



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: May 27, 2024
Report Number: PDS.24.055
Title: Recommendation Report – Official Plan Amendment and Zoning By-Law Amendment for 209806 and 209808 Highway 26 (Pinnacle Townhomes)
Prepared by: Carter Triana, Intermediate Planner

A. Recommendations

THAT Council receive Staff Report PDS.24.055, entitled “Recommendation Report – Official Plan Amendment and Zoning By-Law Amendment for 209806 and 209808 Highway 26 (Pinnacle Townhomes)”;

AND THAT with respect to Section B3.7.4.5 Open Space – Exception of the Official Plan, Council support an exception to the open space policies of the Residential Recreational Area land use designation to permit a minimum of 33% of the proposed development to be open space, whereas a minimum of 40% is required.

AND THAT Council enact a By-law to adopt Official Plan Amendment #4 to the Town of The Blue Mountains Official Plan to permit the construction of seventeen (17) rowhouses, in accordance with Attachment 1;

AND THAT Council enact a By-law to rezone the lands municipally known as 209806 and 209808 Highway 25 from the Residential Two ‘R2-101’ and General Commercial ‘C2’ Zones to the Residential Two Exception Holding ‘R2-101-h49’ Zone, in accordance with Attachment 2.

B. Overview

This is a recommendation report for Official Plan Amendment and Zoning By-law Amendment applications for the lands municipally known as 209806 and 209808 Highway 26. These applications seek to permit a residential development containing seventeen (17) rowhouse dwellings within four (4) building blocks.

PDS.23.017 was presented at the April 4, 2023 Committee of the Whole meeting as an information report providing an update on the subject applications and an outline of next steps. As part of this report, the following items were listed as outstanding and required for review prior to the writing of a recommendation report:

- Snow storage
- Proposed residential density
- Proposed land use change from commercial to residential
- Provision of Open Space
- Opportunities for Affordable/Attainable housing
- Consideration of all other comments received
- Completion of a Floodplain Assessment

These items have been resolved to the satisfaction of Town Staff and relevant agencies as outlined later in this report.

It is noted that the applicant has proposed the inclusion of an additional residential unit within one of the rowhouse units and that both units in this rowhouse unit would be maintained as attainable rental units for a period of 15 years, in accordance with the definition in the Town's Housing Within Reach Community Improvement Plan. The applicant has also proposed to provide ARU rough-ins for the remaining seven (7) end rowhouse units. Finally, the applicant has proposed a voluntary contribution to the Town's Housing Within Reach Community Improvement Program in the amount of \$6,500 for each of the remaining sixteen (16) rowhouse units, for a total contribution of \$104,000.

Based on the commentary provided in this report, Planning Staff recommend that the applications for an Official Plan Amendment and a Zoning By-law Amendment be approved, as outlined in the recommended motions and attachments to this report.

C. Background

Applications for an Official Plan Amendment, Zoning By-law Amendment and Site Plan Control were received to construct seventeen (17) multi-residential units within four (4) individual buildings developed as townhomes under a Standard Condominium ownership model. Access is proposed through the existing entrance located on Highway 26.

The subject lands are located on the south side of Highway 26 west of Hope Street and east of Timmons Street and are composed of two parcels. These parcels are proposed to be merged. The entire subject lands are approximately 0.68 hectares in size and contain a deteriorating structure, which is proposed to be demolished. Adjacent land uses include residential uses to the east and south, and commercial uses to the west. A condominium, GCC 14, is registered on the lands municipally known as 209806 Highway 26. This condominium is proposed to be dissolved and a new condominium created to facilitate the proposed development. It is also noted that this proposal is subject to Site Plan Control (File P3226). Figures 1-4 provide additional context for the proposed development.

