



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: February 25, 2019
Report Number: PDS.19.16
Subject: Windfall – The Shed Amenity Building – Removal of Holding ‘-h’ Symbol
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.19.16, entitled “Windfall – The Shed Amenity Building – Removal of Holding ‘-h’ Symbol”;

AND THAT Council enact a Zoning By-law to remove the Holding ‘-h’ Symbol in its entirety from By-law 2011-57 on Block 56 Registered Plan 16M-56.

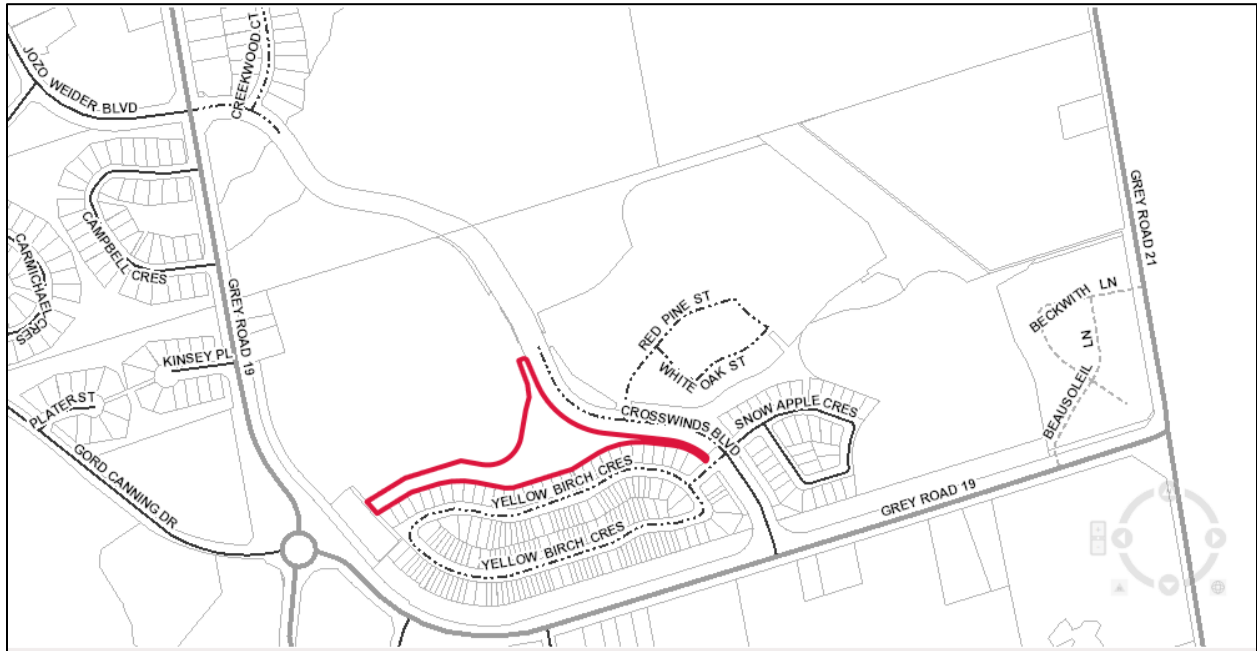
B. Overview

This report examines the Holding ‘-h’ requirements for the Windfall Private Amenity Recreation Block and provides a recommendation to remove the Holding ‘-h’ symbol to permit development to occur in accordance with Accepted for Construction drawings and Site Plan Agreement.

