



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: March 19, 2024
Report Number: PDS.24.037
Title: Recommendation Report – Follow-Up to the Public Meeting – Draft Plan of Subdivision – Lora Bay Phase 4B
Prepared by: Carter Triana, Intermediate Planner

A. Recommendations

THAT Council receive Staff Report PDS.24.037, entitled “Recommendation Report – Follow-Up to the Public Meeting – Draft Plan of Subdivision – Lora Bay Phase 4B”;

AND THAT Council support a recommendation to Grey County to grant Draft Plan Approval of Subdivision 42T-2022-06 subject to the Draft Plan conditions attached to Planning Staff Report PDS.24.037.

B. Overview

The purpose of this report is to provide a recommendation regarding a Draft Plan of Subdivision application for Lora Bay Phase 4B. This report should be read in conjunction with [PDS.24.007](#), which was a recommendation report that includes analysis of and commentary on the Zoning By-law Amendment application submitted for this proposal. On February 20, 2024, Council passed By-law 2024-08 to rezone the subject lands to facilitate this development.

Draft Plan conditions have been included to facilitate the retention of existing vegetation and appropriate replanting, including the requirement for a Tree Inventory and Preservation Plan prior to vegetation removal, with a Terms of Reference to be developed in consultation with the Town and Grey County. Conditions have also been included to require a restrictive covenant to be registered on title for those lots backing onto the Georgian Trail, which would prohibit the removal of existing vegetation within the 3-metre planting strip along the rear of those lots.

Planning Staff are supportive of the proposed Draft Plan and the recommended Draft Plan conditions included as Attachment 2 to this report.

C. Background

The subject lands represent Phase 4B of the Lora Bay development. As contemplated in the Lora Bay Master Development Agreement, the Lora Bay area is planned to ultimately be built-out with approximately 1,025 residential units through various phases and sub-phases of development. Based on the service connections established to date, there are approximately 378 dwelling units built or under construction in previously approved phases of the development.

Phase 4B consists of a portion of the lands previously known as Phase 5. Phase 5 requires significant infrastructure upgrades that were anticipated to be required at this stage of build out. The developer has opted to proceed with the development of a portion of these lands in advance of these works.

Phase 4B is proposed for a total of fifty-eight (58) mixed-density units, including forty-five (45) single detached dwellings and thirteen (13) rowhouse dwellings. Access to the lots is proposed to be provided through two public roads, one being an extension of West Ridge Drive and the second being an internal loop as shown on the proposed plan. An existing construction access will serve as temporary emergency access to 39th Sideroad, with the eventual connection to 39th Sideroad being built to Town Standards through future phases of development. Full municipal sewer and water services are proposed. Figures 1-3 provide additional context for the subject lands.



Figure 1. Location Map



Figure 2. Aerial Photo (2020)

