



WINDFALL

Planning Justification Report
November 2018



WINDFALL PHASES 4 TO 6
PLANNING JUSTIFICATION REPORT
TRAVIS & ASSOCIATES
File: 2.216.19

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EXECUTIVE SUMMARY

The Windfall community is being developed over a sequence of 6 Phases. Current Draft Plan provisions permit 609 units, 351 of which are single detached and 258 are semi-detached dwelling types. Phases 1 and 2 are constructed resulting in 204 dwelling units (comprising 104 single detached and 100 semi-detached dwelling types). Phase 3 is under construction and will result in 69 dwelling units (29 single detached and 40 semi-detached).

Development is proceeding in accordance with Official Plan, Zoning and Draft Plan approvals dating to 2011.

The proposed redline revision seeks to increase the number of units from 609 to 680. The overall number of “lots” is not increasing. The additional unit yield is realized through increasing the ratio of semi-detached units to single detached units. Plan wise, this is possible because the structure of the draft plan at the outset was to provide for a fairly standardized lot configuration and size approach that would accommodate either single detached or semi-detached dwelling types.

In addition to application for a redline revision to the approved Draft Plan an application for an amendment to the zoning By-law is required in order to reflect the increase in the number of units from 609 to 680. No other change to applicable zoning By-law regulations is identified as needed.

The Official Plans for the County of Grey and Town of The Blue Mountains designate the subject lands for residential uses. The Town of The Blue Mountains Official Plan permits a range of residential dwelling types that includes single and semi-detached dwelling types to a maximum density of 15 units per ha. At 680 units, the subject proposal will result in a residential density of 13.9 units per ha.

In reviewing applicable Provincial, County and local planning policy, it is concluded that the subject applications are consistent with Provincial directions and conform to the intent of County and local Official Plan land use policy.

1. PURPOSE

The purpose of this PJR is to present and assess the proposed Redline Revision and Zoning By-law amendment. In particular, this report will:

1. Describe the existing land use context
2. Explain the planning approvals proposal

3. Identify applicable land use planning policy considerations
4. Review supporting technical documents
5. Provide a professional planning analysis
6. Summarize findings

2. SITE DESCRIPTION

The subject lands are situated in the Blue Mountain Village Area community of the Town of The Blue Mountains. The lands are located north of Grey Road 19 (**Figure 1**, below). More specifically, the lands comprise part Lot 16, Concession 1 having frontage on Crosswinds Blvd. Legally, the subject lands are described as comprising Blocks 38,40,44,45,47 and 60 Registered Plan 16M-42 (see **Figure 2**).

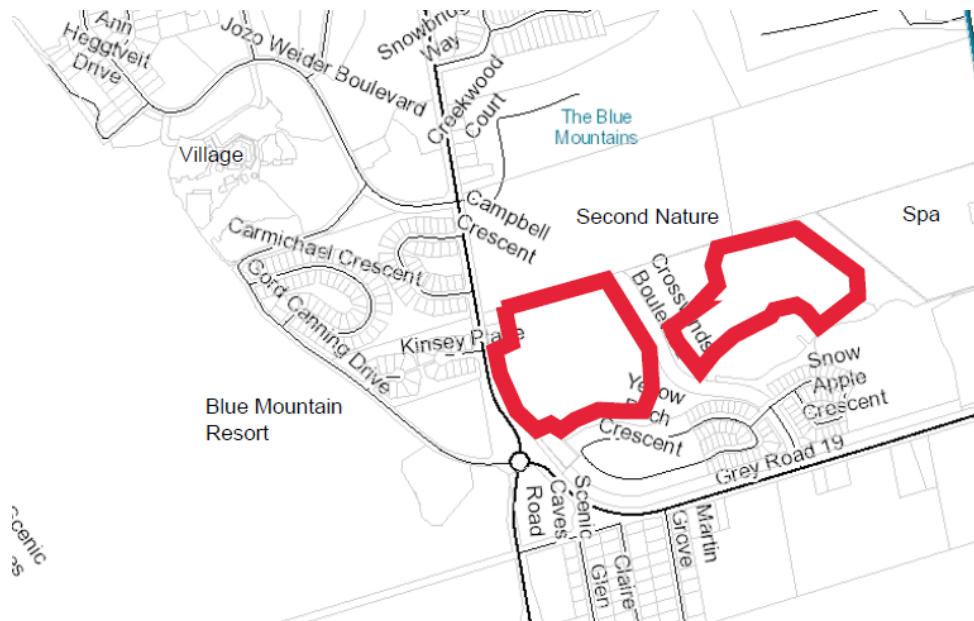


Figure 1: Location and Context

The subject lands are vacant and comprise approximately 12ha (net) with a 500m frontage along the east and west sides of Crosswinds Blvd. The lands are generally flat and consist of open areas and scrub bush. Natural features were identified through previous development application and review processes leading up to Draft Approval and Plan registration and are accounted for in the approved Draft Plan, Zoning By-law and development agreements.

