



LOFT PLANNING

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March 15, 2022

Mr. Travis Sandberg
Planner
Town of the Blue Mountains
32 Mill Street
Thornbury, Ontario
N0H 2P0

Dear Travis,

Re: Proposed Consents
372 Grey Road 21, Town of the Blue Mountains
Client: RHEMM PROPERTIES LTD.
Our File: RHE.46420 (RHEMM)

We have been retained by RHEMM PROPERTIES LTD., to act as planners for four consent applications and an implementing zoning by-law amendment to facilitate four new lot severances on lands known as 372 Grey Road 21 in the Town of the Blue Mountains. A formal pre-consultation process has taken place. The west end lands are contemplated for development; however, these lands will be developed through a future draft plan of subdivision and site plan application.

In addition to this planning report, an Environmental Impact Study was prepared by Birks Environmental and a Servicing Memo was prepared by Tatham Engineering. Envision Tatham prepared the consent sketch.

1.0 Proposed Applications

The following is the consent proposal for four residential lots:

Consent Proposal

Consent	Lot Area	Lot Frontage	Zoning Met
Consent 1	828 sqm	18 m	Yes
Consent 2	828 sqm	18 m	Yes
Consent 3	828 sqm	18 m	Yes
Consent 4	828 sqm	18 m	Yes
Retained	20.3ha	77.4 m	Yes
Total Lot Area	20.5 ha	149.30 m	Yes



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The plan includes a road widening and trail block conveyance as follows,

- Road Widening - 5 m by 149.30 m for a total area of 746.50 sqm.
- Trail Block Conveyance - 6 m by 149.30 m for a total area of 895.80 sqm.

Zoning By-law Amendment Proposal

The purpose of the Zoning By-law Amendment is to implement four consent applications by rezoning a portion of the lands from Wetland (W), Hazard (H) and Development (D) to Residential (R1-1). And to lift the Holding Provision (H1) – Lands Adjacent to Wetland Symbol as it relates to the severed lands.

2.0 Location & Site Description

The subject lands are described legally as

PT LT 149 PL 529 COLLINGWOOD PT 1 & 2 16R801; S/T R226078; THE BLUEMOUNTAINS
PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS.

The site is located on the west side of Grey Road 21 south of Highway 26 and north of the intersection of Monterra Road and Grey Road 21. The lands have a total lot area of 20.7 hectares. There is a total lot frontage of 149.4 metres onto Grey Road 21. The west end lands will have access to the west through the proposed Eden Oak development. It is our understanding that the Town is currently processing development approvals for this site. The site is long and narrow and is bisected by the Georgian Trail. There is also an existing servicing easement that crosses the lands in the west end.

3.0 Existing and Surrounding Uses

The subject lands are a rectangular-shaped property that measures 20.34 hectares. The east has a lot area of 13.5 hectares. The property contains both maintained and naturalized conditions, including the presence of an existing residential dwelling (demolished December 2021) and associated maintained area, woodland, and wetland habitats. Portions of the wetland habitat on the property are part of the Silver Creek Provincially Significant Wetland (PSW) Complex. Drainage features are present along the northern and eastern property limits, which converge at Highway 26 where it flows through a culvert under the road to adjacent lands to the north.

The property is situated within a settlement/recreational area in the Town of the Blue Mountains, approximately 0.5 kilometres south of Georgian Bay shoreline. The property fronts Grey County Road 21 to the east. Components of Silver Creek PSW Complex are present on the property and adjacent lands; natural woodlands and wetlands are to the south and west. Further south and west are developed lands with residential developments, recreational facilities such as ski clubs, resorts, and tourism destinations (ie Scandinave Spa), Highway 26, to the north, is built up with residential properties. Georgian Trail runs along the western property line.

Road Widening and Trail Conveyance



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As part of the preconsultation and early discussions with the Town we understand that there is a 5 m road widening that will be required by the County of Grey. Further, we understand the Town will require the conveyance of a 6 m wide trail block along the front lot line. The proposed consent sketch identifies the road allowance and the trail conveyance.