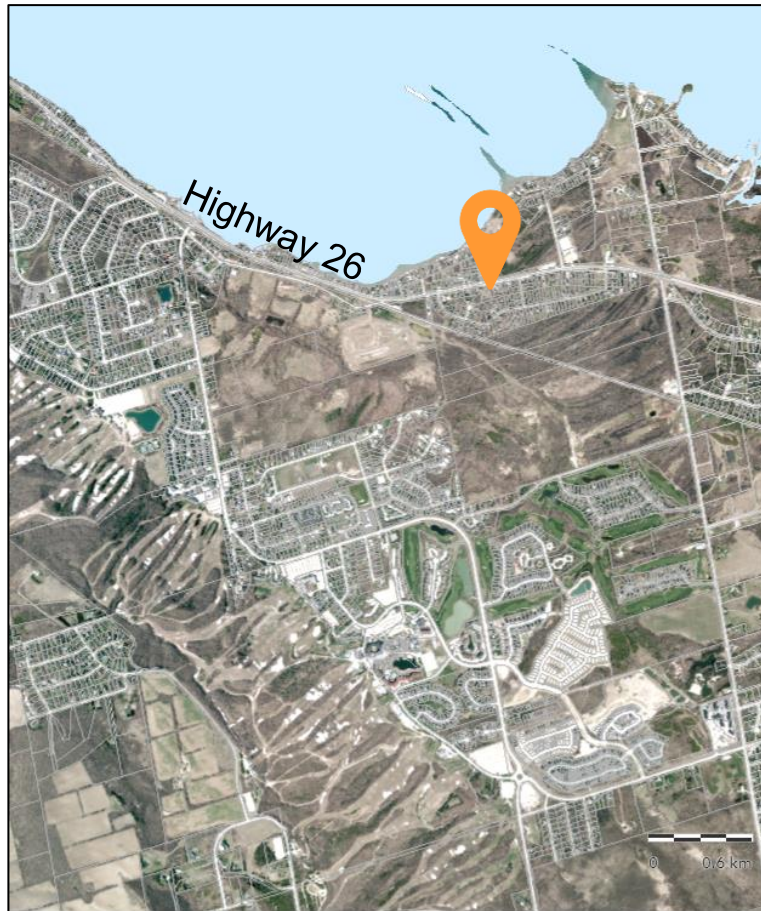


Figure 1. Location of Subject Lands

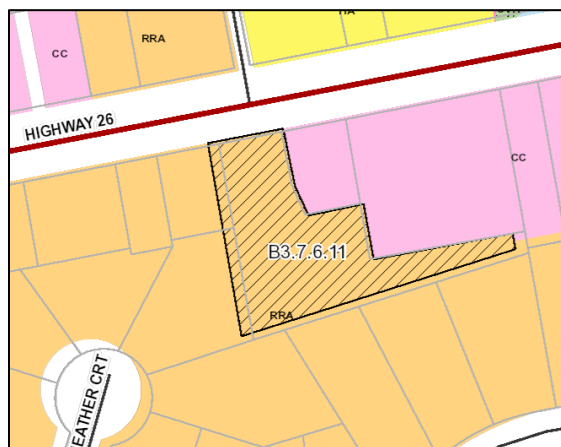


Figure 2. Official Plan Designation

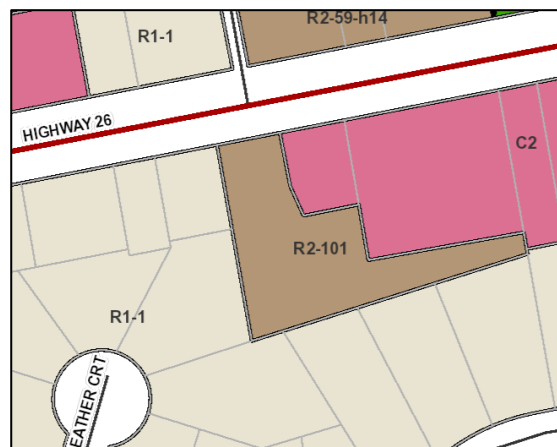


Figure 3. Zoning



Public Comments

A statutory Public Meeting was held on February 14, 2023, for the subject application. In response, the Town received several written and verbal comments from area residents and external agencies. All comments received to date have been summarized in Attachment 2 and full versions of all written comments are included as Attachment 3 to this report. Planning Staff responses to the summarized written comments are also included in Attachment 2. A summary of common responses received, and Staff responses is included below:

- The applicant is seeking an Official Plan Amendment to permit increase density on the subject lands as the current permissions in the Official Plan do not allow for the proposed density. Phase 1 of the Official Plan Review concluded in September 2022 with Council endorsing the intent and direction of draft policies. This endorsement is non-binding as a final decision on the updated Official Plan policies was deferred until the next (now current) term of Council. The draft policies include modified density requirements for the Residential Recreational land use designation and would permit a density range of 25-50 units per hectare for townhouse developments. Increased density beyond what is currently permitted in the Official Plan is supportable in consideration of the intent of these draft policies to permit additional density in this land use designation.