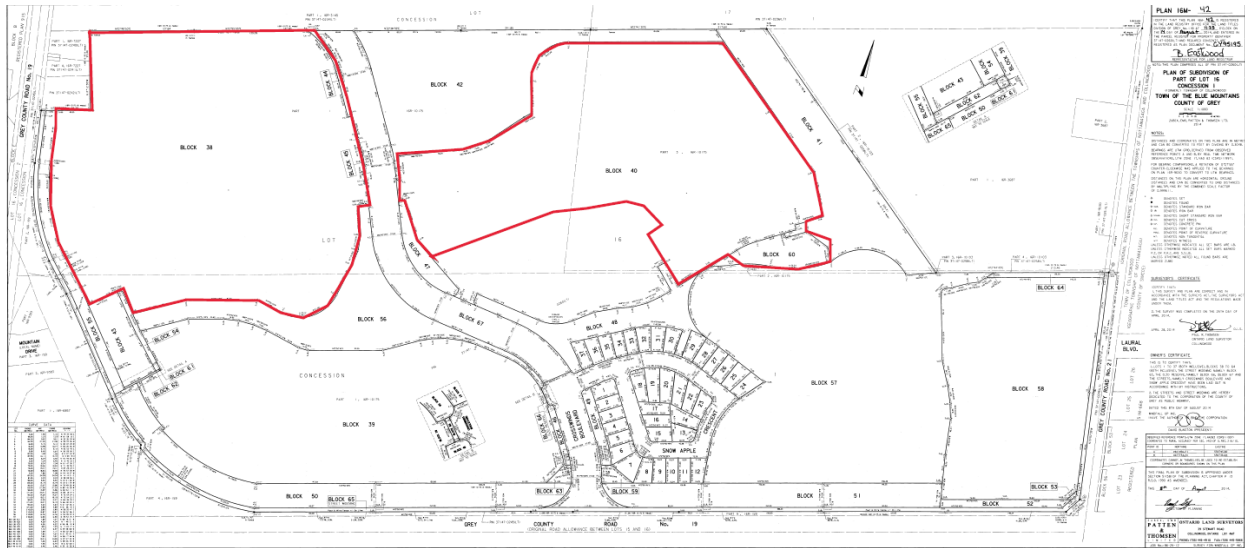


Figure 2: Registered Plan 16M-42 – Subject Lands Context

More specifically, the subject lands comprise 117 lots in Phases 4,5 and 6 per the approved Draft Plan of Subdivision 42T-2010-3 (Figure 3, below).

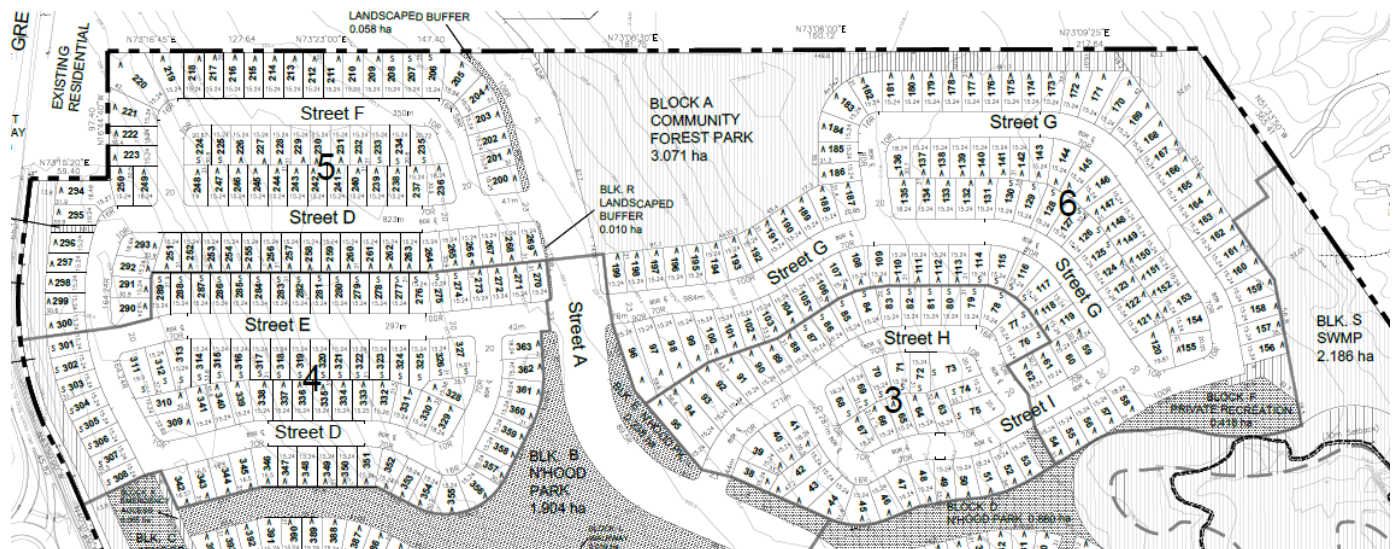


Figure 3: Approved Draft Plan – Phases 4, 5 and 6

The subject lands will be developed on full municipal services.

3. SURROUNDING LAND USES

The subject lands are bordered at the south by existing developed residential lands that are part of the overall approved Draft Plan. To the north are open space lands and future residential development (Second Nature). To the east is private commercial recreational (Scandinave Spa). To the west are older residential neighbourhoods and Blue Mountain Resort.

Overall, the subject lands are situated in a neighborhood dominated by existing recreationally oriented residential uses, recreational uses, open space and vacant future residential lands (**Figure 1**).

4. PROPOSAL

As part of its medium-term planning, Windfall GP revisited the existing ratio of single detached dwellings to permitted semi-detached dwellings in the overall Draft Plan. The successful five year development program indicated that the market was trending to slightly more semis than singles product.

