A. Recommendations

THAT Council receive Staff Report PDS.20.75, entitled “Request for transfer of Town Owned Lands to the County of Grey for future location of Grey Road 19/Grey Road 21 Roundabout”;

AND THAT Council authorize the transfer of Part 1 of Reference Plan 16R-11407 and Block 53 of Registered Plan 16M-42 to the County of Grey for the purposes of Road Widening to assist with accommodating the future Grey Road 19 and Grey Road 21 Roundabout;

AND THAT staff be directed to work with the County of Grey in the roundabout design to ensure the continuation of the 3.0 metre wide multi-use trail, landscape buffer and provision of a Town of The Blue Mountains Gateway/Entry feature;

AND THAT staff be directed to initiate a design exercise for the Town of The Blue Mountains Gateway/Entry Feature within the Grey Road 19/21 Roundabout, with a follow-up report to Council;

AND THAT staff be directed to initiate discussions with area property owners to consider opportunities to secure the lands required for the relocation of the Mountain Road Water Booster Pumping Station.

B. Overview

The purpose of this report is to outline the County Grey land needs for Town Owned Lands to accommodate the preferred location of the future Grey Road 19 / Grey Road 21 County of Grey / County of Simcoe roundabout.
C. Background

The County of Grey has taken the lead on the redesign of the Grey Road 19 / Grey Road 21 intersection. The intersection is jointly owned by the County of Grey and the County of Simcoe.

With increased development in the Craigleith Area, the existing signalized Grey Road 19 / Grey Road 21 intersection is being planned to be upgraded to a roundabout similar in size and style as the existing roundabout at Grey Road 19 and Scenic Caves Road. The intersection is still in the design phase reaching the benchmark 60% design completion earlier this year. The 60% design includes locating the roundabout north-west of the current centre-point of the intersection to better accommodate the existing constraints in the area. The result of this recommended location requires additional land dedications from the Town and from Windfall beyond those originally anticipated in the land dedications provided as part of the first phase of the Windfall development in 2014. Figure 1 and Table 1 below provides a side by side comparison of the original land dedications received to date and the proposed land dedications required to accommodate the new recommended roundabout design. Without the land dedications the current roundabout design would not be possible.

Figure 1:
### Table 1: Land Ownership and Proposed Land Dedications

<table>
<thead>
<tr>
<th>Lands</th>
<th>Original Land Ownership</th>
<th>Proposed Land Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Road Allowance</td>
<td>County of Grey</td>
<td>No Change</td>
</tr>
<tr>
<td>Part 9, 16R-159</td>
<td>Road widening dedicated to the County of Grey in the 1970’s</td>
<td>No Change</td>
</tr>
<tr>
<td>Block 65, 16M-42</td>
<td>Road widening dedicated to the County of Grey from Windfall - 2014</td>
<td>No Change</td>
</tr>
<tr>
<td>Block 53, 16M-42</td>
<td>Gateway/Entry Feature dedicated to the Town from Windfall - 2014</td>
<td>To be dedicated from the Town to the County of Grey (pending)</td>
</tr>
<tr>
<td>Block 52, 16M-42</td>
<td>Landscape Buffer (includes existing vegetation, new multi-use trail and new landscaping) dedicated to the Town from Windfall - 2014</td>
<td>Portion (Part 1 of 16R-11407) to be dedicated from the Town to the County of Grey (pending)</td>
</tr>
<tr>
<td>Block 58, 16M-42</td>
<td>Windfall Mountain House (Lands Owned by Windfall)</td>
<td>Portion (Part 2, 3, 4 of Plan 16R-11407) to be dedicated from Windfall to County of Grey (completed July 2020) Portion (Part 5, 6 of Plan 16R-11407) to be retained by Windfall with an easement to Hydro One for potential Hydro Corridor relocation. (easement completed July 2020)</td>
</tr>
<tr>
<td>Block 58, 16M-42</td>
<td>Windfall Mountain House (Lands Owned by Windfall)</td>
<td>Portion (Part 5, 6 of Plan 16R-11407) to be retained by Windfall with an easement to Hydro One for potential Hydro Corridor relocation. (easement completed July 2020)</td>
</tr>
</tbody>
</table>

As noted above, the lands required by the County of Grey from the Town of The Blue Mountains include two Town Owned Blocks:

1. Block 53 of Plan 16M-42 was originally dedicated to the Town from Windfall as part of the Windfall Phase 1 Subdivision registration in April 2014. The Block was dedicated to the Town for a future Community Gateway / Entry Feature intended to provide lands for a future sense of arrival/entrance feature when travelling from Collingwood to the Town of The Blue Mountains. At the time of the dedication it was recognized that intersection improvements to the Grey Road 19 / Grey Road 21 intersection may be required in the future pending future traffic counts and analysis. The County of Grey at the same time
received a 5.2 metre road widening along the entire length of Grey Road 19 and Grey Road 21 on the original Windfall land holdings for future road and intersection improvements. Provisions were also included in the Subdivision Agreement and Site Plan Agreements for future land transfers from Windfall to the County if they were required.

