



Staff Report

Planning & Development Services

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: November 19, 2024
Report Number: PDS.24.140
Title: Recommendation Report – 24 Alfred Street Draft Plan of Subdivision and Zoning By-law Amendment
Prepared by: David Riley, Principal, SGL Planning & Design Inc.

A. Recommendations

THAT Council receive Staff Report PDS.24.140, entitled “Recommendation Report – 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment”;

AND THAT Council enact a By-law to rezone the subject lands from Residential (R1-1) Zone to Residential (R1-1-h50) Zone, Residential (R1-1-150-h50) Zone, Residential (R1-1-151-h50) Zone, and Open Space (OS-h50) Zone as outlined in Attachment 1 of Staff Report PDS.24.140;

AND THAT Council support the Draft Plan of Subdivision and Draft Plan Conditions shown in Attachment 2 and Attachment 4 of Staff Report PDS.24.140 and refer the matter to Grey County Council for approval.

B. Overview

The purpose of this report is to provide Council with a summary of public consultation and a recommendation regarding a proposed Zoning By-law Amendment and Plan of Subdivision for 24 Alfred Street.

The application proposes the development of a Draft Plan of Subdivision to create 13 residential lots, consisting of 7 lots for single detached dwellings (7 dwelling units), and 6 lots for semi-detached dwellings (12 dwelling units), for a total of 19 dwelling units. The proposed Zoning By-law Amendment would rezone the subject property from Residential R1-1 Zone to Residential (R1-1-151) being a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Residential (R1-1-150) being a proposed exception zone to permit semi-detached dwellings, and Open Space (OS) Zone. The existing Residential (R1-1) Zone is proposed to remain on the lots proposed for single detached dwellings. The dwellings are proposed to connect to municipal water and wastewater services. The proposal includes the construction of a new private road and a stormwater management facility. The subject property is currently vacant. The holding ‘-h50’ symbol is proposed to be included as part of the Amendment to ensure certain matters are completed prior to the construction of new homes. These matters include the execution of development agreements related to the build out of the

subdivision and common elements condominium, the registration of the necessary plans, and confirmation that municipal water and sanitary sewer capacity exists to service the new development.

Planning Staff are supportive of the proposed framework for infill development, at the densities proposed, which would ultimately see the subdivision of the land and accompanying zoning by-law provisions to implement an infill development on the subject lands. Considering the revisions to the proposal made by the applicant since the feedback received through the public engagement process, Town Council and Town Staff, Planning Staff are now satisfied that the revised Draft Plan of Subdivision and Zoning By-law amendment proposed suitably address Staff's comments and concerns. Previous concerns behind the decision for a deferral in July, now considered to be overcome, are outlined as follows:

- The previously proposed pair of semi-detached dwellings located closest to Alfred Street (previously Lot 1L and Lot 1R) have been revised to a single lot to accommodate a single detached dwelling to address compatibility, landscape and grading concerns;
- A concern was previously raised surrounding the lack of sufficient guest/visitor parking provision, as well as the need for an area that could accommodate snow storage during the winter months. The revised Draft Plan of Subdivision allocates Block 17, a 252m² parcel of land, to create a visitor parking area. Block 14 bordering Alice Street to the north will be utilized to meet the stormwater management requirements for the development and will also function as a snow storage area.
- The Draft Zoning By-law Amendment has been updated to rezone the entirety of the subject property, with the exception of the OS Zone, as R1-1 Zone with an expanded set of exceptions to permit a reduced lot frontage requirement for one lot fronting onto Alice Street, as well as permitting semi-detached dwellings with similar (increased) setback requirements to single detached dwellings.

At this time, Council has the following options available:

- A. Approve the Zoning By-law Amendment as outlined in **Attachment 1** to rezone the subject lands from Residential (R1-1) Zone to Residential (R1-1) Zone, Residential (R1-1X) Zone being a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Residential (R1-1-XX) Zone being a proposed exception zone to permit semi-detached dwellings, and Open Space (OS) Zone, to include the Holding 'h50' holding symbol to ensure certain matters are completed prior to construction of new homes, and to support the Draft Plan of Subdivision and Draft Plan Conditions as contained in **Attachment 2 and Attachment 4**.
- B. Modify the requested Zoning By-law Amendment to the satisfaction of Council and/or modify the Draft Plan of Subdivision.
- C. Refuse the requested Zoning By-law Amendment and recommend refusal of the Draft Plan of Subdivision and require a resubmission of an alternative development proposal.

