



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: June 7, 2022
Report Number: PDS.22.072
Title: Recommendation Report – Blue Vista Application for Draft Plan of Subdivision and Zoning By-Law Amendment
Prepared by: Natalya Garrod, Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.072, entitled “Recommendation Report – Blue Vista Application for Draft Plan of Subdivision and Zoning By-Law Amendment”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision 42T-2019-01 subject to the Draft Plan Conditions attached to Planning Staff Report PDS.22.072

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development ‘D’ Zone and Hazard ‘H’ Zone to Residential One Exception 136 holding (R1-2-136-h41) Zone, Open Space ‘OS’ Zone, and Hazard ‘H’ Zone. This Residential One Exception ‘R1-2-136-h41’ zone would permit a maximum of 154 units comprised of single detached and semi-detached dwellings, and to establish a minimum lot area, lot frontage and exterior side yard for semi-detached dwelling units. The proposed Public Park is to be zoned ‘OS’, Open Space. The existing Hazard ‘H’ zone remains the same. The Holding ‘-h41’ symbol is not to be removed from the whole or part of the lands until the Execution of a Subdivision Agreement, Registration of a Plan of Subdivision, and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development. A maximum of four (4) model home(s) may be constructed.

B. Overview

The purpose of this report is to provide a recommendation to Council on applications for Draft Plan of Subdivision and Zoning By-law Amendment for the proposed Blue Vista Subdivision.

C. Background

Town File Number: P2737

Application Received Date: April 16, 2019

Application Deemed Complete:	May 13, 2019
Public Meeting Date:	January 27, 2020
Application last Revised:	February 7, 2022
Official Plan Designation:	Residential Recreational Area (Blue Mountain Village Area) and Hazard
Zoning By-law Category:	Development 'D' and Hazard 'H'
Short Term Accommodation:	Prohibited
Servicing:	Municipal Water and Sewer
Location:	Part Lot 17, Concession 1 (Grey Road 21)

The Town of Blue Mountains (Town file P2737) and the County of Grey (County file number 42T-2019-01) received a Plan of Subdivision application and Zoning By-law Amendment to consider a request for the proposed Blue Vista Plan of Subdivision on the subject lands. The applications propose a maximum of 154 units, comprising of 82 single detached units and 72 semi-detached units throughout the east and western portions of the lands. The subject lands are 20.2 hectares in area. Approximately 5.6 hectares of land are Open Space/Hazard lands. The Draft Plan has a density of 10.6 units per gross hectares. Access to the lots would be from a series of proposed new municipal roads connecting to Grey Road 21 to the east and through the Second Nature development to Grey Road 19 to the west.

The Town received an application for Zoning By-law Amendment to rezone the subject lands from the Development 'D' Zone and Hazard 'H' Zone to Residential One Exception 136 Holding (R1-2-136-h41) Zone, Open Space 'OS' Zone and Hazard 'H' Zone. The exception zone would enable the provision of semi-detached dwellings in addition to single-detached dwellings. The exception zone would permit a maximum of 154 dwelling units, and a minimum lot area of 225 square metres, a minimum lot frontage of 10 metres, and a minimum exterior side yard of 2.4 metres for semi-detached units.

The Holding '-h41' provision will apply to lands of this future Plan of Subdivision and is not to be removed from the whole or part of the lands until the Execution of a Subdivision Agreement, Registration of a Plan of Subdivision and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development. Permission has been requested to permit up to a maximum of four (4) model home(s) to be constructed on the lands prior to the removal of the Holding symbol subject to a Model Home Agreement with the Town.

In support of the applications, the Town and County has received several studies, drawings and reports, all of which are available for viewing on the Town and County Websites or by visiting the Town or County offices.

The Public Meeting as required under the *Planning Act* was held on January 27, 2020. In response, the Town and County received several written and verbal comments from area residents and outside agencies. All comments received to date have been summarized in Attachment #3. Full versions of all written comments are included in Attachment #4

The Subject Lands are approximately 20.2 hectares in size with 301 metres of frontage on Grey Road 21. The lands are currently vacant and consist of hay fields on the East Lands, a watercourse and associated valley lands traverse north to south through the subject lands. The West Lands consist of formerly farmed lands that are now dominated by an early successional woodland. A location map and aerial photograph of the subject lands is provided below in Figures 1 and 2.