- Does the development include affordable/attainable housing?

Previously, the proposal included the provision of one attainable unit. Based on feedback received, the applicant has committed to providing two attainable units and in addition, providing a voluntary contribution to the Housing Within Reach Community Improvement Plan of \$6,500 per unit for a total contribution of \$110,500.

D. Analysis

Planning Act

In making planning decisions, the Planning Act requires approval authorities to have regard for matters of Provincial Interest, as outlined by Section 2 of the Act and the Provincial Policy Statement. Council must also have regard for the policies of the Official Plan which apply to the lands. S. 16 and S.34 of the Act provide authority to municipal councils to enact Official Plans and Zoning By-laws, respectively. Additional commentary is provided below regarding the policies of the PPS and Official Plan.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides more detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a settlement area. The PPS supports a wide range and density of uses within Settlement Areas, acknowledges these areas as the focus for growth and development, and that their vitality and regeneration shall be promoted.

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. Residential uses should have compact form and be comprised of a range and mix of dwelling types and densities in order to allow for efficient use of land and services (PPS Section 1.4.3). In this regard, the PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned, adjacent to existing development. Municipal water and sanitary sewer systems are the preferred servicing form within settlement areas (PPS Section 1.6). Healthy active communities should be promoted by facilitating active transportation, providing a range of built and natural recreational amenities, providing opportunities for public access to shorelines, and encouraging a sense of place by promoting well-designed built form (PPS Sections 1.5, 1.6.7 and 1.7.1). The proposed applications appear to provide for efficient land-use by maximizing the development potential of the lands.

The proposed development provides dense housing on a lot within a settlement area. Only one housing type is proposed, however it is noted that additional residential units are permitted in rowhouses, which may present an opportunity to future owners for the conversion of portions of a rowhouse to an additional unit. The development is proposed to be serviced by municipal servicing and is located in an area with nearby access to recreational amenities, including Georgian Bay, the Niagara Escarpment, and the Georgian Trail. The future development of Aquavil on the north side of Highway 26 will also introduce additional commercial uses to the area to serve residents of both that development and the larger Craigeleith area.

Section 2.0 of the PPS promotes the long-term prosperity, environmental health, and social wellbeing of the province through the conservation of biodiversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. Natural heritage features are to be protected for the long term. Site alteration is not permitted within areas containing habitat for fish, or endangered or threatened species, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The subject lands were previously developed and contain limited vegetation. A Tree Preservation Plan has been prepared to identify areas of vegetation to be maintained and Grey County Planning Ecology has indicated no concerns related to natural heritage.

Section 3.0 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

The submitted Flood Assessment has been reviewed by the Grey Sauble Conservation Authority, who have indicated no concerns provided any recommendations are implemented through the forthcoming development agreement.

Based on the above comments, Planning Staff are satisfied that the proposed development is consistent with the direction provided by the PPS.

Niagara Escarpment Plan

The subject lands are designated Escarpment Recreation Area in the Niagara Escarpment Plan (NEP). The objectives of this designation include minimizing the negative impacts of recreational development on the Escarpment environment and community character, recognizing the importance of the four-season recreation resort areas to the tourism sector, and conserving natural and cultural heritage features, functions, and resources. Permitted uses in this designation include uses as provided for in the Town of The Blue Mountains Official Plan. Additional commentary is provided later in this report through discussion of the Town Official Plan. As the subject lands are previously developed and in consideration of the proposed retention of vegetation on certain areas of the lands, Planning Staff are satisfied that the proposed development is consistent with the policy direction of the Niagara Escarpment Plan.

