A. Recommendations


B. Overview

The purpose of this report is to update Council on the status of the Old Lakeshore Road Neighbourhood Plan project and provide a draft document for Council information. Staff are seeking additional feedback and will be further circulating the draft document for broader public comment.

C. Executive Summary

The Old Lakeshore Road Neighbourhood Plan is now drafted. Planning staff have prepared this report with the draft Old Lakeshore Road Neighbourhood Plan included as an update to Council on the process to date. The next step is to initiate a broader public consultation over the next few weeks, using both traditional methods (for example mailouts) and electronic means, such as posting to the Town’s Website.

Following this further public consultation, Planning staff will provide a follow up report summarizing the public input received and final recommendations for Council consideration.

D. Background

The purpose of the Old Lakeshore Road Neighbourhood Plan project was outlined in Staff Report PDS.19.77 “Information Report on the Old Lakeshore Road Neighbourhood Plan” (Attachment 1).

Planning Staff initiated a public consultation process for the Old Lakeshore Neighbourhood Plan in 2019 through notice to property owners within the Study Area and posting to the Town’s Website.
In cooperation with the Rompsen Development Team, the Old Lakeshore Road Neighbourhood Plan was drafted over the past year and circulated to those who attended the Neighbourhood meeting on May 16, 2019, as well as the applicable agencies.

Wherever possible and practical, feedback received through this circulation and comments received at the Neighbourhood Meeting, were incorporated into the current draft document. All comments will be captured in a Comments Matrix which will be attached to a future staff report at an upcoming Committee of the Whole meeting (August 25th).

Process to date:

- Mailed out invitations to those property owners in the Study Area – April 30, 2019
- Posted the Notice of the Neighbourhood Meeting to the Town’s website – April 30, 2019
- Neighbourhood Meeting Held - May 16, 2019
- First draft circulated to email addresses within the Neighbourhood Meeting Contact List and Agencies – January 2020
- Revisions based on feedback received – January to April 2020
- Recirculated current version of the Draft to those on Neighbourhood Meeting Contact List and Agencies – April 8, 2020

E. Analysis

As the impact of the Old Lakeshore Road Neighbourhood Plan is anticipated to be concentrated within the residents and property owners within the Study Area, Planning Staff have initially focused consultation efforts to date on the Study Area and those who attended the May 16, 2019 Neighbourhood Meeting.

At this time, Planning staff will be circulating all the Study Area property owners of this most recent “final draft” of the Old Lakeshore Road Neighbourhood Plan, regardless of whether they previously provided comments or attended the Neighbourhood meeting. To provide additional consultation staff will:

1. Set up a project page on the Town’s Website & Use the Town’s Bang The Table digital engagement platform to gather feedback on the draft Neighbourhood Plan
2. Post notice of the draft Old Lakeshore Road Neighbourhood Plan to the Town’s Website as a Public Notice
3. Send Mail out to those within the Study Area

Planning staff note that the regular mail service is slower currently due to Covid-19. The additional time allotted for more communication means the public will have sufficient opportunity to review the “final draft” and Council may also study the document over its summer recess.
Planning staff are prepared to create a dedicated a page on the Town’s website with relevant materials for review. The attached Plan draft would be available for download on that page.

Following the Council summer recess, Planning staff will bring a follow up report with a Comments Matrix attached, illustrating the feedback received for future Council consideration.

**F. The Blue Mountains Strategic Plan**

<table>
<thead>
<tr>
<th>Goal #2: Engage Our Communities &amp; Partners</th>
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<td>Objective #1 Improve External Communication with our Constituents</td>
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<td>Objective #2 Use Technology to Advance Engagement</td>
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<th>Goal #3: Support Healthy Lifestyles</th>
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<td>Objective #1 Promote the Town as a Healthy Community</td>
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<td>Objective #3 Manage Growth and Promote Smart Growth</td>
</tr>
<tr>
<td>Objective #4 Commit to Sustainability</td>
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</tbody>
</table>

**G. Environmental Impacts**

No impacts are anticipated as a result of this report.

**H. Financial Impact**

Minimum financial costs associated with mailouts to residents.