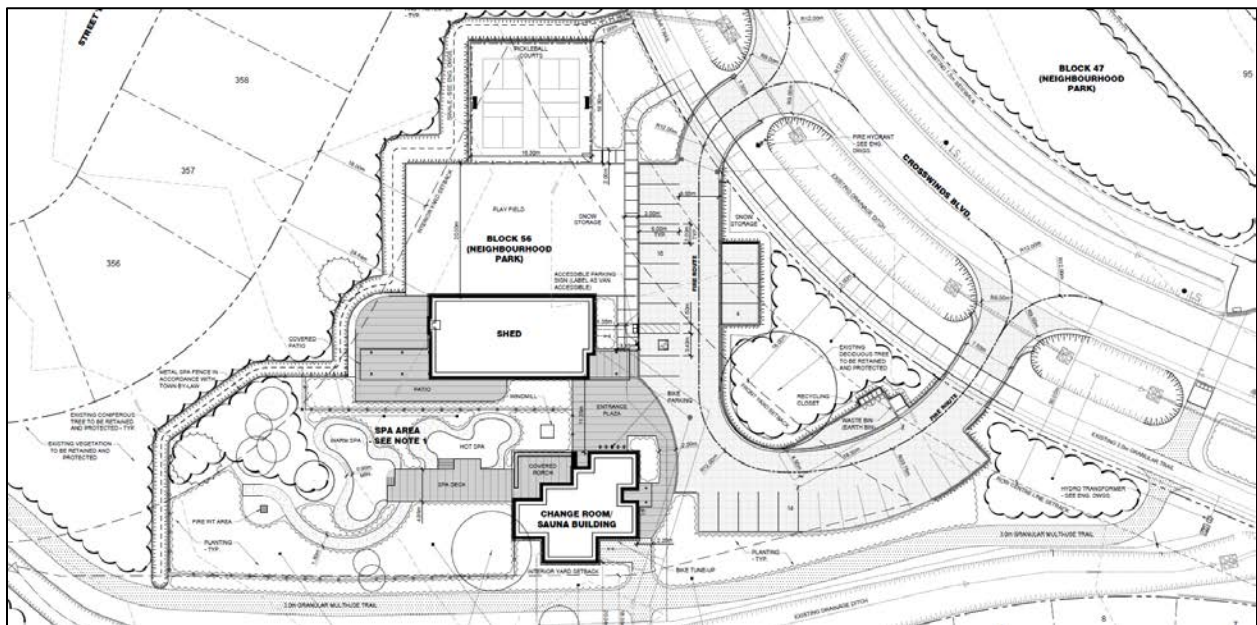
C. Background

The Windfall Community is a master planned community consisting of 609 approved residential units. Phase 1 and Phase 2 are now constructed, and Phase 3 is currently under construction. The Windfall Community is Draft Plan Approved with Zoning in place for the entire development through By-law 2011-57. The By-law includes the Holding ‘-h’ provision on all undeveloped lands to ensure that prior to any development occurring, that the Phase is reviewed in detail in terms of detail engineering, stormwater management, traffic and other requirements to ensure the efficient buildout of that phase. Those details are then incorporated into a Development Agreement for that particular phase. It is noted that applications have been received to increase the approved unit yield from 609 units to 680 units and is currently being reviewed through a separate process.

Location (Subject Lands shown in Red)



Site Plan Drawing SP-2



The purpose of this report is to evaluate the requirements for the construction of a new private amenity recreational block near the centre of the community. The lands are part of a neighbourhood park intended to serve the residents of the Windfall Community. The Recreational block is privately funded and maintained by the residents of the Windfall Community. The Recreational Block includes a private 'clubhouse' building intended to be used for larger community events, large resident private functions and as a neighbourhood gathering

place. Changerooms and a large private pool facility are also provided along with playing fields, pickleball courts, trails, and the retention and enhancement of trees and vegetation on the site.

The private park and amenity centre is a requirement under the Windfall Master Development Agreement that anticipated a central community recreational component to serve the residents of the Windfall Community. These facilities are not intended to be open for the use of the general public. The site design and layout integrates itself with the rest of the Windfall Community by providing extensive trail/walkway connections, promoting recreation, and providing private recreational facilities for the use of the Windfall Community residents. The Site considers existing tree/vegetation on the site and integrates those natural features into the final design. Adjacent private properties owned by residents of the Windfall Community are buffered with existing and enhance vegetation along the property lines.

