

**STAFF REPORT: PLANNING & BUILDING SERVICES**



**REPORT TO:** Council  
**MEETING DATE:** June 28, 2010  
**REPORT NO.:** PL.10.64  
**SUBJECT:** Terrasan's Craigleith Village Community, Official Plan and Zoning By-law Amendments  
**PREPARED BY:** David Finbow, Director, Planning & Building Services

**A. Recommendations**

That Council receive Planning Staff Report No. PL.10.64 respecting Official Plan and Zoning By-law Amendments for lands known as "Terrasan's Craigleith Village Community", being Part of Lots 21 and 22, Concession 1, and that Council hereby adopt Official Plan Amendment No. 20 and enact a Zoning By-law to amend Zoning By-law No. 83-40, as amended.

**B. Background**

The Planning Services Division received applications from Terrasan Corporation in early 2008 to amend the Town's Official Plan and Zoning By-law. The lands subject to these applications are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south (known for the purposes of the proposed amendment to The Town of The Blue Mountains Official Plan as the "Craigleith Village Community").

It is noted that an application for Draft Plan Approval has not been submitted to the County of Grey at this time.

**Purpose of the Applications**

The purpose of these applications is to provide a comprehensive land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses. If implemented, the applications would:

- a) Establish a new Craigleith Village Community Section within the Official Plan that will include policies under three new land use designations being "Craigleith Village Commercial", "Craigleith Village Residential" and "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer".

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- b) Amend Schedule 'A' Land Use Plan – Map 4 of the Official Plan so as to re-designate the lands.
- c) Amend Schedule "B" Maximum Unit Yields of the Official Plan, Parcel A9, so as to increase the permitted number of units from 81 to 145 (this parcel is known for the purposes of the Official Plan Amendment as the West Sub-area); allow for a total of 64 units on the easterly portion of the lands (East Sub-area); and, allow for 1 unit on central portion of the lands (Central Sub-area).
- d) Permit, subject to a Commercial Market Analysis, 9,100 square metres of commercial floor area.
- e) Create an institutional zone so as to permit a building for uses such as a Home for the Aged, Retirement Home or Seniors' Residence.
- f) Provide the framework for the protection and conservation of significant natural heritage resources.
- g) Provide the framework for the dedication of the shorefront of the former Easter Seals Camp Property (from the Water's Edge up to and including the 15.0 metre wave uprush zone and a further 6.0 metres southerly there from).
- h) Provide the framework for the future public road network internal and contiguous to the proposal.
- i) Rezone the subject lands so as to implement the provisions of the proposed Official Plan Amendment.

### **Objectives**

The objectives of these amendments are to:

- a) protect and conserve significant natural heritage resources including a Provincially Significant Wetland Complex;
- b) provide for a diversified mix of residential uses including detached, semi-detached, attached and dwelling units in mixed-use buildings so as to provide the opportunity to address the Community's identified housing needs;
- c) promote the efficient use of municipal infrastructure by way of intensification;
- d) provide road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road;
- e) provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road and, eliminate, where practicable, existing access points to Highway 26;
- f) provide a semi-regional public park which incorporates the shoreline area and natural features and other required lands for public gathering and recreation;
- g) promote active transportation patterns by facilitating a wide range of transportation modes including, but not limited to, walking, cycling, cross-country skiing and snow-shoeing;
- h) promote accessibility for persons with disabilities and the elderly including access to, and along the shoreline area;
- i) promote an integrated community;
- j) provide a range of commercial uses to serve the local residents and the travelling public; and,
- k) provide for institutional lands to better address locally the needs of seniors.

## **Application History**

The subject applications were submitted in early 2008. In advance of these applications being submitted, a significant amount of pre-consultation occurred with the Town. The pre-consultations focussed on Provincial Policy Statement conformity re Natural Heritage and Natural Hazards, Town Official Plan Growth & Settlement provisions with specific regard to the delivery of shorefront lands and incorporating a wide variety of housing types to meet the needs of current and future residents of the Town.

A Public Open House was held on November 8, 2008 with the Statutory Public Meeting being held on November 22, 2009. As with any application of this magnitude, a number of concerns came forward including, but not limited to, the following:

1. Proposed density and built-form in the West Sub-area.
2. Protection and conservation of Provincially Significant Wetlands and related buffers and the Coastal Meadow Marsh.
3. Identification and mapping of areas of natural hazard (watercourses, areas susceptible to flooding, etc.);
4. Concern with respect to conflict between/at the Area of User Common (Block E, Plan 529) and the proposed development.
5. Extent and range of commercial uses proposed.
6. Town of The Blue Mountains Official Plan Growth and Settlement provisions (extent of shoreline dedication and potential/possible use for recreational purposes).
7. Storm water management issues in the vicinity of Blue Mountain Drive.
8. Internal road network.
9. Highway 26 improvements including intersection improvements at Hope Street and Long Point Drive and the elimination of various access points to the Highway including Blue Mountain Drive/Highway 26 and Brophy's Lane/Highway 26 intersections.

## **Work since the Statutory Public Meeting**

A significant amount of work has been completed since the Statutory Public Meeting. In this regard, an update report was provided to the Planning & Building Committee on November 2, 2009 which outlined some of the matters that were being addressed. These included:

- a. Natural Heritage (Provincially Significant Wetlands and related buffers, wildlife habitat, endangered species analysis, etc.)
- b. Natural Hazards
- c. Proposed density within the West Sub-area
- d. Official Plan Growth & Settlement Provisions
- e. Ministry of Transportation Highway #26 road system interface
- f. Internal Road Network
- g. Public Park Size and location
- h. Town of Collingwood's Comments dated October 9, 2009

A further update was provided to Council on February 22, 2010 with such report concluding that:

“In summary, Town Planning Staff are of the opinion that planning items of significance have been addressed by the proponent. As noted previously, an Environmental Consultant's meeting has been requested by the Blue Mountain Watershed Trust Foundation and same is tentatively scheduled for March 1 or 3, 2010. Following this meeting, Town Staff will report back to Council on the outcomes of that meeting along with the recommended form of the Official Plan and Zoning By-law Amendments.”