It is noted that the NEP contains policies that limit the number of additional residential units on an individual lot to one (1) and that that unit must be located within the main building on that lot. As the development is proposed as a standard condominium, the lands would remain as a single lot, however it is Planning Staff's position that the proposed additional residential unit and rough-ins still meet the intent of the NEP as they will be entirely located within the proposed rowhouse units and there will be no more than one (1) in each rowhouse unit. The proposed additional residential units also represent good planning and would not further impact natural heritage features associated with the Niagara Escarpment. Planning Staff are still awaiting commentary from the NEC on this matter but note that the NEC has indicated that they are having internal discussions in this regard.

Grey County Official Plan

The subject lands are designated Recreation Resort Area in the County Official Plan and no amendments to the County Official Plan are proposed. This designation applies to settlement areas which have developed as a result of site-specific amendments to the County and local Official Plan. This designation consists of a defined development area, specific recreational amenities, and residential development serviced with full municipal services. New development in the RRA designation must serve the public interest by contributing to community recreational amenities and facilitating municipal service infrastructure. The RRA designation shall further strive to enhance recreational and tourism activities encouraging the maintenance and expansion of existing recreation facilities and encourage new land uses that will promote existing recreation facilities.

The County Official Plan encourages the provision of a variety of housing types within the County. New residential developments are promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (Section 4 Live Grey). Section 7 of the Official Plan also promotes the conservation and protection of natural heritage features within the County. In this regard, development is generally directed away from areas which have identified natural heritage features.

The proposal would result in a dense residential development within a settlement area. County Planning Ecology Staff have indicated no concerns with regards to natural heritage as the subject lands were previously the subject of development. County Planning Staff have also indicated no concerns regarding the proposal's conformity to the County Official Plan, provided the recommendations of relevant studies and reports be incorporated into the future development agreement and through the Site Plan Control process.

Town of The Blue Mountains Official Plan

The subject lands are designated Residential Recreational Area 'RRA' and Commercial Corridor 'CC' in the Town Official Plan. The portion of the lands municipally known as 209806 Highway 26 are designated RRA, while the portion of the lands municipally known as 209808 Highway 26 are designated CC. Permitted uses in the RRA land use designation include townhouse and low-rise multiple units. Residential uses are not permitted in the CC land use designation. The proposed Official Plan Amendment seeks to modify the land use designation of the subject lands so that the entirety of the lands is designated RRA. In addition, the application seeks to permit increased density on the site through an amendment to the Official Plan. Additional commentary is provided below.

Residential Recreational Area 'RRA'

The proposal seeks to re-designate the entirety of the subject lands to the RRA land use designation to permit residential development. The applicant has provided justification for the proposed change in land use designation from CC to RRA, indicating that the portion of the subject lands designated CC lacks the area and depth required for a substantial commercial development. Required Ministry of Transportation road widening and setbacks would further limit the efficient development of the lot. The parcel is approximately 40 metres deep, 18 metres of which is required as an MTO setback. Appropriate development of the lands would likely only be possible if amalgamated with the adjacent parcel, as contemplated in the

proposed development. Planning Staff are of the opinion that the requested change in land use designation to support the provision of housing on the subject lands is appropriate, given the size and context of the parcel. It is also noted that small-scale commercial uses such as home occupations and private home daycares are permitted in the RRA designation, retaining capacity for commercial uses accessory to the primary residential use.

Section B3.7.6.11 contains special site policies for the western portion of the subject lands that permit a maximum of 12 multiple residential dwelling units. The applicant has requested to modify this policy to permit a maximum of 17 units on the entire subject lands and to permit a minimum open space component of 33%.

Section B3.7.4.1 outlines maximum density policies for the RRA land use designation. For the subject lands, a maximum density of 10 units per hectare applies. The proposed density of the subject lands is 24.8 units per hectare. The existing special policy for the western portion of the subject lands (12 units) results in a density of 21.7 units per hectare. A maximum density of approximately 1.36 units would be possible on the eastern portion of the subject lands based on the maximum density in the RRA designation (10uph). Therefore, if the eastern portion of the subject lands were designated RRA, the maximum unit count permitted on the entire subject lands would be just over 13 units (12 units + 1.36 units). The applicant has requested an increase in density to permit an additional 4 units on the subject lands. Table 1 outlines the current density and unit count permissions if the eastern parcel were designated RRA, proposed permissions, and the difference in unit count between existing and proposed.