**I. In consultation with**

Andrew Sorenson, Environmental Planning Coordinator, Grey Sauble Conservation Authority
Judy Rhodes-Munk, Senior Planner Niagara Escarpment Commission
Randy Scherzer, Director of Planning, County of Grey
Brian Worsley, Manager of Development Engineering
Trevor Houghton, Manager of Community Planning
Nathan Westendorp, Director of Planning and Development Services

**J. Public Engagement**

At noted in this report, the topic of this Staff Report has been the subject of a Public Neighbourhood Meeting which took place on May 16, 2019. Those who provided comments at the Neighbourhood Meeting, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

Comments regarding this report should be submitted to Denise Whaley planning@thebluemountains.ca.
K. Attached

1. PDS.19.77 Information Report on the Old Lakeshore Road Neighbourhood Plan
2. Old Lakeshore Road Neighbourhood Plan – draft for comments

Respectfully submitted,

_____________________________
Denise Whaley, MSc RPP MCIP
Planner II

_______________________________
Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Denise Whaley
planning@thebluemountains.ca
519-599-3131 extension 262
A. Recommendations


B. Overview

This information report outlines a community planning process for a Special Study Area on Old Lakeshore Drive. This project is known as the “Old Lakeshore Drive Neighbourhood Plan” and is in its early stages. Planning staff initiated public consultation in the form of a Neighbourhood Meeting on May 16, 2019.

C. Background

Requirement for a Neighbourhood Plan on Old Lakeshore Road

The 2016 Official Plan added a special study area 3.1.14 to lands on Old Lakeshore Road (Figure 1). The Study Area lands are designated Residential Recreational Area (RRA) and Hazard (H) in the Town’s Official Plan.

The RRA area provides for a range of residential uses, with a density of up to 10 units per hectare. No development is permitted within the designated H area. An additional aerial and land use designation map is attached to this report as Attachment 2.

The Special Study area provides for the development of a Neighbourhood Plan to consider this unique area of Old Lakeshore Road. The Neighbourhood Plan would be a general guide to direct development and redevelopment within the Study Area.

The RRA area provides for a range of residential uses, with a density of up to 10 units per hectare. No development is permitted within the designated H area. An additional aerial and land use designation map is attached to this report as Attachment 2.
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The Special Study area provides for the development of a Neighbourhood Plan to consider this unique area of Old Lakeshore Road. The Neighbourhood Plan would be a general guide to direct development and redevelopment within the Study Area.

The Neighbourhood Plan will also be designed in accordance with the Official Plan and other Town policies and regulations. The Neighbourhood Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. Also part of the Plan:

- ultimate population and dwellings to be expected in the neighbourhood
- distribution and mix of housing of various types
- location and extent of land for community, open space, and residential uses
- location, pattern and design standard of existing and proposed roads
- location and design of basic engineering services, stormwater and public utilities
- architectural design standards
- visual impacts and mitigation measures. (See Official Plan section B3.13.5)

Integral to the development of the Neighbourhood Plan is public consultation. The Official Plan policies require that the property owners within the area be consulted. The Study Area is on a very low use road (dead ended just before Georgian Peaks), and few residents and owners; only seven houses currently exist within this area. The rest of the lands are undeveloped. Some of these owners may be considering development of their lands in the future.

The Special Study Area and Neighbourhood Plan policies that apply have been attached to this report as Attachment 2.
Initiation of the Neighbourhood Plan
The catalyst for the initiation of the Old Lakeshore Road Neighbourhood Plan process was the reapplication of the Romspen Subdivision proposal. The Romspen File was deemed complete in the fall of 2018 and proposes to develop 34 lots by plan of subdivision. The Neighbourhood Plan needs to be considered prior to finalizing development proposals, as the Neighbourhood Plan would be used as a guide for all development and redevelopment in that area.

To begin this process, Planning Staff held a public “neighbourhood meeting” on May 16, 2019, to get feedback on the matters listed above, from the residents and property owners. While the meeting was open to the public and posted on the Town’s website, the Study Area property owners were sent direct letters of invite to this meeting, being that these owners were the most impacted by the particular issues to be discussed. The development of a Neighbourhood Plan will not require an Official Plan Amendment and is not a Planning Act Process. Rather it is intended to capture the neighbourhood’s intent for future development. Approval of the Neighbourhood Plan would be give through a resolution of Council

At the meeting, Planning Staff explained that the lands are already designated for development of residential uses in the Town’s Official Plan. The discussion, therefore, was focused on specific matters that were relevant to the Study Area, including natural heritage, trails, built form, maximum number of units, servicing, and the existing condition of, and opportunities for redevelopment of the roadway of Old Lakeshore Road.

Sixteen members of the public were present at the Neighbourhood Meeting, as well representatives of the Romspen Development Team, members of Council and Town Staff.