With regard to the meeting of Environmental Consultants, same took place on March 17, 2010 wherein a good exchange of information occurred. Although there was some disagreements, the meeting and subsequent exchange of information proved to be beneficial in terms of shaping the direction of the proposed Official Plan and Zoning By-law Amendments.

On April 12, 2010 a non-statutory Public Meeting was held to receive further input from the public. The form of this Public Meeting was interactive with a presentation being provided by Town staff and questions and responses flowing freely. Attached for Council's information as Appendix "A" are the minutes from that meeting.

On June 14, 2010 a further Staff Report along with Draft Official Plan and Zoning By-law Amendments were provided. Questions/concerns that arose from Council with respect to the Report included:

1. The final Planning Report must speak to the Developer's objectives versus the Town's objectives (including specific reference to density).
2. Given the magnitude of the application, thought should be given to separating or splitting the applications such that Council could deliberate on the various Sub-areas separately.
3. The proposed development should be consistent with the recently completed Community Improvement Plan and Planning and Urban Design Strategy.
4. The policies related to the Provincially Significant Wetlands (buffers).
5. The permissible height proposed for the institutional building.
6. Servicing capacity given the significant increase in density.

These questions/concerns are addressed later in this Report.

### **Provincial Policy Statement Conformity**

The Provincial Policy Statement (PPS) provides direction on appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. It is noted that the PPS indicates that a decision of council "shall be consistent with" the PPS.

The PPS must be read in its entirety and all relevant policies are to be applied to each situation. Part V of the PPS includes the Policy Sections entitled "Building Strong

Communities”, “Wise Use and Management of Resources” and “Protecting Public Health and Safety”.

## 1.0 Building Strong Communities

The PPS provides policy direction with respect to Building Strong Communities. It indicates that healthy, liveable and safe communities are sustained by:

- a. *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b. *accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;*
- c. *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d. *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e. *promoting cost-effective development standards to minimize land consumption and servicing costs;*
- f. *improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and*
- g. *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

*It further indicates that:*

*Land use patterns within settlement areas shall be based on:*

- a. *densities and a mix of land uses which:*
  1. *efficiently use land and resources;*
  2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
  3. *minimize negative impacts to air quality and climate change, and promote energy efficiency; and*
- b. *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.*

The proposal, which will take place in a designated growth area, will occur adjacent to an existing built-up area; will have a compact form, along with a mix of uses, densities and range of housing types.

## 2.0 Wise Use and Management of Resources

The PPS indicates that “natural features and areas shall be protected for the long term”. It further indicates that:

*Development and site alteration shall not be permitted in:*

- a. *significant habitat of endangered species and threatened species;*
- b. *significant wetlands in Ecoregions 5E, 6E and 7E1; and*
- c. *significant coastal wetlands.*

*Development and site alteration shall not be permitted in:*

- a. *significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
- b. *significant woodlands south and east of the Canadian Shield2 ;*
- c. *significant valleylands south and east of the Canadian Shield2;*
- d. *significant wildlife habitat; and*
- e. *significant areas of natural and scientific interest*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.*

The Town defers to the County with respect to conformity with respect to Natural Heritage issues (with it being noted that the County are the lead with respect to “One Window Planning” in the Province).

County Official Plan Amendment No. 85 redefined the Provincially Significant Wetland in this area. As part of that process, the Ministry of Natural Resources were consulted. The proposal implements the Provincially Significant Wetland (PSW) mapping contained in County Official Plan Amendment No. 85.

SAAR Environmental was retained by the County to conduct a peer review of the Environmental Impact Statement provided by the proponent and is satisfied with the Official Plan and Zoning By-law Amendments.

With respect to the quality and quantity of water (stormwater), a preliminary servicing and stormwater management report has been completed that concludes that the proposal can proceed without offending the provisions of the PPS.

## 3.0 Protecting Public Health and Safety

The PPS indicates that “*Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.*” The Town defers to the Grey Sauble Conservation Authority with respect to Natural

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Hazard issues. In this regard, the Grey Sauble Conservation Authority provided final comments related to the Official Plan and Zoning by-law Amendments on May 7, 2010 which have now been implemented in the Amendments.

Planning Division staff are satisfied that the proposal is consistent with the PPS.

### **County of Grey Official Plan**

The subject lands are designated Escarpment Recreation Area in the County of Grey Official Plan. Section 2.5.2(2) of the County Plan states that local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria that are not in conflict with the provisions of the Niagara Escarpment Plan.

The County of Grey and the Niagara Escarpment Commission have been involved in the development of the Official Plan and Zoning By-law Amendments and are satisfied with the direction/intent of same.

Planning Division staff are satisfied that the proposal complies with the County of Grey Official Plan and does not conflict with the provisions of the Niagara Escarpment Plan.