4.0 Policy Analysis

A review of planning documents must be undertaken to determine the compliance of the Consent application to the Planning Act as well as the relevant provincial and municipal planning documents. A review of the proposed Consents based on the applicable planning documents made the following conclusions:

1. **The Applications have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990) and are in the Public Interest** Section 2 of the Planning Act requires authorities to have regard for matters of provincial interest. The proposed applications would permit consents on the east portion of the lands, while the remainder of the lands to the west will be developed by way of draft plan of subdivision.
2. **The proposed applications are consistent with the Provincial Policy Statement 2020.** The Provincial Policy Statement permits severances for residential purposes within Settlement Areas.
3. **The proposed applications conform to the County of Grey and Town of the Blue Mountains Official Plans.** The applications conform to the consent policies in the relevant County and Local planning documents.
4. **The proposed applications meet the intent of the Town of the Blue Mountains Zoning By-law.** The proposed consents would meet the intent of the Bylaw and each lot would maintain the proposed zone provisions.

4.1 Planning Act

The Planning Act guides land use decisions in Ontario and must be considered in the review of the proposed applications. Sections 2 (Provincial Interest), Section 3 (Provincial Plan) and Section 53 (Consents) of the Planning Act apply to the applications.

Section 2 requires that regard be given to matters of "Provincial Interest" two of which are the protection of natural heritage systems and the supply of municipal services. Technical reports have been provided to support the proposal with regard to natural heritage and municipal services.

Section 3 (5) (a) of the Planning Act requires that decisions affecting planning matters be consistent with policy statements and conform to provincial plans and Section 53 permits land division by consent provided a plan of subdivision is not necessary. The Provincial Policy Statement (PPS) 2020 applies and is addressed in the following section. The proposal is for four lots that have frontage on a municipal road. They are not in close proximity and do not share access or service connections with the west end lands. Given these points, consent applications are the appropriate planning instrument.

Conclusion: The proposed applications fulfil the requirements of the Planning Act RSO.

4.2 Provincial Policy Statement (PPS) 2020



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The Provincial Policy Statement (PPS) 2020 recognizes that Ontario's long-term prosperity, environmental health and social well-being rely on wisely managing change and promoting efficient land use and development patterns. Relevant policies that guide growth and development within settlement areas are included in Section 1.1 and policies that guide growth and development within natural hazard areas are included in Section 3.1.

4.2.1 Settlement Areas

Section 1.1 provides policies that guide growth and development in Settlement Areas in a manner which supports the efficient use of land and resources, the appropriate and efficient use of infrastructure and services, and minimizing the impacts on climate change and air quality. The PPS provides that settlement areas should be the focus of growth and development. The proposed consents will permit the creation of four new lots within a recreational (settlement) area. The subject lands are proposed to be serviced by full municipal services and will have frontage on the County Road.

4.2.2 Natural Heritage

Section 3.1 provides policies that guide the growth and development within Natural hazard areas. Generally, the PPS directs development away from these areas, unless it can be shown that impact of development will be minimized through mitigation and adaptation techniques.

An Environmental Impact Study (EIS) was completed by Birks Natural Heritage Consultants. The EIS concludes,

"This EIS was prepared for the proposed severance of the property and development of four residential lots with fronting on Grey County Road 21. It is our understanding that the EIS is required due to the presence of wetlands, woodlands and watercourses within, and/or adjacent to the proposed severance area. The intent of the EIS was to identify the presence KNHFs and KHF and functions within the Study Area that have the potential to be impacted by the proposed development.

The mitigation measures recommended in this report have been developed to avoid and mitigate any potential negative ecological impacts associated with the proposed development. Overall, potential ecological impacts are minimal and mitigable provided the listed mitigation measures are applied accordingly. At this time, it is the position of Birks NHC that this EIS supports the application for the proposed severance and future residential development.

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position of Birks NHC that this EIS supports the application for the proposed severance and future residential development."

The EIS concluded that if the mitigation measures are applied accordingly, environmental impacts can be avoided. The proposed ZBA that would implement the consents, while a development agreement to implement the recommendations of the EIS will be required.

4.2.3 Municipal Services

Tatham Engineering have been retained to review the servicing of the site both for the consents on the east side and a west end more comprehensive development. Tatham have consulted with the County and Town with regard to municipal water and sewer. It has been identified that there are services available to the site and provided direction to Tatham on the requirements for engineering for these four lots.

Conclusion: Consistency with the Provincial Policy Statement 2020 has been demonstrated.