Surrounding land uses include a mix of recreational and residential uses. Immediately to the North is Monterra Golf Course a major recreational amenity for the Town established in 1989, East is Grey Road 21 and the municipal boundaries between the Town of The Blue Mountains and Town of Collingwood, South is the Scandinave Spa another major recreational amenity for the Town established in the 2000's, West is the Second Nature development currently under construction. The greater area includes several other residential developments and recreational uses.



Figure 1: Key Map



Figure 2: Aerial Photo

In March 2021 these applications were modified by the applicant to consider the project under two (2) phases. Council voted to defer consideration of the Staff Report PDS.21.076, and requested additional information regarding:

1. The limit of the environmentally sensitive lands on the western portion of the project;
2. The construction access road along the south side of the east block;
3. The impact of increasing the lot coverage from 35% to 38%;
4. Concerns with the access crossing the environmentally sensitive lands.

As a result of this decision, the applicant modified their application and submitted a new Draft Plan of Subdivision, a Supplemental Planning Letter, and supporting documents on February 7, 2022 to address the concerns outlined by Council. The revised Draft Plan abandons the Phase 1 and Phase 2 approach and now considers the entire project under a single phase and single approval. The applicants engaged with the Nottawasaga Valley Conservation Authority (NVCA) and Town/County environmental Peer Reviewer to determine the limits of the westerly environmental lands and development lands and to consider modifications to the proposed road crossing through the Hazard lands to better preserve an existing wetland environmental feature, and to compensate for unavoidable removal of portions of that feature.

It is also noted that a portion of the subject lands to the north and west are regulated by the Grey Sauble Conservation Authority (GSCA). They have indicated no objections to the proposed Draft Plan within their jurisdictional area.

The Draft Plan has been updated to protect the environmental features by setting environmental protection limits and residential development limits of the proposed development for both the eastern and western portion of the property. Blocks 120 and 132 would be dedicated to the Town for environmental protection. In summary the revised Draft

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D. Analysis

The *Provincial Policy Statement* 2020 provides direction on appropriate development, effective land use and long-term economic prosperity while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources promoting resilient and vibrant communities. Building strong and healthy communities (PPS Section 1.0) includes a need to provide efficient development and land use patterns that promote cost effective development patterns and standards to minimize land consumption and servicing costs. Residential uses should include an appropriate range and mix of housing types and densities. All development must support active transportation and consider transit supportive uses (PPS Section 1.1.1 and 1.1.3). Settlement areas shall be the focus for growth. Opportunities for intensification must be identified and must consider local conditions. New development shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. (PPS Section 1.1.3.3 to 1.1.3.6 and 1.4). Municipal water and municipal sewer systems are the preferred form of servicing for settlement areas (PPS Section 1.6.6.2). Transportation systems must ensure the safe and efficient movement of people and goods including the use of existing infrastructure, active transportation and transit (PPS Section 1.6.7).

The proposed Blue Vista Draft Plan of Subdivision and Zoning By-law Amendment is consistent with Section 1 of the PPS. The Draft Plan consists of two housing types (single detached and

semi-detached), efficiently using the lands available for development, provides active transportation (walkways, sidewalks and connectivity to adjacent trail networks and residential areas). The proposed density is consistent with surrounding residential developments as the application proposes 10.6 units per hectare. Town water, sewer and stormwater management systems are proposed. The proposed Zoning By-law Amendment also provide the opportunity for future property owners by right to establish accessory apartments.

Section 2 of the PPS speaks to Ontario's long-term prosperity, environmental health and social well-being being dependent on conserving and protecting natural and cultural resources (PPS Section 2.0). Natural features and areas shall be protected for the long term. Development and site alteration shall be limited or not permitted within restricted natural areas (PPS Section 2.1). Cultural resources such as archaeological areas and heritage properties should be conserved (PPS Section 2.6).

