



# Staff Report

## Planning & Development Services

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**Report To:** COW-Operations\_Planning\_and\_Development\_Services  
**Meeting Date:** April 30, 2024  
**Report Number:** PDS.24.017  
**Title:** Response to the deputation of Andrew Pascuzzo, Pascuzzo Planning Inc., with regards to the Bay Street unopened road allowance  
**Prepared by:** Adam Smith, Director of Planning & Development Services

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### A. Recommendations

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THAT Council receive Staff Report PDS.24.017, entitled “Response to the deputation of Andrew Pascuzzo, Pascuzzo Planning Inc., with regards to the Bay Street unopened road allowance”;

AND THAT Council direct staff to proceed with Option #1 which is to retain the unopened road allowance to be studied as a future trail connection in the Parks and Trails Master Plan and that reconsideration of divestment occur upon completion of the Plan.

### B. Overview

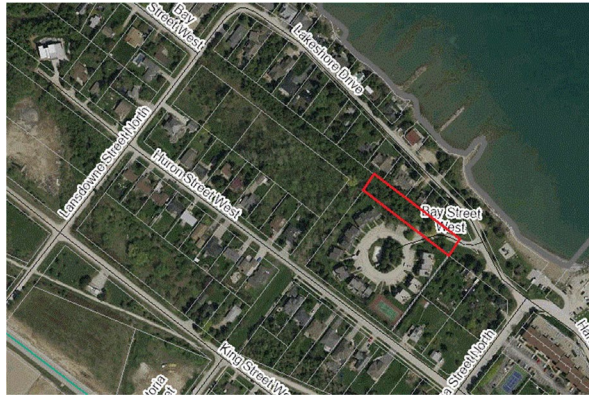
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On June 19<sup>th</sup>, 2023, Andrew Pascuzzo delivered a deputation to Council regarding Grey County Condominium Corporation (GCC) #11 (Bayside Villas) interest in purchasing the unopened road allowance known as Bay Street West. Following the deputation Council directed staff to include the matter in a future staff report.

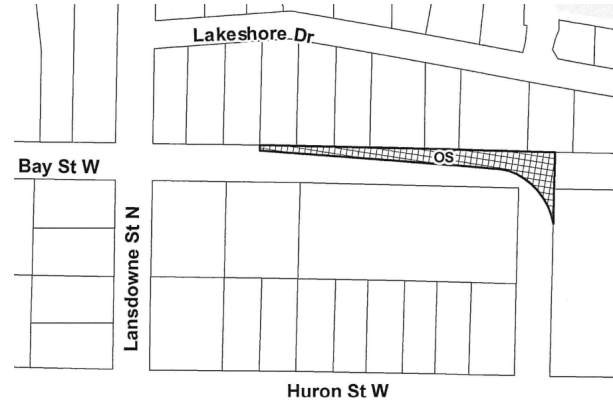
### C. Background

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The initial deputation of this matter occurred in early 2020 whereby GCC #11 expressed its interest in purchasing the unopened road allowance known as Bay Street West from the Town. This matter came before Council and direction was provided to staff to review further. At the time, staff were reluctant to bring forward a staff report due to the planning matters unfolding in the area specifically being the Abbott’s Draft Plan of Subdivision and Zoning By-law Amendment. In 2023, all OLT proceedings related to the file were concluded. The final order provided for a rezoning of a portion of the unopened road allowance to Open Space (OS) for the purpose of a tree preservation area. However, the subject area does not encompass the lands that GCC #11 has interest in acquiring as illustrated through Figures 1 and 2 below:



(Figure 1: GCC #11 lands of interest)



(Figure 2: Lands rezoned for Abbott's DPS)

Further complicating the consideration of this request was the moratorium placed upon the disposition of Town-owned sites to allow for a comprehensive approach to be taken in assessing lands positioned for surplus and sale. With certain lands now proceeding through the public process, it is deemed appropriate to respond to Council direction on this file and offer options for the future of these lands.

Currently, GCC #11 uses a portion of the right of way for access which was facilitated during the development process. Staff understand that the primary interest in acquiring the subject area is to maintain the status quo and support the storage of garbage and recycling bins occurring and allow limited recreational activities on the allowance. GCC #11 would maintain vegetation/tree cover to provide a natural buffer between neighbours.

## D. Analysis

Staff have prepared the following options for Council to consider regarding the request from GCC #11:

**Option #1 – Retain the unopened road allowance to be studied as a future trail connection in the Parks and Trails Master Plan and that reconsideration of divestment occur upon completion of the Plan.**

In this option, Council would not proceed with disposition of the subject area to the GCC #11 or any proponent seeking to acquire the land. The basis for the decision would be to consider the lands within the scope of the Parks and Trails Master Plan. If during the course of developing the Plan, the lands were not deemed to be desirable for a trail connection or a trail could be accommodated while allowing for remaining lands to be divested, Council would consider surplussing the identified lands and divesting based on market value.

Proceeding in this direction could result in foregone revenue in the short-term but keep the potential for a trail connection that offers recreational benefits to the surrounding area and the municipality.