C. Background

County Application File Number:	Plan of Subdivision 42T-2022-01
Town Application File Number:	Zoning Amendment P3146
Application Received Date:	May 30, 2022
Application Deemed Complete Date:	June 29, 2022
County Official Plan Designation:	Primary Settlement Area
Town Official Plan Designation:	Community Living Area
Zoning By-law Category:	Residential Density One 'R1-1' Zone
Location:	Town Plot Park Part Lots 5 and; 6 N/E Alfred St. Plan 107 Pt; Lots 5 and 6, Reference Plan 16R10171; Parts 2 to 4; and Plan 107, Part Lot 6, Reference Plan 16R10171, Part 1, Part of Lot 33, Concession 10, Geographic Township of Thornbury, in the Town of The Blue Mountains, County of Grey. (Figure 1).

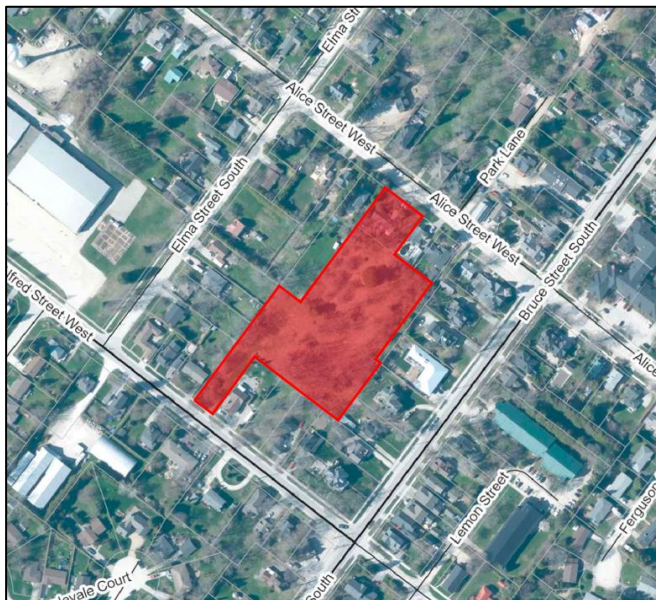


Figure 1. Subject Site Location

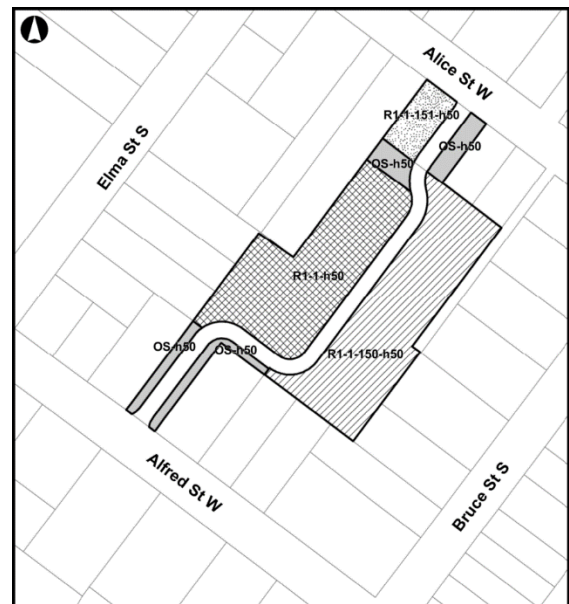


Figure 2 . Proposed Rezoning

The subject site is currently accessed from Alfred Street and is located internal to a residential block of lots containing single detached dwellings. The Town of The Blue Mountains and the County of Grey received applications in May 2022 for a Plan of Subdivision and Zoning By-law to develop a total of seventeen (17) residential dwellings including eight (8) semi-detached units

and nine (9) single detached units. The new lots are proposed to be located along a one-way private condominium road connecting to both Alfred Street to the south and Alice Street to the north. The existing dwelling at 21 Alice Street would be demolished to accommodate this access. The revised proposed Draft Plan of Subdivision is included as **Figure 3** below.