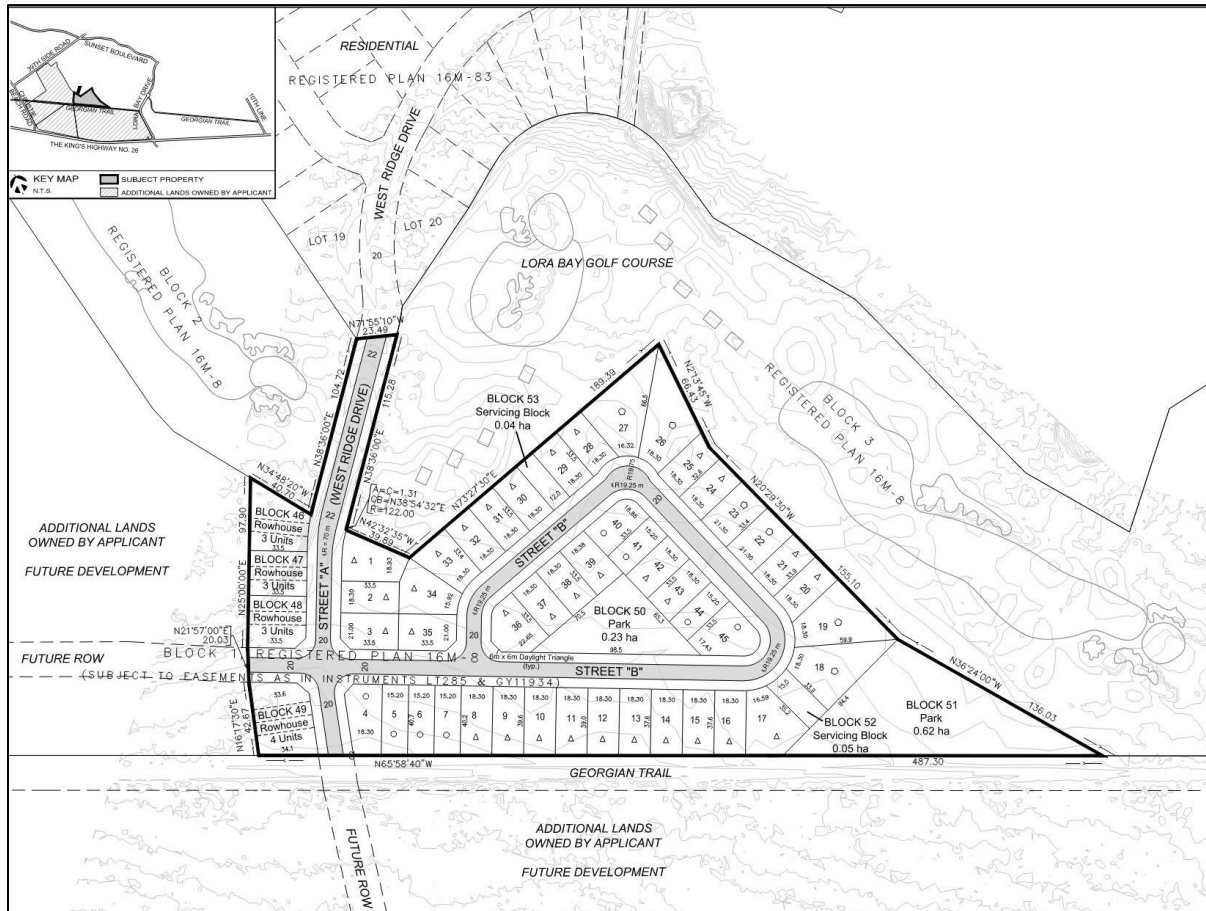


Figure 1. Proposed Draft Plan of Subdivision

The application was deemed complete by the Town on September 29, 2023. A Notice of Complete Application and Public Meeting was circulated to agencies and the public and was posted to the Town website. Supporting information submitted with the above noted application includes:

- Environmental Impact Study
- Functional Servicing Report
- Golf Short Spray Safety Analysis
- Landscape Analysis & Urban Design Brief
- Phase I and II Environmental Site Assessment
- Planning Justification Report
- Stage 1-2 Archaeological Property Assessment
- Stormwater Management Report
- Traffic Impact Study

Public Comments

A statutory Public Meeting was held on October 31, 2023, for both the Zoning By-law Amendment and Draft Plan of Subdivision applications. In response, the Town and County received several written and verbal comments from area residents and external agencies. All comments received to date have been summarized as Attachment 3 and full versions of all

written comments are included as Attachment 4 to this report. Planning Staff responses to the summarized written comments are also included in Attachment 3.

D. Analysis

Planning Act and Provincial Policy Statement

Commentary provided in [PDS.24.007](#) regarding conformity with the Planning Act and Provincial Policy Statement continues to apply to this application.

Grey County Official Plan

Commentary provided in [PDS.24.007](#) regarding conformity with the Grey County Official Plan continues to apply to this application. Additional discussions with Grey County Planning Ecology Staff and the applicant have confirmed that the subject lands do not contain Significant Woodlands. This was largely based on a July 2003 Ontario Municipal Board (OMB) decision which deemed the Lora Bay development lands appropriate for residential and recreational uses. A Master Development Agreement was finalized in 2005 to permit the Lora Bay development to proceed in accordance with this decision. In a 2019 update to the Grey County Official Plan the Phase 4B lands were not recognized to contain any Significant Woodlands.

