-up areas and to also maximize existing infrastructure that is already in place.

The PPS states:

Section 1.1.3 Settlement Areas

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

Section 1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built up area and shall have

compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Designated Growth Areas are defined as lands within settlements areas designated in an official plan for growth over the long term planning horizon.

Section 1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth area and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

Section 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, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;***
- b) Providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water based resources;***

Section 2 of the PPS deals with natural heritage issues and cultural heritage and archaeology issues. Section 3 deals with natural hazards and human made hazards.

The proposed Draft Plan of Subdivision complies with the policies of the Provincial Policy Statement.

NIAGARA ESCARPMENT PLAN

The upper tier planning document in regards to the subject property is the Niagara Escarpment Plan. The Niagara Escarpment Plan was the result of the creation of the Niagara Escarpment Planning & Development Act that established a special Provincial Planning area along the Niagara Escarpment from Tobermory to Niagara Falls. In 1985, the Niagara Escarpment Plan was approved by the Province of Ontario. The Niagara Escarpment Plan designates the subject lands as "Escarpment Recreation Area." This designation has been set aside for existing ski areas as well as shoreline residential areas.

Section 1.8 - Escarpment Recreation states:

"Designated Recreation Areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences."

The most important clause of the "Escarpment Recreation" designation is the section outlining official plans, secondary plans and/or by-laws. This section allows the local municipality to provide official plan policies for the "Escarpment Recreation" area. The purpose of these local official plan policies is to implement the general guidelines established within the "Escarpment Recreation" area in a more detailed fashion. Items such as location of prominent escarpment slope have been analyzed and completed as well as establishing densities for development, and setting areas aside for commercial, residential and other land uses that are allowed within the permitted use section of the "Escarpment Recreation" area. When this exercise was completed, the policies of the local official plan (i.e. The Town of The Blue Mountains Official Plan) were deemed to be not in conflict with the Niagara Escarpment Plan.

Based on the above noted policy, it was determined that the proposal conforms to the general intent of the Niagara Escarpment Plan.

COUNTY OF GREY OFFICIAL PLAN – OPA 80, June 25, 2012

The subject lands fall under the jurisdiction of the County of Grey Official Plan, which is an upper tier planning document that provides general land use policies for the entire County of Grey. The subject lands have been designated “Recreation Resort Area” (green) and the plan establishes that it is a requirement that the local municipality provide detailed land use policies for the area.



Section 2.6.7 Recreational Resort Area

(1) The Recreational Resort designation as shown on Schedule A of this Plan 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).

(2) New development in the Recreational Resort designation must serve the public interest by contributing to the provision of the 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.

(3) The Recreation Resort designation will strive 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 nature trail uses, water access activities, all in a manner consistent with the preservation of the natural environment....

- c) supporting the dedication/acquisition of land for long term public benefits within the existing designation or settlement area***
- d) supporting the creation of public-private partnerships in a fiscally responsible manner.***

For those areas designated Recreational Resort located within the Niagara Escarpment Plan, the policies of Section 2.5.2 shall also apply.

Section 2.5.2 Escarpment Recreation Area

(2) 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.

(3) For the purposes of paragraph (2) above, the approved Town of the Blue Mountains Official Plan are recognized within the Niagara Escarpment Plan.

(4) The importance of the Four Seasons Recreational Resort Areas to the tourism section of Ontario's economy, Grey County and the Town of The Blue Mountains is recognized.