D. Analysis

Highlights from the meeting
The participants of the meeting were able to review maps and information boards provided by both the Town and the Romspen Development Team in an open house format. There was also a presentation by Town Staff and Darren Vella, Planning Consultant for Romspen, based on the materials provided at the meeting. The presentation materials were circulated to participants of the meeting and are also available by contacting the author of this report.

Meeting Discussion Highlights:
Natural Heritage and Open Space

- Recognition of the importance of Open Space – Official Plan policies require 40% Open Space already. However, ensure that open spaces are in the most meaningful locations and preserve the natural environment and mature trees were possible.
- Clustering of trees and clustering of buildings to preserve as much of the existing environment.
- Area provides corridor for wildlife – careful consideration of natural environment and wildlife is important to residents.
Provide pedestrian Linkages

- Find appropriate areas for pedestrians to link to existing trail networks and amenity areas. These include the Georgian Trail, Georgian Peaks, and Delphi Park.
- It was noted by staff that the signalized intersection of Peaks Road and Hwy 26 is the safest pedestrian crossing. Ensuring pedestrians have good access to safe crossing of the highway is important.

Built Form and Community Design

- Single Detached houses were preferred by the majority of participants at the meeting. However there was some discussion of the opportunity of more dense building form if it provides for a greater amount of open space and preservation of trees. The example was clusters of townhouses, versus large single detached homes.
- Street oriented (on Old Lakeshore Road) houses will have the greatest impact to the character of the area (i.e. numbers of driveways on Old Lakeshore, clearing of trees for drainage etc.)

Ultimate Build Out

- Using the Town’s density formula and available designated lands, maximum density appears to be approximately 95 units within the entire Study Area.

Old Lakeshore Condition and Road Options

- Old Lakeshore is not a fully developed road, lacks travelled width
- Upgrades to width, surface will change character of street
- Will need upgrading to allow two lanes of travel
- Can there be consideration of a modified rural standard with ditches – would preserve more natural area. Does an urban standard road make sense on this street?
- The lands on the north side of Old Lakeshore are not deep enough to support internal road networks. The Romspen Lands have the largest area of designated development lands. Other lands south of Old Lakeshore could be assembled to allow for an internal road network.

Servicing

- Municipal water and sewer are required for development
- Discussion about partial services (water only) and viability of allowing for development with that option. Staff noted that the soils are not well draining and water quality of the Bay is a key consideration. Official Plan Policies and Province supports development on full services.
Next Steps
The information gathered from the Neighbourhood Meeting has been captured to help create the vision, direction and draft language for the Neighbourhood Plan. The draft Neighbourhood Plan will be circulated to the Study Area owners for further consultation and presented to Council at an upcoming Committee of the Whole meeting (staff aim for August 26, 2019).

It should be noted that the Romspen Draft Plan of Subdivision proposal is coming forward for a Public Meeting on July 8, 2019, to meet the timelines required under the Planning Act. However, Planning Staff will not provide a recommendation for decision of the Romspen Subdivision until after the Neighbourhood Plan is endorsed by Council.

E. The Blue Mountains Strategic Plan

Goal #2: Engage Our Communities & Partners
Objective #1 Improve External Communication with our Constituents
Objective #3 Strengthen Partnerships

Goal #3: Support Healthy Lifestyles
Objective #3 Manager Growth and Promote Smart Growth

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

None at this time.

G. Financial Impact

None at this time.

H. In consultation with

Nathan Westendorp, Director of Planning and Development Services.

I. Public Engagement

At noted in this report, the topic of this Staff Report has been the subject of a Public Neighbourhood Meeting which took place on May 16, 2019. Those who provided comments at the Neighbourhood Meeting, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Study Area Map
2. Official Plan Policy Excerpts  
3. Public Notice for Old Lakeshore Neighbourhood Meeting

Respectfully submitted,

__________________________________________________________________
Denise Whaley, MSc, MCIP, RPP  
Planner II

__________________________________________________________________
Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
Denise Whaley, Planner II  
planning@thebluemountains.ca  
519-599-3131 extension 262
provisions of the Official Plan. However, it is intended that, as a result of
the Community or Neighbourhood Planning process, amendments to the
Official Plan may be required to set out appropriate land uses and
policies.

B3.14 SPECIAL STUDY AREAS

B3.14.1 Objectives

It is the intent of this Plan to:

identify Special Study Areas where further review and analysis is
required prior to development proceeding; and,

allow for the continued, interim use of these lands provided any
use, buildings or structures are constructed and located in a
manner, which would not adversely affect the long-term
development of the lands.