The purpose of the Zoning By-law Amendment application is to implement the Plan of Subdivision by rezoning a portion of the lands from the Residential R1-1 Zone to Residential (R1-1) Zone, Residential (R1-1X) Zone being a proposed exception to permit a reduced lot frontage on one lot facing Alice Street West, Residential (R1-1-XX) Zone being a proposed exception zone to permit semi-detached dwellings, and Open Space (OS) Zone (**Figure 2**). The Residential (R1-1) Zone is proposed to remain on those lots proposed for single detached dwellings.

Each residential lot and dwelling is proposed to contain a driveway, front yard area, garage and individual backyard. According to the submitted Draft Plan of Subdivision, the single detached lots have a range of frontage from 16.61 m to 21.04 m with the majority of the lots having frontage of over 18m. The semi-detached lots have a range of frontage from 19.20 m to 21.00 m. per pair of semi-detached dwellings. The proposed density is 22.9 units per gross hectare. A stormwater management facility is proposed to the north of the site within a new Open Space Zone, that will outlet to the municipal system on Alice Street.

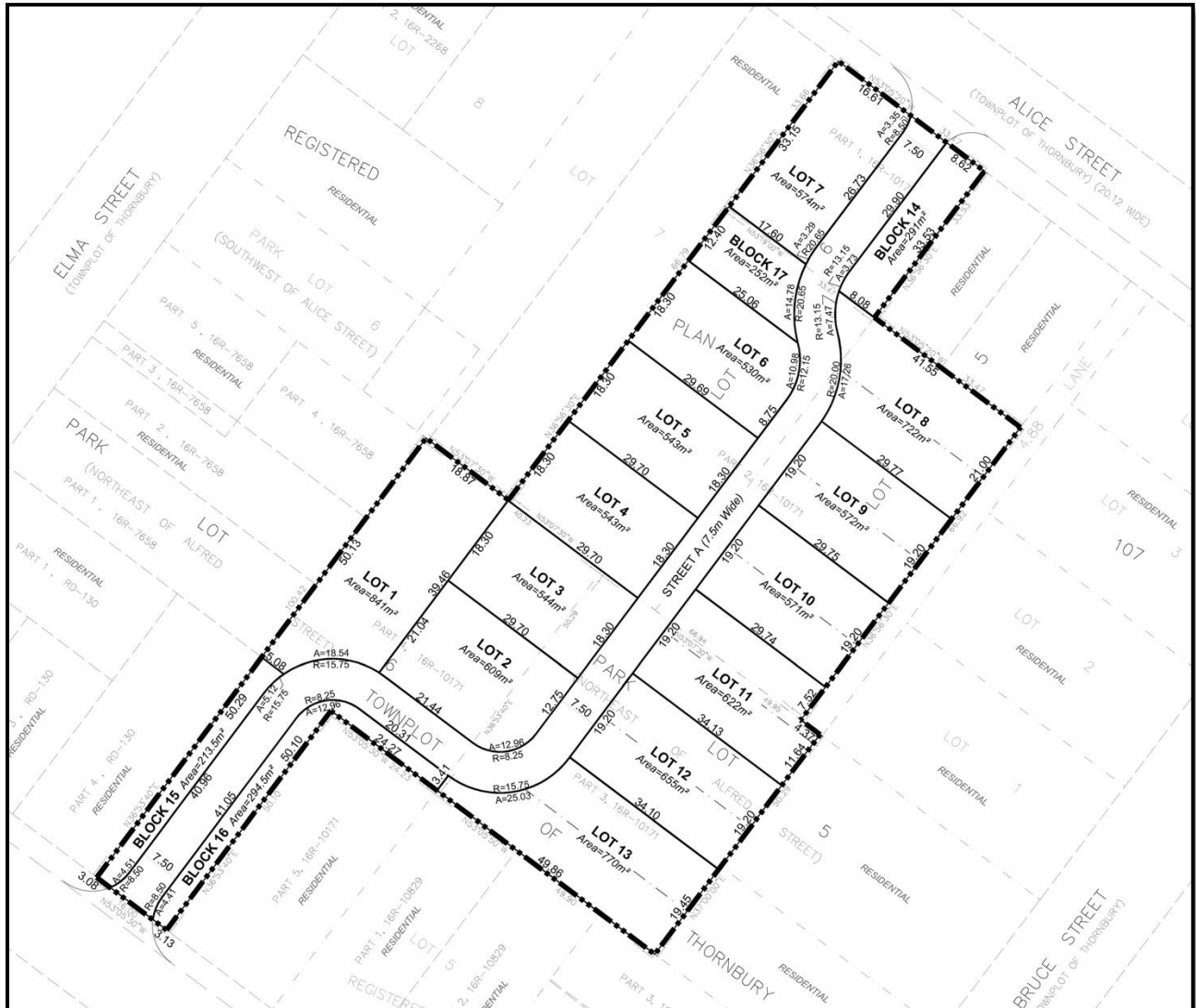


Figure 3. Draft Plan of Subdivision

The Draft Plan of Subdivision and Zoning By-law Amendment application was received in May 2022 and deemed complete in June 2022. The Public Meeting as required under the Planning Act was held on September 19, 2022. Presentations were completed by Grey County, as well as Georgian Planning Solutions on behalf of the applicant. In response, the Town and the County received several written and verbal comments from area residents and outside agencies. To address the comments received at and following the Public Meeting, additional studies and plans were updated to address the comments and concerns.

A Follow Up [Information Report PDS.23.032](#) was brought to Committee of a Whole on April 4th, 2023. Proceeding this, the Town's Planning Department requested new information from the applicant with regards to density, butternut trees, road design, landscape plan details, parkland and open space and zoning limitations. The applicant has since updated the 1st Submission Engineering Drawing Set and provided the Town with a Landscape Plan, Butternut Health

Assessment and Comment Matrix. The original submission plus the updated information has been posted to the Development Projects section of the Town Website.