### **Town of The Blue Mountains Official Plan**

The subject lands are currently designated Recreational Residential (RR-50), Hazard (H), Wetland Hazard (WH), Highway Commercial (HC) and Residential Infilling (RI). The proposal is to create a "Craigleith Village Community Section" within the Official Plan with new land use designations and policies while maintaining the stated goals of the Official Plan. These new land use designations are:

1. Craigleith Village Commercial
2. Craigleith Village Residential
3. Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer

The general development policies of the Craigleith Village Community (CVC) Section of the Official Plan will speak to a sustainable compact village with mixed uses and intensification, while protecting the character of the surrounding area.

The prominent use of lands in the CVC will be for commercial, various forms of residential, recreational and institutional uses intended to serve the existing and proposed community of Craigleith and the travelling public. In addition, the CVC will include lands for preservation, public recreation and a public square that focuses on the arts and culture.

1. Craigleith Village Commercial

The intent of the Craigleith Village Commercial designation is to provide for an integration of residential, commercial and institutional uses in a location that is both within walking distance of the waterfront and other recreational amenities and readily accessible to the travelling public and the surrounding residential population.

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Lands within the Village Commercial designation will function as the primary commercial centre for the surrounding population as well as the travelling public. Space extensive commercial uses which are not primarily related to the Craigleith Village or overall resort community shall be directed to locations outside the Escarpment Recreation Area of the Niagara Escarpment Plan.

In addition to commercial and institutional uses, the Craigleith Village Commercial will permit 74 dwelling and/or live/work units.

### 2. Craigleith Village Residential

The Craigleith Village Residential designation will allow for a compact residential community comprised of 136 dwelling units of various forms.

### 3. Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer

The predominant use of lands designated as "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer" will be for protection of the Provincially Significant Wetlands and buffers, floodplains and shoreline hazards, as well as recreational uses.

Planning Division staff are satisfied that the direction of the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and County of Grey Official Plan. Further, Planning Division staff are satisfied that the proposed Official Plan Amendment is consistent with the general policy direction of the Town's Official Plan and represents good planning.

## Issues of Concern

### Density

The public, and council, have expressed concerns with respect to the proposed density within the West Sub-area wherein the proposal is to increase the number of units permitted from 81 to 145 comprised of a mix of housing types. In this regard, Planning Division staff note that the Town has encouraged the proponent to increase the unit yield for two principal reasons:

1. To meet an objective to provide smaller units on smaller lots which, hopefully, will lead to more attainable housing stock in the community with it being noted that this direction is consistent with the direction of the Housing Needs Study and The Blue Mountains Integrated Community Sustainability Plan; and
2. To meet an objective to provide shorefront lands for public use with it being noted that the Official Plan density for the lands would equate to a required dedication of approximately 25 metres versus the proposed 365 metres.

To ensure that the increased density is delivered in a form that is consistent with the community, the proposed Zoning By-law Amendment will limit buildings/structures to 8.0 metres in building height and be subject to Design Guidelines approved by the Town. It is noted that the majority of the residential lands in the Town are permitted to have constructed thereon buildings with heights of 2.5 storeys/9.5 metres and are not subject to Design

## Guidelines.

### Growth & Settlement

Also related to the proposed density is the matter of the Growth & Settlement provisions of the Official Plan. As noted previously, the current Official Plan would require the dedication of 25 metres of shorefront for the currently permitted 81 units. A question has arisen as to the value of the shorefront lands given the possible environmental constraints of the lands.

With respect to the shorefront lands, the proposed Official Plan polices indicate that the lands generally 21.0 metres south of the 100 year flood line are to be dedicated to the Town. This area is denoted on Appendix B.

### Height of Institutional Building

With respect to the permissible height of the proposed institutional building, Planning Division staff note that same is limited by the proposed Zoning By-law to 13.5 metres in height which represents an increase of 2.5 metres over that which is permitted in the Town's multi-unit zones (R4, R5, R6, etc.). Given that the proposed institutional building location is not contiguous to existing development, and given that Design Guidelines will be in place, Planning Division staff are not concerned with the permissible height.

With regard to the provisions of the Official Plan that would allow for an increased height to 15.5 metres, Planning Staff note that this would be subject to a "Visual Impact Assessment and a Massing/Shade Analysis that demonstrates to the satisfaction of Council that there are no negative impacts on views or vistas and no negative shadowing on surrounding land uses, the public realm or negative impact on significant environmental (features) and functions".

### Conflict with Adjacent Area of User Common (Block E, Plan 529)

The proposed Official Plan Amendment sets out policies related to mitigating potential conflict between the Area of User Common and the proposed publically accessible shorefront.

"Trail development, including access thereto, shall have regard to potential conflict with private walkways and beach areas. Specifically, access and egress to and from the shoreline in the West Sub-area shall be adequately separated from Block E, Plan 529 "Area of User Common".

### Access to Area of User Common

Certain Blocks within Plan 529 were dedicated to the former Township of Collingwood as "Area of User Common to the said Owners" (within Plan 529) – see below. Although the Town owns Block E, the Town has been previously advised by legal counsel that we have no ability to control or restrict activities within said Block. Owners having an interest in Block E have requested the Town's assistance in having the proponent quit claim their rights to Block E. Some discussion has taken place with both the Town and some representatives of the owners within Plan 529 but, this matter has not been addressed. It is noted that this is not a land use planning matter and is outside of the realm of the planning regime in the Province of

Ontario.

I, JOHN DANIEL FRASER, OWNER OF BLOCKS A, B, C, D, E, F, G, LOTS 63 & 70 AND ALL PORTIONS MARKED AS LANE OR RIGHT OF WAY ON THIS PLAN HEREBY DEDICATE BLOCK A, B, AND D, AND ALL SAID LANES AND RIGHT OF WAYS TO THE CORPORATION OF THE TOWNSHIP OF COLLINGWOOD FOR THE USE OF THE OWNERS OF LANDS SHOWN HEREON AS ACCESS AREAS, AND I ALSO DEDICATE LOTS 63 AND 70, AND BLOCK C, E, F AND G TO THE SAID CORPORATION AS AREA OF USER COMMON TO THE SAID OWNERS.