B3.14.2 Location

The Special Study Area overlay designation as shown on Schedule A to
this Plan applies to those lands adjacent to Old Lakeshore Road bounded
by Highway 26 to north, the toe of the escarpment to the south and
Camperdown Road to the west.

B3.14.3 Permitted uses

Permitted uses on lands designated Special Study Area are limited to
those uses that currently exist or are permitted by the Zoning By-law.
Upon completion of the Study, the lands may be used in accordance with
the underlying designation and/or new designation(s) and policies that
may apply.

B3.14.4 Land Use Policies

Prior to development requiring Planning Act approval proceeding on these
lands, the Town or private proponent(s) shall undertake a Community or
Neighbourhood Plan in accordance with Section B3.13.5.

Once a community or Neighbourhood Plan has been prepared to the
satisfaction of Council, development by Plans of Subdivision or
Condominium and site planning approval for individual properties may
proceed through the plan process.
on the results of further study. This study shall take the form of a secondary plan or can be considered in the context of a Town-initiated Comprehensive Review, subject to the policies of this Plan. The determination of appropriate land use designations may also be the result of a Community or Neighbourhood Plan, as set out in Section B3.13.5.

c) The proponent of the Plan must include all of the property owners in the Plan area in the consultation process, however not all of the affected property owners need to participate in the process, financially or otherwise.

**B3.13.5 Community or Neighbourhood Plan**

A Community or Neighbourhood Plan is a general guide that directs development and redevelopment, primarily in or near residential neighbourhoods. The Plan shall be designed in accordance with the Official Plan and other Town policies and regulations, and ultimately represents Council’s intention regarding the ultimate design and development of a neighbourhood. The Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. The Plan would also provide the:

a) ultimate population and dwellings to be expected in the neighbourhood;

b) distribution and mix of housing of various types;

c) location and extent of land for community, open space, institutional, commercial and residential uses;

d) location and pattern of existing and proposed roads;

e) location and design of basic engineering services, stormwater and public utilities;

f) architectural design standards; and

g) visual impacts and mitigation measures.

Preparation of the Plan is based on consultation with neighbourhood residents and property owners as well as relevant technical agencies and other stakeholders having an interest in the area.

Although the Community or Neighbourhood Plan does not form part of the Official Plan, it will be considered Council policy upon adoption by resolution. This allows the Plan to be revised without the formality of the Official Plan process provided the revisions are in conformity with the
You’re invited!

to a Neighbourhood Meeting

Regarding Development of a Neighbourhood Plan for Old Lakeshore Road (see key map)

Meeting: May 16, 2019
6:00 PM-8:00 PM

Location: Beaver Valley Community Centre (Small Hall)
58 Alfred Street W, Thornbury, ON

What is a Neighbourhood Plan?
The area shown in the Key Map below is within the Town’s Special Policy Area that requires the development of a Neighbourhood Plan (see also back of this notice). The purpose of a Neighbourhood Plan for Old Lakeshore Road is to be a general guide to direct development and redevelopment in this residential neighbourhood. The Plan will be designed in accordance with the Official Plan and other Town policies and regulations, and ultimately represents Council’s intention regarding the ultimate design and development of a neighbourhood. The Plan will provide a vision for the neighbourhood and clear goals to achieve the vision. Also part of the Plan:

- ultimate population and dwellings to be expected in the neighbourhood
- distribution and mix of housing of various types
- location and extent of land for community, open space, and residential uses
- location, pattern and design standard of existing and proposed roads
- location and design of basic engineering services, stormwater and public utilities
- architectural design standards
- visual impacts and mitigation measures.

Key Map

Preparation of the Plan is based on consultation with neighbourhood residents and property owners, as well as relevant technical agencies and other stakeholders having an interest in the area.

For more information about the Official Plan visit the Town’s website: [www.thebluemountains.ca/official-plan.cfm](http://www.thebluemountains.ca/official-plan.cfm)

What if I can't attend the Meeting?
If you can’t attend this meeting, do not worry – your feedback is important! Contact the Planning Department at the info below with your comments and questions. Any presentation materials can be sent to you by email or viewed at Town Hall at the address below.

This meeting is the first step of the Neighbourhood Plan. Further consultation will help us shape the final document.

What are Next Steps?
Following the meeting, staff will gather the feedback from the public to create a document with the vision and principles of development of Old Lakeshore. This draft document will be posted for further consultation and subject to Council approval.

More information is available during regular office hours in Planning Services at Town Hall:

Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.262
Toll Free: (888) 258-6867

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town’s website, and/or made available to the public upon request.

Questions? Ask the Planner!