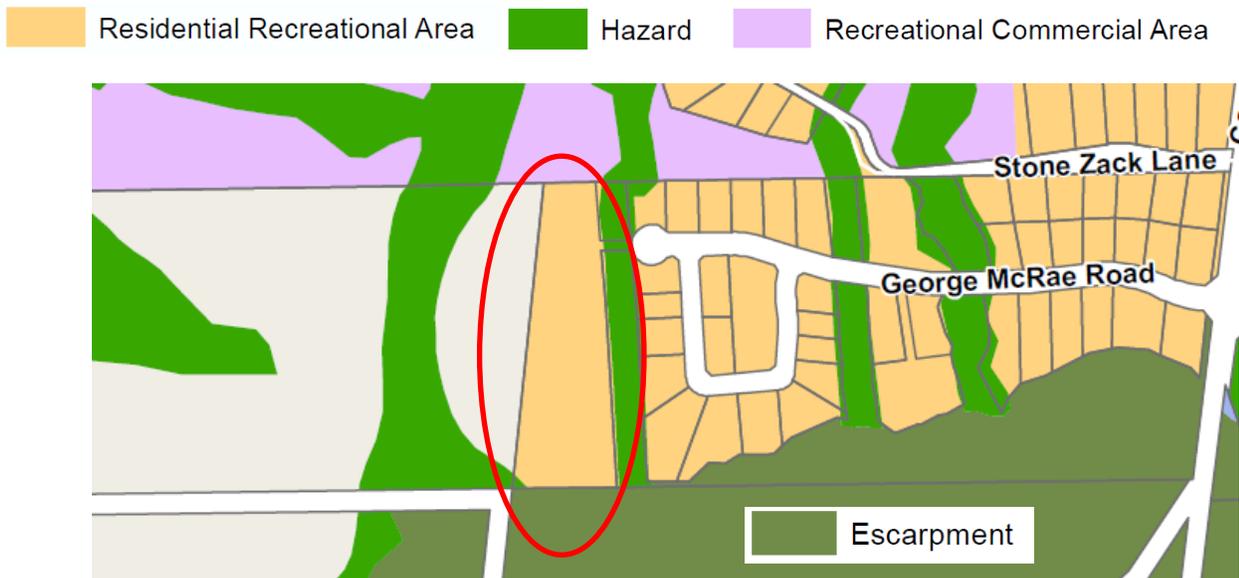
(6) The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.

These policies are very important as they allow 1) the local municipality to provide detailed land use policies in compliance with the County of Grey Official Plan and 2) state that this area is the area which is the focus of growth and would be considered to be a settlement area. These policies implement the direction of the Provincial Policy Statement that directs growth to defined settlement areas.

Based on the above noted policies, it was determined that the proposal conforms to the general intent of the Grey County Official Plan.

THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject lands are designated “Residential Recreational Area” (RR) on Schedule A-3 (Camperdown) of the Town of The Blue Mountains Official Plan.



B3.7 RESIDENTIAL/RECREATIONAL AREA

B3.7.1 Objectives

It is the intent of this Plan 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.

B3.7.2 Location

The settlement area designated as Recreational Resort Area in the *County* Official Plan that extends along the Georgian Bay shoreline providing a seasonal and permanent residential and recreational function.

B3.7.3 Permitted Uses

Permitted uses on lands designated Residential/Recreational Area include:

- a) single detached dwellings;

- b) semi-detached dwellings;
- c) townhouse and low-rise multiple units;
- d) *accessory apartments* in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- e) *bed and breakfast establishments* subject to Sections B2.5 and B2.5.1;
- f) *home occupations* subject to Section B2.10;
- g) *private home daycare*;
- h) recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and

The proposed Draft Plan of Subdivision will include single detached residential dwellings, which are permitted in the RR designation.

B3.7.4 Development Policies

B3.7.4.1 Density and Open Space Requirements

It is the intent of the Plan that all *development* within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape *character* and image of the area. In these areas, subdivision design shall be required to provide an open space component as a separate block(s) of land and where appropriate, distributed throughout the design of each subdivision.

The open space component should constitute a major consideration of subdivision design. It is intended that all *development* shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any *development* should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways.

The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area.

Maximum Density (units / gross hectare)	Minimum Open Space Component
10	40%

The calculation of the open space component shall be based on the whole of the proponent's holdings included in any draft plan of subdivision. Lands designated Wetland or Hazard Lands may be included within the required open space component, however, such lands are not included for the purpose of calculating maximum permitted *development* density, unless otherwise specifically provided under this Plan.

Calculating Density

In order to calculate the density permitted on the subject lands the area 2.37 ha is multiplied by 10 units/ha, which equals just under 23 units. As explained earlier the proposed Draft Plan includes 31 units. It is important to recognize that the subject lands were part of the overall Peaks Ridge Plan of Subdivision.

The overall Peaks Ridge Plan of Subdivision currently consists of 48 single family residential lots on just over 20 ha of land. When considering the permitted density at 10 units/ha, 200 units would be permitted. If we add the proposed 31 units to the existing 48 units the overall density of the subdivision is still well under 4 units/ha.

During preconsultation with staff it was determined that an Official Plan Amendment was not required to address this deficiency. The Zoning on the property currently permits a maximum of 42 units as determined within the Zoning section of this report.

