



Staff Report

Planning & Development Services – Planning Division

Report To: Committee of the Whole Meeting
Meeting Date: June 7, 2022
Report Number: PDS.22.072
Title: Recommendation Report – Blue Vista Application for Draft Plan of Subdivision and Zoning By-Law Amendment
Prepared by: Natalya Garrod, Planner

A. Recommendations

THAT Council receive Staff Report PDS.22.072, entitled “Recommendation Report – Blue Vista Application for Draft Plan of Subdivision and Zoning By-Law Amendment”;

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision 42T-2019-01 subject to the Draft Plan Conditions attached to Planning Staff Report PDS.22.072

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Development ‘D’ Zone and Hazard ‘H’ Zone to Residential One Exception 136 holding (R1-2-136-h41) Zone, Open Space ‘OS’ Zone, and Hazard ‘H’ Zone. This Residential One Exception ‘R1-2-136-h41’ zone would permit a maximum of 154 units comprised of single detached and semi-detached dwellings, and to establish a minimum lot area, lot frontage and exterior side yard for semi-detached dwelling units. The proposed Public Park is to be zoned ‘OS’, Open Space. The existing Hazard ‘H’ zone remains the same. The Holding ‘-h41’ symbol is not to be removed from the whole or part of the lands until the Execution of a Subdivision Agreement, Registration of a Plan of Subdivision, and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development. A maximum of four (4) model home(s) may be constructed.

B. Overview

The purpose of this report is to provide a recommendation to Council on applications for Draft Plan of Subdivision and Zoning By-law Amendment for the proposed Blue Vista Subdivision.

C. Background

Town File Number: P2737

Application Received Date: April 16, 2019

Application Deemed Complete:	May 13, 2019
Public Meeting Date:	January 27, 2020
Application last Revised:	February 7, 2022
Official Plan Designation:	Residential Recreational Area (Blue Mountain Village Area) and Hazard
Zoning By-law Category:	Development 'D' and Hazard 'H'
Short Term Accommodation:	Prohibited
Servicing:	Municipal Water and Sewer
Location:	Part Lot 17, Concession 1 (Grey Road 21)

The Town of Blue Mountains (Town file P2737) and the County of Grey (County file number 42T-2019-01) received a Plan of Subdivision application and Zoning By-law Amendment to consider a request for the proposed Blue Vista Plan of Subdivision on the subject lands. The applications propose a maximum of 154 units, comprising of 82 single detached units and 72 semi-detached units throughout the east and western portions of the lands. The subject lands are 20.2 hectares in area. Approximately 5.6 hectares of land are Open Space/Hazard lands. The Draft Plan has a density of 10.6 units per gross hectares. Access to the lots would be from a series of proposed new municipal roads connecting to Grey Road 21 to the east and through the Second Nature development to Grey Road 19 to the west.

The Town received an application for Zoning By-law Amendment to rezone the subject lands from the Development 'D' Zone and Hazard 'H' Zone to Residential One Exception 136 Holding (R1-2-136-h41) Zone, Open Space 'OS' Zone and Hazard 'H' Zone. The exception zone would enable the provision of semi-detached dwellings in addition to single-detached dwellings. The exception zone would permit a maximum of 154 dwelling units, and a minimum lot area of 225 square metres, a minimum lot frontage of 10 metres, and a minimum exterior side yard of 2.4 metres for semi-detached units.

The Holding '-h41' provision will apply to lands of this future Plan of Subdivision and is not to be removed from the whole or part of the lands until the Execution of a Subdivision Agreement, Registration of a Plan of Subdivision and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development. Permission has been requested to permit up to a maximum of four (4) model home(s) to be constructed on the lands prior to the removal of the Holding symbol subject to a Model Home Agreement with the Town.

In support of the applications, the Town and County has received several studies, drawings and reports, all of which are available for viewing on the Town and County Websites or by visiting the Town or County offices.

The Public Meeting as required under the *Planning Act* was held on January 27, 2020. In response, the Town and County received several written and verbal comments from area residents and outside agencies. All comments received to date have been summarized in Attachment #3. Full versions of all written comments are included in Attachment #4

The Subject Lands are approximately 20.2 hectares in size with 301 metres of frontage on Grey Road 21. The lands are currently vacant and consist of hay fields on the East Lands, a watercourse and associated valley lands traverse north to south through the subject lands. The West Lands consist of formerly farmed lands that are now dominated by an early successional woodland. A location map and aerial photograph of the subject lands is provided below in Figures 1 and 2.

Surrounding land uses include a mix of recreational and residential uses. Immediately to the North is Monterra Golf Course a major recreational amenity for the Town established in 1989, East is Grey Road 21 and the municipal boundaries between the Town of The Blue Mountains and Town of Collingwood, South is the Scandinave Spa another major recreational amenity for the Town established in the 2000's, West is the Second Nature development currently under construction. The greater area includes several other residential developments and recreational uses.



Figure 1: Key Map



Figure 2: Aerial Photo

In March 2021 these applications were modified by the applicant to consider the project under two (2) phases. Council voted to defer consideration of the Staff Report PDS.21.076, and requested additional information regarding:

1. The limit of the environmentally sensitive lands on the western portion of the project;
2. The construction access road along the south side of the east block;
3. The impact of increasing the lot coverage from 35% to 38%;
4. Concerns with the access crossing the environmentally sensitive lands.

As a result of this decision, the applicant modified their application and submitted a new Draft Plan of Subdivision, a Supplemental Planning Letter, and supporting documents on February 7, 2022 to address the concerns outlined by Council. The revised Draft Plan abandons the Phase 1 and Phase 2 approach and now considers the entire project under a single phase and single approval. The applicants engaged with the Nottawasaga Valley Conservation Authority (NVCA) and Town/County environmental Peer Reviewer to determine the limits of the westerly environmental lands and development lands and to consider modifications to the proposed road crossing through the Hazard lands to better preserve an existing wetland environmental feature, and to compensate for unavoidable removal of portions of that feature.

It is also noted that a portion of the subject lands to the north and west are regulated by the Grey Sauble Conservation Authority (GSCA). They have indicated no objections to the proposed Draft Plan within their jurisdictional area.

The Draft Plan has been updated to protect the environmental features by setting environmental protection limits and residential development limits of the proposed development for both the eastern and western portion of the property. Blocks 120 and 132 would be dedicated to the Town for environmental protection. In summary the revised Draft

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D. Analysis

The *Provincial Policy Statement* 2020 provides direction on appropriate development, effective land use and long-term economic prosperity while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources promoting resilient and vibrant communities. Building strong and healthy communities (PPS Section 1.0) includes a need to provide efficient development and land use patterns that promote cost effective development patterns and standards to minimize land consumption and servicing costs. Residential uses should include an appropriate range and mix of housing types and densities. All development must support active transportation and consider transit supportive uses (PPS Section 1.1.1 and 1.1.3). Settlement areas shall be the focus for growth. Opportunities for intensification must be identified and must consider local conditions. New development shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. (PPS Section 1.1.3.3 to 1.1.3.6 and 1.4). Municipal water and municipal sewer systems are the preferred form of servicing for settlement areas (PPS Section 1.6.6.2). Transportation systems must ensure the safe and efficient movement of people and goods including the use of existing infrastructure, active transportation and transit (PPS Section 1.6.7).