The subject property contains existing woodlands, wetland, a watercourse, a valley feature, species of rare and special concern, and significant wildlife habitat. Concerns were raised over the impacts of the proposed Draft Plan on the existing natural heritage features. The applicant submitted an Environmental Impact Study which was reviewed by the NVCA and Town/County Peer Reviewer. Environmental concerns related to the subject property have been addressed through clearances provided by the Town/County third party Environmental Peer Reviewer, and both the GSCA and the NVCA. The NVCA provided positive comments which confirm that the road alignment provided in the revised submission is supportable as it provides adequate preservation of the natural heritage features identified on the subject property.

With respect to cultural resources and archeological areas, the applicants submitted a Stage 1 and 2 Archaeological Assessment conducted by Earthworks Archaeological Services Inc. One historic, Euro-Canadian archaeological site, Holden (BdHb-9) was identified during the course of the pedestrian survey however the site dates to after 1870 and it was concluded that no further archaeological assessment is required. The site area is considered to be free from archaeological material of further cultural heritage value or interest. The Archaeological Assessment has been received by the Ministry of Heritage, Sport, Tourism and Culture Industries Standard Draft Plan Conditions are also included that should archaeological resources be found during the course of site alteration/construction that work shall cease, and that archaeological fieldwork shall be completed.

Section 3 of the PPS contains policies which speak to naturally hazardous lands and requires that development be generally directed to areas outside of these hazardous areas. The Environmental Impact Study submitted has concluded that there are no natural environmental hazards on the development component of the subject lands and that the previously established environmental protection area boundaries not only remain valid and appropriate but should be expanded. In this regard, proposed development of the subject lands is consistent with Section 3 of the PPS.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS 2020.

Niagara Escarpment Plan

The *Niagara Escarpment Plan* provides land use policies to guide development while ensuring the preservation and enhancement of the Niagara Escarpment as an internationally recognized World Biosphere Reserve. Key objectives of the Plan are to maintain and enhance the natural environment and the open landscape character of the escarpment and adjacent lands. New development is permitted subject to the land use designation requirements to ensure compatibility with the purpose of the Plan (*Niagara Escarpment Plan*, Page 1 to 3).

The subject lands are designated “Escarpment Recreation Area” which recognizes those areas of existing and potential recreational/residential development associated with the Escarpment. Permitted uses include those uses that are listed under the Town of The Blue Mountains Official Plan. New development must not generate substantial negative impact on environmental features and must be designed and located in a manner to preserve the natural, visual and cultural characteristics of the area (*Niagara Escarpment Plan*, Section 1.8 and 2.2).

The proposed subdivision design allows for pedestrian/bike trails and enables for public transit linkages. The proposed development design ensures the protection of the existing significant woodland and directs development to the least environmentally sensitive areas, safe development away from steep slopes and ravines, protecting the existing wetlands and natural heritage features. The applicants have submitted supporting documents including the Environmental Impact Study, Stormwater Management report, and Functional Servicing Report.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment do not conflict with the Niagara Escarpment Plan. Comments from the Niagara Escarpment Commission have been received and are summarized (below) or within Attachment #4.

County of Grey Official Plan

The County of Grey Official Plan designates the property Recreational Resort Area. This land use type applies to settlement areas which have developed as a result of site-specific amendment to the County of Grey Official Plan consisting of a defined development area, specific recreational amenities, residential development and serviced with full municipal services. The proposed Zoning By-law Amendment and Draft Plan of subdivision will permit a residential development proposed to connect to Town water and wastewater services. The County of Grey Official Plan encourages new development to enhance the recreational amenities of the area by providing new facilities for a variety of forms of recreation. The proposed development will provide public park open space, environmental protection, stormwater management area, and walkways which provides a total of approximately 8.1 hectares of open space. The trail network that is proposed provides connectivity to substantial open space system on the subject lands and to existing trail systems to the north (Second Nature/Monterra), south (Windfall), east (future along Grey Rd 21) and, west (Second Nature). The applicant has provided a dedicated block of land for a trail along Grey Road 19 to connect to other sections of trail along Grey Road 19/21.