Table 1. Current and proposed permissions for density and unit count

	Current Permissions	Proposed Permissions	Difference
Density (uph)	209806 (west): 21.7 209808 (east): 10	24.8	N/A
Unit Count	209806 (west): 12 209808 (east): 1.36	17	3.64

In support of the increased density request and open space exemption, the developer has provided additional planning justification details, and is proposing to include attainable housing units, potential additional dwelling units (ARU's), and a cash contribution to the Town Community Improvement Plan. Details on these housing units are provided in the following section of this report.

In support of the requested increase in density, the applicant has submitted the following justification:

- The development represents compact form on underutilized lands.

- The area surrounding the proposed development is predominantly residential with the primary housing type being single detached dwellings. The proposed development would offer another housing option.
- The proposed development will be connected to full municipal services.
- Fencing and landscaping are proposed adjacent to surrounding residential uses to mitigate impacts of increased density.
- The development would provide a mix of housing tenures, including ownership and rental options.

It is noted that the previous term of Council endorsed amendments to the density policies of the Official Plan as part of Phase 1 of the ongoing [Official Plan review](#), including an increase to the permitted density range from 10 units per hectare to a minimum of 10 units per hectare and a maximum of 15 units per hectare. Mixed residential housing developments can consider a density range of 25-50 units per hectare for townhouse dwellings in the RRA land use designation within the overall 10-15 units per hectare permissions. As such, the proposed development is appropriate for the subject lands and an amendment to the Official Plan to permit the proposed density can be supported.

Housing

Section D7 of the Plan provides policy direction on housing, requiring the Town to monitor the housing supply within the municipality and to maintain a ten-year supply of residential land. These policies further identify that a variety and range of housing types shall be encouraged. The proposed development would include rowhouse dwelling units. In recent years, the Town has seen increased construction of compact housing types like rowhouses to supplement the predominant single detached dwellings that exist throughout the municipality. This development would further broaden the range of housing options available in the Town and provide density in a settlement area beyond what would normally be possible with less compact housing types.

Section A3.10 contains strategic objectives for housing in the Town, including the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations. The proposed development is intended to be residential in nature, however the proposed zoning for the subject lands would permit home businesses in addition to the primary residential use. The proposal would also intensify residential development on the subject lands, increasing the number of dwelling units from six (6) to seventeen (17), although it is noted that the existing structure on-site is not habitable.

The applicant has agreed to provide two attainable rental units within the development, one as a primary unit and one as an additional residential unit (ARU) within the same building as the primary unit. These units are proposed to be established in accordance with the definitions of the Town's Housing Within Reach Community Improvement Plan, with rents no greater than 80% of the average market rent and maintaining a minimum attainability period of 15 years. The applicant has also agreed to provide rough-ins for ARUs in each of the remaining end units for a total of seven (7) additional potential ARUs. These upgrades would be marketed as included in the purchase price of the units to promote prospective owners to establish ARUs. It is noted that an extra visitor parking space is provided in addition to those required under

zoning and that this space can be dedicated for use by the ARU to satisfy the parking requirements for that use.

Although existing Official Plan policies do not allow the Town to require the provision of attainable/affordable housing units or a contribution to the Town's Community Improvement Plan, the owner has expressed a willingness to make a voluntary contribution to the Town's Housing Within Reach Community Improvement Plan in the amount of \$6,500 per unit, for a total contribution of \$104,000.

Natural Heritage

Section D8.2 provides policy direction on the Town's tree canopy, encouraging the planting of native or non-native non-invasive tree species and vegetation, promoting development that maximizes areas for tree planting, and requiring reimbursement or replanting for healthy trees proposed to be removed in development applications. The subject lands contain limited vegetation, being previously subject to development. The applicant has provided a Tree Preservation Plan as part of a full submission. This plan identifies proposed vegetation removals, primarily along the western and eastern edges of the subject lands, and areas for the retention of vegetation. Key areas of vegetation protection include trees in the northwestern corner of the lot along Highway 26, the portion of the subject lands that extends to the east from the southern end of the lands, and areas containing vegetation on adjacent properties to the west, south, and east. Additional landscaping is proposed to enhance vegetation on site and to provide additional buffering between the proposed rowhouses and Highway 26. Additional details regarding landscaping can be confirmed through the Site Plan Control process.