Denise Whaley, MSc MCIP RPP
Phone: (519) 599-3131 ext. 262 or Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

This document can be made available in other accessible formats as soon as practicable upon request.
Town of The Blue Mountains

Old Lakeshore Road Neighbourhood Plan

DRAFT for Discussion

April 2020
Version 3
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Introduction and Purpose

The Old Lakeshore Road Neighbourhood Plan ("The Plan") provides a vision for the future development of the Old Lakeshore Road Neighbourhood in the area of Camperdown, Town of The Blue Mountains.

This Plan recognizes this unique neighbourhood in the greater community of Camperdown. The Plan satisfies the requirement to create a Neighbourhood Plan for the Special Study Area under Section B3.14.4 of the Town of The Blue Mountains Official Plan 2016.

The Plan was developed in cooperation between Town staff and Innovative Planning Solutions (working on behalf of the Romspen Development Group), and with consultation of the public.

This Plan is structured to outline the framework of policies through the vision, goals and objectives, with further details then broken out into the applicable subsections of the Plan.

What is a “Neighbourhood Plan”?

A Neighbourhood Plan is a general guide that directs development and redevelopment, primarily in or near residential neighbourhoods. It is a tool that can provide additional policies for an area or community beyond the policies of the Town’s Official Plan, with the aim to support the vision for how that community will ultimately build out. The Neighbourhood Plan contains the framework, goals and objectives to achieve that vision and ultimately represents Council’s intention regarding the ultimate design and development of the neighbourhood.

The Neighbourhood Plan does not duplicate or replace the Niagara Escarpment Plan (NEP), nor the County and Town Official Plan policies that already apply to the Special Study Area. The purpose of the Neighbourhood Plan is to work with the existing Plans to further enhance the applicable policies. Section B3.13.5 of the Town’s Official Plan provides the policy framework for the development of the Neighbourhood Plan within the Special Study Area.

Preparation of the Plan is based on consultation with neighbourhood residents, property owners, external agencies and other stakeholders. Approval of this Plan requires a resolution of Council of the Town of The Blue Mountains.

Although the Neighbourhood Plan does not form part of the Official Plan, it will be considered Council policy upon adoption by resolution. Decisions of
Council regarding development in the Old Lakeshore Road Neighbourhood area will be consistent with the vision outlined within the Neighbourhood Plan, and will conform with the applicable Official Plan policies and the Town’s Community Design Guidelines.

**Special Study Area**

The Special Study Area, as identified in the Town’s Official Plan, is made up of sixteen properties along Old Lakeshore Road in Camperdown (see Figure 1). The Study Area is approximately 20 hectares, with a length of approximately 1.2 kilometres, along Old Lakeshore Road. This section of Old Lakeshore Road is dead-ended at the east end, with only one entrance to the road on Camperdown Road at the west end.

The Special Study Area is close to Georgian Bay, with access to the water at nearby Delphi Park, a Town waterfront park. Georgian Peaks Ski Club is just east of the Property. Access to the ski facility is from Peaks Road, from Highway 26.

The Special Study Area falls within the Niagara Escarpment Plan (NEP) and is designated Escarpment Recreation Area. As shown in Figure 1, the Special Study Area is adjacent to a portion of the prominent Escarpment slope.

The Special Study Area is designated *Recreation Resort Area* in the County of Grey Official Plan, and is designated *Residential / Recreation Area* and Hazard in the Town of The Blue Mountains Official Plan (shown in Figure 1). The Special Study Area is also adjacent to lands designated *Escarpment* in the Town’s Official Plan. A portion of the lands are mapped Significant Woodlands in Appendix 1 of the Town’s Official Plan.

*Figure 1: Special Study Area*
The existing neighbourhood character of the Special Study Area has not been firmly established, since the majority of the lands have not yet been developed. Presently, the seven houses in this area are single detached dwellings and oriented to Old Lakeshore Road. The area character that does currently exist is described as rural in nature, containing views of Blue Mountain, significant tree cover and vegetation.

The Special Study Area and the surrounding area is identified as “Attractive” in the NEP Landscape Evaluation Study (updated 2003). On the Escarpment itself, just south of the Special Study Area lands, the area is considered “Very Attractive”.

It is worth noting that a portion of the Special Study Area is mapped as a Natural Heritage System - Core Area and part of the Blue Mountain Slopes Area of Natural and Scientific Interest (ANSI) within the Grey County Official Plan.

The Study Special Area also contains watercourses which outlet into Georgian Bay. Watercourses of this nature provide a natural heritage function, as well as necessary water drainage.

The above identified attributes and features contributed to the development of this Plan, its goals and objectives.