Comments received from area residents cover a wide range of concerns. The comments identified several common themes that will be addressed through Conditions of Approval prior to final Draft Plan Approval. The Follow Up Information Report brought to Committee of a Whole on April 4, 2023, outlined a summary list of concerns. Applicant responses to concerns raised are noted in **Table 1** below.

Table 1. Applicant Responses to Main Concerns

Concern	Applicant Response	Relevant Submission Document
Proposed condominium road and access to the site	<ul style="list-style-type: none"> • The laneway is proposed to be one-way and will provide room for pedestrians. • One way road will allow for snow storage areas and another snow storage area has been identified on the SWM block. • The road design and layout meets Town standards for private roadways, including emergency vehicle turning radius. 	Refer to Functional Servicing Report dated December 20,2022
Density of the proposed development	<ul style="list-style-type: none"> • The density is based on the density policies that are in the County and Town of the Blue Mountains Official Plan. • The density is the minimum required for the size of the site. • The uses proposed on the property are residential and include single and semi-detached dwellings. 	Refer to Planning Justification Report (County OP Policy 3.5.5 and Town OP Policy B3.1.4)
Traffic generated from the proposed development	<ul style="list-style-type: none"> • Given the limited traffic volume to be generated by the development of the site and in considering the traffic volumes on the road system, such will not have any significant operational impacts on the operations of the local road system. • Alice Street can accommodate the limited traffic volume to be generated by this development. 	Refer to the Transportation Impact Study dated May 30, 2022.
Impact of traffic lights into adjacent properties	<ul style="list-style-type: none"> • Lights into Alice Steet house across from entrance are no different than a T-intersection in new subdivisions. However, the new road is not directly across from existing houses and the one-way road from the development will only be able to turn right on the one-way Alice Street. 	Refer to Landscape Plan.
Lack of privacy	<ul style="list-style-type: none"> • A 1.8m high fence (details) will be provided along to perimeter of the property to provide privacy, buffering and reduce lighting from cars on adjacent properties. • Best efforts will be taken to maintain the existing hedges along the property lines. 	Refer to Landscape Plan. Town Staff note that, while a fence can address privacy concerns, a fence may not be required or appropriate around the entire perimeter of the

