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June 26, 2019

Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
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**Attention: Nathan Westendorp, MCIP, RPP
Director of Planning and Development Services**

**Re: 2399494 Ontario Inc.
Planning Justification Addendum
Applications for Zoning By-Law Amendment and Draft Plan of Subdivision
Peaks Meadows Block 46, Registered Plan 16M-20
Town of The Blue Mountains, Ontario**

Dear Mr. Westendorp,

Further to our meeting on November 8, 2018 and our follow up discussion with Ms. Denise Whaley, we are pleased to provide you with the following addendum to our Planning Justification Report originally dated June 2016 in order to address the applicable policies of the new Town of Blue Mountains Official Plan, which was not in force and effect at the time our applications were submitted. As such, we provide the following analysis for your consideration:

The subject parcel continues to be designated as Residential Recreational Area and Hazard as found on Schedule A-3 Camperdown. Section A3.3 sets out policies related to growth and settlement and Section A3.3.2 sets out the following applicable strategic objectives:

1. *“Direct the majority of new residential and employment growth to areas where full municipal services exist.”*
3. *“Encourage infilling, intensification and redevelopment in appropriate locations and with appropriate built form and design.”*

The proposed development of the subject block with sixteen (16) single detached dwelling units, will be connected to the existing municipal services that are in place on Dorothy Drive. In addition, the proposed single detached dwelling units will be consistent in size and scale to that of the surrounding community.

Section A3.10 of the Official Plan sets out goals and policies related to housing with the goal being “to provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents.”

The development of the subject block for sixteen (16) single detached dwelling units will continue to provide a housing form that is in demand to the area.

Section A3.10.2 provides the strategic objectives related to housing and in particular to the proposed applications, Section A3.10.2.3 is also applicable, which states “Ensure that a full range of housing opportunities is available for residents in the Town”. The proposed development will provide a housing form that is compatible with the existing neighbourhood, while also being a form and tenure that is well received in the local marketplace.

Section B3.7 of the Official Plan sets out the policies and objectives of the Residential/Recreational Area. Section B3.7.3 sets out the permitted uses which include:

- “Single detached dwellings;
- Semi-detached dwellings;
- Townhouse and low-rise multiple units;
- Accessory apartments in single detached, semi-detached and townhouse dwellings subject to Section B2.7;
- Bed and breakfast establishments subject to Sections B2.5.1;
- Home occupations subject to Section B2.10;
- Private home daycare
- Recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and
- Golf course subject to Section B3.7.4.6 and all other policies of this Plan.”

As noted above, single detached dwellings are permitted within the Residential Recreational Area designation of which the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications to permit a total of sixteen (16) single detached dwelling units is consistent with and therefore conforms to the permitted uses.

Section B3.7.4.1 sets out density and open space requirements. The maximum density is set for 10 units per gross hectare with a minimum of 40% open space component. Based on sixteen single detached dwelling units and 2.303 hectare of land, the proposed density is 7 units per gross hectare, which is below the maximum permitted.

The proposed development of sixteen (16) single detached dwelling units will provide a private amenity space for each unit, some of which are significant in size given the lot depths being provided. We have reviewed the minimum landscaped open space and the smallest lot, which is lot 16, based on a 4,000 square foot building envelope it only covers 15% of the lot area thus providing approximately 80-85% landscaped open space. Given that each of the subsequent lots are larger, there is no issue with meeting the minimum 40% of private landscaped open space. We acknowledge the policy states to review this on the entirety of the landholding. Given that Lot 16 is the smallest, it made sense to demonstrate that it can be achieved with no issue on this lot in relation to the other lots and therefore conforms to the requirements of Section B3.7.4.1.

Section B3.7.4.3 is not applicable since the proposed sixteen (16) single detached dwelling units are not subject to site plan control. As well, Section B3.7.4.4 provides policies for open space and in particular

large blocks which are dedicated parkland spaces. This would normally be dedicated to the municipality for said purposes through the previous subdivision process, as such we believe that any parkland obligations for this development would have been satisfied on a plan wide basis. Since the proposed block had zoning approval for up to 65 townhouses, it is our opinion that parkland obligations for this block have already been satisfied.

Section D1 of the Official Plan sets out the policies related to water and sanitary sewer servicing, with the following objectives:

- “ensure that public health and safety is protected;
- Ensure that all development has a safe and adequate water supply, sewage services and stormwater management practices;
- Encourage the progressive extension and economic utilization of municipal sewer and water services; and,
- Identify the preferred means of servicing in the Town.”

The development of the subject parcel with sixteen (16) single detached dwelling units will be serviced by the existing municipal water and sanitary sewer services that were installed by the original developer. It is our understanding there are no capacity issues to accommodate the proposed dwelling units, since the original development approval contemplated up to 65 townhouse dwelling units. Lastly, the development of the subject block for sixteen (16) single detached dwelling units, although representing a reduction in the permitted number of units, will provide a housing form and density that is consistent with the surrounding neighbourhood, which will ensure the existing infrastructure is being utilized effectively while being respectful of the community character.

Section D1.2 also states “Prior to the creation of any new lot, approval of any new development or redevelopment or zoning by-law amendment in any settlement area, Council shall be satisfied that appropriate municipal services are available to the land that there is sufficient capacity to accommodate the use...”

As noted above, we are not aware of any capacity issues given the proposed development represents a reduction in the number of units currently permitted on the subject block.

Section D7.1 provides a policy which requires the Town to prepare a monitoring program to review current housing trends, market prices, available land etc. which will be reported to Council on an annual basis and which will form part of the information related to the five-year Official Plan review. We are not aware of the status of the monitoring program in order to properly comment on it.

Section D7.2 requires the municipality to maintain a ten-year supply of land through residential intensification, redevelopment and lands designated and available for residential development along with a three-year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions. The proposed development of the subject block for sixteen (16) single detached dwelling units will contribute to the supply of residential units within the Town of Blue Mountains.

Section D7.3 seeks that new development assist in achieving a range of housing forms in settlement areas. Furthermore, it also noted applications which seek to down designate from medium and high density will be discouraged. Given the subject lands are designated Residential Recreational Area, it would be, by the

definition as noted in the Official Plan as a settlement area. The single detached dwelling units are a permitted use and thus provide a permitted housing form which is sought after in the community. The subject parcel is not designated as medium or high density so there is no proposal to down designate the subject lands.

Our Professional Planning opinion that was provided in our original submission, which was based on twelve (12) single detached dwelling units, advised the use of land represented good land use planning. The revised submission which is now based on sixteen (16) single detached dwelling units which forms the basis of the above policy analysis, does not alter our previous opinion. Therefore, in our opinion, the proposed development of the subject block for sixteen (16) single detached dwelling units conforms to the new Town of Blue Mountains Official Plan and, in our opinion, represents good land use planning.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in black ink, appearing to read 'K MacKinnon', written over a light blue horizontal line.

Keith MacKinnon, BA, MCIP, RPP
Partner

cc: Barry Stern – 2399494 Ontario Inc.
cc: Denise Whaley – Town of Blue Mountains