The lands for the Community Gateway / Entry Feature have not yet been designed and were intended to be used by the Town in the future when the surrounding lands have been substantially built out and the intersection improvements had been constructed. At that time, the Town would decide what the feature would look like. With the intersection being designed as a roundabout, staff level discussions have led to the entry feature being moved to the centre of the roundabout, with the roundabout itself being the point of arrival into The Blue Mountains. Lands adjacent to a roundabout are no longer ideal for a Gateway/Entry feature due to the need for drivers to remain focused while in the roundabout. Preliminary discussions with the County of Grey support the idea of creating the Gateway/Entry feature within the centre of the Roundabout.

2. Block 52 of Plan 16M-42 was originally dedicated to the Town as part of the Windfall Phase 1 subdivision registration. The Block was dedicated to the Town for a Landscape Buffer including the retention of some existing vegetation, installation of a new 3.0 metre wide multi-use trail, and installation of new landscaping.

Commitments through an existing agreement between Windfall and the County include details on the future trail connection and landscape enhancements that can be included on the Windfall lands and County roundabout lands. The future trail location is included in the 60% design. Landscaping will be installed on the Windfall Mountain House lands. Supplemental plantings will be encouraged on the County lands between the trail and Windfall lands. The Town is seeking to ensure a smooth transition between the Town Owned Lands (remainder of Block 52), the County Roundabout Lands and the Windfall Mountain House Lands.

Town and County Planning Staff continue to be in on-going discussions regarding the Grey Road 19 / Grey Road 21 design and land requirements. The Town has included clauses in the Windfall Mountain House Site Plan Agreements for additional land dedications from Windfall to the County for the future roundabout. Staff level discussions have also included the need to address the trail connection, landscape enhancements and Town gateway/entry feature. The design discussions with the County have also included the required relocation and redesign of the current Mountain Road Water Booster Pumping Station. At this time, it does not appear that sufficient lands are currently owned by the Town to relocate the pumping station. As a result, Town staff will need to advance the search for lands to accommodate the relocated Mountain Road Water Booster Pumping Station in the near future. It is imperative that a new pumping station be constructed and commissioned in a new location and the existing pumping station decommissioned and dismantled, all prior to the construction and completion of the roundabout.
D. Analysis

Town Staff will continue to be involved in the Grey Road 19 Grey Road 21 intersection design. Provisions for a trail, landscape enhancements are included under an existing agreement. The provision for a new location for the Community Gateway / Entry Feature must also be considered in the design and will require further consultation with the County.

If supported by Council and prior to the Town transferring the Town Owned Lands to the County of Grey, it is recommended that the Town require the County to ensure the trail connection, landscape enhancements and Town gateway/entrance feature are included in the design. If supported, Council should initiate a design exercise to determine where the Gateway / Entrance Feature should be located, what it will look like and how its installation could be coordinated with the proposed intersection improvements.

Town Staff are not recommending that the lands to be dedicated from the Town to the County proceed through the disposition of Town Owned Lands process. The additional lands required to accommodate the intersection improvements were part of an earlier public process in 2010 during the original consideration of the Windfall project. The lands provided to the Town by Windfall were dedicated at no cost to the Town in order to facilitate the development of the Windfall and Windfall Mountain House projects. The transfer of a portion of these lands from the Town to the County of Grey follow the original intent that the additional lands required for the roundabout would only be confirmed through detail design which has now been completed. The Town will remain in the roundabout design process, and there does not appear to be any benefit to using the disposition of Town Owned Lands process.

Based on the foregoing, Planning Staff recommend that Council authorize the transfer of Part 1 Plan 16R-11407 and Block 53 Plan 16M-42 from the Town to the County of Grey.

E. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability
Objective #5 Improved Visibility and Local Identity

Goal #2: Engage Our Communities & Partners
Objective #3 Strengthen Partnerships

Goal #3: Support Healthy Lifestyles
Objective #1 Promote the Town as a Healthy Community
Objective #3 Manage Growth and Promote Smart Growth
Objective #4 Commit to Sustainability
Objective #4 To Be a Financially Responsible Organization
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #4 Ensure that Infrastructure is Available to Support Development
F. **Environmental Impacts**

None

G. **Financial Impact**

The costs associated with the future installation of a Community Gateway / Entry Feature will be reviewed through separate budget processes as directed by Council.

H. **In consultation with**

Trevor Houghton, Manager of Community Planning  
Shawn Carey, Director of Operations  
Nathan Westendorp, Director of Planning and Development Services

I. **Public Engagement**

The topic of this Staff Report has been the subject to public process beginning in July 2010 and concluding with Draft Plan Approvals in November 2011. The first phase of development occurred in April 2014 and is actively being built out since that time.

Comments regarding this report should be submitted to Shawn Postma at planning@thebluemountains.ca

J. **Attached**

1. Registered Plan 16M-42  
2. Reference Plan 16R-11407  
3. Grey Road 19 and 21 Roundabout 60% Design

Respectfully submitted,

_______________________________
Shawn Postma, RPP MCIP  
Senior Policy Planner

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

For more information, please contact:

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519-599-3131 extension 248