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. The development is proposed to be connected to municipal water and sanitary sewer. Further details regarding servicing will be confirmed through the Site Plan Control process.

Section C5 provides policy direction for floodplain planning and Section D5 provides policies for stormwater management. The policies in these sections indicate that approvals from the relevant Conservation Authority should be obtained to facilitate development in areas where natural hazards related to floodplains and watercourses. Previously, Grey Sauble Conservation Authority (GSCA) provided comments requesting a site-specific flood assessment be prepared in support of the proposed development. The applicant provided this assessment as part of a subsequent submission and GSCA provided revised comments indicating their satisfaction with the proposal, pending the inclusion of several conditions through the Site Plan Control and development agreement process. As such, the conditions as requested by GSCA will be included through that process.

Roads, Transportation, and Active Transportation

Section D2 provides policy direction on roads and transportation. A traffic impact study may be required to support development applications to ensure that impacts on the adjacent road network are appropriately mitigated. Active transportation and public transit considerations are also important for the development of healthy communities.

The subject lands are located on Highway 26 and as such, the Ministry of Transportation has provided comments on the applications. An 18-metre buffer from Highway 26 has been included in the proposed plan as required by MTO. Additional discussions with MTO may occur during the Site Plan Control process, which may include the incorporation of conditions as part of approval or the subsequent development agreement.

Access to the development is proposed via a private condominium road. A Traffic Impact Brief was prepared by Tatham Engineering in support of the proposed development, which indicates that no additional improvements are required to the existing roadway to facilitate traffic to or from the development. MTO and Town Staff are satisfied with the findings of the study.

New active transportation links are not proposed as Highway 26 in this area already has paved shoulders for pedestrian and bicycle traffic. Active transportation improvements to this section of Highway 26 are also not recommended by the Town's Transportation Master Plan as the Georgian Trail is located nearby and provides an east-west active transportation route through the Town.

It is noted that public transportation is available in the area via the Blue Mountain LINK service from Colltrans, with a bus stop located on Timmons Street. This service provides connections to Collingwood and to Thornbury, Meaford, and beyond via a transfer to the Grey Transit Route.

Based on the above commentary, Planning Staff are of the opinion that the proposed development conforms to the policies of Section D2 of the Official Plan.

Cultural Heritage

Section D3 of the Plan outlines the importance of protecting and maintaining the cultural heritage of the Town. All new development is required to complete archaeological assessment to assess potential impacts on cultural resources. A Stage 1 and 2 Archeological Assessment was completed, and it was determined that no archeological material is present on site. The Assessment has been entered into the Ontario Public Register of Archaeological Reports by the Ministry of Tourism, Culture and Sport. As such, Planning Staff are satisfied that the proposed development conforms to the cultural heritage policies of the Official Plan.

Parks, Recreation, and Open Space

Section D6 of the Plan describes the Town's parkland and open space policies. These policies aim to establish a system of connected public open space and parkland areas. In order to achieve this objective, park land dedications shall be obtained through the development process at a rate of 5% of the land, or cash-in-lieu, in accordance with the Planning Act. Land is generally preferred for larger development proposals. When cash-in-lieu payments are received, the Plan directs that the funds be used to purchase park land or to secure public shoreline access. Land is not proposed to be conveyed to the municipality as part of this proposal and as such, a cash-in-lieu payment of parkland dedication shall be determined through the Site Plan Control process.

Section B3.7.4.1 of the Official Plan contains density and open space policies for new development in the Residential Recreational Area designation, including that a minimum open

space component of 40% be provided. The purpose of the open space component is to ensure that developments maintain the resort, open landscape character and image of the area. This calculation is based on the total combined area of distinct blocks identified for open space and includes Wetland and Hazard lands. The calculation does not include rear or front yards.

Section B3.7.4.5 permits Council to exempt a developer from the entire or part of the required open space component where the parcel does not lend itself well to such use because of its size, character, or other circumstances. This policy also indicates that Council may accept suitable alternative provisions in-lieu of the required open space component. Staff believe the in-lieu provisions are satisfied through the attainable units being provided and the contribution to the Housing Within Reach Community Improvement Plan.