*Elizabeth M. Adams*  
WITNESS

*John Daniel Fraser*  
SIGNATURE

### Transportation

Through implementation of the Official Plan Amendment, the proposed Road Network Plan will ensure that there is public access to the shorefront lands. In addition, they are policies contained in the Official Plan Amendment that speak to highway improvements. These highway improvements will be flushed out by way of an Environmental Assessment to be conducted prior to development proceeding.

### Use of the Shorefront Lands for Recreational Purposes

Recent discussions with SAAR Environmental indicate that there is probability that a significant portion of the former Easter Seals Camp shorefront lands could be used for recreation purposes. The extent of these lands would be determined by way of a scoped Environmental Impact Study and a subsequent Parks Management Plan.

### Zoning By-law Amendment

The subject lands are currently zoned Institutional (I), Open Space (OS2), C2 (Highway Commercial), Residential Third Density (R3), Rural Estate Residential (RER), Deferred Development (DD), hazard (H) and Development (D). The proposed Zoning By-law Amendment would rezone the lands to Institutional (I), Hazard (H), Village Core Commercial (C5), Residential Seventh Density (R7) Open Space (OS1) and Residential Third Density (R3). All lands would be subject to the Holding (h) Symbol with the conditions of the removal of same being the execution of various agreement and/or Site Plan Approval and/or Commercial Market Study and/or Parks Management Plan and/or registration of a Plan of Subdivision.

Planning Division staff are of the opinion that the proposed Zoning By-law Amendment would implement the provisions of the Official Plan and represents good planning.

### Questions of June 14, 2010

With respect to the questions raised at the June 14, 2010 Council meeting, Planning Division staff advise as follows:

1. The final Planning Report must speak to the Developer's objectives versus the Town's objectives (including specific reference to density).

The Town's objectives were relayed to the proponent prior to the proponent finalizing the Official Plan and Zoning By-law applications. These objectives were:

- a) Protect and conserve significant natural heritage resources including the Provincially Significant Wetland Complex.
- b) Provide for a diversified mix of residential uses including detached, semi-detached, attached and dwelling units in mixed-use buildings so as to provide the opportunity to address the Community's identified housing needs.
- c) Convey the shorefront of the former Easter Seals Camp to the Town.
- d) Provide for active transportation patterns by facilitating a wide range of transportation modes including, but not limited to, walking, cycling, cross-country skiing and snow-shoeing.
- e) Promote the efficient use of municipal infrastructure by way of intensification.
- f) Provide for a local commercial focus to better serve the needs of local residents.

Town staff have worked with the proponent to ensure that this is delivery on the above referenced items.

2. Given the magnitude of the application, thought should be given to separating or splitting the applications such that Council could deliberate on the various Sub-areas separately.

This matter has been discussed with the applicant and the applicant stresses that the proposal before the Town reflects a fully integrated community and that pieces cannot be severed from one another.

3. The proposed development should be consistent with the recently completed Community Improvement Plan and Planning and Urban Design Strategy.

The policies within the proposed Official Plan will allow for the implementation of the CIP and PUDS.

4. The policies related to the Provincially Significant Wetlands (buffers).

As noted previously, the Environmental Consultant retained by the County is satisfied that the proposal is consistent with the PPS.

5. The permissible height proposed for the institutional building.

This matter has been addressed previously in this report.

6. Servicing capacity given the significant increase in density.

The Functional Servicing Report addresses this matter and Town staff are satisfied that there is sufficient capacity re wastewater and water however we note that there are some issues in terms of the Town's current infrastructure being able to deliver Fire Underwriters Survey flows for all of the development. The proponent will be solely responsible for the costs to address this issue.

**Summary**

In summary, Town Planning Staff are of the opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and County of Grey Official and in accordance with the policy direction of the Town's Official Plan and represent good planning. Therefore, Planning staff recommends that Council hereby adopt Official Plan Amendment No. 20 and enact a Zoning By-law to amend Zoning By-law No. 83-40, as amended.

**C. The Blue Mountains' Strategic Plan**

*"Managing growth to ensure the ongoing health and prosperity of the community."*

**D. Environmental Impacts**

See comments in this report related to Natural Heritage, Natural Hazards and Healthy Communities.

**E. Budget Impact**

N/A

**F. Addendums**

- A. Minutes of November 22, 2008 Public Meeting
- B. Aerial Photo generally depicting lands to be conveyed to the municipality re Growth & Settlement
- C. Official Plan Amendment No. 20
- D. Zoning By-law Amendment

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Prepared by & Respectfully Submitted by:

Concurred to:

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David Finbow  
Director, Planning & Building Services

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Cindy Welsh  
Senior Policy Planner



**B. Deputations/Presentations**

Deputy Mayor McKinlay read the Notice of Public Meeting noting the purpose of the public meeting is to provide the public with an update on the Terrasan (Silver Creek) proposal and to provide an opportunity for the public to provide further input on proposed amendments to the Town's Official Plan and the Township of Collingwood Zoning By-Law required to implement the proposal.

Duncan noted the proposed amendments will affect the lands generally described as the north side of Highway #26 between Long Point Road and Blue Mountain Drive.