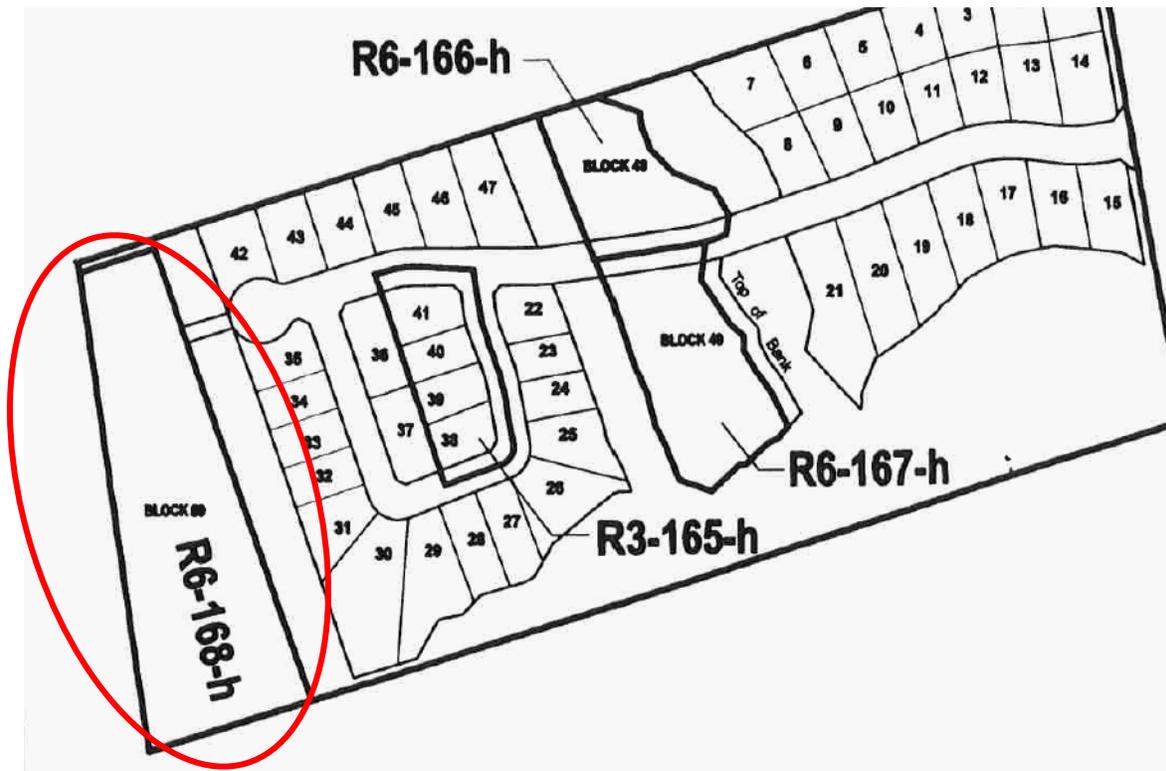
Open Space

The original Peaks Ridge Plan of Subdivision was subject to the 40% open space requirement of the previous and existing Official Plan. As a result large open space blocks have already been incorporated into the overall Peaks Ridge development, therefore, it was determined that the 40% open space requirement does not apply to Block 38.

Based on the above noted policies it was determined that the proposal can conform to the general intent of The Town of The Blue Mountains Official Plan.

THE TOWNSHIP OF COLLINGWOOD ZONING BYLAW (83-40)

The subject lands are currently zoned Residential Sixth Density Exception Hold (R6-168-h) Zone as well as Public Open Space (OS1) Zone in the Township of Collingwood Zoning Bylaw via Zoning Bylaw Amendment 2006-39.



168 Schedule A These lands may only be used for the development of a maximum of 42 residential dwelling units and uses, buildings and structures accessory thereto and that in accordance with the provisions of Section 36 of the Planning Act R.S.O. 1990, c-P.13, as amended, the holding symbol "h" shall not be removed from the whole or part of the lands until such time as the following has been completed:

- (i) registration of a plan of subdivision for the lands;
- (ii) granting of Site Plan Approval under s.41 of the Planning Act or Plan of Condominium including the execution of a required Development Agreement.

Permitted uses in the R6 Zone include horizontally attached units. The proposed single detached residential lots are not permitted in the R6 Zone, so a Zoning

Bylaw Amendment would be required to rezone the property from R6 to a more suitable residential zone that would permit smaller residential lots (i.e. R1).

The Town of The Blue Mountains Comprehensive Zoning Bylaw

The Town of The Blue Mountains is currently in the process of a Comprehensive Review to consolidate their two existing zoning bylaws; Town of Thornbury (10-77) and the Township of Collingwood (83-40).