The proposed Blue Vista Draft Plan of Subdivision and Zoning By-law Amendment is consistent with Section 1 of the PPS. The Draft Plan consists of two housing types (single detached and

semi-detached), efficiently using the lands available for development, provides active transportation (walkways, sidewalks and connectivity to adjacent trail networks and residential areas). The proposed density is consistent with surrounding residential developments as the application proposes 10.6 units per hectare. Town water, sewer and stormwater management systems are proposed. The proposed Zoning By-law Amendment also provide the opportunity for future property owners by right to establish accessory apartments.

Section 2 of the PPS speaks to Ontario's long-term prosperity, environmental health and social well-being being dependent on conserving and protecting natural and cultural resources (PPS Section 2.0). Natural features and areas shall be protected for the long term. Development and site alteration shall be limited or not permitted within restricted natural areas (PPS Section 2.1). Cultural resources such as archaeological areas and heritage properties should be conserved (PPS Section 2.6).

The subject property contains existing woodlands, wetland, a watercourse, a valley feature, species of rare and special concern, and significant wildlife habitat. Concerns were raised over the impacts of the proposed Draft Plan on the existing natural heritage features. The applicant submitted an Environmental Impact Study which was reviewed by the NVCA and Town/County Peer Reviewer. Environmental concerns related to the subject property have been addressed through clearances provided by the Town/County third party Environmental Peer Reviewer, and both the GSCA and the NVCA. The NVCA provided positive comments which confirm that the road alignment provided in the revised submission is supportable as it provides adequate preservation of the natural heritage features identified on the subject property.

With respect to cultural resources and archeological areas, the applicants submitted a Stage 1 and 2 Archaeological Assessment conducted by Earthworks Archaeological Services Inc. One historic, Euro-Canadian archaeological site, Holden (BdHb-9) was identified during the course of the pedestrian survey however the site dates to after 1870 and it was concluded that no further archaeological assessment is required. The site area is considered to be free from archaeological material of further cultural heritage value or interest. The Archaeological Assessment has been received by the Ministry of Heritage, Sport, Tourism and Culture Industries Standard Draft Plan Conditions are also included that should archaeological resources be found during the course of site alteration/construction that work shall cease, and that archaeological fieldwork shall be completed.

Section 3 of the PPS contains policies which speak to naturally hazardous lands and requires that development be generally directed to areas outside of these hazardous areas. The Environmental Impact Study submitted has concluded that there are no natural environmental hazards on the development component of the subject lands and that the previously established environmental protection area boundaries not only remain valid and appropriate but should be expanded. In this regard, proposed development of the subject lands is consistent with Section 3 of the PPS.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS 2020.

Niagara Escarpment Plan

The *Niagara Escarpment Plan* provides land use policies to guide development while ensuring the preservation and enhancement of the Niagara Escarpment as an internationally recognized World Biosphere Reserve. Key objectives of the Plan are to maintain and enhance the natural environment and the open landscape character of the escarpment and adjacent lands. New development is permitted subject to the land use designation requirements to ensure compatibility with the purpose of the Plan (*Niagara Escarpment Plan*, Page 1 to 3).

The subject lands are designated “Escarpment Recreation Area” which recognizes those areas of existing and potential recreational/residential development associated with the Escarpment. Permitted uses include those uses that are listed under the Town of The Blue Mountains Official Plan. New development must not generate substantial negative impact on environmental features and must be designed and located in a manner to preserve the natural, visual and cultural characteristics of the area (*Niagara Escarpment Plan*, Section 1.8 and 2.2).

The proposed subdivision design allows for pedestrian/bike trails and enables for public transit linkages. The proposed development design ensures the protection of the existing significant woodland and directs development to the least environmentally sensitive areas, safe development away from steep slopes and ravines, protecting the existing wetlands and natural heritage features. The applicants have submitted supporting documents including the Environmental Impact Study, Stormwater Management report, and Functional Servicing Report.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment do not conflict with the Niagara Escarpment Plan. Comments from the Niagara Escarpment Commission have been received and are summarized (below) or within Attachment #4.

County of Grey Official Plan

The County of Grey Official Plan designates the property Recreational Resort Area. This land use type applies to settlement areas which have developed as a result of site-specific amendment to the County of Grey Official Plan consisting of a defined development area, specific recreational amenities, residential development and serviced with full municipal services. The proposed Zoning By-law Amendment and Draft Plan of subdivision will permit a residential development proposed to connect to Town water and wastewater services. The County of Grey Official Plan encourages new development to enhance the recreational amenities of the area by providing new facilities for a variety of forms of recreation. The proposed development will provide public park open space, environmental protection, stormwater management area, and walkways which provides a total of approximately 8.1 hectares of open space. The trail network that is proposed provides connectivity to substantial open space system on the subject lands and to existing trail systems to the north (Second Nature/Monterra), south (Windfall), east (future along Grey Rd 21) and, west (Second Nature). The applicant has provided a dedicated block of land for a trail along Grey Road 19 to connect to other sections of trail along Grey Road 19/21.

County of Grey constraint mapping indicates that a portion of the lands are covered by ‘significant woodlands’. Mapping provided by the County is general only and that actual limits

to the significant woodlands features are to be refined through an Environmental Impact Study (EIS). To ascertain the extent of such features and impact of proposed nearby development, an EIS was completed. Since the submission of the EIS several addendum memos were provided to determine the limits of the significant woodland feature and to establish boundaries between environmental protection lands and development lands. The resulting Zoning By-law Amendment and Draft Plan proposals reflect boundaries and constraints of Significant Woodlands identified through the EIS.

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the policies of the Grey County Official Plan. Comments from the County of Grey have been received and are summarized (below) or (in attachment #4)

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan establishes the vision for growth and development in the Town and contains policies supporting the Goals and Objectives to achieve that vision. The policy framework builds upon Provincial Policy and County policy as described above. General development policies help guide new development through subdivision design, community design, transportation, parkland, servicing, and environmental issues. The subject lands are designated Residential Recreation Area (RRA) with a small area designated Hazard (H) within the 'Blue Mountain Village Area' of the Town of The Blue Mountains Official Plan. The RRA designation permits a wide range of housing types and a density up to fifteen (15) units per hectare (TBM O.P., Section B3.7.4.1). Through subdivision design, it is intended that new residential development provides open space with at least 40% of the development being the open space component. New development within the RRA must maintain the resort, open landscape character of the area with development being clustered in form.

The proposed development is a mix of single detached dwelling units (82) and semi-detached dwelling units (72) for a total of 154 dwelling units. In calculating density, the number of dwelling units is divided by gross hectare of land. The Town does not include Hazard Lands, Wetlands and Escarpment within the calculation of gross hectare. Therefore, while the subject property is 20.2 hectares, the lands contain 5.6 hectares of Hazard and Wetland, therefore the resulting density per gross hectare is 10.6 units per hectare (154 units/14.6 ha). The Draft Plan includes 8.74 hectares of Open Space which is equivalent to 40% of Open Space that is made up of public park, environmental protection area, stormwater management, walkways, and trail.

B2 General Development Policies

General Development policies are provided under Section D of the Official Plan. The policies require that Council be satisfied that items related to timing, infrastructure, density, compatibility, servicing, environmental protection and conformity to Section 51(24) of the *Planning Act* can be met. Planning Staff are satisfied that the subdivision will be able to meet the General Development policies. Full municipal services are available, the density is under the maximum permitted density, the character of the development is in-keeping with the surrounding area and that the proper environmental protections can be implemented

throughout the development of the property. The subdivision criteria requirements under Section 51(24) of the *Planning Act* are also satisfied. Based on the foregoing, Planning Staff are of the opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendment conform to the General Development policies of the Town of The Blue Mountains Official Plan.