The applicant has requested a partial exemption from the required open space component to 33% due to the shape and depth of the subject lands and their proximity to Highway 26, which requires a buffer from the road. To achieve 40% open space, three (3) of the proposed units would need to be removed from the proposal, resulting in a total unit count of fourteen (14). It is noted that applicant's original application submission included an open space calculation of 51%, but that this calculation included all landscaped areas in the development, including front, rear, and side yards. In support of this request, the applicant has provided justification indicating that side yards and the required MTO setback will remain under the ownership of the condominium and are therefore integral to the site function as a whole. In addition, some vegetation within the required MTO setback will be maintained and much of the remainder of the proposed open space will be enhanced with landscaping.

Planning Staff recommend that an exception to the open space requirements of the Official Plan be supported by Council. The provision of 40% open space on the subject lands would require the removal of three dwelling units at a time when limited housing options in the Town are available. The proposed development is compact in nature and would still maintain the open space character of the area through ample setbacks from Highway 26, the provision of retained and enhanced vegetation towards the rear of the development, and landscaping provided in the front and rear yards of the proposed rowhouses.

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

The subject lands are zoned Residential Two Exception 'R2-101' and General Commercial 'C2' in Zoning By-law 2018-65. Exception 101 permits a maximum of 12 units on the subject lands, while residential uses are not permitted in the C2 Zone. The proposed Zoning By-law Amendment seeks to rezone to subject lands to the Residential Two 'R2-101-h49' zone, with Exception 101 being modified to permit a maximum of seventeen (17) rowhouse dwelling units, a minimum rear yard of 5.1 metres, and for retaining walls greater than 1.0 metres in height to be located less than 1.2 metres from rear and interior lot lines.

The development is proposed to be a standard condominium and as such, review of zoning is completed based on the entirety of the site rather than unit by unit.

The request for a reduced rear yard is supportable as extensive vegetation exists at the rear of the property and on the adjacent property to the south. Although vegetation on the subject

lands is proposed to be removed, additional landscaping is proposed to enhance and provide a buffer between the development and the adjacent properties to the south.

The request for retaining walls greater than 1.0 metre in height to be located less than 1.2 metres from rear and interior lot lines is supportable as the retaining walls support the proposed development and are not anticipated to have adverse impacts on the subject lands or adjacent properties. Additional review of the proposed development to confirm items such as drainage and grading will take place during detailed engineering review of the proposal.

The current zoning provisions related to additional residential units limit the number of units to a maximum *per lot*. Since the development is proposed as a standard condominium, the subject lands would remain as one lot. Provisions have been added to the draft By-law to ensure conformity with the Zoning By-law by permitting a total of eight (8) additional residential units (one full and seven rough-ins).

The ‘-h49’ Holding Provision requires Site Plan Approval to be granted, a development agreement to be executed, and municipal water and sanitary sewage capacity to be confirmed prior to lifting the hold.

Planning Staff are satisfied that the proposed development maintains the intent and purpose of the Zoning By-law.

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

No adverse environmental impacts are anticipated as a result of the recommendations contained within this report.

G. Financial Impacts

No adverse financial impacts to the Municipality are anticipated as a result of the recommendations contained within this report.

H. In Consultation With

Relevant Town departments and external agencies

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **February 14, 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 Official Plan Amendment
2. Draft Zoning By-law Amendment
3. Public Comments (Summary)
4. Public Comments (Original)

Respectfully submitted,

Carter Triana
Intermediate Planner

For more information, please contact:
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Report Approval Details

Document Title:	PDS.24.055 Recommendation Report - Official Plan Amendment and Zoning By-Law Amendments for 209806 and 209808 Highway 26 .docx
Attachments:	<ul style="list-style-type: none">- DRAFT OPA (Attachment 1).pdf- DRAFT ZBA (Attachment 2).pdf- P3228 Public Meeting All Comments Summary (Attachment 3).docx- PDS-24-055-Attachment-4_Redacted.pdf
Final Approval Date:	May 9, 2024

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

Shawn Postma - May 9, 2024 - 2:34 PM

Adam Smith - May 9, 2024 - 3:54 PM