4.3 County of Grey Official Plan

The subject lands are designated Recreational Resort Area and Wetlands on Schedule A within the Official Plan. New development within Recreational Resort Area is permitted on full municipal services in accordance with any County and Town Official Plan policies. New development is not permitted within Wetlands.

Appendix B to the County Plan maps Significant Woodlands, Other Wetlands, and waterbodies on the subject lands. Development is generally not permitted in these natural features or their adjacent lands without the completion of an Environmental Impact Study demonstrating no negative impacts to the natural feature or their ecological function.

The EIS completed does address the natural heritage features and constraints identified within the County Plan and the EIS has been circulated to the Grey Sauble Conservation Authority. As part of the consent approvals, entrance permits will need to be obtained from the County and MTO has been contacted.

Conclusion: Conformity to the County of Grey Official Plan has been established.

4.4 Official Plan of the Town of the Blue Mountains

The subject lands are designated as Residential Recreation Area, Wetland and Hazard. The Residential Recreation designation permits a variety of residential and accessory uses as outlined in section B3.7.3. The RRA designation is planned for full municipal water and sewer services and development is to proceed on full municipal services.

Development policies are outlined in section B3.7.4, which include density, open space requirements. Maximum density in the RRA designation is 10 units per gross hectare. It appears there is approximately 1.1 hectares in the east block. The density permitted on the east end would therefore be 10 lots where 4 lots are proposed. The remainder of the east block would remain as Wetland and Hazard lands. The west portion (west of Trail) is proposed for future comprehensive development.



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In terms of open space and trail linkages, the vast majority of the land will remain untouched and within the Wetland and Hazard zones. The Georgian Trail does traverse the site. There is not an opportunity for these four lots to connect formally to Georgian Trail due to environmental impacts. As noted above, we understand the Town will require the conveyance of a trail block along the front lot line as part of the consents. This has been identified on the consent sketch.

In terms of parkland, it would be anticipated that parkland dedication would be paid as cash-in-lieu.

An Environmental Impact Study was completed by Birks Environmental and outlines the Natural Heritage considerations as required. The EIS has been circulated to the GSCA.

Conclusion: Conformity to the Town of the Blue Mountains Official Plan has been established.

4.5 Town of the Blue Mountains Zoning By-law 2018-65

The Subject Lands are zoned Development (D), Hazard (H), and Wetland (WL) zones. The proposed Zoning By-law Amendment would propose to rezone the lands to the Residential (R1-1-Site Specific Exception), Hazard (H) and Wetland (WL) to implement the consent and the mitigation measures of the Environmental Impact Study as required.

The lands also contain the Holding Provision (H1) – Lands Adjacent to Wetland Symbol. This will be lifted where appropriate to allow development of the four proposed residential lots.

We do note, and as per pre-consultation, the subject lands where zoned Development (D) are still subject to the Zoning By-Law 83-40. A zoning application would move these lands fully into the new Zoning By-law 2018-65

Site-Specific Holding Provision H1 Lands Adjacent to Wetland Zone per part 10.2.1:

The holding (h1) may be lifted if a Development Permit or exemption has been obtained from the Grey Sauble Conservation Authority and provided the proposed development will not have a negative impact on the wetland and its associated ecological functions. An EIS has been completed and submitted to the GSCA in support of lifting the holding symbol in part to allow for the development of the four lots.

All four of the proposed lots meet the minimum standard zoning provisions of the R1-1 Zone:

Residential (R1-1)	Requirements	Proposed
Minimum Lot Area	550 sqm	828 sqm
Minimum Lot Frontage	18 m	18 m

5.0 Conclusions

This Planning Letter has been prepared in support of the four applications for consent to facilitate the



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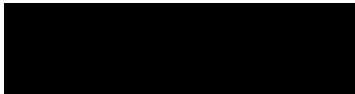
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creation of four new residential lots. The Application is in keeping with the Planning Act RSO 1990, consistent with the Provincial Policy Statement, 2020, and conforms to the County of Grey Official Plan and the Town of the Blue Mountains Official Plan and Comprehensive Zoning By-law. Furthermore, it is our opinion that the application represents good land use planning.

Respectfully Submitted,

LOFT PLANNING INC.