Duncan noted the purpose and effect of the proposed Official Plan Amendment is to provide for a development that would consist of 39 single detached lots, 112 attached houses, 60 residential apartments above commercial spaces, 6,735 square metres of commercial (retail, restaurant and office space) and 2,088 square metres of institutional space on 13.65 hectares.

Duncan further noted that open space and wetland areas comprise approximately 47% of the lands being 12.19 hectares. The proposed Official Plan Amendment will also address such matters as Environmental Protection, Growth and Settlement requirements, architectural guidelines, phasing requirements, etc.

The proposed Zoning By-law will establish new zoning to reflect the proposed development in conformity with the proposed Official Plan Amendment.

Director of Planning and Building David Finbow then spoke noting the Statutory Public Meeting was held in October 2008 with a Public Open House being held on a Saturday morning in October 2008.

The Clerk then noted correspondence was received from residents Gail Arena, Blue Mountain Watershed Trust Foundation, Terry and Marilyn Pike, Leonard Diamond, Keith Beckley and Martha Richardson, Alexandria Pike, John Jeffs, Leon and Michele Calpin, Robert and Lori Maaskant, Brandi Clement on behalf of Blue Mountain Residents Association.

David then spoke noting an update will be provided by Staff and to hear from the public.

David then spoke regarding the Terrasan Craigleith Village Community noting the intent is to move this matter forward as quickly as possible and to provide Council with the public's opinion.

Deputy Mayor McKinlay then noted residents should provide their name to the Clerk if they wish their comment to be recognized in the minutes of the meeting.

David then identified the location of the property and noted the last eight months have been very active by Town Staff working on this application.

David reviewed the background of the application file and noted the Official Plan draft and the Zoning By-law Amendment will be made available on the Town's website tomorrow.

A resident then spoke noting he had trouble accessing documents on the website, David replying the Town is aware of issues with the website and noted this will be corrected shortly.

David then noted a Public Meeting was held on November 2, 2009 at the Planning and Building Committee Meeting and an update was provided to Council on February 22, 2010.

Mike Gore, of 121 Brophy's Lane then spoke questioning the content of the February 22 Report, David replying the Report included four recommendations, one being that Council provide direction to Staff, that being the need for an additional Public Meeting. David further noted this is the reason for tonight's Public Meeting.

David then reviewed the Town's Official Plan and land uses of the Town. David reviewed the proposed uses of the subject property, including commercial, residential, recreational facilities, Provincially Significant Wetlands ("PSW") and Wetland Hazard Lands.

David then noted the Proponent sent an application to the County of Grey in 2009 regarding the PSW, and it was determined that the PSW boundaries could be slightly reduced.

David then reviewed the development proposal referring to the acquisition of the shorefront by the Town and identified the shorefront to be obtained by the Town noting it is to be a passive area, not with active uses.

A resident then spoke questioning the shorefront to be dedicated to the Town, David replying Plan 529 land owners own to the water's edge, so currently this is beyond the wave uprush, further noting the Town is interested in the land above the 100 year floodline, noting the public can access the shorefront through a public trail.

David then reviewed the west sub area with 149 units proposed, public parks and shorefront dedication. David noted smaller parkettes tend to be more desirable to residents. David then noted a park management plan is being created by the Director of Recreation, Shawn Everitt.

David then reviewed the central subarea, primarily the PSW and related buffers with one unit proposed.

A resident then spoke referring to a Niagara Escarpment Commission Report and noted a 30 metre buffer was suggested from the wetlands, David replying natural heritage concerns are referred to the County and through Linda of SAAR Environmental Consultants, a report was prepared for peer review. NEC noted they had more interest in the woodlot, but upon further review it was determined that the woodlot was not significant, but the wetland is significant. David noted Linda is comfortable with a ten metre setback. David further noted that according to Linda of SAAR, there are other areas that may need more than a 10 metre setback.

David then reviewed the east sub area noting it is a mixed use area, further noting these concepts are not entrenched in stone.

A resident then questioned the density per acre on the property to be built on, David replying the density includes all areas, including the hazard lands.

David then identified the issues of significance, being natural heritage, official plan growth and settlement, transportation and parkland dedication. David noted Staff do not want Highway 26 to increase the number of lanes, preferring it to stay as a two-lane highway.

A resident then questioned the location of the hazard lands, David replying Grey Sauble Conservation Authority ("GSCA") through the Provincial Act identifies where hazard lands occur, being areas that are prone to flood and steep slopes, Duncan noting basically they are areas where one should not build.

A resident then referenced Highway #26 as being the only route around Collingwood and Thornbury, David replying the Town are asking the MTO for a long term plan, i.e. 50 years out, on how travelers can get around Collingwood and Thornbury, noting this route could be over the escarpment.

David then reviewed the natural heritage and natural hazards.

Duncan then referenced the PSW and noted it is quite normal for PSW borders to be redesignated as these borders are more accurate when people are looking at the actual land while walking the ground, further noting some borders are greater, some lesser after physical review.

A resident then questioned the amount of cash-in-lieu, David replying the cash-in-lieu is over and above the parkland conveyance, further noting the Town looks for 5% for parkland dedication.

David then reviewed the transportation aspect of the site, with Highway #26 access and the internal road network issues. David noted a study was completed in early 2008 with open houses in July 2008 and October 2009, further noting this study has not yet been considered by Council. David noted closures were identified that included Blue Mountain Drive, Brophy's Lane and intersection improvements at Long Point Road and Hope Street.

A resident then questioned who would be the steward of the land, David replying Council would have to make a decision on this issue.

A resident then questioned if the commercial aspect of this particular development may put pressure on the other corners of the area to move towards commercial development, David replying the Town's long use plan does not identify this as a commercial area on the other three corners.