The draft of the zoning bylaw proposes rezoning the property to the R2-42-h7 Zone.



Exception 42 states: **These lands shall only be used for a maximum of forty-two (42) dwelling units and uses, buildings and structures accessory thereto.**

During stakeholder engagement sessions in May of 2018, Pascuzzo Planning Inc. (formerly D.C. Slade Consultants Inc.) met with Town Planning staff to discuss a more suitable zoning category for the subject lands based on the previous preconsultation in 2017 and the proposed Draft Plan of Subdivision and Draft Plan of Common Element Condominium that were contemplated and intended to be submitted in the summer of 2018 prior to approval of the Comprehensive Zoning Bylaw.

The requested changes included:

- the removal of the Open Space (OS) zone at the north end of the subject lands
- the removal of the Hazard (H) zone at the southwestern edge of the subject lands
- the majority of the lands should to rezoned to R1-3-42-H7

The R1-3 Zone provisions being proposed in the new Zoning Bylaw have been reviewed and it was determined that each of the 31 lots would conform.

Zone Standard	R1-3
Minimum <i>lot area</i> (m ²)	360
Maximum lot coverage	40%
Minimum <i>lot frontage</i> (m)	12.0
Minimum <i>front yard</i> (m)	6.0
Minimum <i>exterior side yard</i> (m)	2.4
Minimum <i>interior side yard</i> (m)	1.2(2)
Minimum <i>rear yard</i> (m)	6.0
Maximum <i>height</i> (m)	8.0
Maximum <i>height</i> (storeys)	2.0

The new REC 3 Zone would appear to be the most appropriate zone for the Recreational Facility being proposed on Block 32.

Height

The existing R1 and R2 zones within the Township of Collingwood Zoning Bylaw permit a maximum height of 2 storeys (8 m).

The proposed R1-3 zone proposed in the New Town of The Blue Mountains Zoning Bylaw (as shown above) permits a maximum height of 8 m.

The housing product proposed within this development is intended to exceed 8 m and therefore a request is being made to create an exception to increase the maximum height from 2 storeys (8 m) up to 2.5 storeys (9.5 m).

Township of Collingwood vs. Town of The Blue Mountains (Zoning Bylaw)

Based on the timing of this report, the New Comprehensive Zoning Bylaw appears to be imminent (October 9, 2018 potential decision by Council). Therefore, it is more likely that the DPS, CECP and ZBLA will be reviewed and approved under the new Zoning Bylaw. However, technically the New Zoning Bylaw has not yet been approved. Therefore, the recommendation of this report is that staff and Council consider a site specific bylaw that would consider rezoning the lands to the R1-h Zone, with an exception for an increase in height to 9.5 m.

Based on the above noted policies and the proposed site specific Zoning Bylaw Amendment, it was determined that the proposal can conform to the general intent of the Township of Collingwood Zoning Bylaw.

9.0 CONCLUSIONS AND RECOMMENDATION

Camperdown is a fully serviced Settlement/Recreation Area to which development is to be directed.

Provincial Planning Policy encourages intensification and the elimination of urban sprawl by establishing higher minimum density targets.

Engineering, Environmental and Archaeological reports have been prepared supporting the proposed applications.

The Recreational Residential designation of the Town of The Blue Mountains Official Plan permits a density of up to 10 units/ha. When using the neighborhood calculation based on the entire Peaks Ridge Draft Plan of Subdivision the proposed density is less than 4 units/ha and therefore conforms with the density policy of the Official Plan.

The Recreational Residential designation requires a 40% open space component to the development design. The Peaks Ridge Draft Plan of Subdivision was required to meet the 40% policy under the previous Official Plan and therefore the open space requirement does not apply to Block 38.

The proposed DPS, CECP and ZBLA are consistent with PPS, and conform to the County of Grey and The Town of The Blue Mountains Official Plan.

A site specific Zoning Bylaw Amendment is required to support the approval of the proposed Draft Plan of Subdivision to rezone the property from the R6-168-h Zone to the R1-h Zone (existing bylaw) or the R1-3 Zone (proposed bylaw). An exception to increase the maximum permitted height from 2 storeys (8 m) to 2.5 storeys (9.5 m) is being requested.

We would respectfully request that the County of Grey and the Town of The Blue Mountains proceed with the Draft Plan of Subdivision and Zoning Bylaw Amendment application(s).

Respectfully Submitted by:

Pascuzzo Planning Inc.

Andrew Pascuzzo MCIP, RPP