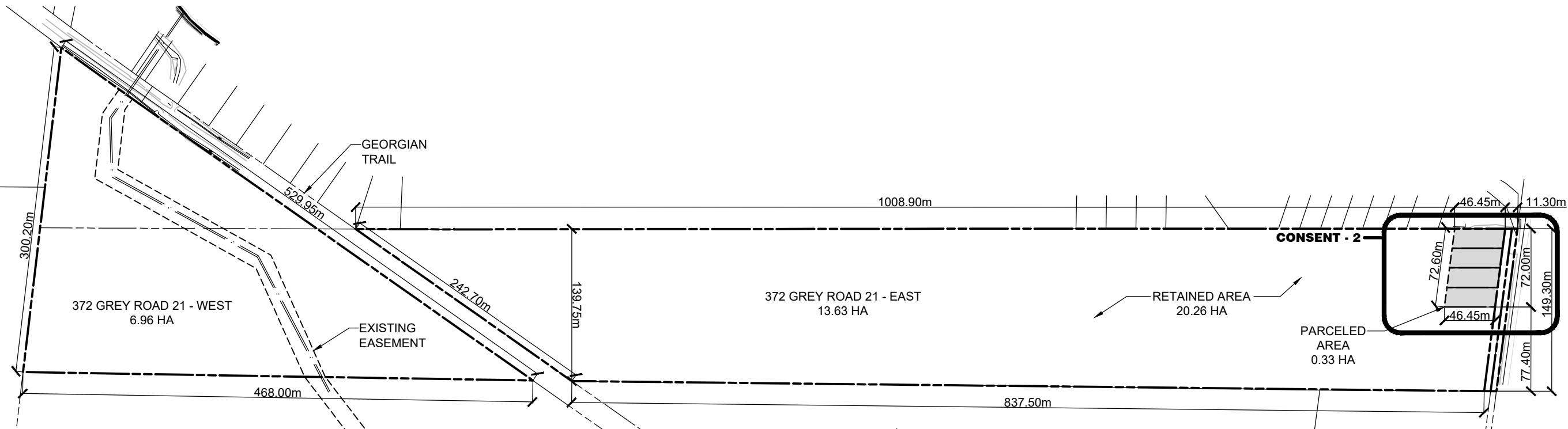


Kristine A. Loft, MCIP RPP
Principal

Attached:
Consent Sketch A and B (Envision Tatham)

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PARCELED LAND (0.33 HA)



NOTE:
1. ALL DIMENSIONS IN METRES
UNLESS OTHERWISE NOTED



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Tel. 705.445.0422 inquiry@envision-tatham.com

				SCALE: 1:4000
				DRAWN: GEC
1.	ISSUED FOR TOWN CONSENT	MAR. 11/22	AB	REVIEWED: AB
NO.	REVISIONS	DATE	INITIAL	DATE: MAR. 11, 2022

PROJECT:
372 GREY ROAD 21

JOB NO.
ET121015-1

DWG.
CONSENT - 1

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- BUILDING ENVELOPE
- PROPOSED DRIVEWAY