A resident then questioned if there has been communication between the MTO, two counties and two municipalities affected by this development, David replying he has been in discussions with the Town of Collingwood's Planning Department and CAO on uses in the area.

A resident then questioned if the proposed development owns part of Plan 529, David replying yes.

George Czerny, resident, then questioned the two proposals of the MTO/Town/County Study on Highway #26, David replying all parts of Highway #26 has been reviewed to try to move traffic through Thornbury and Craigeith areas as quickly as possible, further noting the MTO has the ability to limit development. David then reviewed the details of the study including Fraser Crescent, Blue Mountain Drive.

David then noted the MTO has been in discussions with Town Staff regarding Highway #26. David then noted the MTO has demanded a 14 metre setback to protect the Highway corridor, so in the event MTO needs to expropriate, they will not have to pay extra for the land.

David then reviewed the internal road network, noting active pedestrian movement is key.

A resident then referenced the sensitive beach and access to the shorefront, David replying the area is environmentally sensitive, but the Town is encouraging people to enjoy the views and vistas from the boardwalk. The resident then referenced Tiny Township and its issues with the impact on the sensitive sand dunes and beaches.

David then reviewed the internal road network and identified the area at Blue Mountain Drive where the street was closed.

A resident then questioned if the developer can put a condominium development in the west area, David replying this is a concept plan, further noting some of the roads will be made part of a condominium plan area, noting the highlighted areas on the map are public roads.

A resident then referenced the hazard land at the intersection at Long Point Road, David replying the GSCA have reviewed the area noting a 30 metre setback was identified.

David then reviewed the public park concerns, a Resident questioning if there is a plan for a specific beach for Plan 529, David replying no, further noting this beach should not be used for active uses. A Resident then questioned if the weeds can be taken out, David replying no, this is a very sensitive area.

A resident then spoke noting the lands are part of Plan 529 and noted that since the density will be increasing by possibly 240 units, questioned if this will affect Plan 529 beach, David replying yes, these plans will remain within the Town's ownership, Resident replying that the Town is making a decision to allow an increase in density and not protecting the sensitivity of the area, David replying that the Town is aware of the sensitive area further noting the Town has to determine how the land will be protected.

Duncan then spoke noting nothing has been decided on this matter, David further noting Council are to make a decision in the best interests of the public.

A resident then referenced Plan 529 and the land owners' access to the water, and questioned whose name will be on the Deed, David replying that the access will be owned by users in common on Plan 529 further noting this needs to be determined in conjunction with this development. David further noting this land is not owned by the Town.

A Resident then spoke making reference to the Blanding's Turtle, sensitive areas, highway and density concerns and questioned how long it will be before a decision is made, David replying the period of time that has lapsed is not unusual in the development industry, issues such as environmental and transportation have to be addressed.

A Resident then questioned if Council should get a response from the developer regarding MTO's demands, David replying the developer is aware of MTO's concerns, further noting there is a sharing of information between all parties.

Resident Ron Rudling then spoke questioning if restrictions can be imposed on the style of homes permitted, David replying the Official Plan Amendment will provide guidelines as to the commercial buildings that Council will have to approve, further noting that the residential will have to be determined, further noting that looking at every residential plan would be a significant task. David further noted that architectural design can be imposed by the developer as was done in Lora Bay.

Ron further noted the style of the home is important as it is a very large development, David replying that the site plan control has to be approved by Council, further noting that other developments have enforced architectural design.

A Resident then referenced the beach area noting it used to be a very nice beach, but question why it was then determined to be a sensitive area, David replying the beach was always a sensitive area, but it was being used. Duncan then spoke noting we were not as aware of sensitive concerns years ago as we are now.

A Resident then spoke noting he does not understand sensitivity concerns and questioned if the vegetation on the beach can be sprayed to be removed, David replying that he cannot reply to this type of question, that he would have to rely on the environmental consultant on questions such as this.

Michael Seguin then spoke questioning road connectivity between the east and west subareas, David replying road connectivity between the east and west subareas was previously included but since the environmental assessment was conducted, it was noted that road connectivity between the east and west subareas would be catastrophic in terms of the environmental impact. David noted the Official Plan is not making provision for this road, but currently there will not be a need for road connectivity between the east and the west subareas.

Mr. Arena, resident of 126 Blue Mountain Drive, then spoke noting Council should take strong consideration of the MTO reviews and should consider just the 80 units and phase in the additional units later.

David then identified issues and concerns raised by the public and stakeholders including the protection of the environment, species at risk, drainage concerns, shorefront use and Plan 529 beach/walkways, Blue Mountain Drive drainage issues, Long Point Road realignment, servicing, road connectivity, proposed commercial development.

A Resident then spoke noting that the development should be stopped now as there are so many concerns, or suggested a smaller development should be considered. She further noted the beach cannot be used as it is sensitive. David replying noting attainable housing is a concern in the area, and intensification of the area will offset the costs, the Resident then suggested that attainable housing should be on lands elsewhere that are not sensitive, David replying the developer is willing to work with the Town on this concern.

Michael Seguin then referenced servicing costs and questioned if residents in the area have water and wastewater, David replying residents have water, not sewer. David further noted that areas that are not on municipal services will be provided with services, further noting this plan envisions servicing for this plan only, not neighbouring properties, sewers will likely be oversized to

accommodate the area. David noted it is a requirement of the Official Plan that new development be serviced.

A Resident then spoke noting this evening's public meeting was very informative and thanked David for his presentation, noting he did a great job in answering the questions posed. David then noted the draft Official Plan and Zoning By-Law are available on the website and encouraged all to review it.