		property. Should the applications be approved, Town Staff will work with the applicant through detailed design to establish appropriate mitigation measures to address privacy.
Lack of setbacks from adjacent properties/ Reduced lot lines from existing homes	<ul style="list-style-type: none"> • A 1.8m high fence (details) will be provided along to perimeter of the property to provide privacy, buffering and reduce lighting from cars on adjacent properties. • Forested setback (20 foot) not required. 1.8m high privacy fence will be provided. 	Refer to Landscape Plan. See Town Staff's comment above regarding the fence.
The proposed stormwater management and groundwater issues related to creation of lots	<ul style="list-style-type: none"> • Perimeter drainage/swales are being provided along the property boundaries which will discharge to a storm sewer system to the underground stormwater tanks. • Swales and storm drains are designed for the 100-year storm event to ensure adjacent properties are protected and not impacted. • The storm parameters used to size the drains and stormwater tank are based on current Town standards. Data used is current and not limited or outdated as noted. • Additional test pits will be completed to confirm water table elevation and proposed basement elevations. • Best efforts for LID/ infiltration measures will be provided. • Sufficient distance has been provided from the proposed underground stormwater tanks to the adjacent house foundation using best construction practice. If there are concerns during construction shoring maybe an option to install the units. Roads and sewers along Alice Street are being upgraded as part of the Town's Thornbury Road Infrastructure Project which is presently underway. 	Refer to Stormwater Management Report dated December 20, 2022.
Potential soil contamination	<ul style="list-style-type: none"> • An ESA study was completed, no contaminated soils noted. • Topsoil pile will only be temporary. 	Refer to Environmental Site Assessment Phase I and Phase II dated February 10, 2022.
Removal of current trees (Black Walnut, Butternut)	<ul style="list-style-type: none"> • Best efforts will be taken to preserve some existing trees that are not in conflict the grading and drainage plans or the proposed road and house locations. • A butternut assessment has been completed and butternut trees are located on the property. 	Refer to Azimuth Environmental - Butternut Health Assessment Report dated July 14, 2023
Lack of landscaping	<ul style="list-style-type: none"> • Best efforts will be taken to preserve some existing trees that are not in conflict the grading and drainage plans or the proposed road and house locations. • Landscape Plan will be prepared. 	Refer to Landscaping Plan

Changing character of the existing neighbourhood	<ul style="list-style-type: none"> The height of the dwellings will conform with the zoning by-law provisions. The density is based on the density policies that are in the County and Town of the Blue Mountains Official Plan. 	Refer to Section B3.1.4 in the Town of the Blue Mountains Official Plan and Section 6 of the Town of the Blue Mountains Zoning By-law
Conformity with the Town’s Official Plan	<ul style="list-style-type: none"> The new proposed development meets the required density. The lands can be serviced by municipal services. This development provides for single detached and semi-detached dwellings on an infill property providing a range of dwelling types. 	Refer to Section B3.1.4 in the Town of the Blue Mountains Official Plan
Lack of services and amenities	<ul style="list-style-type: none"> This property is a small infill development near a large community park and trails. 	N/A

D. Analysis

A detailed review of applicable Provincial, County and Town policies is found in **Attachment 3** of this report. A summary of the analysis is provided here.

The proposal represents residential intensification on a vacant infill site, within an existing built-up area. Together, the Provincial Planning Statement, Grey County Official Plan and The Blue Mountains Official Plan encourage intensification within the Thornbury Primary Settlement Area which is to be achieved through appropriate infill, intensified development and redevelopment in suitable locations, in order to diversify the housing stock and provide for a range of housing options. According to the Grey County Official Plan, The Blue Mountains is to accommodate 10% of its residential development through intensification within its Primary Settlement Area of Thornbury/Clarksburg.

While the proposal represents a significant intensification opportunity, both the Grey County Official Plan and The Blue Mountains Official Plan note measures or tools shall be implemented to mitigate the effects of intensification within existing neighbourhoods, with respect to transitions in height, built form, massing and land uses. As noted in Section B3.1.5 of The Blue Mountains Official Plan, new housing does not need to mimic the character, type and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood. The Town’s Official Plan permits infill and intensification where it respects the scale and built form of the surrounding neighbourhood and conforms to the remainder of the Official Plan policies. Section B3.1.5.2 sets out infill development criteria Council shall be satisfied with where development is proposed for single detached and semi-detached dwellings.