County of Grey constraint mapping indicates that a portion of the lands are covered by ‘significant woodlands’. Mapping provided by the County is general only and that actual limits

to the significant woodlands features are to be refined through an Environmental Impact Study (EIS). To ascertain the extent of such features and impact of proposed nearby development, an EIS was completed. Since the submission of the EIS several addendum memos were provided to determine the limits of the significant woodland feature and to establish boundaries between environmental protection lands and development lands. The resulting Zoning By-law Amendment and Draft Plan proposals reflect boundaries and constraints of Significant Woodlands identified through the EIS.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the policies of the Grey County Official Plan. Comments from the County of Grey have been received and are summarized (below) or (in attachment #4)

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan establishes the vision for growth and development in the Town and contains policies supporting the Goals and Objectives to achieve that vision. The policy framework builds upon Provincial Policy and County policy as described above. General development policies help guide new development through subdivision design, community design, transportation, parkland, servicing, and environmental issues. The subject lands are designated Residential Recreation Area (RRA) with a small area designated Hazard (H) within the 'Blue Mountain Village Area' of the Town of The Blue Mountains Official Plan. The RRA designation permits a wide range of housing types and a density up to fifteen (15) units per hectare (TBM O.P., Section B3.7.4.1). Through subdivision design, it is intended that new residential development provides open space with at least 40% of the development being the open space component. New development within the RRA must maintain the resort, open landscape character of the area with development being clustered in form.

The proposed development is a mix of single detached dwelling units (82) and semi-detached dwelling units (72) for a total of 154 dwelling units. In calculating density, the number of dwelling units is divided by gross hectare of land. The Town does not include Hazard Lands, Wetlands and Escarpment within the calculation of gross hectare. Therefore, while the subject property is 20.2 hectares, the lands contain 5.6 hectares of Hazard and Wetland, therefore the resulting density per gross hectare is 10.6 units per hectare (154 units/14.6 ha). The Draft Plan includes 8.74 hectares of Open Space which is equivalent to 40% of Open Space that is made up of public park, environmental protection area, stormwater management, walkways, and trail.

B2 General Development Policies

General Development policies are provided under Section D of the Official Plan. The policies require that Council be satisfied that items related to timing, infrastructure, density, compatibility, servicing, environmental protection and conformity to Section 51(24) of the *Planning Act* can be met. Planning Staff are satisfied that the subdivision will be able to meet the General Development policies. Full municipal services are available, the density is under the maximum permitted density, the character of the development is in-keeping with the surrounding area and that the proper environmental protections can be implemented

throughout the development of the property. The subdivision criteria requirements under Section 51(24) of the *Planning Act* are also satisfied. Based on the foregoing, Planning Staff are of the opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the General Development policies of the Town of The Blue Mountains Official Plan.

Concerns were raised regarding the proximity of the existing Monterra golf course to the proposed residential lots which would back onto the golf course. To ensure protection of the proposed lots, a Golf Spray Analysis was undertaken by David Moote in July-August of 2019. Using a combination of golf course standard architectural assessment and site visits it was concluded that the future dwellings adjacent to the golf course were protected “beyond normally acceptable standards”. The lots abutting the golf course provide an additional 10 metres of lot depth over the standard interior lots. To further recognize the impacts associated with the adjacent golf course, a golf course proximity warning clause will be included as part of the Purchase Agreement for prospective buyers.

B5 Environment and Open Space

The subject lands contain significant natural heritage features including valleylands, significant woodlands, significant wetlands, significant wildlife habitat, seeps and springs, endangered and threatened species, and special concern and rare species. The significant natural heritage features were identified and assessed within the submitted Environmental Impact Study completed by C.F. Crozier & Associates Inc. in July of 2020 and through a series of addendums in consultation with the NVCA and Town/County Peer Reviewer.