**Neighbourhood Public Engagement**

As noted, integral to the creation of the Neighbourhood Plan is public engagement. A Neighbourhood Meeting was held on May 16, 2019. The Neighbourhood Meeting was an opportunity for stakeholders to come together to discuss the purpose and vision of the Neighbourhood Plan.

Sixteen members of the public were present at the Neighbourhood Meeting, as well representatives of the Romspen Development Team, some members of Town of Council and staff. The discussion notes of the Neighbourhood Meeting are attached to this Plan as Appendix 1. The design, review and adoption of this Neighbourhood Plan is in accordance with the outline in Appendix 2.

An early draft was circulated to meeting participants and agencies in January 2020. Feedback received was vital in further revisions to this Plan.

**Scope of the Plan**

Under Section B3.13.5 of the Town’s Official Plan, a Neighbourhood Plan may include the following:
a) ultimate population and dwellings to be expected in the neighbourhood;
b) distribution and mix of housing of various types;
c) location and extent of land for community, open space, institutional, commercial and residential uses;
d) location and pattern of existing and proposed roads;
e) location and design of basic engineering services, stormwater and public utilities;
f) architectural design standards; and,
g) visual impacts and mitigation measures.

This Plan considers the total number of dwelling units, types of housing, location of roads and trails, engineering and services. Potential for new lands uses and Architectural design standards were not incorporated into this Plan. Since the lands are already designated for residential development, new land uses are outside the scope of this Plan. Architectural design standards were also not incorporated as the Special Study Area does not yet have an established character of buildings.

Old Lakeshore Neighbourhood Plan Framework

**Neighbourhood Planning Principles**
Section A1.1 of the Town’s Official Plan contains Guiding Principles. These principles were used in the creation of this Plan.

**Neighbourhood Vision**
From the Town of The Blue Mountains Official Plan, the Town’s Vision is:

> we are a connected and caring Community that blends our heritage with a thriving diverse economy based on the continual preservation and protection of nature. Generations of families live, work and play in our safe, happy and inclusive Town. We are a Community ‘Built to Last’

The Town’s Official Plan defines *character* as: the aggregate of the distinct features that work together to identify a particular area or neighbourhood. The distinct features may include the built and natural elements of an area.

In the case of the Old Lakeshore Neighbourhood Area, the character of the built environment has not yet been established, but the natural elements, including significant vegetation and natural features form part of the neighbourhood character. Building on the vision of the Town’s Official Plan:
the ultimate build out of this Neighbourhood will be a community integrated with the natural environment, through protection of natural features, balancing need for residential development, preservation of trees and road and active transportation connections, while retaining a rural neighbourhood atmosphere.

Goals and Objectives
This Neighbourhood Plan establishes a framework for coordinating new development along Old Lakeshore Road that provides for appropriate services, protection of the environment and needs of both present and future residents. The following goals are supported by objectives to help achieve the vision of Old Lakeshore Road Neighbourhood Area.

Goals of this Plan:
Goal 1. Preserve, protect, and enhance natural features and functions of the Special Study Area

Objectives:

1. Leverage expertise of our community partners through the development approvals process through integrated consultation with the County of Grey, Grey Sauble Conservation Authority and Niagara Escarpment Commission.
2. Require all development to be serviced by Town Water and Wastewater Services, to protect water quality of Georgian Bay.
3. Integrate development with the surrounding natural environment
4. Protect identified natural features through the planting of landscape buffers between developments, along Old Lakeshore Road and adjacent to natural features.
5. Identify and protect the existing mature tree canopy, natural vegetation and other natural features from impacts of development.

Goal #2. Preserve and enhance the natural and rural character of the Special Study Area.

Objectives:

1. Review options for a modified rural road standard to reduce amount of vegetation removed through road widenings and installation of infrastructure.
2. Provide tree buffers along Old Lakeshore Road and property boundaries where possible.
3. Consolidate Open Space areas with existing Natural Features, and adjacent areas.
5. In some cases, a compact built form will be preferred, to ensure the existing rural character and natural features will be maintained.

Goal #3. Create a Safe Road and Active Transportation Network

Objectives:

1. Provide connections to the Georgian Trail along Old Lakeshore Road at strategic locations.
2. Explore options for pathways/sidewalks along Old Lakeshore within the road allowance.
3. Pursue connections between the Neighbourhood Plan Area and surrounding destinations, including Georgian Peaks Ski Club, Delphi Park and the Bruce Trail.
4. Connect development parcels with adjacent parcels wherever possible, to create an integrated and connected community.