Concerns were raised regarding the proximity of the existing Monterra golf course to the proposed residential lots which would back onto the golf course. To ensure protection of the proposed lots, a Golf Spray Analysis was undertaken by David Moote in July-August of 2019. Using a combination of golf course standard architectural assessment and site visits it was concluded that the future dwellings adjacent to the golf course were protected “beyond normally acceptable standards”. The lots abutting the golf course provide an additional 10 metres of lot depth over the standard interior lots. To further recognize the impacts associated with the adjacent golf course, a golf course proximity warning clause will be included as part of the Purchase Agreement for prospective buyers.

B5 Environment and Open Space

The subject lands contain significant natural heritage features including valleylands, significant woodlands, significant wetlands, significant wildlife habitat, seeps and springs, endangered and threatened species, and special concern and rare species. The significant natural heritage features were identified and assessed within the submitted Environmental Impact Study completed by C.F. Crozier & Associates Inc. in July of 2020 and through a series of addendums in consultation with the NVCA and Town/County Peer Reviewer.

An EIS and addendum memos have been prepared to review the environmental features of the Subdivision lands. Two (2) on-site reviews were completed with Staff of the NVCA, Grey County and Town and assisted by subsequent mapping, survey and virtual meetings an agreeable description, assessment and demarcation of the westerly environmental lands limit was arrived at. The following areas have been addressed:

1. The revised road alignment provides adequate preservation of the identified Environmental Lands Constraints.
2. A compensation plan will include: cash in lieu for the unavoidable removal of some wetland feature, an on-site expansion of wetland features will result in a net gain of wetland habitat, and the applicants will provide extensive tree plantings.
3. The NVCA engineering staff support the revise road alignment.

Clearances have been provided by the Town/County third party Environmental Peer Reviewer, and both the Grey Sauble Conservation Authority and the Nottawasaga Valley Conservation Authority for both the eastern and western portions of the subject property.

There were concerns raised about the effects of development on the valleylands identified on the subject property. In order to ensure adequate protection of the valleylands the lot grading is proposed to match existing grades at lot boundaries adjacent to valleylands and Open Space blocks. Two stormwater management facilities are proposed to provide protection to the valleylands from water discharge and development will be setback from adjacent valleylands.

The proposed development incorporates Low Impact Development to increase post-development infiltration marginally above pre-development levels.

The revised road alignment provides adequate preservation of the wetland features (approximately 80%) by maintaining the hydrologic connection to the larger wetland features and watercourse. As a result of the necessary connection to Crosswinds Boulevard the plans there is unavoidable wetland removal, a loss of approximately 0.23 hectares of wetland habitat. The applicants have agreed to compensation plans for cash in lieu payments as well as on-site expansion of the impacted wetland feature which will result in net gain of wetland habitat on the subject site and financial payment to the NVCA for off-site wetland compensation. A Peer Reviewer has been retained to ensure adequate compensation for impacts to significant woodlands and significant wildlife habitat. NVCA staff confirmed acceptance of a variable wetland buffer to the road and proposed residential lots abutting the wetland buffer. The overall development setback strategy incorporates fencing to deter encroachment into the wetland feature and matched grades along the edge of the lots abutting the wetland buffer. With the addition of fencing, dense conifer tree plantings at the rear lot lines, and matching grades to deter encroachment NVCA staff found the reduction in the required 30 metre wetland setbacks as proposed in the revised plans to be satisfactory. A Draft Plan condition has been included to implement the variable wetland buffer strategy including setbacks, tree planting, grading and fencing requirements.

The significant wildlife habitat which was identified on the subject property was a bird breeding habitat. The area where the species were detected is located within the retained woodlands and therefore will remain intact.

Silver Creek and tributary associated with the subject and adjacent lands function as an indirect fish habitat. The Environmental Impact Study (EIS) confirmed that there are no direct, indirect or cumulative impacts to the habitat of fish associated with the Silver Creek.

The EIS identified 23 seeps located within the valleylands were identified on the subject property. The proposed development will retain 22 of the seeps and the EIS confirmed that through mitigation measures the seeps will not be negatively impacted by the development.

The EIS identified a habitat of endangered and threatened species including butternut and bats. No development is proposed within 50 metres of a butternut and therefore the proposed development is not anticipated to impact or encroach into the habitat. Additionally, the EIS concluded that the proposed development does not represent impact to potential habitat of bats based on the degree of retention of woodland cover.

The EIS concluded that the proposed development can be achieved with no direct, indirect or cumulative impacts to significant natural heritage features and functions consistent with the PPS and applicable County of Grey and Town of The Blue Mountains natural heritage/environmental policy. Town Planning Staff are satisfied that the proposed development is consistent with Part B5 of the Official Plan.

D1 Water and Wastewater Servicing

The proposed subdivision is to be serviced by full municipal water and municipal sewer services, which are available to the property along Grey Road 21 and at the boundary with the Second Nature development. Plant capacity is currently available for both water and sewer servicing. Should this project receive Draft Plan Approval, Plant Capacity 'Reservation' will be provided. Plant Capacity 'Allocation' will be confirmed as the development proceeds through detail design and if available, Allocation will be assigned at time of execution of the Subdivision Agreement and just prior to final registration. Servicing reservation and allocation have been included as Draft Plan Conditions.

The applicant retained C.C.Tatham & Associates Ltd. who completed a Functional Servicing Report in 2019. The Functional Servicing Report acknowledges that the trunk sanitary sewer along County Road 21 was designed in 2012 to accommodate a total of 4,622 residential units. A total of 180 units were allocated to the subject lands with the connection at County Road 21. A portion of this trunk sanitary sewer was constructed in 2012 and extends along the frontage of the subject lands. Associated infrastructure matters include a potential need to upgrade parts of the system over the next "several" years, depending upon the results of a municipal monitoring program. The report observes that considering actual peak demands, capacity will be reached after the proposed development is completed. Nonetheless, a recommendation is that Town initiate a flow monitoring program and engineering studies in order not to hinder development.

D2 Transportation

Transportation policies of Section D2 to the Official Plan seek to efficiently move people and goods within the Town through roads, transit and active transportation. The Blue Vista subdivision proposes to include a through road (Street 'A') that connects Grey Road 21 to the Second Nature Development. This road connection is required to efficiently integrate with the area local road system and to provide a second access point for internal streets. Second Nature and Blue Vista will benefit from local road connection points to Grey Road 19 to the west and Grey Road 21 to the east. Transit improvements have not been provided by this subdivision; however future transit routes could benefit from the improved area road network that this subdivision offers. Active transportation in the form of multi-use trails and sidewalks will encourage alternative forms of travel particularly for short to medium distance trips.

Concerns were raised regarding the construction access by-pass road along the south side of the east block. To address these concerns, the following details have been provided in relation to the construction access by-pass road:

- a) Development construction activity will be directed off County Road 21 to the east, with servicing and road construction proceeding in an east to west fashion (see Figure 4 below).
- b) A temporary construction access road will utilize existing access off Grey Road 21 and routed along the south side of the proposed Stormwater management pond, then along the south part of Street 'A' to avoid using the Street 'A' roadway and avoid conflict with easterly residents as the westerly sector is built out.