D. Analysis

The Subject Lands are designated Residential-Recreation-Area under the Town of The Blue Mountains Official Plan. Permitted uses include a range of residential housing types and private recreational uses. Planning Staff are satisfied that the proposed Shed development conforms to the Town of The Blue Mountains Official Plan.

The lands are zoned Open Space OS-62-h19 in the Town of The Blue Mountains Zoning By-law 2018-65. The OS2-62 Zone permits a non-commercial private recreational building or facility and establishes a maximum floor area of 930 sq m, minimum yard setback of 1.0 m, minimum setback from centerline of road at 30m and maximum height of 2 storeys. The Holding '-h19' provision requires the granting of site plan approval prior to development occurring on the lands. Parking is required at 1 space per 30 square metres with 18 spaces provided. It is noted that that the parking will likely not be fully utilized as most users of the facility will walk. A substantial trail network is provided throughout the Windfall Community to provide ease of access to the property.

It is noted that the new Blue Mountains Zoning By-law is not yet in full force and effect and the Former Township of Collingwood Zoning By-law 83-40 must also be considered. The lands are zoned Private Open Space OS2-232-h through By-law 2011-57 and also permits a non-commercial private recreational building or facility and establishes a maximum floor area of 930 sq m, minimum yard setback of 1.0 m, minimum setback from centerline of road at 30m and maximum height of 2 storeys. The Holding '-h' provision requires the granting of site plan approval prior to development occurring on the lands.

Planning Staff are satisfied that the proposed Site Plan complies with the Town of The Blue Mountains Zoning By-law 2018-65 and Township of Collingwood Zoning By-law 83-40.

Site Plan Approval of the proposed Recreational Block has been granted by the Director of Planning and Development Services having authorization to grant Site Plan Approval on behalf of Council. It is noted that the Site Plan Approval is commonly issued with associated conditions. The conditions to Site Plan Approval require that the development proceed in accordance with the Approved Site Plan and Accepted for Construction drawings, and

that a Site Plan Agreement is executed between the Town and Windfall. Prior to April 15, 2019 full Site Plan Approval and Building Permits are not available until all conditions have been met to the satisfaction of the Town. At this time a draft agreement has been prepared (see attached). Cost Estimates to determine amounts required for securities and Engineering Works Fee have not yet been finalized, but will be identified in the Final Site Plan Agreement.

Planning Staff are satisfied that the requirements of the Holding '-h' symbol have been fulfilled and that it is appropriate now to remove the Holding '-h' symbol. Site Plan Approval has been granted conditional upon the execution of a Site Plan Agreement. The protections to the Town to ensure the orderly development of the lands are adequately covered in the Site Plan Approval and the Site Plan Agreement when executed.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #1 Promote the Town as a Healthy Community
Objective #3 Manage Growth and Promote Smart Growth

F. Environmental Impacts

Nil

G. Financial Impact

Nil

H. In consultation with

Planning Review Committee, Development Services Staff, Chief Building Official, Town Solicitor, Director of Planning and Development Services.

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place as part of the overall public process for the Windfall Community in 2011.

J. Attached

1. Draft Zoning By-law Holding '-h' Removal

Respectfully submitted,

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The Corporation of the Town of The Blue Mountains

By-Law Number 2019 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "Blue Mountains Zoning By-law 2018-65 "

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65 and By-law No. 83-40;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. The Zoning By-law of the Blue Mountains being By-law 2018-65, is hereby amended by removing the Holding 'h19' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Block 56 Registered Plan 16M-42 as indicated on the attached key map Schedule 'A-1'.
2. The Zoning By-law of the Township of Collingwood being By-law 83-40, is hereby amended by removing the Holding 'h' symbol from the lands lying and being in the Town of The Blue Mountains comprised of Block 56 Registered Plan 16M-42 as indicated on the attached key map Schedule 'A-1'.
3. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 11th day of March, 2019

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 11th day of March, 2019.

Dated at the Town of The Blue Mountains, this 11th day of March, 2019.

Corrina Giles, Clerk

Town of The Blue Mountains Schedule 'A-1'

By-Law No. _____

Legend

 Area Affected by this By-law

