

**RECEIVED VIA EMAIL**

**From:** Kristine Loft [<mailto:kristine@loftplanning.com>]  
**Sent:** Thursday, April 6, 2017 1:45 PM  
**To:** Corrina Giles <[cgiles@thebluemountains.ca](mailto:cgiles@thebluemountains.ca)>  
**Cc:** Michael Benner <[mbenner@thebluemountains.ca](mailto:mbenner@thebluemountains.ca)>; Shawn Postma <[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)>  
**Subject:** Request for Delegation - 238 Grey Road 21

**Request for Delegation**

Re: Application for Consent and Zoning By-law Amendment (B14.2016 and P 2427)  
238 Grey Road 21, Town of The Blue Mountains, County of Grey

Thank you for the opportunity to provide a delegation prior to Council dealing with the above noted files related to 238 Grey Road 21.

We were in attendance at the Committee of the Whole meeting on April 3, 2017 and were able to listen to that discussion. We would like the opportunity to provide a response and clarity to a number of the points of discussion.

There were three main points at the last meeting, zoning and comparison to the Monterra lots, the entrance to Monterra, and the concern over Grey Road 21 as a County Road and future bypass.

**Zoning**

- The subject lands are an existing lot that is zoned RER(c). This is a common zone that implements larger estate lots on partial or private services. This lot was a privately serviced lot similar to the neighbouring lots.
- As with most consents, and implementing zoning bylaw amendment is required, and it would be logical that these lands be rezoned to the Residential (R3) – which implements residential lots on full municipal services.
- Monterra Estate lots are also zoned R3 – because these lots are similar in size and frontage, and are municipally serviced.
- The requirement for minimum lot area for an R3 zone is 600 square metres.
- The proposed lots are 1200 square metres, and 1565 square metres respectively.
- The Monterra lots range due to the curved roads but range from 971 square metres to 2023 square metres.
- 25 of the lots in Monterra are smaller in lot area than the severed parcel of land at 1200 square metres.
- And 54 of the lots in Monterra are smaller in lot area than the retained parcel at 1565 square metres.

- The lot frontage requirement for the R3 zone is 18 metres with an additional 3 metres for a corner lot. The parcel has a proposed lot frontage of 19.85 metres and 25.87 metres.
- With respect to lot frontages in Monterra, there is a range in lot frontages from 17.9 metres to 43 metres.
- 33 of the lots range from 20 metres to 22 metres, which are generally the lots on the straight portions of Augusta Crescent and Grand Cypress Lane.
- 60 of the lots are smaller in frontage than the retained parcel.

### **Entrance Way**

Although these are private lands, there is the possibility of increased landscaping being a requirement along the Grand Cypress Lane frontage. This could be required as a condition of consent, and subject to an agreement with the municipality.

### **Grey Road 21**

The County of Grey is the commenting agency and did provide favourable comments. There is a request for road widening, which is required as a condition within the staff report. The County also has requested the conveyance of a 0.3 m reserve along Grey Road 21. So a future entrance is required to be on Grand Cypress Lane, to avoid an additional entrance on Grey Road 21. The current entrance to the retained parcel, will remain in place and will service the existing residence. Staff have also included a requirement for dedication of a 0.3 metre reserve on the severed parcel to ensure access is from Grand Cypress Lane.

Thank you for the opportunity to provide further information on the key aspects of the discussion from the Committee of the Whole meeting on April 3, 2017

We hope that Council will re-consider their decision in light of the above additional points.

Kristine Loft, MCIP RPP

**Principal | LOFT Planning Inc.**

Land Use Planning + Project Management

tele 705.446.1168 fax 866.391.9771

308 Hurontario Street

Collingwood, Ontario

L9Y 2M3