An objective of the review was to determine if the overall structure of the existing Draft Plan could generate a moderate increase on the number of units without unduly affecting the infrastructure, road layouts and established range of dwelling types. Another objective was to achieve any such increase without amending the principal policy document, the Official Plan. Another objective of the exercise was to reach a more balanced product distribution in Phases 4, 5 and 6.

The Draft Approved plan allows for a total of 609 dwelling units comprising 351 single detached (58%) and 258 (42%) semi-detached dwelling types over six phases. Existing zoning provides for, among other things, a maximum of 609 units.

The proposal seeks to amend the Draft Approved Plan by way of a redline revision and, to amend the zoning By-law to reflect the proposed redline plan. The proposed redline revision would increase the number of units from 609 to 680. The overall number of "lots" is not increasing. The additional unit yield is realized through increasing the ratio of semi-detached units to single detached units.

Specifically, the following is proposed:

1. To increase the number of units in the Draft Plan to 680 from 609 ($680-609 = 71$), accomplished by –
2. Decreasing the number of single detached dwellings from 218 units to 145 units ($218-145 = 73$) and,
3. Increasing the number of semi-detached dwellings to 262 from 118 ($262-118 = 144$).
4. To amend the Zoning By-law to increase the number of permitted units from 609 to 680.

As proposed, the Draft Plan would be revised to permit 680 units consisting of 278 single detached (41%) and 402 semi-detached units (59%). The existing unit type split ratio is 58% singles and 42% semis. The implementing zoning By-law would be amended to permit an increase to the permitted number of units from 609 to 680 (an increase of about 12%).

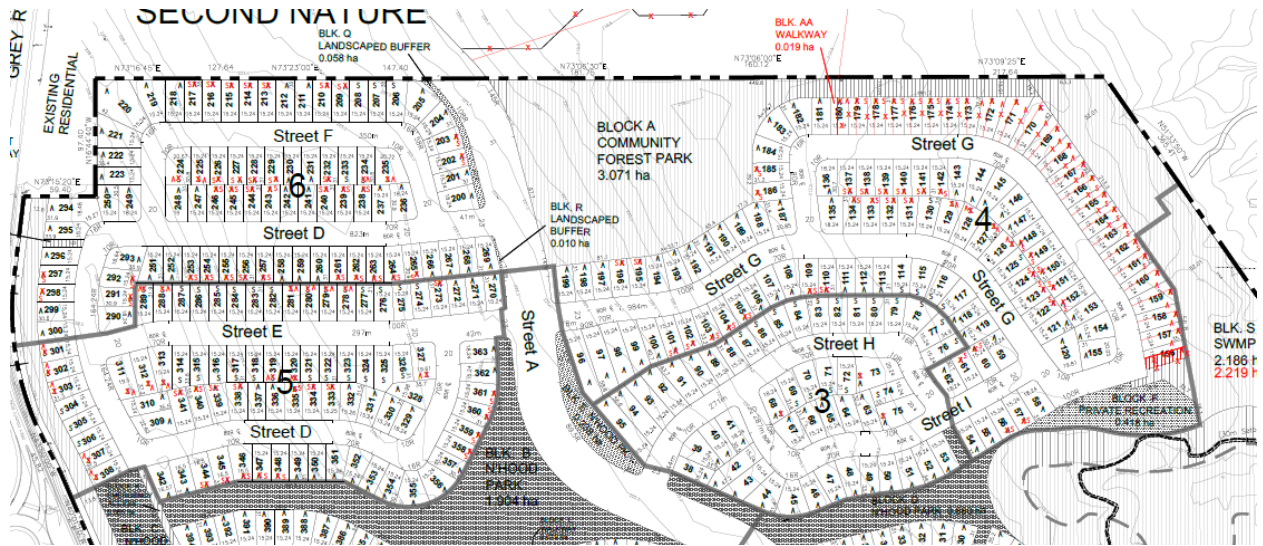


Figure 4: Proposed Redline to Approved Draft Plan – Phases 4, 5 and 6

4.1 Draft Plan Approval Modification

The proposed redline Draft Plan would result in the following changes explained in the Unit Count table excerpted below:

UNIT COUNT		PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	TOTAL
15.24m Single	A	37	67	29	61 42	42 73	42 103	278 351
7.62m Semi-detached	S	0	100	40	102 82	82 46	78 20	402 258
Medium Density		0	0	0	0	0	0	0
TOTAL		37	167	69	163 124	124 89	120 123	680 609 units

Source: Revised Draft Plan of Proposed Subdivision, Bousefields Inc., September 2018

As noted previously, the increase in the number of total units is the result of re-assigning lots previously identified as single detached to semi-detached lots. In addition, the sequence of phasing is proposed to be adjusted by having Phase 4 now immediately north of existing Phase 3 and Phase 5 in the place of existing Phase 4. This is more of a counter clockwise sequence and represents a logical progression from existing Phase 3.

This is further illustrated in **Figures 5** and as excerpts of the redlined plan submitted with this application.

With regards to Phase 4, note is made of the addition of a 6m wide walkway connecting Street G with the Town open space Block A. The Draft Plan redline included lotting revisions to accommodate this walkway. The walkway was a feature identified by Planning Staff as a requested addition through the redline process and promoted as an additional public benefit by adding additional access to the public open space component.