An EIS and addendum memos have been prepared to review the environmental features of the Subdivision lands. Two (2) on-site reviews were completed with Staff of the NVCA, Grey County and Town and assisted by subsequent mapping, survey and virtual meetings an agreeable description, assessment and demarcation of the westerly environmental lands limit was arrived at. The following areas have been addressed:

1. The revised road alignment provides adequate preservation of the identified Environmental Lands Constraints.
2. A compensation plan will include: cash in lieu for the unavoidable removal of some wetland feature, an on-site expansion of wetland features will result in a net gain of wetland habitat, and the applicants will provide extensive tree plantings.
3. The NVCA engineering staff support the revise road alignment.

Clearances have been provided by the Town/County third party Environmental Peer Reviewer, and both the Grey Sauble Conservation Authority and the Nottawasaga Valley Conservation Authority for both the eastern and western portions of the subject property.

There were concerns raised about the effects of development on the valleylands identified on the subject property. In order to ensure adequate protection of the valleylands the lot grading is proposed to match existing grades at lot boundaries adjacent to valleylands and Open Space blocks. Two stormwater management facilities are proposed to provide protection to the valleylands from water discharge and development will be setback from adjacent valleylands.

The proposed development incorporates Low Impact Development to increase post-development infiltration marginally above pre-development levels.

The revised road alignment provides adequate preservation of the wetland features (approximately 80%) by maintaining the hydrologic connection to the larger wetland features and watercourse. As a result of the necessary connection to Crosswinds Boulevard the plans there is unavoidable wetland removal, a loss of approximately 0.23 hectares of wetland habitat. The applicants have agreed to compensation plans for cash in lieu payments as well as on-site expansion of the impacted wetland feature which will result in net gain of wetland habitat on the subject site and financial payment to the NVCA for off-site wetland compensation. A Peer Reviewer has been retained to ensure adequate compensation for impacts to significant woodlands and significant wildlife habitat. NVCA staff confirmed acceptance of a variable wetland buffer to the road and proposed residential lots abutting the wetland buffer. The overall development setback strategy incorporates fencing to deter encroachment into the wetland feature and matched grades along the edge of the lots abutting the wetland buffer. With the addition of fencing, dense conifer tree plantings at the rear lot lines, and matching grades to deter encroachment NVCA staff found the reduction in the required 30 metre wetland setbacks as proposed in the revised plans to be satisfactory. A Draft Plan condition has been included to implement the variable wetland buffer strategy including setbacks, tree planting, grading and fencing requirements.

The significant wildlife habitat which was identified on the subject property was a bird breeding habitat. The area where the species were detected is located within the retained woodlands and therefore will remain intact.

Silver Creek and tributary associated with the subject and adjacent lands function as an indirect fish habitat. The Environmental Impact Study (EIS) confirmed that there are no direct, indirect or cumulative impacts to the habitat of fish associated with the Silver Creek.

The EIS identified 23 seeps located within the valleylands were identified on the subject property. The proposed development will retain 22 of the seeps and the EIS confirmed that through mitigation measures the seeps will not be negatively impacted by the development.

The EIS identified a habitat of endangered and threatened species including butternut and bats. No development is proposed within 50 metres of a butternut and therefore the proposed development is not anticipated to impact or encroach into the habitat. Additionally, the EIS concluded that the proposed development does not represent impact to potential habitat of bats based on the degree of retention of woodland cover.

The EIS concluded that the proposed development can be achieved with no direct, indirect or cumulative impacts to significant natural heritage features and functions consistent with the PPS and applicable County of Grey and Town of The Blue Mountains natural heritage/environmental policy. Town Planning Staff are satisfied that the proposed development is consistent with Part B5 of the Official Plan.

D1 Water and Wastewater Servicing

The proposed subdivision is to be serviced by full municipal water and municipal sewer services, which are available to the property along Grey Road 21 and at the boundary with the Second Nature development. Plant capacity is currently available for both water and sewer servicing. Should this project receive Draft Plan Approval, Plant Capacity 'Reservation' will be provided. Plant Capacity 'Allocation' will be confirmed as the development proceeds through detail design and if available, Allocation will be assigned at time of execution of the Subdivision Agreement and just prior to final registration. Servicing reservation and allocation have been included as Draft Plan Conditions.