A Resident then questioned the deadline to submit comments, David replying comments should be forwarded to the Town as soon as possible.

A Resident then spoke noting he attended meetings in the past and hoped all comments received to date would be considered, David replying yes all comments received to date would be considered, no need to resubmit comments.

A Resident then spoke noting high density was not the developer's idea, further noting it was the Town's idea and further noted he believes it to be unfair to address attainable housing in this instance, Duncan replying the Town also wanted to attain more shoreline.

Mr. Arena, Resident, then spoke noting the shoreline should be available to just those in the area, not opened to all, and further noted the developer should consider the MTO issues that affect all parts of the development.

Don Kerr of the Blue Mountain Watershed Trust Foundation ("BMWTF") then spoke reviewing the past and current efforts of the BMWTF to ensure the Terrasan development will not jeopardize the PSW areas. Don presented comments at the November 22, 2008 public meeting and retained an environmental consultant to prepare a peer review noting the deficiencies; NEC also supported the BMWTF concerns. Don noted the current proposal of the developer is deficient in a number of areas, including setbacks, hydrogeology and impacts of the Terrasan development, protection of sensitive dune and swale section, connecting corridor from the wetland to the coastal meadow marsh along the Nottawasaga Bay shoreline, roads to connect the east and west pods, sensitive species of animals and incomplete data.

Don noted the Blanding's Turtle was found 10 metres from the Terrasan property and reviewed the BMWTF experiences with the endangered turtle on consulate lands.

Don noted the BMWTF feels there are a number of issues still to be addressed.

Norm Wingrove spoke on behalf of the Coalition on the Niagara Escarpment and circulated a letter from the Coalition written by Robert Patrick.

Brandi Clement, Planner of Jones Consulting, then spoke on behalf of the Blue Mountain Drive Residents Association ("BMDRA"). Brandi noted the BMDRA have been involved in the public process since 2008 and noted concerns are: private right-of-way access to private beach area being owned by Plan 529, noting eliminating this access on the west would prevent this access. Brandi further reviewed a second issue is a proposed management plan for the parks, noting BMDRA preference would be that the boardwalk be a loop so as not to end at the west side, further noting signage is critical on the western beach area. Brandi then reviewed the third concern, being the east-west link proposal, further noting Blue Mountain drive closure is a concern and questioned what the timeframe for this closure would be.

Brandi noted her clients, BMDRA, are asking Council to consider the issues and are available to discuss with Staff.

Gail Arena, 126 Blue Mountain Drive, then spoke noting she supports the planners' recommendation which is a deeded property on Plan 529 bordering the Terrasan property. Gail further noted a farmer named Fraser had a vision to provide access to residents to view Georgian Bay and use the beach. Gail noted the beach attracts sunbathers, sea-doers, canoers, etc. Gail noted the Town provides picnic tables and a garbage can for the beach and there are fences on the east and west perimeters with a fence along the Terrasan property boarder. Gail noted the beach is at capacity now with residents of Plan 529 and a public pathway will drastically impact the beach.

Gail noted the residents of Plan 529 do not want another busy Northwinds Beach, busy with parties, further noting new owners at Terrasan will not want this type of beach area either. Gail then asked the owners of the Terrasan property to consider a fence along Plan 529 property.

Keith Beckley of 117 Blue Mountain Drive then spoke noting his property abuts the Terrasan property and the subject project. Keith thanked David for his presentation and noted he preferred less development in the area. Keith noted the deed issue needs to be resolved, noting access currently is acceptable. Keith noted more people on the beach would be a problem and less density is preferred, noting trying to protect the area will be a concern.