- c) Signage will be provided clearly restricting the construction road for construction traffic only.
- d) A temporary wood screening fence will be erected along the rear of Lots 11, 12 and 13.
- e) The above will be constructed as part of the stage one construction program and will be included in the Subdivision Agreement along with securities. It is important to note that the Owners do not want to “phase” this subdivision.

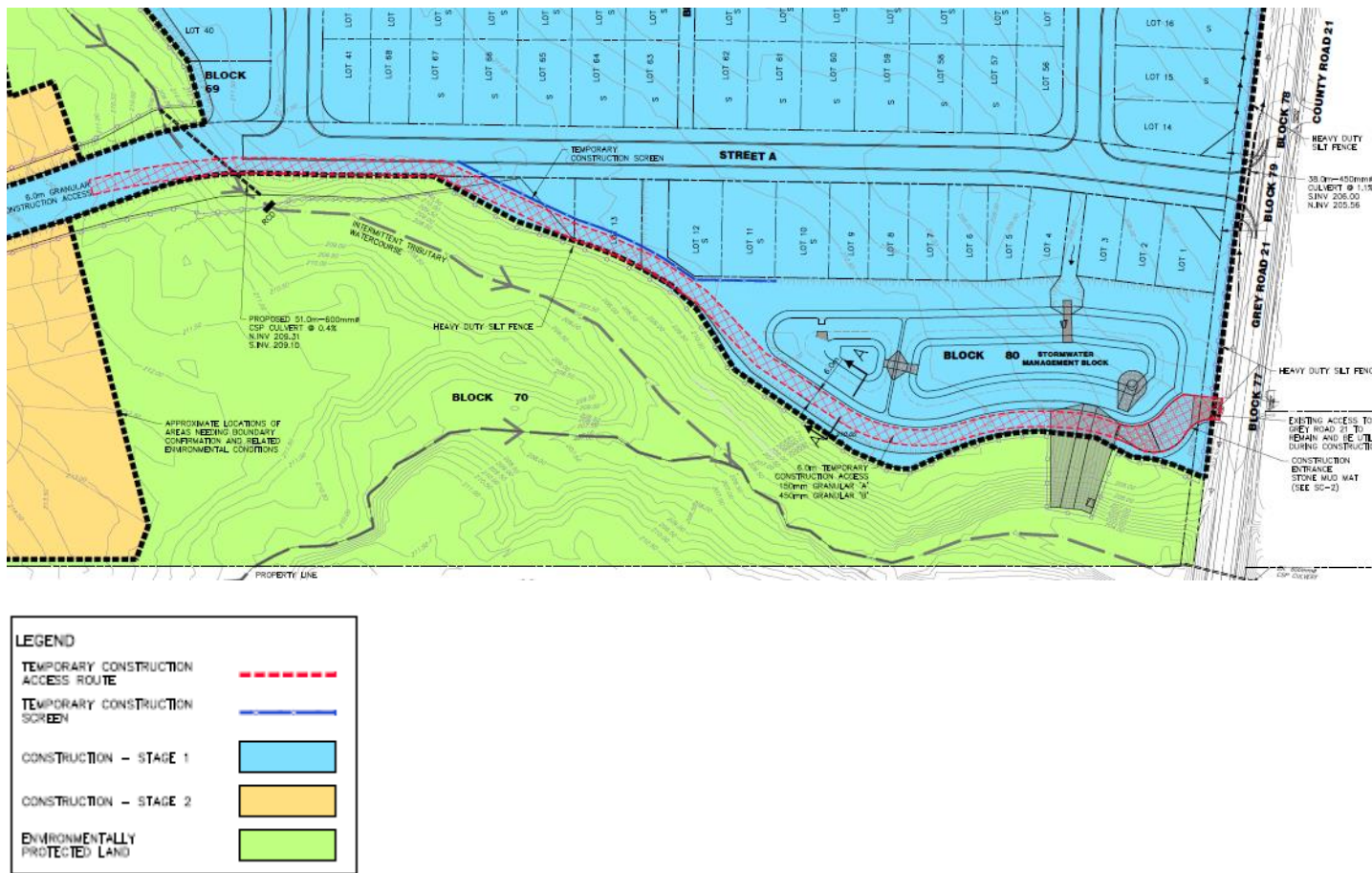


Figure 4: Construction Road Drawing

Snow Storage/Management

Concerns were raised over the management and removal of heavy snow on individual private lots fronting on municipal streets. In order to address these concerns, the Draft Plan includes design attributes to help management snow removal. The original requested minimum width of semi-detached lots has increased from 7.5 metres to 10 metres for semi-detached lots which provides an additional frontage for potential snow storage space.

D6 Public Parkland and Open Space

The Draft Plan provides 1.02 hectares of public parkland located within Block 119 of the south-west quadrant of the subject lands which satisfies the requirement of 5% parkland dedication.

The parkland is proposed to have frontage on the proposed road which runs east to west through the subject lands and is abutting existing Town open space to the west and south.

The Draft Plan includes approximately 8.7 hectares of Open Space which satisfies the requirement for 40% of open space of the subject lands. There are several components that make up the 8.0 hectares of open space which includes the public park, pedestrian walkways, environmental protection areas, and stormwater management areas.

The Blue Mountains Zoning By-law 2018-65

The subject lands are zoned Development 'D' and Hazard 'H' under The Blue Mountains Zoning By-law 2018-65. The Development 'D' Zone remains an area of non-decision in the Zoning Bylaw and therefore the Zone Regulations of the Former Township of Collingwood Zoning By-law 83-40 apply. Under Zoning By-law 83-40 the lands are zoned Development 'D' and Hazard 'H'. The Development 'D' zone under Zoning By-law 83-40 is essentially a holding type zone that only permits existing uses, agricultural and forestry/conservation uses only. A single detached dwelling is not a permitted use. Prior to development of any kind occurring on the lands an Application for Zoning By-law Amendment is required along with supporting information and a By-law Amendment being granted by Council.

A Zoning By-law Amendment has been submitted to rezone the subject lands to rezone the subject lands from the Development 'D' Zone and Hazard 'H' Zone to Residential One Exception 136 holding 'R1-2-136-h41' Zone, Open Space 'OS' Zone, and Hazard 'H' Zone. The exception zone would enable the provision of semi-detached dwellings in addition to single-detached dwellings. The exception zone would permit a minimum lot area of 225 square metres, a minimum lot frontage of 10 metres, and a minimum exterior side yard of 2.4 metres.

The Holding '-h41' provision applies to lands intended for a future Plan of Subdivision. The '-h41' is not to be lifted from the whole or part of the lands until the Execution of a Subdivision Agreement with the Town, Registration of a Plan of Subdivision and Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development.

The Open Space 'OS' Zone applies to those lands that comprise of the Open Space lands, Stormwater Management facilities and walkways. Permitted uses in the 'OS' Zone is generally limited to conservation uses, limited recreational uses (trails), excluding buildings and structures unless for conservation or similar uses.

The Hazard 'H' Zone applies to those lands that by their nature pose risk to buildings or user safety and generally include the watercourse, floodplain, and steep slopes associated with the valley lands. The Hazard lands are also counted towards the minimum open space requirement.

A Draft Zoning By-law Amendment incorporating the above comments has been prepared and is attached to this Staff Report (see Attachment #2).

Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendment is appropriate for the lands along with the Plan of Subdivision.

Public Meeting

The Statutory Public Meeting was held at Town Hall Council Chambers on January 27, 2020. Colin Travis of Travis and Associates on behalf of Blue Vista provided an overview of the proposed project, history of the lands, and planning review. Council and Residents provided written and verbal comments which have been summarized in Attachment #3 to this report and provided in full detail in Attachment #4 to this report.

Agency comments include standard requests to insert Draft Plan Conditions related to environmental impacts, transportation impacts (including dedications of road widenings and daylight triangles). Public comments include concerns related to impacts of the proposed development on the adjacent golf course and game play, impacts of the development on the adjacent Scandinave Spa property and being able to maintain a quiet spa environment during construction phases and occupation of dwellings. Other concerns relate to increased traffic, density, loss of trees and open space, affordable units, and short-term accommodation uses.

All comments have been responded to under Attachment #3. Many concerns and comments have been incorporated into the Draft Plan Conditions or modified the Subdivision design.

Conclusion

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision and Zoning By-law Amendment is consistent with the Provincial Policy Statement, does not conflict with the Niagara Escarpment plan, conforms to the intent and direction of the County of Grey Official Plan and Town of The Blue Mountains Official Plan and represents good planning. Therefore, Planning Staff supports these applications subject to the Conditions of Draft Approval and Zoning By-law Amendment contained in this report as Attachments 1 and 2.

E. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental Impacts have been evaluated through an Environmental Impact Study and addendum memos and reports. The Draft Plan lands have been cleared by the Grey Sauble Conservation Authority, Nottawasaga Valley Conservation Authority and Town/County third party Environmental Peer Reviewer subject to their recommendations.

G. Financial Impacts

Decisions of Councils on Planning Applications may be subject to an appeal to the Ontario Land Tribunal or OLT, (formerly known as Local Planning Appeals Tribunal LPAT and Ontario Municipal Board OMB). Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

H. In Consultation With

Trevor Houghton, Manager of Community Planning

Shawn Postma, Senior Planner

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **January 27, 2020**. Those who provided comments at the Public Meeting including anyone who has asked to receive Notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Natalya Garrod, planning@thebluemountains.ca

J. Attached

1. Draft Plan Conditions
2. Zoning By-law Amendment
3. Public Comments Matrix
4. Public Comments Received

Respectfully submitted,

Natalya Garrod
Planner

Trevor Houghton, RPP, MCIP
Manager of Community Planning

For more information, please contact:
Natalya Garrod, Planner
planning@thebluemountains.ca
519-599-3131 extension 288

Report Approval Details

Document Title:	PDS.22.072 Recommendation Report - Blue Vista - Draft Plan of Subdivision and Zoning By-Law Amendment.docx
Attachments:	<ul style="list-style-type: none">- PDS.22.072 Attachment 1.pdf- PDS.22.072 Attachment 3.pdf- PDS.22.072 Attachment 4.pdf- PDS.22.072 Attachment 2.pdf
Final Approval Date:	May 25, 2022

This report and all of its attachments were approved and signed as outlined below:

Trevor Houghton - May 25, 2022 - 1:54 PM

**Original Draft Plan Conditions as per Planning Report PDS.21.076 August 11, 2021
Proposed Changes shown in Track Changes.**

Draft Plan Conditions Blue Vista Subdivision

Draft Plan of Subdivision File No. 42T-2019-01

General Requirements

1. That this approval applies to the draft plan of subdivision located on on the property legally described as South Part Lot 17, Concession 1, Town of The Blue Mountains, County of Grey, prepared by Lloyd & Purcell Ontario Land Surveyors last revised February 26, 2021 and signed by the Surveyor and Owner on April 7, 2022, showing the following:
 - 82 Single Detached Lots (82 Dwelling Units)
 - 36 Semi Detached Lots (72 Dwelling Units)
 - 4 Public Streets (Streets A, B, C, and D)
 - 14 Blocks:
 - Block 119 (Parkland Dedication)
 - Blocks 120 and 132 (Environmental Protection)
 - Blocks 121, 124, 125, 128, and 130 (Trails and Walkway)
 - Blocks 122 and 131 (Stormwater Management)
 - Block 123 Walkway/Service Connection
 - Block 126 and 127 (Grey County Road 21 Sight Triangles)
 - Block 129 (Grey County Road 21 Road Widening)
2. The Owner shall enter into and execute a Subdivision Agreement, in accordance with these Draft Plan Conditions, prior to final approval and registration of the Plan, to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Town of The Blue Mountains ("the Town") and the County of Grey ("the County"), as well as any statutory requirements of other government authorities, including the payment of all applicable Town and County development charges in accordance with the applicable Development Charges By-law.
3. That the Owner shall enter into development and other necessary agreements or obtain necessary approvals, satisfactory to the Town or any other appropriate authority before any development or site alteration within the plan including filling, grading, removing trees and/or topsoil, installing any works, or constructing any buildings or structures. These Agreements may deal with matters including but not limited to the following:
 - i. Engineering works which include municipal water, sanitary sewer services;

- ii. Professional services including preparation of reports, plans, inspections, certifications and approval;
- iii. Drainage, stormwater management;
- iv. Storm sewers and infiltration galleries;
- v. Road and intersection construction;
- vi. Securities, cash contributions, development charges;
- vii. Emergency services;
- viii. Land dedications and easements, reserves;
- ix. Hydro, Street Lighting, Natural Gas and Telecommunication Utilities;
- x. Architectural Control;
- xi. Grading and sodding;
- xii. Fencing & Landscaping;
- xiii. Trails/walkways;
- xiv. Fire Break Plan, if required;
- xv. Construction Implementation and/or Mitigation Measures;
- xvi. Warning clauses, signed entry features and safety hoarding;
- xvii. Public notification, signage and minimum notice periods.

The details of which may indicated in correspondence from appropriate commenting agencies and/or departments.

4. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre-Servicing Agreement and/or Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.
5. The Owner shall agree in the Subdivision Agreement that all of the works required by the Town, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Town's Engineering Standards, and Provincial & Federal Guidelines & Standards, that are in effect at the date of execution of the Subdivision Agreement to the satisfaction of the Town. Where compliance with Town Engineering Standards necessitates offsite works, (i.e. water distribution, sanitary sewer, or stormwater management system upgrades) the owner shall enter into agreements with the Town and/or the County to implement or enter into costs sharing agreements for the requisite offsite works, to the satisfaction of the Town.
6. That prior to final approval by the County, appropriate zoning is in effect for this proposed subdivision that conforms to the County of Grey Official Plan and the Town of The Blue Mountains Official Plan.

7. That the public streets shall be named in accordance to the Town's Street Naming Policy, to the satisfaction of the Town of The Blue Mountains.