The applicant retained C.C.Tatham & Associates Ltd. who completed a Functional Servicing Report in 2019. The Functional Servicing Report acknowledges that the trunk sanitary sewer along County Road 21 was designed in 2012 to accommodate a total of 4,622 residential units. A total of 180 units were allocated to the subject lands with the connection at County Road 21. A portion of this trunk sanitary sewer was constructed in 2012 and extends along the frontage of the subject lands. Associated infrastructure matters include a potential need to upgrade parts of the system over the next "several" years, depending upon the results of a municipal monitoring program. The report observes that considering actual peak demands, capacity will be reached after the proposed development is completed. Nonetheless, a recommendation is that Town initiate a flow monitoring program and engineering studies in order not to hinder development.

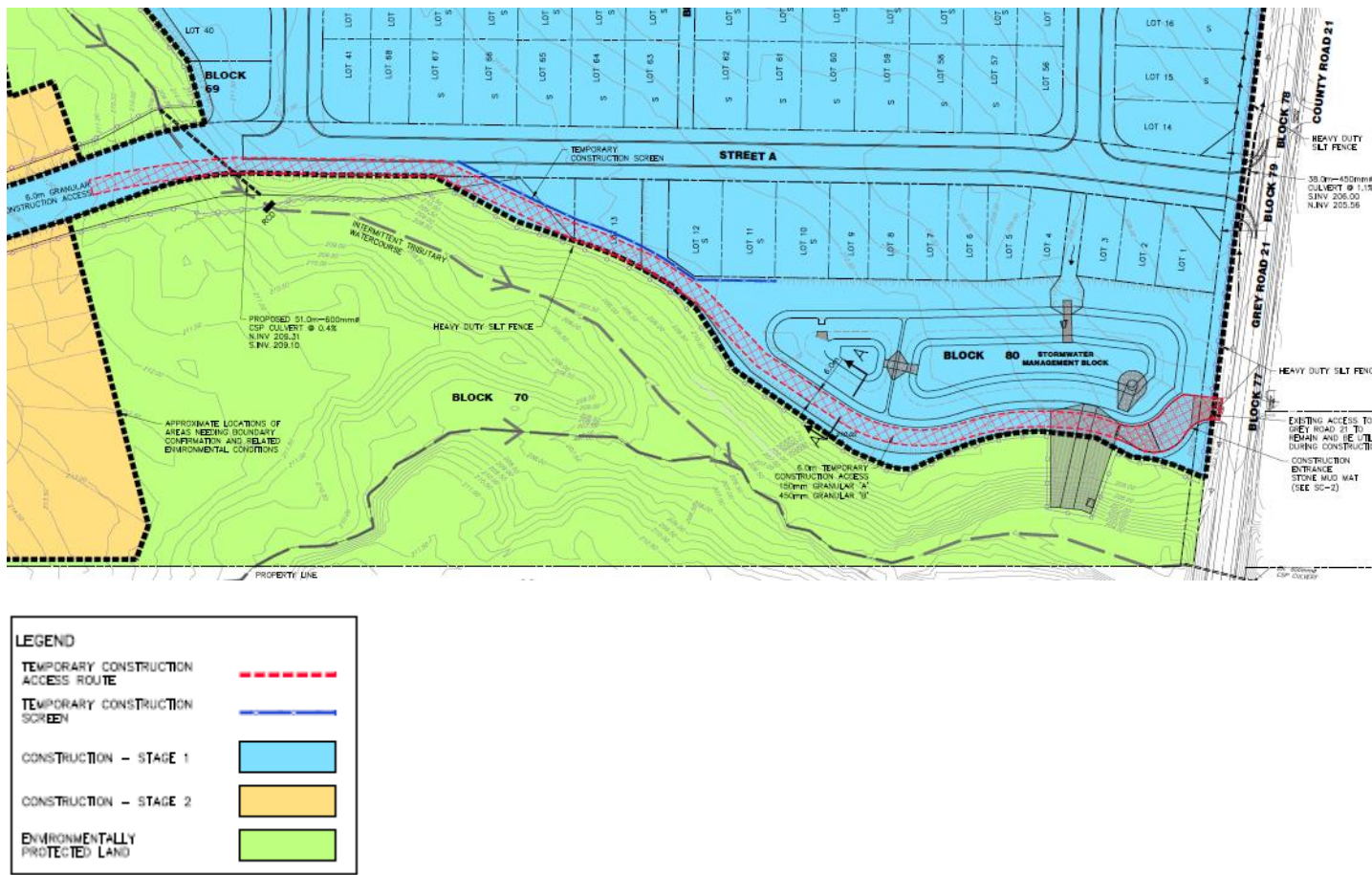
D2 Transportation

Transportation policies of Section D2 to the Official Plan seek to efficiently move people and goods within the Town through roads, transit and active transportation. The Blue Vista subdivision proposes to include a through road (Street 'A') that connects Grey Road 21 to the Second Nature Development. This road connection is required to efficiently integrate with the area local road system and to provide a second access point for internal streets. Second Nature and Blue Vista will benefit from local road connection points to Grey Road 19 to the west and Grey Road 21 to the east. Transit improvements have not been provided by this subdivision; however future transit routes could benefit from the improved area road network that this subdivision offers. Active transportation in the form of multi-use trails and sidewalks will encourage alternative forms of travel particularly for short to medium distance trips.

Concerns were raised regarding the construction access by-pass road along the south side of the east block. To address these concerns, the following details have been provided in relation to the construction access by-pass road:

- a) Development construction activity will be directed off County Road 21 to the east, with servicing and road construction proceeding in an east to west fashion (see Figure 4 below).
- b) A temporary construction access road will utilize existing access off Grey Road 21 and routed along the south side of the proposed Stormwater management pond, then along the south part of Street 'A' to avoid using the Street 'A' roadway and avoid conflict with easterly residents as the westerly sector is built out.