**Option #2 – Proceed to a public meeting with the intent of deeming 13 metres of the Bay Street West unopened road allowance as surplus to needs of the municipality.**

In this option, the Town would consider the GCC #11 alternative offer of acquiring 13 metres of the unopened road allowance. The subject lands would proceed through a public meeting process and in turn, be surveyed and surplussed for the purpose of divestment. In proceeding with this direction, it assumes that a 6 metre trail block will be suitable to facilitate a future trail connection and would not preclude the completion of the Parks and Trails Master Plan. Option #2 may present opportunities for further negotiation with the successful proponent on making connectivity improvements in the surrounding area to support the trail connection. The risk in proceeding with this option, is that the Plan may contemplate design characteristics of the trail that could be impacted by a portion of the unopened road allowance being purchased.

**Option #3 – Proceed to a public meeting with the intent of deeming the lands of interest by GCC #11 as surplus to needs of the municipality.**

In this option, the lands identified by GCC #11 would proceed through a public meeting process and in turn, be surveyed and surplussed for the purpose of divestment. In proceeding with this direction, the future trail connection would not be contemplated within the Parks and Trails Master Plan. However, it does maximize the potential financial return to the municipality.

## **E. Strategic Priorities**

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**1. Communication and Engagement**

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

**2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

**3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

**4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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There are positive environmental impacts associated with Option #1 as retaining the lands for a future trail restricts the lands from future development.

## **G. Financial Impacts**

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In retaining the lands for future recreational purposes there will be foregone revenue from the sale of the lands.

## **H. In Consultation With**

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Ryan Gibbons, Director of Community Services

Shawn Postma, Manager of Community Planning

## **I. Public Engagement**

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The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Smith, [directorplanningdevelopment@thebluemountains.ca](mailto:directorplanningdevelopment@thebluemountains.ca)

## **J. Attached**

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1. January 10 2020 Letter Re: Potential Purchase of Unopened Road Allowance Bay Street West, The Town of The Blue Mountains, County of Grey

Respectfully submitted,

Adam Smith  
Director of Planning & Development Services

For more information, please contact:  
Adam Smith, Director of Planning & Development Services  
[directorplanningdevelopment@thebluemountains.ca](mailto:directorplanningdevelopment@thebluemountains.ca)  
519-599-3131 extension 246

# PASCUZZO PLANNING INC.

January 10, 2020

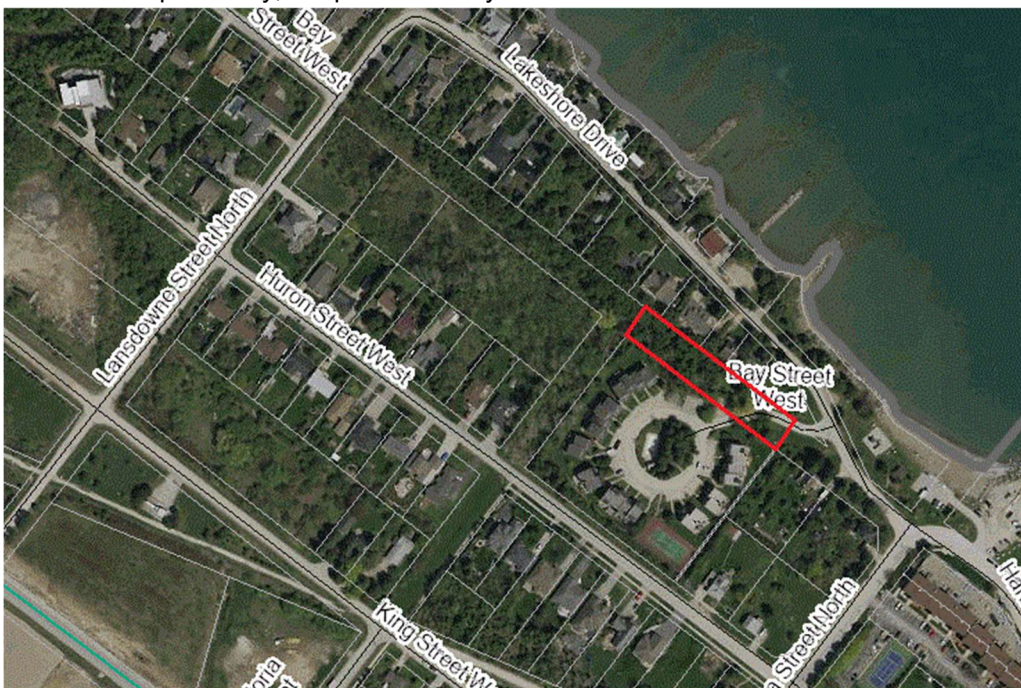
The Town of The Blue Mountains  
Clerk, Corrina Giles  
32 Mill Street  
PO Box 310  
Thornbury, ON  
N0H 2P0

RE: **Potential Purchase of Unopened Road Allowance  
Bay Street West  
The Town of The Blue Mountains, County of Grey**

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Dear Corrina:

On behalf of Grey County Condominium Corporation #11 (Bayside Villas), Pascuzzo Planning Inc. seeks Council's consideration of the potential sale of a portion of the unopened road allowance known as Bay Street West. Specifically, the portion of Bay Street West that is shown below in red.



I understand that this parcel of land would be approximately 20 m wide (66 feet) and 110 m (360 feet) deep. GCC#11 currently owns the property directly adjacent (south) of the subject lands.

I would ask that staff please advise Council of this request and advise my client and I on next steps.

**PASCUZZO PLANNING INC.**

Andrew Pascuzzo, MCIP, RPP

**PASCUZZO PLANNING INC.**

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