Based on the main concerns addressed in **Table 1** above, the following provides an analysis of key themes and associated comments/concerns.

Density

- Section 3.5.5 of the Grey County Official Plan requires a minimum density of 20 units per net hectare for new development within Primary Settlement Areas. The permitted density range set out in The Blue Mountains Official Plan for single and semi-detached detached dwellings is as follows:
 - Single detached dwellings: 10 to 25 units per gross hectare; and
 - Semi-detached dwellings: 15 to 35 units per gross hectare.
- The proposed development meets the minimum required densities. Under the previous iteration of the proposed development presented to the Committee of the Whole in July, a density of 20.48 units per gross hectare was proposed. Under the revised Draft Plan of Subdivision, the proposed density has increased to 22.9 units per gross hectare, reflecting a higher degree of intensification and more efficient land use. Town and County Staff would only support a development that meets the minimum density requirements of both Official Plans. If fewer than 17 units were proposed, both Town and County Staff would not support the proposed development.
- Higher density is now required within our communities, which can take the form of many different dwelling types and lot sizes. However, it is clear that greater densities than what currently exists within the lowest density areas of Thornbury (including the large lots immediately adjacent to the subject site) are required to meet minimum density requirements of the Town and County Official Plans. Infill development, such as that proposed on the subject site, is a great opportunity to provide for a greater mix of housing types and densities.
- At an earlier stage in the application process, discussions were had with the applicant with respect to the proposed unit mix, and the potential for the introduction of townhouses as an additional dwelling type on the site. The applicant indicated their preference to limit the unit mix to single and semi-detached dwellings only, to mitigate potential compatibility concerns with immediate adjacent residential lots, given that the subject site is surrounded by single detached dwellings.
- Town Staff considered this matter further following the previous submission and were satisfied that from a density and dwelling type perspective, the proposed development was compatible with the surrounding residential area. The proposal for semi-detached units adds additional density to the subject site as compared to what could otherwise be achieved by single detached dwellings alone. Semi-detached units have a built form that is similar to that of single detached dwellings, which leads to a compatible relationship between the proposed dwellings and the existing adjacent lots where there are visual breaks between each pair of semi-detached dwellings. Since the assessment of the prior submission in July, the proposal has been further revised and now presents a greater concentration of semi-detached units, which is supported. The proposed configuration is well-considered and appropriate for the site's context.
- As such, the proposed unit mix of single detached and semi-detached dwellings is appropriate, as the minimum density requirements are being met.
- With respect to detailed subdivision design, Planning Staff have additional comments, addressed below, which substantiate the recommendation to approve the application.