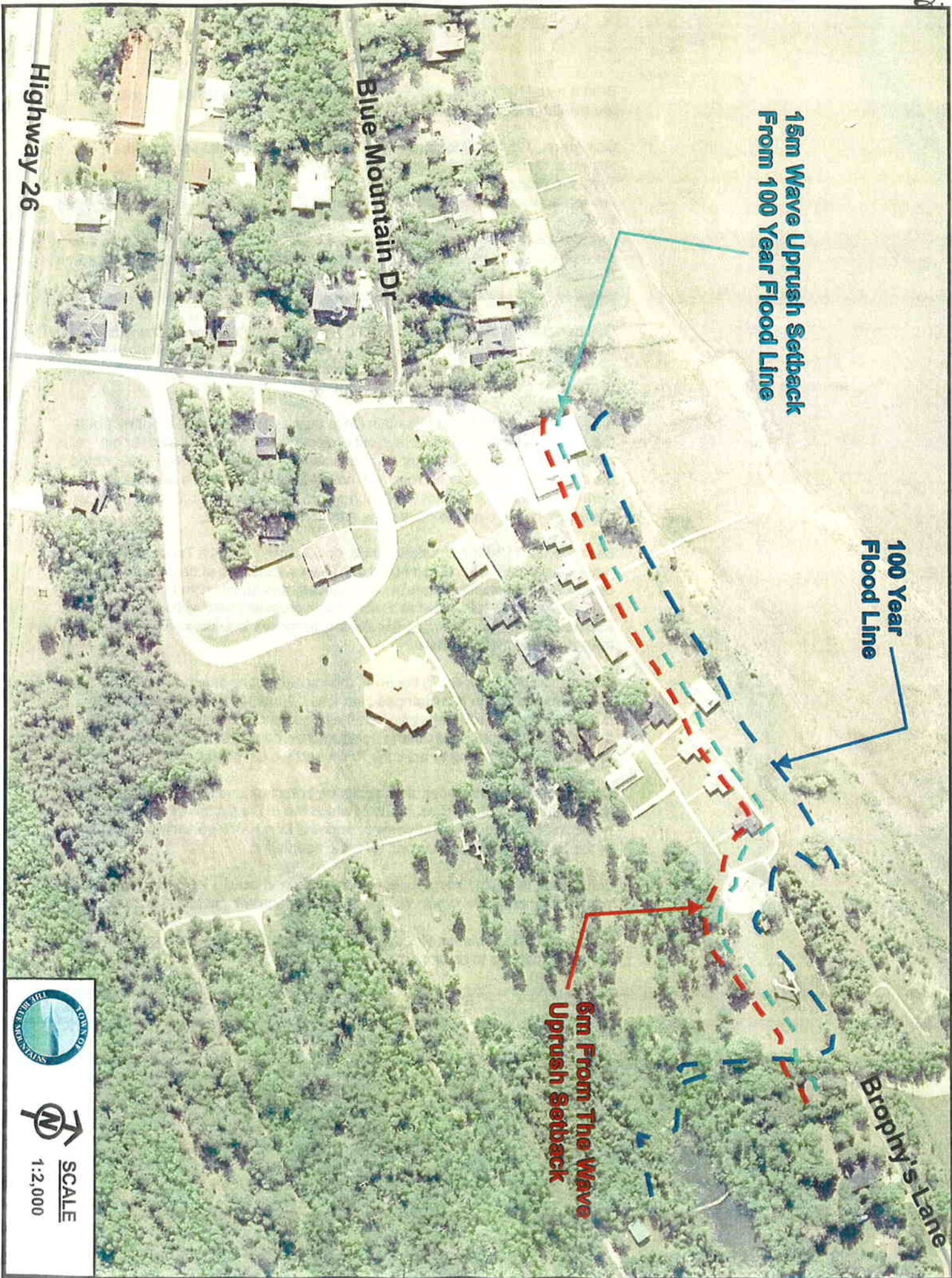
Leon Goren, 117 Blue Mountain Drive, spoke noting this is a Town issue and is not a developer issue. Leon noted the Town should look at density, noting the environmental sensitive shoreline is a concern and further noted the boardwalk will drive more people onto the beach. Leon proposes holding back on the access to the beach, reducing density and proposes to address the attainable housing concerns elsewhere.

Alexandria Pike, resident in the area, then spoke noting she grew up in the area, and notes the beach has changed over time. Alexandria noted the beach is more sustainable, with vegetation on the beach and believes the beachfront should be protected. Alexandria noted intense density should consider buffers, and noted she is willing to work the Town and the developer.

Michael Seguin, landowner, then spoke on behalf of Blue Mountain Ratepayers that consists of 250 families, many of which live in the Craighleith area. Michel noted the Blue Mountain Ratepayers endorse Don Kerr's presentation on behalf of the BMWTF and thanked Don for his presentation.

Julie Gore, resident, then spoke noting if she purchased a lot in the Terrasan development that she would want to use the beach without public access.

As no one further wished to speak, Deputy Mayor McKinlay declared the non-statutory meeting to be closed.



15m Wave Uprush Setback  
From 100 Year Flood Line

100 Year  
Flood Line

6m From The Wave  
Uprush Setback

Blue Mountain Dr

Highway 26

Brophy's Lane



SCALE  
1:2,000

**Amendment No. 20**

**To the Town of The Blue Mountains Official Plan**

**“Craigleith Village Community”**

The Town of The Blue Mountains Official Plan  
Amendment No. 20  
"Craigleith Village Community"

**PART A – THE PREAMBLE**

**1. Location:**

The lands subject to this Amendment are Part of Lots 21 and 22, Concession 1, Town of The Blue Mountains (formerly Township of Collingwood) and are located in the area bounded by Long Point Road to the east, Nottawasaga Bay to the north, Blue Mountain Drive to the west and Highway #26 to the south, as shown on Schedule "A-20-A" to this Amendment (known for the purposes of The Town of The Blue Mountains Official Plan as the "Craigleith Village Community").

**2. Purpose:**

The purpose of this Amendment is to provide a land use framework for the Craigleith Village Community and to guide development of the area as a mixed-use, sustainable, compact and integrated community that includes residential, institutional, local and highway commercial land uses with complementary and supporting community uses.

This Amendment will:

- a) establish a new Craigleith Village Community Section within the Official Plan that will include policies under three new land use designations being "Craigleith Village Commercial", "Craigleith Village Residential" and "Craigleith Village Open Space, Hazard, Wetlands and Wetlands Buffer".
- b) amend Schedule 'A' Land Use Plan – Map 4 of the Plan so as to re-designate the lands;
- c) amend Schedule "B" Maximum Unit Yields of the Official Plan;
- d) amend Appendix Map 'A' of the Official Plan to reflect the Hazard Lands, Provincially Significant Wetland boundaries and establish Special Policy Areas; and,
- e) add a new exception to Section 13 of the Official Plan, establishing special provisions for the lands.

**3. Objectives:**

The objectives of this Amendment are to:

- a) protect and conserve significant natural heritage resources including, but not limited to, a Provincially Significant Wetland Complex and a Coastal Meadow Marsh and related wetland complex;
- b) provide for a diversified mix of residential uses;
- c) promote the efficient use of municipal infrastructure by way of intensification;
- d) promote efficient development and land use patterns;
- e) provide road upgrades to Blue Mountain Drive, Brophy's Lane and Long Point Road;
- f) provide for highway improvements along the Highway 26 corridor at the intersections of Blue Mountain Drive/Hope Street and Long Point Road/Osler Bluff Road;