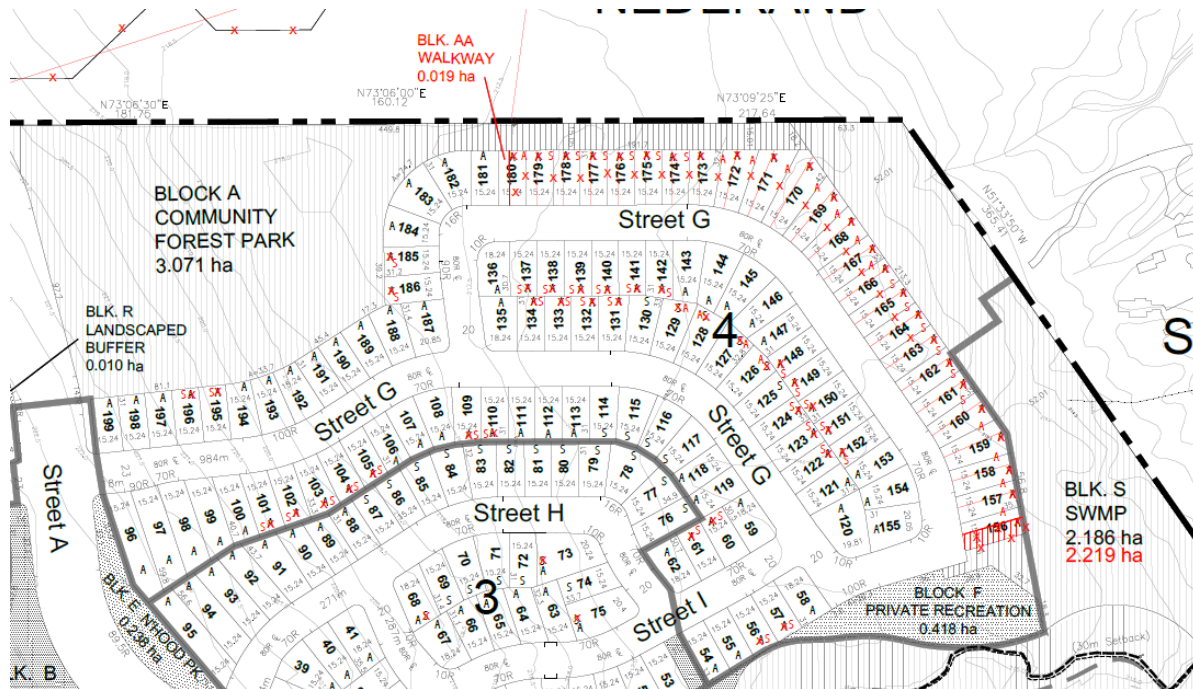


Figure 5: Proposed Phase 4 Draft Plan Excerpt

With regards to density, the local Official Plan designates the subject lands as “Residential Recreational Area” in Schedule ‘A-5’. Further to provisions of Section B3.7.4.1 the maximum density permitted is 15 units per Gross Hectare. In this case, the Official Plan defines Gross Hectare as the total area of land in a plan of subdivision minus Hazard Lands, Wetlands and Escarpment.

The approved Draft Plan of Subdivision has a total area of 59.929ha. In subtracting Official Plan defined Hazard lands (identified as Blocks G and J in the Draft Plan) the area of subdivision lands available for density calculation purposes is 49.04ha. The maximum unit yield applicable to the Draft Approved lands as limited by Official Plan policy is calculated as 49.04ha X 15upha = 735 units. The difference of 126 units represents the potential additional units.

The approved Draft Plan provides for 609 units for a density of 12.4 units per ha.

The subject applications propose an additional 71 units. The increase in Draft Plan unit yield would then total 680 units. The proposed increase to the Draft Plan unit yield would result in an overall density of 13.9 units per ha. This is an increase of 1.5 units per ha over the existing density of 12.4 units per ha.