Character, Compatibility, Subdivision Design and Landscaping

- Previously, as presented to Committee in July, development proposed build out utilizing the full flexibility provided in the R1-1 (single detached) and R2 (semi-detached) zones relating to lot frontage, lot coverage, height, minimum required setbacks for front yards, side yards and rear yards, and all other applicable provisions, with the exception of one lot within the R1-1 zone, fronting onto Alice Street, which requires site-specific permission for a reduced lot frontage. Notwithstanding, the proposal has been revised to utilize the existing R1-1 zone, create an R1-1XX exception to facilitate the development of semi-detached dwellings without requiring rezoning to R2, and creating an R1-1X zone to facilitate a site-specific permission applying to Lot 7 fronting Alice Street.
- Town Staff are of the opinion that from a built form and massing perspective, the proposed development is compatible with its surroundings. The single detached dwellings are already permitted within the R1-1 zone and are proposed to be constructed in accordance with established zone standards, with the exception of a reduced lot frontage for one lot along Alice Street (R1-1X). The proposal for reduced lot frontage is being made to accommodate the width of the private road to exit the subject site from the subdivision to Alice Street. In this case, Town Staff are of the opinion that the reduced lot frontage for one lot is appropriate to reinforce the established Alice Street streetscape, including the open space character of the street, where the larger separation distance between dwellings can be maintained due to the presence of the new private road.
- The proposed R1-1XX exception is for the semi-detached dwellings, which are proposed to be located internally along the eastern side of the subject site. As proposed, the majority of the semi-detached dwellings will not be visible from either Alfred Street or Alice Street. Where under the previous submission, a proposed pair of semi-detached dwellings would be visible from Alfred Street at the first bend in the proposed private road (Lot 1L and Lot 1R), this has now been revised to be a single lot for a single detached dwelling.
- As a result of this revision, the number of driveways visible from Alfred Street has been reduced, increasing the amount of landscaping visible from Alfred Street and softening the visual impact of the proposed development.
- Town Staff's previous concerns surrounding the feasibility of locating a semi-detached dwelling on the lot given the required grading along the west property line formed one of the reasons that a deferral was previously recommended in July, with Town Staff being of the view that the proposed draft plan of subdivision had to be revised to address this matter. Now that the semi-detached pair has been converted to one lot for a single detached dwelling, there is an opportunity to provide for a greater side yard setback than would be afforded by the semi-detached dwelling, creating an improved interface between the side lot line of this lot, and the rear lot lines of the adjacent lots on Elma Street.
- As such, Staff's previous concerns regarding the impact of development on the vista from Alfred Street, and the incompatibility of the proposed configuration of the lots with the proposed grading plan as presented in the Functional Servicing Report, have now been satisfactorily overcome.

- Overall, Town Staff is of the opinion that both single detached and semi-detached dwellings are appropriate on the subject site and can generally be accommodated in such a way to minimize any potential compatibility impacts with surrounding existing development. This is largely due to the characteristics of the surrounding existing lots, which have large lot depths and generally heavily vegetated rear yards to provide a natural, vegetated buffer and screening from the subject site.
- With respect to trees and vegetation, Town Staff has spoken to the applicant about the tenure of the proposed development and has recommended to the applicant that the development be implemented by way of Plan of Condominium (Common Elements), once the necessary zoning approvals are in place and the Draft Plan of Subdivision is approved. The applicant agrees with this approach, which will ensure that the private road, stormwater management tank and various open space blocks are ultimately owned and maintained by a condominium board. This approach will also ensure the perpetual maintenance of the road, stormwater management tank and open space blocks, and all associated landscaping and maintenance of landscaping on these blocks. Town Staff would therefore require the future submission of a Plan of Condominium (Common Elements) application, and the subsequent registration of a condominium agreement.
- Both the plan of subdivision and plan of condominium agreements should set out requirements for the open space blocks to be appropriately landscaped, to provide for visual screening of the proposed development, and to contribute to the open space characteristics of the neighbourhood, which is characterized by mature vegetation and landscaped open space.
- Conditions of Draft Plan Approval have been recommended to address the matters noted above, included within **Attachment 4**.
- With respect to the proposed Zoning By-law Amendment, Town Staff recommend in July that the entirety of the subject site remain within the R1-1 Zone, with the exception of the proposed OS Zone. Rather than introducing R2 Zoning and performance standards for the semi-detached dwellings, Town Staff recommend that the proposed exception for the subject site be expanded to permit semi-detached dwellings (in addition to single detached dwellings) and appropriate accompanying performance standards to ensure that the semi-detached dwellings are appropriately sited on each lot with equal setbacks to those of single detached dwellings. It was considered that this approach would ensure that the massing of the semi-detached dwellings and the space between buildings appear similar across the entirety of the subject site, and will also ensure that single detached and semi-detached dwellings are the only permitted building and dwelling types permitted to be constructed on the lands (addressing concerns raised by area residents that additional dwelling types such as apartments could be constructed here). This formed one of the reasons that a deferral was recommended in July, as Town Staff's position was that the proposed Zoning By-law required revision to address this matter.
- The present proposal, as revised, has accounted for Staff's abovementioned recommendation. It is proposed that with the exception of the proposed OS zone, the rest of the site will remain within the R1-1 zone, with the R1-1XX exception established

to facilitate the development of semi-detached dwellings. The R1-1X exception will apply to Lot 7 fronting Alice Street, as has been previously addressed in this report.

