



Staff Report

Planning & Development Services – Planning Division

Report To: Council Meeting
Meeting Date: April 2, 2024
Report Number: PDS.24.054
Title: Recommendation Report – P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (DunnCap) County File 42CDM-2023-095
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PDS.24.054, entitled “Recommendation Report – P3358 Updated Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (DunnCap) County File 42CDM-2023-05”;

AND THAT further to additional staff review of Staff Report PDS.24.046 Recommendation Report - P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (DunnCap) County File 42CDM-2023-05 that was presented to Committee of the Whole on March 19 2024 Council approve updated conditions of approval as described in Attachment 1 to this report PDS.24.054.

B. Overview

This report provides a response to the [DunnCap Delegation](#) and [Staff Report PDS.24.046](#) related to the proposed Georgian Bay Club Enclave development: Planning File P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (DunnCap) County File 42CDM-2023-05. A recommendation to support Conditional Draft Plan Approval that was supported at the March 19 2024 meeting of the Committee of the Whole.

C. Background

On March 19 2024 staff presented Recommendation Report – P3358 Conditions of Approval for Draft Plan of Vacant Land Condominium 516681 7th Line (DunnCap) County File 42CDM-2023-095 for consideration by Committee of the Whole.

At the same meeting, the applicant provided correspondence and a deputation to Committee seeking a number of minor and some material changes to draft plan conditions. Staff have since met with the applicant to discuss the changes, and are proposing some minor revisions to the Draft Plan Conditions contained in the original Staff Report. It is noted that the proposed

revisions are minor in nature and do not alter the intended requirements of the Conditions. The revisions will provide additional clarity and certainty on how the conditions will be fulfilled prior to registration and new home construction.

D. Analysis

Correspondence from the applicant has identified four main issues, and a series of minor technical/administrative items that materially do not alter the existing conditions. Planning Staff can update Council as follows:

1. **Condition #10-** Clarification required as to the order of approvals for the Registration of the Plan and Removal of the Holding symbol. This modification provides clarity that the Draft Plan shall be registered first and that the Holding symbol removed second. This remains consistent with Town practices and does require modified wording in the condition.
2. **Condition #31-** There is concern that the requirement for a Traffic Impact Study is not necessary as one has already been completed for the file, and should changes to the Draft Plan be required (such as a new road design) and updated Traffic Study can be required through separate process. Town Staff acknowledge that a Traffic Study has been completed, but not yet reviewed and accepted in its entirety. The Condition is proposed to remain unchanged so that Town Staff have the ability to request additional information pending the final review of the Traffic Study. Should no further information be required, the condition can be deemed satisfied.
3. **Condition #50-** There is concern on the scope of the Urban Design Controls for the development. It is noted that the developer already has a high level of urban design controls through subdivision covenants, however in accordance with Official Plan policy the Town is seeking an understanding of Urban Design Guidelines for the project. The guidelines are not intended to require further Study, or to create a rigid checklist for development. The guidelines are intended to be flexible to understand the overall goals and objectives of the built form including the development of housing, landscaping, and streetscape. There is no change proposed to the original condition.
4. **Condition #44-** Condition 44 outlines the requirements for tree removal and tree compensation. It is noted that there are healthy mature trees located throughout the development site, and that there is intent to retain as many of these trees as possible. In those cases where trees are required to be removed, compensation planting will be required. The Town and County have worked together to develop this condition and recognize that there is no formal tree compensation policy in effect, however to maintain the intent and purpose of tree compensation the Town, County and Developer are working together for a site specific solution for this project that includes 2:1 compensation ratio, determination of what qualifies as a removed tree that requires compensation, and where new tree plantings will occur. Town Staff recommend that

Condition #44 remain unchanged and that the Town, County and Developer continue to work to develop a tree compensation plan at a 2:1 ratio.

5. **Minor technical/administrative edits-** These items have been reviewed and minor edits have been made to the Draft Plan Conditions that do not alter the original intent of the condition.

Based on the above commentary, Town Staff are satisfied that the limited modifications are appropriate for the proposed development, and do not alter that original intent and direction of the original Staff Report and opinions. Town staff will continue to work with the applicant through the clearance of these conditions, and to resolve outstanding matters throughout the process. Planning Staff therefore recommend that Council support Draft Plan Approval for this development subject to the updated conditions in Attachment #1 to this Staff Report. Subject to Council support, Town Staff can then forward the Draft Plan Conditions and support of Council to the County of Grey for final decision.

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

A number of Draft Plan Conditions have been added to ensure that environmental impacts are appropriately reviewed prior to development occurring on the lands.

G. Financial Impacts

The Planning Act allows for appeal for a non-decision in the case of a Draft Plan of Vacant Land Condominium after 120 days. This report has been advanced within that time frame to enable Council to render a decision within that time frame.

H. In Consultation With

This report was prepared in consultation with the Director of Planning and Development Services and the Manager of Planning.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on January 29, 2024. Those who provided comments at the Public Meeting and/or Public Information Centre, 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 Adam Farr, planning@thebluemountains.ca

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J. Attached

1. Attachment 1 Proposed Draft Plan Conditions

Respectfully submitted,

Adam Farr,
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For more information, please contact:
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Report Approval Details

Document Title:	PDS.24.054 Recommendation Report - P3358 Updated Conditions of Approval for Draft Plan of Vacant Land Condo 516681 7th Line.docx
Attachments:	- PDS-24-054-Attachment-1.pdf
Final Approval Date:	Mar 22, 2024

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

Shawn Postma - Mar 22, 2024 - 10:00 AM

Adam Smith - Mar 22, 2024 - 3:00 PM