Servicing, Grading and Road Requirements

8. That prior to final approval by the County, a Site Servicing Plan is prepared to show how the development is fully serviced with sanitary sewer and water to the satisfaction of the Town of The Blue Mountains.
9. That prior to final approval and registration of the Plan, the Town shall provide confirmation to the County that there is sufficient water and sanitary capacity available and allocated to service the entire plan of subdivision, based on actual usage, as determined by the Town's monitoring of water flows and sanitary sewer flows.
10. That the Subdivision Agreement shall detail and confirm the water and sanitary servicing capacity allocated to this plan of subdivision.
11. That the Owner shall agree in the Subdivision Agreement to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
12. That a stormwater management plan be prepared to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
13. That a Wetland Creation and Buffer Enhancement Plan be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority demonstrating a net gain of wetland creation/expansion for the removal of unavoidable wetland features (Municipal Road). Wetland Buffer Enhancement to include fencing and tree planting as appropriate.
14. That prior to execution of a Pre-Servicing Agreement or Subdivision Agreement, a detailed engineering and drainage report will be provided which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town. The Plan shall demonstrate how the drainage system will tie into the drainage of surrounding properties and how external drainage and site drainage is appropriately conveyed.
15. That prior to final approval by the Town, Operation and Maintenance Manuals for any non-standard infrastructure shall be provided to the satisfaction of the Town.

16. That the Subdivision Agreement shall contain specific clauses related to the required Ontario Building Code / Engineering Standards, as applicable, of the Town and County of Grey including but not limited to the following:
- i. The appropriate horizontal and vertical alignments of all roads, including their intersection geometrics, and underground services;
 - ii. That suitable construction traffic routes are identified to the satisfaction of the Town and County of Grey; and,
 - iii. The street lighting system on roadways be designed and constructed to the satisfaction of the Town. The Subdivision Agreement shall also require that all external lighting, including street lighting, be dark-sky compliant.
17. That the Subdivision Agreement between the Owner and the Town provide for the dedication of a 5.181 metre Grey Road 21 road widening (Block 129) and 15.24 metre intersection day light triangles (Block 126 and 127) to be conveyed to the County of Grey without monetary consideration and free of all encumbrances.
18. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Stormwater Management System including Block 122 and Block 131 without monetary consideration and free of all encumbrances.
19. That an entrance permit be granted by the County of Grey for any new entrances or intersections, such as Street 'A' and Temporary Construction Access, that are connecting onto Grey Road 21. Any work within the County's road allowance will require an encroachment permit. The design of the intersection of Street 'A' and Grey Road 21, including the trail crossing, will need to be to the satisfaction of the Town and the County of Grey.
20. That a suitable temporary construction access road is provided to direct development construction activity away from Street 'A' as appropriate. This temporary access is to be constructed to the satisfaction of the Town and the County of Grey. The Subdivision Agreement will provide for the timing of the closure and decommissioning of this temporary road access.

Utilities and Canada Post

21. That the Owner shall grant all necessary easements and/or blocks and/or enter into agreement for drainage, utility and servicing purposes, including CRTC-

licensed telephone and broadcasting distribution, as may be required, to the appropriate agency or public authority.

22. The Owner shall provide to Enbridge Gas (operating as Union Gas) the necessary easements and/or agreements required by Union for the provision of gas services in a form satisfactory to Enbridge Gas.
23. The Owner, in consultation with the applicable utilities and Communications Service Providers, shall prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of the installation.
24. That the Subdivision Agreement include a clause requiring that the Owner agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Owner.
25. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Development Engineering Department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailbox and that the location be included on the appropriate servicing plans.
26. That should a Community Mailbox be required, that the Subdivision Agreement contain further clauses requiring that the Developer install an appropriately sized sidewalk section (concrete pad) per Canada Post specifications, to place the mailbox on, plus any required walkway access and/or curb depressions for wheelchair access and the provision of a temporary Community Mailbox location until curbs, sidewalks and final grading have been completed.

Vegetation, Fencing and Streetscape Requirements

27. That prior to final approval, the Owner prepares a Vegetation Assessment and Vegetation Management Plan by a qualified consultant to the satisfaction of the Town of The Blue Mountains. The Vegetation Management Plan shall include amongst other matters:
 - i. Special provisions to ensure that the existing vegetation on the periphery of the site be maintained and protected, where feasible, during the development process;
 - ii. Special provisions to ensure that existing vegetation on the adjacent lands be protected during development and construction; and,
 - iii. That said plan be incorporated into the Subdivision Agreement with the Town.

28. That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority.
29. The Subdivision Agreement shall ensure that the Owner shall save and/or remove any trees and vegetation on the subject lands as required by the Vegetation Assessment / Vegetation Management Plan to the satisfaction of the Town of The Blue Mountains.
30. That prior to final approval, the Owner prepares an edge management plan to address areas requiring establishment of a new woodland edge and to identify and specify approaches for restoration/enhancement of open lands adjacent to retained woodlands.
31. That prior to final approval, the Owner shall prepare a Landscape Plan providing additional tree plantings adjacent to the Golf Course in accordance with the recommendations of the Golf Spray Analysis.
32. That prior to final approval, the Owner shall complete a Trail Assessment on the potential impacts related to the trail alignment with recommendations for trail design to avoid, minimize and/or mitigate impacts to woodlands, wetlands, watercourses and related features and functions.
33. That the Owner shall dedicate a 4.5 metre trail block adjacent to Grey Road 21 To the Town and construct a 3.0 metre wide stonedust trail in accordance with Town Standards.
34. That the Owner shall remove all identified trees from the Public Parkland Block 119, rough grade such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed all rough graded areas.

Park and Open Space Requirements

35. The Owner shall provide Block 119 (1.018 hectares / 5.0%) being the minimum parkland dedication of 5% to the Town of The Blue Mountains, in accordance with the Planning Act.
36. That the Subdivision Agreement between the Owner and the Town provide for the dedication of the Environmental Protection Blocks (Block 120 and 132) without monetary consideration, free of all encumbrances, and in a form acceptable to the Town

37. That the Subdivision Agreement include provisions for a public walkway connection between Grey Road 21 and the Community Park being Plan 16M-42 Block 42 or Plan 16M-69 Block 148.

Miscellaneous

38. That the Owner agree that the Subdivision Agreement shall contain Notice and Warning clauses on all Purchase and Sale Agreements to acknowledge the existing Monterra Golf Course lands to the north
39. That prior to execution of any Subdivision Agreement, the Owner shall submit a Development Communications Plan for review and approval by the Town. The Development Communications Plan shall inform the Town and area residents of Significant Site activities and include:
- i. Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction.
 - ii. Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery.
 - iii. Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly).
 - iv. A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - a. Significant site activities including such as site alteration works as tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping, and/or
 - b. Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).
40. That prior to final approval and registration, the Owner shall obtain a letter from the Ministry of Heritage, Sport, Tourism and Culture Industries, that the Archaeological Assessment has been entered into the Ontario Public Register of Archaeological Reports.
41. That the Owner shall agree in the Subdivision Agreement, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office in a place visible to the public, which indicates the approved location of all sidewalks, walkways, trails, community mailboxes, parks, schools, open space areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for

Construction drawings in the sales office which show easements, hydrants, utilities, lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

Administration

Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:

- i. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and shall be maintained in general conformance with the approved comprehensive grading plan. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
- ii. That the Owner shall agree to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town of The Blue Mountains and that the Engineer provides certification that the final constructed works conform to the approved design.
- iii. That the Owner shall agree to engage a qualified engineer to review and certify that the completed pre-grading works comply with the pre-grading shown on the approved grading and drainage plan.
- iv. The Owner, and/or any future Lot Owner, shall agree to engage a qualified consultant to prepare a Final Lot Grading Certificate prior to Final Inspection, indicating that the grading of the lot has been completed in conformity with the Approved for Construction Master Grading/Drainage Plan, and to submit to the Chief Building Official for approval.
- v. The Owner shall agree that any temporary stormwater management, construction mitigation, sediment and erosion control measures be approved by the Town and in place prior to site alteration with the exception of site alteration to install such measures.
- vi. That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, or any other applicable authority, prior to any site alteration.