- c) Signage will be provided clearly restricting the construction road for construction traffic only.
- d) A temporary wood screening fence will be erected along the rear of Lots 11, 12 and 13.
- e) The above will be constructed as part of the stage one construction program and will be included in the Subdivision Agreement along with securities. It is important to note that the Owners do not want to “phase” this subdivision.



Snow Storage/Management

Concerns were raised over the management and removal of heavy snow on individual private lots fronting on municipal streets. In order to address these concerns, the Draft Plan includes design attributes to help management snow removal. The original requested minimum width of semi-detached lots has increased from 7.5 metres to 10 metres for semi-detached lots which provides an additional frontage for potential snow storage space.

D6 Public Parkland and Open Space

The Draft Plan provides 1.02 hectares of public parkland located within Block 119 of the south-west quadrant of the subject lands which satisfies the requirement of 5% parkland dedication.

The parkland is proposed to have frontage on the proposed road which runs east to west through the subject lands and is abutting existing Town open space to the west and south.

The Draft Plan includes approximately 8.7 hectares of Open Space which satisfies the requirement for 40% of open space of the subject lands. There are several components that make up the 8.0 hectares of open space which includes the public park, pedestrian walkways, environmental protection areas, and stormwater management areas.

The Blue Mountains Zoning By-law 2018-65

The subject lands are zoned Development 'D' and Hazard 'H' under The Blue Mountains Zoning By-law 2018-65. The Development 'D' Zone remains an area of non-decision in the Zoning Bylaw and therefore the Zone Regulations of the Former Township of Collingwood Zoning By-law 83-40 apply. Under Zoning By-law 83-40 the lands are zoned Development 'D' and Hazard 'H'. The Development 'D' zone under Zoning By-law 83-40 is essentially a holding type zone that only permits existing uses, agricultural and forestry/conservation uses only. A single detached dwelling is not a permitted use. Prior to development of any kind occurring on the lands an Application for Zoning By-law Amendment is required along with supporting information and a By-law Amendment being granted by Council.