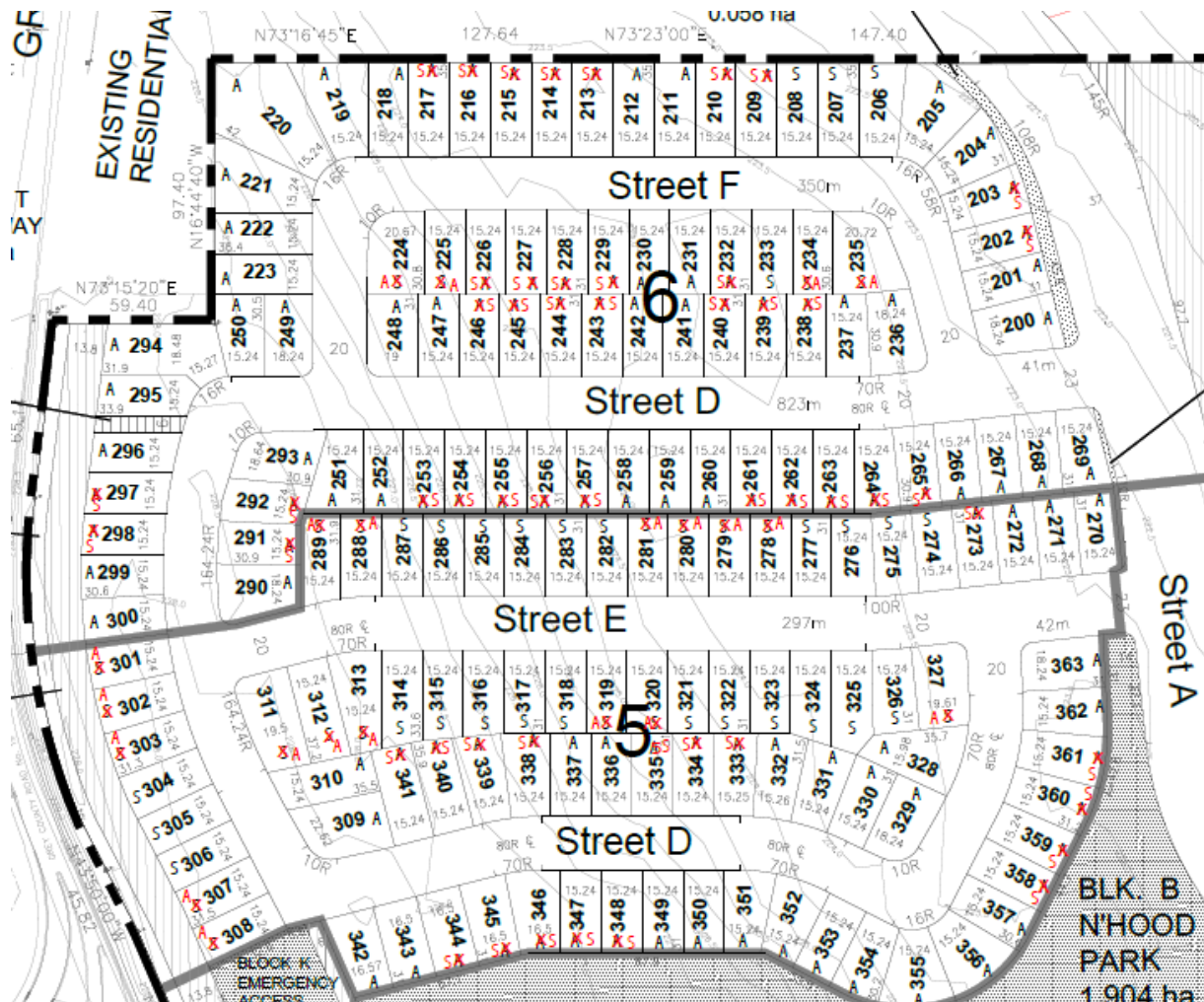


Figure 6: Proposed Phases 5 and 6 Draft Plan Excerpt

4.2 Zoning By-law Amendment

The lands are subject to site specific zoning By-law allowances that address 20 (twenty) site development matters. The subject proposals seeks to amend one of the allowances: to increase the number of permitted uses from 609 to 680 to implement the proposed and related redline to the approved Draft Plan.

5. BACKGROUND

The Draft Approved plan was approved by the County of Grey on November 15, 2011. Since 2011, there have been three minor redline revisions to the Draft Plan. These have dealt with unit allocations within phases for the most part.

Development of the Windfall community is proceeding in accordance with provisions of the April 16, 2013 Master Development Agreement and the detailed regulations found in the implementing zoning By-law 2011-57, which By-law zones the subject lands Residential “R1-232-h”. We note that provisions of the 2011 zoning By-law are carried through to the recently adopted Town Comprehensive Zoning By-law 2019-65.

5.1 Preconsultation with Town

As noted in the accompanying cover letter, a preconsultation meeting regarding the subject applications was held on July 11, 2018 at the Town of The Blue Mountains. A copy of the meeting notes (July 12, 2018) is provided. The main requirements for support materials with the applications were identified and are provided for with this application. No major land use policy concerns were identified by the key agencies attending the preconsultation meeting.

6. PLANNING ACT

The *Planning Act* is the legislated basis for land use planning in Ontario. It provides for policy and regulatory direction and permissions for how land use is controlled. Section 1 provides for the legislated purposes of the *Planning Act*. In particular, Subsections 1.1 (a) and (b) note that among others, two purposes of the Act are to “*promote sustainable economic development in a healthy natural environment*” and, to “*provide for a land use planning system led by provincial policy*”. ***It is submitted that the subject proposal is aligned with and implements the stated purposes.***

Sections 2 and 3 of the Planning Act require that planning decisions shall have regard to “*matters of provincial interest*”, as well as “*be consistent with*” provincial policy statements and, “*conform with*” provincial plans. The proposed Official Plan and Zoning By-law Amendments that are the subject of this PJR are more specifically governed by Sections 16 (1), 22, 22 (4), 34 (1) and 34 (10.1) of the *Planning Act*.

With regards to land use controls, Section 34 provides the basis for Zoning By-laws. Addressing Subsection 34(1), it is submitted that the proposed ZBA appropriately regulates and restricts the “*use of land*” as well as the “*erection, locating or using of buildings*”. Subsection 34 (10.1) requires provision of prescribed information. This prescribed information is specified under provisions of Ontario Regulation 545/06. It is submitted that the prescribed information is provided through this PJR, the completed Application for a Zoning By-law Amendment and, the supporting Reports and Studies reviewed in Section 8 herein.

In summary, the subject application complies with the purpose of the Planning Act and with applicable provisions concerning Zoning By-laws.