Condominium Road, Site Access and Traffic

- As noted above, the proposed private road will ultimately form part of a Plan of Condominium (Common Elements). The proposed road has been designed to have a paved width of a minimum 6.0 metres and minimum required turning radii for emergency vehicles to pass and navigate safely. The road is proposed to be a one-way road, travelling north from Alfred Street towards Alice Street.
- Due to the requirement to maintain a minimum clear fire route of 6.0 metres along the entire stretch of the proposed private road, on-street parking will not be permitted. As previously proposed and presented to the Committee of the Whole in July, all of the vehicles would be required to park on individual driveways of each proposed dwelling. If additional parking is required, parking would not be permitted along the private road, and guests would need to park off site, along Alice Street, Alfred Street, or other surrounding streets.
- Whilst Town Staff agreed generally with the design, configuration and proposed operation of the proposed private road as a one-way road from Alfred Street to Alice Street, concerns with the proposed road were expressed, citing the following two primary reasons:
 - There was no guest/visitor parking proposed; and
 - There was no space for snow storage during the winter months.
- The concern with respect to the lack of guest/visitor parking related to the proposed semi-detached dwellings. While the proposed single detached dwellings are on lots that are wide enough to accommodate a 6.0-metre-wide driveway, which would accommodate cars parked side-by-side while still maintaining a large portion of the front yard as landscaping, the proposed semi-detached dwellings would have smaller 3.0-metre driveways, unable to accommodate as many vehicles as driveways for single detached dwellings. The benefit of providing for a guest/visitor parking area is that parking for guests of all residents of the proposed development, and particularly for those living in semi-detached dwellings, can be accommodated on the subject site, without relying on the need for guests/visitors to park on surrounding streets in the neighbourhood. Additionally, the provision of a guest/visitor parking area would also create extra space for snow storage during the winter months.
- As such, Town Staff recommended a revised plan of subdivision concept to the applicant that sought the minor reconfiguration of the private road to provide for ten (10) guest/visitor parking spaces, as well as an area that could accommodate snow storage during the winter months. It was considered that this change would address Town Staff's concerns with respect to the private road. This matter formed one of the reasons that deferral was recommended by Town Staff in July.
- Town Staff had suggested that the guest/visitor parking area could be located to the rear of the lots fronting onto Alfred Street, at the southern end of the site. The added benefit of providing for guest/visitor parking and a snow storage area in this location is that these elements created a buffer that can be landscaped to create an appropriate

transition and visual buffer between the proposed development and surrounding existing homes.

- In response to the recommendation by Town Staff, the applicant has revised the proposed development to accommodate a visitor parking area in 'Block 17'. This block is located towards the northern end of the site approximately 27m from the opening onto Alice Street. Whilst this varies from the position recommended by Staff, the proposed configuration is considered acceptable, as the concerns raised previously have been overcome by the addition of a visitor car parking area.

E. Strategic Priorities

1. Communications and Engagement

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

2. 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.

3. 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

There are no adverse environmental impacts anticipated from the observations contained within this Report. Environmental impacts are being considered in the current review of these applications.

G. Financial Impact

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

Adam Smith, Director of Planning and Development Services;

Shawn Postma, Manager of Planning and Development Services.

I. Attached

1. Attachment 1: Draft Zoning By-law Amendment

2. Attachment 2: Draft Plan of Subdivision
3. Attachment 3: Detailed Policy Review
4. Attachment 4: Draft Plan of Subdivision Conditions

Respectfully Submitted,

David Riley
SGL Planning & Design Inc.

For more information, please contact:
planning@thebluemountains.ca

Report Approval Details

Document Title:	PDS.24.140 24 Alfred Street Draft Plan of Subdivision and Zoning By-Law Amendment.docx
Attachments:	- ATT1 Draft ZBA 24 Alfred Street.docx - ATT2 signed draft plan 18102024.pdf - ATT3 Policy Analysis.docx - ATT4 Draft - Draft Plan Conditions 24 Alfred Street.docx
Final Approval Date:	Nov 6, 2024

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

Adam Smith - Nov 6, 2024 - 7:42 PM