RESIDENTIAL ZONE STANDARDS

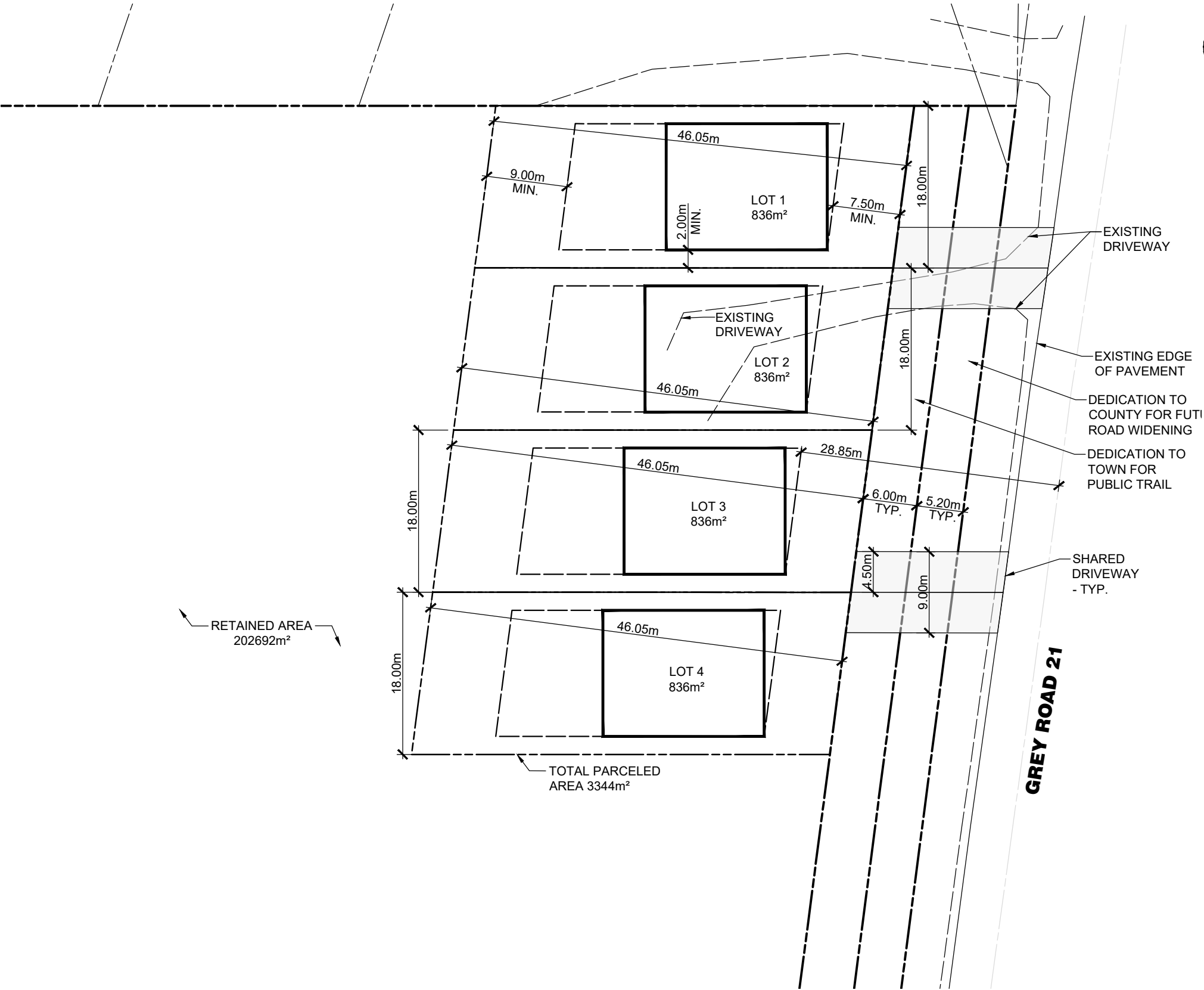
(TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65)

SINGLE DETACHED

ZONING STANDARD	R1-1
MINIMUM LOT AREA (m2)	550
MAXIMUM LOT COVERAGE	30%
MINIMUM LOT FRONTAGE (m)	18
MINIMUM FRONT YARD (m)	7.5
MINIMUM EXTERIOR SIDE YARD (m)	5
MINIMUM INTERIOR SIDE YARD (m)	2
MINIMUM REAR YARD (m)	9
MAXIMUM HEIGHT (m)	9.5
MAXIMUM HEIGHT (STOREYS)	2.5

ADDITIONAL PARAMETERS:

WHERE A BUILDING OR STRUCTURE IS TO BE BUILT ADJACENT TO A COUNTY ARTERIAL OR COUNTY COLLECTOR ROAD, MINIMUM SETBACKS ARE DETERMINED THROUGH A COUNTY BY-LAW BUT ARE GENERALLY 75 FEET (22.86 METRES) FROM THE CENTRELINE OF THE ROAD. WITHIN SETTLEMENT AREAS AND ON COUNTY LOCAL ROADS, THE SETBACKS AS IDENTIFIED IN THE LOCAL MUNICIPAL ZONING BY-LAWS WILL BE USED (Pg. 145, GREY COUNTY OFFICIAL PLAN).



NOTE:
1. ALL DIMENSIONS IN METRES
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				SCALE: 1:500
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NO.	REVISIONS	DATE	INITIAL	DATE: MAR. 11, 2022

PROJECT:
372 GREY ROAD 21

JOB NO.
ET121015-1

DWG.
CONSENT - 2