7. PLANNING POLICY CONSIDERATIONS

The Lands are located in Town of The Blue Mountains, Ontario and are therefore subject to several layers of policy direction. The two provincial level policy instruments are the Provincial Policy Statement, 2014 (the “PPS”) and, the Niagara Escarpment Plan, 2017. The two municipal policy instruments are the County of Grey Official Plan (the County Official Plan) and, the Town of Town of The Blue Mountains Official Plan (the Town Official Plan). This Section considers the subject applications in the context of these hierarchical policy instruments.

7.1 Provincial Policy Statement

The Provincial Policy Statement, 2014 (the “PPS”) is a province wide planning policy directive on matters of provincial interest related to land use planning and development.

Under Part I the PPS explains that provincial plans and municipal official plans “provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth”. Part II summarizes the legislative authority for the PPS. The PPS is issued under authority of Section 3 of the *Planning Act*. Accordingly, decisions affecting planning matters “shall be consistent with” the PPS. Part III provides direction on how to read the PPS including that it be read in its entirety. In Part IV, the vision for Ontario’s planning system is detailed and includes the ideal that strong communities along with a clean and healthy environment and a strong economy are “inextricably linked”. Part V provides a series of policies under three key approaches to sound land use planning, namely: Building Strong Communities; Wise Use of Management of Resources, and; Protecting Public Health and Safety.

The updated PPS came into effect April 30, 2014. With regards to implementation, the PPS directs that decisions of local councils “shall be consistent with” the PPS, wording as follows:

4.0 Implementation and Interpretation

4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after April 30, 2014.

4.2 In accordance with section 3 of the *Planning Act*, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.

Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.

The subject lands lie within a “Settlement Area” which is defined as:

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Furthermore, the subject lands comprise lands intended to be developed and therefore are considered to be in a “Designated growth area” as follows:

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Policy 1.4.1(a) as referenced in the above-noted definition directs that:

1.4 Housing

- 1.4.1** To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:
- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification and redevelopment* and, if necessary, lands which are *designated and available* for residential development; and

On the matter of housing, planning authorities “shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents ...” by directing new housing development toward locations where appropriate levels infrastructure and public service facilities are or will be available and, promoting densities for new housing which efficiently use land and resources. Policy 1.4.3 adds that planning authorities *shall* realize PPS policy by:

- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 - 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed; and
- e) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Under Section 1, “Building Strong and Healthy Communities” the PPS establishes that efficient land use and development patterns are to be promoted. It states that “efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities ...”.

To that end, the accommodation of an appropriate range of and mix of residential uses along with the promotion of “cost-effective development patterns and standards to minimize land consumption and servicing costs” is specifically cited. It is suggested that the subject proposal is entirely consistent with this direction.

Furthermore, Section 1.1.3 speaks to policies geared to ensuring and promoting the vitality of Settlement Areas. The land use principles of efficient development patterns, protection of resources, effective use of infrastructure and public service facilities are addressed.

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;

3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 4. support *active transportation*;
 5. are *transit-supportive*, where transit is planned, exists or may be developed; and
 6. 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.

In particular, this policy requires that land use patterns within settlement areas “shall” be based on “densities and a mix of land uses which” efficiently use land and resources, are appropriate for the infrastructure, support active transportation, are transit supportive. In addition, land use patterns “shall” be based on “a range of uses and opportunities for intensification ...”.

Given the location of the subject lands, the subject application is consistent with these directions, in particular the notion of efficient use of land, mix of housing types, proximity to municipal infrastructure along with the ability to support transit and active transportation initiatives.

7.2 Niagara Escarpment Plan

The subject lands are within the “Escarpment Recreation Area” designation under the 2017 Niagara Escarpment Plan. An Objective for the Escarpment Recreation Area designation is to provide “areas where new recreation and associated development can be concentrated around established, identified or approved ski centres” (1.8.1 2). In addition, this designation includes an Objective which aims to “recognize the importance of the four-season recreation resort areas in the Town of the Blue Mountains to the tourism sector of Ontario’s economy” (1.8.1 4).

Permitted uses are as provided for in the Town of The Blue Mountains Official Plan.

It is noted that several various applications under the Planning Act have been submitted concerning the subject lands have been favorably reviewed by the NEC. These include the original applications for Draft Plan of Subdivision approval, amendments to the local Official Plan and Zoning By-law, minor variances, “h” symbol removals and, Part Lot Control.

The subject proposals are in conformity with the Escarpment Recreation Area policies by virtue of location and, conformity to the local Official Plan (see below).

7.3 Grey County Official Plan

Under Schedule A, Land Use Designations, Map 2 to the existing Official Plan the subject lands are designated as being within “Recreation Resort Area”. This designation applies to lands which are settlement areas and allow, among other uses, residential development on full municipal services (S. 2.6.7).

The “Purpose” of the Grey County Official Plan is several-fold including:

- to guide development to the year 2026;
- provide a policy framework which “encourages growth and prosperity”, and;
- to apply the intent of Provincial policies.

Of particular relevance are the housing policies which speak to variety, development and intensification as follows:

1.8 Housing Policy

It is a policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.

The County supports:

- a) intensification and redevelopment, primarily within Settlement Areas, and within other areas where an appropriate level of physical and social services are available subject to the policies of Section 5.3.