- vii. The Owner shall agree to the following:
 - a. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with section 48 (1) of the *Ontario Heritage Act*;
 - b. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.
 - viii. The Owner shall agree to provide for all necessary installations and connections to any existing municipal storm drainage, sanitary sewer collection and water servicing systems to service the proposed development, to the satisfaction of the Town.
 - ix. the Owner shall agree that a municipal numbering system shall be assigned to the satisfaction of the Town with regard to 911 emergency servicing. The Owner shall also agree in the Subdivision Agreement to display the lot number and corresponding assigned municipal address in a prominent location on each lot prior to and during all times of construction.
42. That prior to final approval, the County is advised in writing by the Town of The Blue Mountains how Conditions 1-41 have been satisfied.
43. That prior to final approval, the County is advised in writing by the Grey County Transportation Services Department how Conditions XXX have been satisfied.
44. That prior to final approval, the County is advised in writing by the Nottawasaga Valley Conservation Authority and Grey Sauble Conservation Authority how Conditions 12, 13 and 28 have been satisfied.
45. That prior to final approval, the County is advised in writing by Enbridge Gas how Condition 22 has been satisfied.
46. That prior to final approval, the County is advised in writing by the Canada Post how Conditions 25 and 26 have been satisfied.

47. This draft plan approval shall lapse on <DATE>. If final approval is not given to this plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation together with the applicable application fee and a resolution/letter of support from the local municipality must be submitted to the County of Grey, prior to the lapsing date. Please note that an updated review of the Plan and revisions to the conditions of approval may be necessary if an extension is to be granted.
48. That prior to final approval, a copy of the fully executed Subdivision Agreement between the Owner and the municipality shall be provided to the County of Grey.
49. That the Owner, submit to the Town of The Blue Mountains and the County of Grey with a digitized copy of the Final Plan in a format acceptable to the County of Grey.

NOTES TO DRAFT APPROVAL

1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating **"DANGER - Overhead Electrical Wires"** in all locations where personnel and construction vehicles might come in close proximity to the conductors.
3. Clearances or consultations are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, ON N0H 2P0

County of Grey Transportation Services
<address>

Grey Sauble Conservation Authority

<address>

Nottawasaga Valley Conservation Authority

<address>

Enbridge Gas

<address>

Canada Post

<address>

4. We suggest you make yourself aware of the following subsections of the Land Titles Act:
 - a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
 - b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

5. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system is subject to the approval of the Ministry of the Environment Conservation and Parks under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.

The Corporation of the Town of The Blue Mountains

By-Law Number 2022 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law";

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1.

That Map 19 to Schedule ‘A’ to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning certain lands from the Development ‘D’ Zone and Hazard ‘H’ Zone to Residential One Exception 136 Holding (R1-2-136-h41) Zone, Open Space ‘OS’ Zone and Hazard ‘H’ Zone for those lands lying and being in the Town of Blue Mountains, legally described as Part Lot 17, Concession 1.
2.

That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exceptions 136 as follows:

Exception Number	Zone	Special Provisions
136	R1-2-136-h41	<div>For these lands the following shall apply:</div> <div><div>1)</div><div>Single detached and semi-detached dwellings are the only permitted dwelling types.</div></div> <div><div>2)</div><div>The maximum number of dwelling units shall not exceed 154.</div></div> <div><div>3)</div><div>Short Term Accommodation uses shall not be permitted.</div></div> <div><div>4)</div><div>For semi-detached dwellings, the following provisions shall apply:</div><div><div>a.</div><div>Minimum Lot Area = 225 square metres</div></div><div><div>b.</div><div>Minimum Lot Frontage = 10 metres</div></div><div><div>c.</div><div>Minimum Exterior Side Yard = 2.4 metres</div></div></div>

3.

That Table 10.1 – Site-specific Holding Provisions is amended by adding the following Holding Provision as follows:

The Holding ‘-h41’ symbol is not to be removed from the whole or part of the lands until such a time as the following has been completed:

- i.

The Execution of a Subdivision Agreement;
- ii.

Municipal Water and Sanitary Sewage capacity have been confirmed as available to service the development; and
- iii.

Registration of a Plan of Subdivision.

Until such time as the Holding ‘-h’ symbol is removed, the lands shall only be used for those uses that existed as of the date of passing of this By-law.

4.

Notwithstanding the requirements of Section 3 above, a maximum of four (4) model home(s) may be constructed prior to the removal of the Holding ‘-h’ Symbol provided that the owner

enters into a Model Home Agreement to the satisfaction of the Town of The Blue Mountains.

5. That Schedule ‘A-1’ is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2022

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2022-____ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the ____ day of _____, 2022.


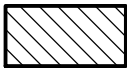
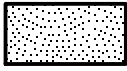
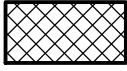

Dated at the Town of The Blue Mountains, this ____ day of _____, 2022.

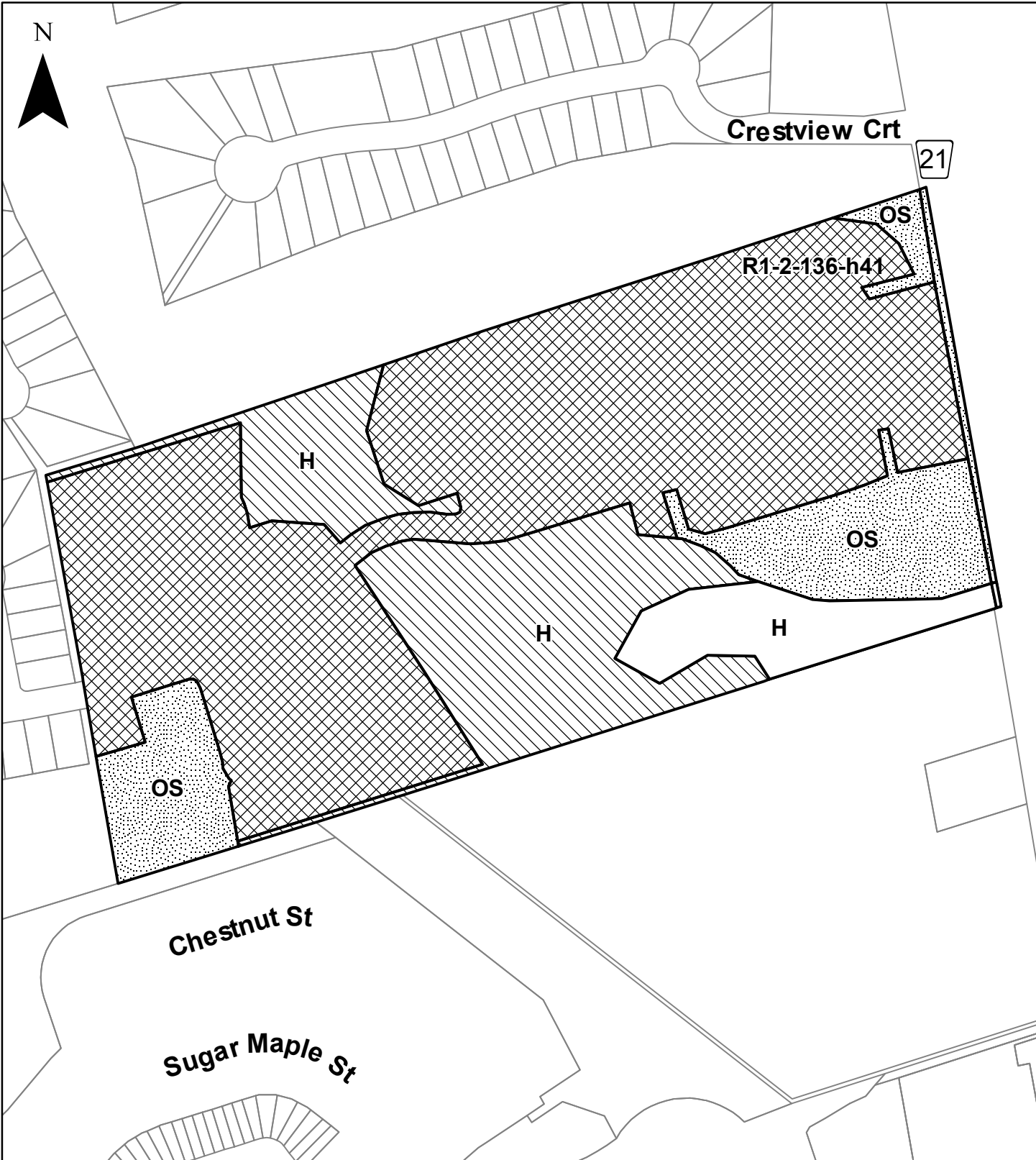
Corrina Giles, Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