Notwithstanding the above, it is recognized that a large proportion of the existing on the subject lands will likely be removed to facilitate residential development. As such, Draft Plan conditions have been included that seek to retain existing vegetation where possible and to ensure that compensation for lost vegetation can be determined through the ongoing update to the Lora Bay Master Development Agreement. Additional detail of these conditions and their effects is provided later in this report.

Town of The Blue Mountains Official Plan

For additional commentary on policies of the Official Plan including those related to the Residential Recreational Area 'RRA' designation, Community Design Guidelines, please review [PDS.24.007](#).

Parks, Trails, and Open Space

Draft Plan conditions have been included to require the developer to prepare appropriate plans for the landscaping and features of the proposed park and servicing blocks pending future consultation with and approval by the Town. The provided parkland satisfies the required parkland dedication under the Planning Act.

The subject lands lie entirely north of the Georgian Trail and the trail and the Town-owned block in which it is located are not proposed to be impacted by the subject application. The contemplated future right of way extending south from the Phase 4B lands, including a crossing of the Georgian Trail, will not be constructed as part of this phase of development and will be subject to a future decision of Council.

Additional commentary on the proposed parks and open space is provided in [PDS.24.007](#).

Tree Preservation

To compliment the tree preservation measures implemented through zoning, Draft Plan conditions have been included to ensure existing vegetation is retained where possible and to facilitate adequate replanting to help compensate for removed vegetation. The effects of these conditions are outlined below:

1. A Tree Inventory and Preservation Plan (TIPP) shall be prepared and approved by the Town and the County. The Terms of Reference for this plan shall also be confirmed by the Town and the County prior to the preparation of the plan.
2. No vegetation removal shall take place prior to the preparation and approval of the TIPP.
3. The TIPP shall make specific reference to the preservation of existing vegetation in Blocks 50 and 51 (park blocks) and within the 3-metre planting strip implemented through zoning.
4. A restrictive covenant shall be registered on title for lots backing onto the Georgian Trail to ensure that existing vegetation is retained in perpetuity.
5. The ongoing Lora Bay Master Development Agreement shall include language, in accordance with the TIPP, identifying potential compensation tree planting locations on portions of the larger Lora Bay development lands.

Town Staff are of the opinion that the recommended Draft Plan conditions will facilitate the retention of existing vegetation and ensure that appropriate replanting can be accommodated on the subject lands.

Servicing and Stormwater Management

Section D1 outlines that the preferred means of servicing within a settlement area is by full municipal water and sewage services. Phase 4B is proposed to be serviced by municipal water and sanitary sewer services via a connection to the existing municipal water and sanitary sewer lines on West Ridge Drive. Servicing is proposed to be extended to the Georgian Trail to allow for connections to future phases of Lora Bay. As indicated through the approved holding provision on the subject lands, servicing capacity must be confirmed before the holding provision can be removed. Draft Plan conditions have also been included that speak to confirmation of servicing capacity and timing.

Stormwater drainage is proposed to be conveyed to the existing SWM Pond No. 1 through existing infrastructure. Town Staff is of the opinion that the existing conveyance system, along with additional works within the subject lands, can accommodate the proposed development and that any required improvements will be determined through detailed engineering design review. Draft Plan conditions have been included to confirm the stormwater management plan prior to proceeding with development.

Further technical review of the proposed servicing and stormwater management will be undertaken by Town Staff as the development progresses.

Roads, Transportation, and Active Transportation

During the public meeting for this application, concerns were raised regarding construction access for Phase 4B, including that construction should be directed away from West Ridge Drive so as not to disturb existing residents in previous phases of Lora Bay. Construction access for the Lora Bay Phase 4 development was from 39th Sideroad and it is anticipated that this access will be utilized again for the development of Phase 4B. As such, a condition has been included to direct construction traffic away from West Ridge Drive and instead to the temporary access road from 39th Sideroad.