In this regard the County will require that the intensification targets as set out in Table 7 be met;

- (6) Intensification opportunities are strongly encouraged within Primary Settlement Areas. Municipalities shall develop and adopt intensification strategies to ensure that the Residential Intensification Targets identified in Section 2.6.2 of the Official Plan are met. Intensification strategies in Primary Settlement Areas should consider: brownfield redevelopment; enabling ‘as-of-right’ permissions for apartments in dwellings in residential areas and residential over retail; the development of vacant and/or underutilized lots within previously developed areas; and the expansion or conversion of existing buildings. New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is sympathetic in form.

The recently adopted Official Plan continues to designate the subject lands as “Recreation Resort Area” (Schedule A, Map 2). Residential development on full municipal services is a land use endorsed in the adopted Official Plan.

As noted above, the County has approved several planning applications affecting the subject lands. Under these various approvals County Official Plan land use policy matters have been, and are being, addressed

through detailed subdivision design (as approved by the County), subdivision agreements and, registration of phases to the overall approved Draft Plan.

The subject proposal conforms to the intent of the County Official Plan on the basis of location, land use type and, consistency with existing approved plans.

7.4 Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan (the Plan) was approved in June, 2016.

Schedule 'A-4' to the June 2016 approved Official Plan designates the subject lands "Residential Recreational Area". Permitted uses includes a range of residential dwelling types including: single detached, semi-detached and, townhouse and low-rise multiple units. As noted below, key policy directions also include a 40% Open Space requirement and a maximum density of 15 units per gross ha.

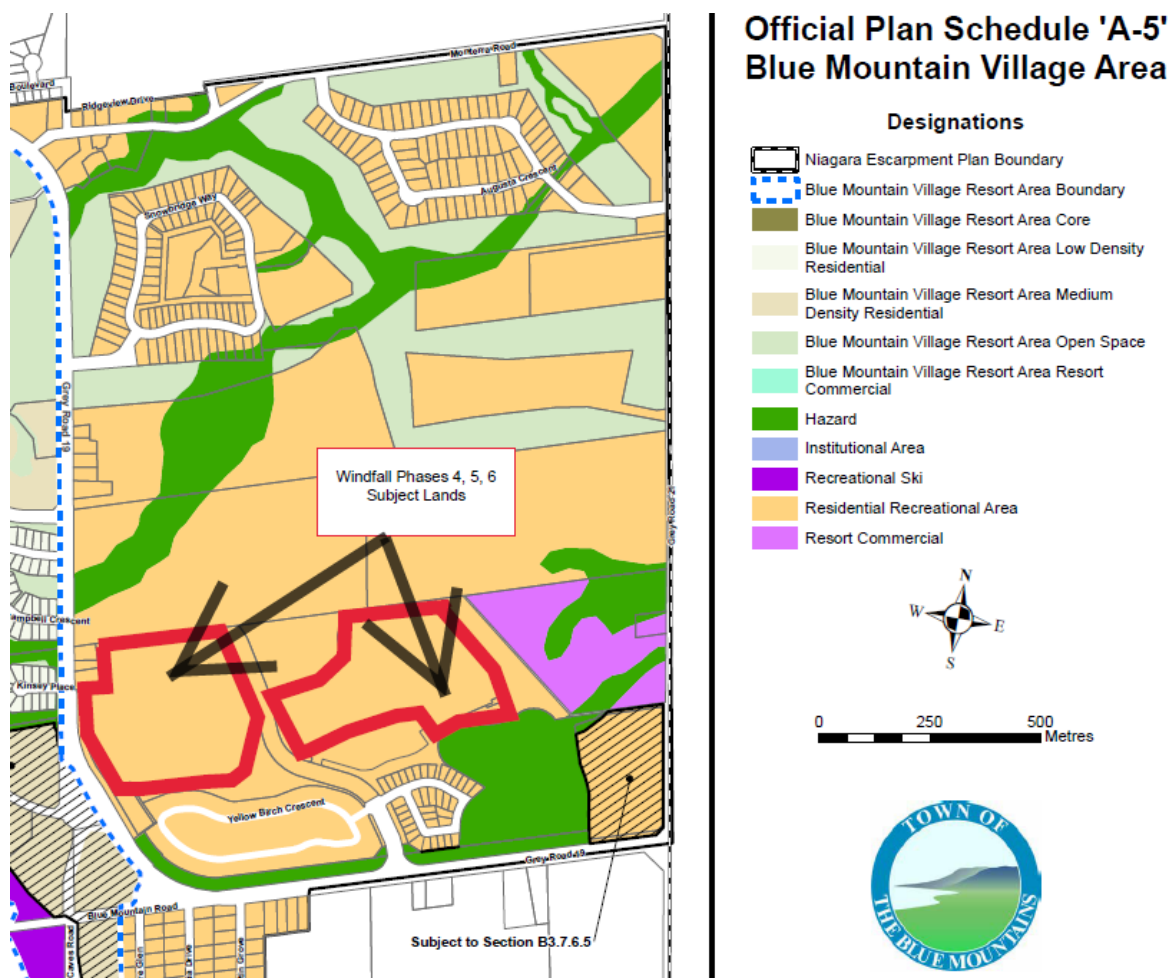


FIGURE 7: Town of The Blue Mountains Official Plan

Key objectives for lands within the Residential-Recreational Area are noted as follow under S. B3.7.1:

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.

As noted previously, the subject lands comprise part of an overall Draft Plan of subdivision designed in a comprehensive way that maximizes open space and contributes to area recreational opportunities (File 42T-2010-03).