Ultimate Population and Dwellings
The Old Lakeshore Road Special Policy Area has a total development area of approximately 14 hectares, among 16 distinct developable parcels. The development area currently includes only those lands currently designated Residential/Recreational Area. The area designated Hazard was not included in the development area calculation.

The Town’s Official Plan Section B3.7 contains detailed policies for the Residential Recreational Area designation. The Residential Recreational Area recognizes areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and areas where some residential uses are located to support and provide access to resort and recreational amenities.

Maximum Housing Density

Section B3.7.4.1 of the Town’s Official Plan sets out a maximum density of 10 units per hectare, with a minimum open space component of 40% for development in the Residential/Recreational Area designation. Lands designated Hazard Lands may be included within the required open space component. However, such lands are not included for the purpose of calculating maximum permitted development density.
In order to estimate the maximum potential housing of the Study Area, the area of potentially developable lands was measured together with adjacent parcels wherever there was a contiguous area of designated lands using the 10 units per hectare formula. Pockets of development lands surrounded by Hazard lands, roads or other features were counted individually. The measurements were based on the assumption that some land assembly could occur.

Based on the above methodology, a maximum of 134 units could be expected within the Study Area. Actual topography of the properties, environmental features, and the minimum 40% Open Space requirement for the Residential/Recreational Area designation, could further reduce the number of units that could be developed.

*Figure 2: Estimate of maximum potential housing density*

**Housing Type**
This area of Camperdown is predominantly made up of single detached houses, consisting of both seasonal and permanent residences.

The area is within proximity to shoreline amenities, such as Delphi Park Beach, the Georgian Peaks Ski Club and many recreational trails, including the Georgian Trail. The commercial centre of Thornbury is more than 3
kilometres west. The area is not currently within a public transportation network.

The demand for housing in this area is expected to continue to be a mixture of permanent and seasonal dwellings, focused on our recreational amenities. The Residential Recreational Area allows a variety of dwelling types, including singles, semis and Townhouses. Based on the existing neighbourhood and surrounding area, it is expected that singled detached dwellings will be the dominant housing type.

**Roads and Active Transportation Network**

Old Lakeshore Road is currently the only road in the Neighbourhood Plan. This road is not currently constructed to the Town standard for two-way traffic. In addition, there are no sidewalks or shoulders on Old Lakeshore Road. As Old Lakeshore is dead-ended at the east side, there are currently limited connections for active transportation (cycling and pedestrian) in the Special Study Area.

The properties in the Special Study Area on the north side of Lakeshore are adjacent to the Georgian Trail. These properties vary in depth but are likely to be developed with frontage on Old Lakeshore Road; no additional internal roads are expected on the north side. The properties on the south side of Old Lakeshore Road are considerably larger and there are opportunities for larger parcels to contain roads in the form of crescents, culs-de-sac or other road types.

Goal #3 of this Plan aims to enhance the Active Transportation network. Additional safe access to the Georgian Trail is needed through a connecting trail. The north side properties provide opportunities to provide a connection to the Georgian Trail.

Opportunities exist to integrate active transportation routes within or alongside natural areas or adjacent to watercourses. Some potential connection points are shown in Figure 3. As new development occurs, options to create pedestrian pathways or sidewalks along Old Lakeshore within the existing Road Allowance will also be explored by the Town.

To support Goal #2, the Town will also consider opportunities to employ a modified rural road standard for Old Lakeshore Road. Old Lakeshore Road will need to be widened to accommodate two-way traffic, while maintaining appropriate municipal drainage. New municipal roads within the Neighbourhood Plan area will be encouraged to maintain a standard similar to what is eventually planned for Old Lakeshore Road.
It will also be a priority of this area that larger parcels provide connections to avoid fragmentation of developable lands. Optimal road location shall be chosen based on a balance between the need for the road, the principles of connectivity, and the protection of the integrity of the natural features. All proposed developments will demonstrate internal road integration with adjacent parcels.

Where road connections with adjacent parcels is not feasible due to natural features, opportunities to provide integrated active transportation connections will be considered as a minimum, to ensure an integrated and connected community.

**Servicing and Public Utilities**
All new development will be connected to Town water and wastewater services. Stormwater management concepts may include facilities, municipal ditch systems, Low Impact Development (LID), and other on-site management systems to support Goal #1 of this Plan. The concepts implemented will be based on technical studies confirming their viability.

**Visual Impacts and Mitigation**
The Residential/Recreational Area permits only low-rise development and limits height of buildings to 3-storeys. The Old Lakeshore Road
Neighbourhood Area will continue to be a low-rise area to support Goal #2 of this Plan.