As indicated in [PDS.24.007](#), the curve radii of proposed Street 'B' does not meet the requirements of the Town Engineering Standards. After a fulsome review of the proposed turning radii, Town Staff have determined that this is an acceptable deviation recognizing the current standard would severely impede the proposed lot fabric.

Based on this commentary and the commentary provided in [PDS.24.007](#), Planning Staff are satisfied that the proposal conforms to the policies of the Official Plan regarding roads, transportation, and active transportation.

Range and Mix of Housing

[PDS.24.007](#) includes commentary on the types of housing provided by the development, including single detached dwellings, rowhouses, and the potential for accessory apartments. A contribution to the Town's Community Improvement Plan was also contemplated. At the February 20, 2024, Council meeting, Council passed the following resolution:

THAT, further to Staff Report PDS.24.007, entitled "Recommendation Report– Draft Plan of Subdivision and Zoning By-Law Amendment – Lora Bay Phase 4B", Council direct staff to formally request a voluntary contribution from Great Gulf for the Town's Community Improvement Plan, for the purposes of the Town's Housing Within Reach, within the Community Improvement Plan.

Town Staff made a formal request to the applicant on February 27, 2024 for a voluntary contribution to the Town's Housing Within Reach Community Improvement Plan. The applicant has indicated interest in a contribution to the CIP but would like to have further discussions with the Town to determine the details of the potential contribution in the context of the larger Lora Bay development lands. As such, a contribution to the CIP is not proposed at this time.

Cultural Heritage

Stage 1 and 2 Archaeological Assessments were completed for the subject lands and indicate that no archaeological resources were found on-site, however, Saugeen Ojibway Nation (SON) has not yet indicated that they are satisfied with the results of the assessment. As such, a Draft Plan condition has been included to ensure that the assessment has been completed to the satisfaction of the Saugeen Ojibway Nation. The Ministry of Citizenship and Multiculturalism has indicated its satisfaction with the assessment and that the assessment has been entered into the Ontario Public Register of Archaeological Reports.

Town of The Blue Mountains Zoning By-law 2018-65

As indicated above, Town Council passed By-law 2024-08 on February 20, 2024, to rezone the subject lands to the R1-3-146-h41, R2-146-h41, and OS zones. The approved zoning would facilitate the development contemplated through the Draft Plan of Subdivision application. Planning Staff have no concerns regarding the proposed Draft Plan with respect to zoning.

E. Strategic Priorities

1. Communication and Engagement

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

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 have been cleared by County Planning Ecology Staff subject to their recommendations.

G. Financial Impacts

Decisions of Council on planning applications may be subject to an appeal to the Ontario Land Tribunal (OLT). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

H. In Consultation With

Town Departments via Development Review Committee

Shawn Postma, RPP, MCIP, Manager of Community Planning

Adam Smith, Director of Planning and Development Services

Grey County Planning Services

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **October 31, 2023**. 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 Carter Triana, planning@thebluemountains.ca

J. Attached

1. Draft Plan
2. Draft Plan Conditions
3. P3211 Public Meeting Comments (Summary)
4. P3211 Public Meeting Comments (Original)

Respectfully submitted,

Carter Triana
Intermediate Planner

For more information, please contact:
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Report Approval Details

Document Title:	PDS.24.037 Recommendation Report - Follow-up to the Public Meeting - Draft Plan of Subdivision - Lora Bay Phase 4B.docx
Attachments:	<ul style="list-style-type: none">- PDS-24-037-Attachment-1.pdf- Draft Plan Conditions Lora Bay Phase 4B (3.06.24).docx- PDS-24-037-Attachment-3.pdf- PDS-24-037-Attachment-4.pdf
Final Approval Date:	Mar 7, 2024

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

No Signature - Task assigned to Shawn Postma was completed by delegate Adam Smith

Shawn Postma - Mar 7, 2024 - 10:20 PM

Adam Smith - Mar 7, 2024 - 10:20 PM