Key planning principles applied in previous municipal Official Plans were carried forward in the 2016 Official Plan, primarily that residential recreational development in this area of the municipality be planned in order to provide for substantial open space and recreational amenity contributions and within density limit expectations.

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
Blue Mountain Village Area	15	40%
All other areas	10	40%

The subject applications propose an additional 71 units. The increase in Draft Plan unit yield would then total 680 units. The proposed increase to the Draft Plan unit yield would result in an overall density of 13.9 units per ha. This is an increase of 1.5 units per ha over the existing density of 12.4 units per ha.

The subject applications maintain the land use, development form and would result in an increase in density within the allowable Official Plan range. The subject applications conform to the intent of the local Official Plan.

8.0 SUPPORTING STUDIES

As a result of preconsultation processes along with a review Official Plan policy, the following reports and studies were identified by County and Town planning staff as being required as part of the application submission process:

- i. Master Storm Water Management Report
- ii. Functional Servicing Report
- iii. Traffic Impact Study

The 2018 Master Storm Water Management Report (SWM) updates the 2011 stormwater management report prepared by Tathams as well as additional background documents that include the 1993 Gore and Storrie Craighleith Camperdown Subwatershed Study and, the 2007 Second Nature Development Final Stormwater Management Report. In addition, reference is made to the 2009 Environmental Impact Study and, the Windfall Master Development Report (Tatham, 2012).

The 2018 SWM report submitted with this application identifies the proposal to increase the number of residential dwelling units. It proposes a plan that maintains the existing drainage conditions at the two outlets and provides for enhanced water quality control at both outlets. **The report concludes that the proposed stormwater management plan “supports the concept of an environmentally sustainable development”.** In addition, the report concludes that the proposed plan will mitigate anticipated stormwater impacts (Section 6).

The Functional Servicing Report is an update to the 2011 report addressing the same lands. The objective of the 2018 update was to determine if the proposed increase of 71 dwelling units negatively affects the servicing assumptions and approach proposed and approved in 2011. The current 2018 report summarized provision of a range of services that included water, sewer, stormwater, roads and utilities. It **concludes that there remain adequate services to support the additional 71 units.**

The Traffic Impact Study (TIS) was prepared as an update to the original 2011 TIS prepared for the subject development and lands. This 2018 update accounts for the proposed additional 71 units as well as updated inputs such as 2017 traffic counts. The 2018 TIS acknowledges pending improvements to Grey County Road 19 that include two roundabouts – one at Crosswinds Blvd the other at Grey Roads 19 and 21.

The 2018 TIS reports that the additional 71 residential units will generate about 68 additional trips during peak Friday hours, which translates to slightly more than 1 additional trip per minute. Acknowledging the future road system, the report concludes that these additional trips can be accommodated without further infrastructure (i.e., over and above what is already planned). In addition, the 2018 TIS addressed the internal road systems and concludes that given the scale of development and location of internal road systems, standard control systems will be adequate to address local subdivision traffic needs.

The planned road improvements were considered as part of this 2018 review. The proposed additional 71 dwelling units will have a negligible impact on planned road improvements. **However, interim improvements at the Crosswinds Blvd and Grey Road 19 intersection were identified to ensure appropriate operations prior to the roundabout improvements coming on stream. The interim improvement measures amount to traffic signaling at this location.**

9.0 SUMMARY/CONCLUSION

The proposed redline revision seeks to increase the number of units from 609 to 680. The overall number of “lots” in the approved Draft Plan is not increasing. The additional unit yield is realized by increasing the ratio of semi-detached units to single detached units. Plan wise, this is possible because the structure of the draft plan at the outset was to provide a lot configuration and size approach that would accommodate either single detached or semi-detached dwelling types.

In addition to application for a redline revision to the approved Draft Plan an application for an amendment to the zoning By-law is required in order to reflect the increase in the number of units from 609 to 680, an 11% increase. No other change to applicable zoning By-law regulations is identified as needed.

The Official Plans for the County of Grey and Town of The Blue Mountains designate the subject lands for residential uses. The Town of The Blue Mountains Official Plan permits a range of residential dwelling types that includes single and semi-detached dwelling types to a maximum density of 15 units per ha. At 680 units, the subject proposal will result in a residential density of 13.9 units per ha therefore under the maximum density stipulated in the Official Plan.

In reviewing applicable Official Plan policy, it has also been demonstrated that the subject proposal conforms to the County of Grey Official Plan and the overall intent, Goals and Objectives of the Town of The Blue Mountains Official Plan.

The immediate neighborhood surrounding the subject lands is characterized by a mix of low, and medium density housing, golf course and recreational uses, commercial uses and, environmental protection lands. The overall land use resulting from the subject application is consistent with the overall nature of the surrounding area.

It is respectfully submitted that approval of the subject applications will result in land use regulation (Zoning By-law) and subdivision design that further refines the nature and extent of residential development in keeping with the intent of the Official Plan. In this respect, ***the subject application enhances the ability of the Town of The Blue Mountains Official Plan to implement the intent of the County Official Plan, the Niagara Escarpment Plan and, the directions sought through the PPS.*** As a result, the proposal to amend the Official Plan and Zoning By-law are in the public interest and represent good planning.

Prepared By:



Travis and Associates
Colin Travis, MCIP RPP
November 2018

APPENDIX 1

Preconsultation

Application Letter

Meeting Notes