As with all applications in the Niagara Escarpment Plan, consultation with the Niagara Escarpment Commission will determine if a Visual Impact Assessment (VIA) is required as part of a complete application for development.

**Environmental Protection**

The protection and preservation of the environmental and wildlife habitat is an important goal of this Plan (Goal #1). All development proposals shall include measures to enhance natural features and functions.

As previously outlined in this Plan, all development must be connected to the Town wastewater services, to ensure no further impact to water quality in Georgian Bay.

The Official Plan contains detailed policies to require that development proposals in areas in or adjacent to Significant Natural Features require an Environmental Impact Study (EIS). The Terms of Reference for these studies are to be determined through consultation with the Town and relevant external agencies, using the Town’s Official Plan Section C9 as the basis.

The following additional measures shall be encouraged:

- Naturalized stormwater management techniques
- Preservation of mature trees and the additional planting of native species to enhance the natural environment
- Preservation of clusters of trees and vegetation, significant tree canopy, contiguous environmental features to ensure a natural corridor for flora and fauna

Premature removal of natural vegetation, prior to receiving development approvals, is not permitted. In areas where natural vegetation is proposed to be removed to allow for development, this Plan requires that an EIS demonstrate that there will be no negative impacts of the removal prior to site alteration.

The above policy does not apply to significant natural heritage features as defined in the Provincial Policy Statement. Significant natural heritage features and their adjacent areas are protected from negative impacts of development, as outlined in the Provincial Policy Statement section 2.1, the Niagara Escarpment Plan, the County of Grey Official Plan and the Town of The Blue Mountains Official Plan. Development proposals shall protect these features along with any associated buffer areas that may be required.
Additional Submission Requirements
Section E10 of the Town’s Official Plan contains general submission requirements for development applications, including a comprehensive list of potential studies that may be needed. Additional information to meet the objectives of this Plan will be required with all development applications and will be identified as part of pre-consultation with Town staff.
Appendix 1: Process for Adoption of Plan

- Public Engagement initiated
- Neighbourhood Meeting
- Neighbourhood Plan Drafted
- Circulate Draft Neighbourhood Plan for input
- Potential Revisions
- Council Adoption

- Public / Property Owners
- Internal Staff
- Agencies
- Council
Appendix 2: Comments from Neighbourhood Meeting

Discussion Highlights from the May 16, 2019 Neighbourhood Meeting:

Natural Heritage and Open Space

- Recognition of the importance of Open Space – Official Plan policies require 40% Open Space already. However, ensure that open spaces are in the most meaningful locations and preserve the natural environment and mature trees were possible.
- Clustering of trees and clustering of buildings to preserve as much of the existing environment.
- Area provides corridor for wildlife – careful consideration of natural environment and wildlife is important to residents.

Provide pedestrian Linkages

- Find appropriate areas for pedestrians to link to existing trail networks and amenity areas. These include the Georgian Trail, Georgian Peaks, and Delphi Park.
- It was noted by staff that the signalized intersection of Peaks Road and Hwy 26 is the safest pedestrian crossing. Ensuring pedestrians have good access to safe crossing of the highway is important.

Built Form and Community Design

- Single Detached houses were preferred by most participants at the meeting. However, there was some discussion of the opportunity of more dense building form if it provides for a greater amount of open space and preservation of trees. The example was clusters of townhouses, versus large single detached homes.
- Street oriented (on Old Lakeshore Road) houses will have the greatest impact to the character of the area (i.e. numbers of driveways on Old Lakeshore, clearing of trees for drainage etc.)

Ultimate Build Out

- Using the Town’s density formula and available designated lands, maximum density appears to be approximately 95 units within the entire Study Area.
Old Lakeshore Condition and Road Options

- Old Lakeshore is not a fully developed road, lacks travelled width
- Upgrades to width, surface will change character of street
- Will need upgrading to allow two lanes of travel
- Can there be consideration of a modified rural standard with ditches – would preserve more natural area. Does an urban standard road make sense on this street?
- The lands on the north side of Old Lakeshore are not deep enough to support internal road networks. The Romspen Lands have the largest area of designated development lands. Other lands south of Old Lakeshore could be assembled to allow for an internal road network.

Servicing

- Municipal water and sewer are required for development
- Discussion about partial services (water only) and viability of allowing for development with that option. Staff noted that the soils are not well draining, and water quality of the Bay is a key consideration. Official Plan Policies and Province supports development on full services.