A Zoning By-law Amendment has been submitted to rezone the subject lands to rezone the subject lands from the Development 'D' Zone and Hazard 'H' Zone to Residential One Exception 136 holding 'R1-2-136-h41' Zone, Open Space 'OS' Zone, and Hazard 'H' Zone. The exception zone would enable the provision of semi-detached dwellings in addition to single-detached dwellings. The exception zone would permit a minimum lot area of 225 square metres, a minimum lot frontage of 10 metres, and a minimum exterior side yard of 2.4 metres.

The Holding '-h41' provision applies to lands intended for a future Plan of Subdivision. The '-h41' is not to be lifted from the whole or part of the lands until the Execution of a Subdivision Agreement with the Town, Registration of a Plan of Subdivision and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.

The Open Space 'OS' Zone applies to those lands that comprise of the Open Space lands, Stormwater Management facilities and walkways. Permitted uses in the 'OS' Zone is generally limited to conservation uses, limited recreational uses (trails), excluding buildings and structures unless for conservation or similar uses.

The Hazard 'H' Zone applies to those lands that by their nature pose risk to buildings or user safety and generally include the watercourse, floodplain, and steep slopes associated with the valley lands. The Hazard lands are also counted towards the minimum open space requirement.

A Draft Zoning By-law Amendment incorporating the above comments has been prepared and is attached to this Staff Report (see Attachment #2).

Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendment is appropriate for the lands along with the Plan of Subdivision.

Public Meeting

The Statutory Public Meeting was held at Town Hall Council Chambers on January 27, 2020. Colin Travis of Travis and Associates on behalf of Blue Vista provided an overview of the proposed project, history of the lands, and planning review. Council and Residents provided written and verbal comments which have been summarized in Attachment #3 to this report and provided in full detail in Attachment #4 to this report.

Agency comments include standard requests to insert Draft Plan Conditions related to environmental impacts, transportation impacts (including dedications of road widenings and daylight triangles). Public comments include concerns related to impacts of the proposed development on the adjacent golf course and game play, impacts of the development on the adjacent Scandinave Spa property and being able to maintain a quiet spa environment during construction phases and occupation of dwellings. Other concerns relate to increased traffic, density, loss of trees and open space, affordable units, and short-term accommodation uses.

All comments have been responded to under Attachment #3. Many concerns and comments have been incorporated into the Draft Plan Conditions or modified the Subdivision design.

Conclusion

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment is consistent with the Provincial Policy Statement, does not conflict with the Niagara Escarpment plan, conforms to the intent and direction of the County of Grey Official Plan and Town of The Blue Mountains Official Plan and represents good planning. Therefore, Planning Staff supports these applications subject to the Conditions of Draft Approval and Zoning By-law Amendment contained in this report as Attachments 1 and 2.

E. Strategic Priorities

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

Environmental Impacts have been evaluated through an Environmental Impact Study and addendum memos and reports. The Draft Plan lands have been cleared by the Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority and Town/County third party Environmental Peer Reviewer subject to their recommendations.

G. Financial Impacts

Decisions of Councils on Planning Applications may be subject to an appeal to the Ontario Land Tribunal or OLT, (formerly known as Local Planning Appeals Tribunal LPAT and Ontario Municipal Board OMB). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

H. In Consultation With

Trevor Houghton, Manager of Community Planning

Shawn Postma, Senior Planner

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **January 27, 2020**. Those who provided comments at the Public Meeting including anyone who has asked to receive Notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Natalya Garrod, planning@thebluemountains.ca

J. Attached

1. Draft Plan Conditions
2. Zoning By-law Amendment
3. Public Comments Matrix
4. Public Comments Received

Respectfully submitted,

Natalya Garrod
Planner

Trevor Houghton, RPP, MCIP
Manager of Community Planning

For more information, please contact:
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519-599-3131 extension 288

Report Approval Details

Document Title:	PDS.22.072 Recommendation Report - Blue Vista - Draft Plan of Subdivision and Zoning By-Law Amendment.docx
Attachments:	<ul style="list-style-type: none">- PDS.22.072 Attachment 1.pdf- PDS.22.072 Attachment 3.pdf- PDS.22.072 Attachment 4.pdf- PDS.22.072 Attachment 2.pdf
Final Approval Date:	May 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - May 25, 2022 - 1:54 PM