-  Area Affected By this Amendment
-  Area to be rezoned from D to H
-  Area to be rezoned from D to OS
-  Area to be rezoned from D to R1-2-136-h41
-  Area to remain H



Public Meeting Comments Response Matrix

Project Name: Blue Vista

File No.: P2737

Public Meeting Date: January 2021

Item	Received From	Submission / Comment	Response
	Grey Sauble Conservation Authority (GSCA)	<ol style="list-style-type: none"> Comments are provided on Grey Sauble Conservation Authority (GSCA) jurisdiction area only. A large part of the proposal is in the Nottawasaga Valley Conservation Authority (NVCA) jurisdiction. The Subject Property is not within GSCA regulated areas under O.Reg 151/06. No permits are required from the GSCA. Recommend the retention of the treed corridor along the northerly property boundary. Recommend the following preliminary Draft Plan Conditions: <ul style="list-style-type: none"> That a stormwater management plan be prepared to the satisfaction of the GSCA That a tree/vegetation retention and enhancement plan be completed for the site to the satisfaction of the GSCA 	<ol style="list-style-type: none"> Acknowledged Acknowledged Treed corridor along the northerly property boundary has been reviewed in the Environmental Impact Study and preliminary Engineering Design and is intended to be retained. Draft Plan Conditions added.
	Nottawasaga Valley Conservation Authority (NVCA)	<ol style="list-style-type: none"> The property falls partially within a regulated area affected by O.Reg 172/06. A Permit is required from the NVCA under the Conservation Authorities Act prior to development. A number of detailed comments provided on wetlands, woodlands and other general comments received. NVCA has requested additional information and has not yet been satisfied that the comments have been adequately addressed for the lands west of the watercourse and valley features. 	<ol style="list-style-type: none"> Acknowledged Acknowledged. The Draft Plan and Zoning By-law Amendment has been modified to proceed with Phase 1 (lands east of the watercourse) and to defer Phase 2 (lands west of the watercourse) to a future redline revision and zoning by-law amendment.
	Grey Bruce Health Unit	<ol style="list-style-type: none"> The Grey Bruce Health Unit is mandated by the Ontario Public Health Standards to work with Municipalities to create healthy built environments. Consideration to be given to support active modes of transportation. Many of the detailed elements of street design, including sidewalks and streetscape, are an important element of active communities. Reduced speed limits and traffic calming measures should be considered to help improve pedestrian and cycling safety 	<ol style="list-style-type: none"> Acknowledged. Comment to be considered through detail design post Draft Plan Approval.
	Grey County Transportation Services	<ol style="list-style-type: none"> Owner will be required to obtain an exemption from the Director of Transportation to the Entrance Permit Policy for the lack of separation distance between street intersections. 215 metres is proposed. 400 metres is required. 	<ol style="list-style-type: none"> Acknowledged Traffic Impact Study has been submitted. Drainage Study has been included as part of the Functional Engineering Design. Detailed drainage

Public Meeting Comments Response Matrix

Project Name: Blue Vista

File No.: P2737

Public Meeting Date: January 2021

		<ol style="list-style-type: none"> County requests a Traffic Impact Study and Drainage study County requires a 5.181 metre (17 foot) road widening County requires a 15.24 metre (50 foot) daylight triangle at the Street 'A' intersection with County Road 21 County requires a 75 foot setback from the centreline of Grey Road 21 	<p>and grading details are a requirement of Draft Plan Approval and will be addressed through the detail design of the Subdivision.</p> <ol style="list-style-type: none"> Draft Plan Condition added. Road Widening Block is identified on the Draft Plan. Draft Plan Condition added. Daylight Triangles are identified on the Draft Plan Zoning By-law 2018-65 already includes required setbacks from Grey Road 21 under Section 4.34.1. No further amendments are required to implement this requirement.
	Historic Saugeen Metis	<ol style="list-style-type: none"> No objections or opposition to the proposed applications. 	<ol style="list-style-type: none"> Acknowledged
	Bruce Telecom	<ol style="list-style-type: none"> Bruce Telecom will not be affected by the proposed subdivision 	<ol style="list-style-type: none"> Acknowledged
	Hydro One	<ol style="list-style-type: none"> No comments or concerns at this time. The review considers issues affecting Hydro Ones 'High Voltage Facilities and Corridor Lands' only. 	<ol style="list-style-type: none"> Acknowledged
	Enbridge Gas (operating as Union Gas)	<ol style="list-style-type: none"> Requires a Draft Plan Condition that the Owner/Developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project in a form satisfactory to Enbridge. 	<ol style="list-style-type: none"> Draft Plan Condition added.
	Blue Mountain Resorts	<ol style="list-style-type: none"> Blue Mountain Resort operates the Monterra Golf Course (public course) and that the Blue Vista project directly abuts the 13th Fairway. Blue Mountain does not object to the Blue Vista development, however notes concerns of residential uses in close proximity to the Golf Course. To minimize potential land use issues BMR requests: a Golf Spray Analysis to be completed; appropriate warning clauses in Purchase and Sale Agreements; acknowledgement that unauthorized access to the Golf Course is prohibited. Requests that the Town and County acknowledge the Monterra Golf Course as an existing use since 1989 and its contribution as a major recreational amenity in the Town of The Blue Mountains. 	<ol style="list-style-type: none"> Acknowledged A Golf Spray Analysis has been completed. Draft Plan Conditions added to include Notice and Warning Clauses within Purchase and Sale Agreements. Monterra is recognized as significant recreational amenity in the Town.

Public Meeting Comments Response Matrix

Project Name: Blue Vista

File No.: P2737

Public Meeting Date: January 2021

	Susan Wayne and Michael Godfrey	<ol style="list-style-type: none"> 1. The property is zoned for 15 metre lot frontages (singles). Asking for 7.5 metre lot frontages (semi's) seems excessive as this is half the size of allowable frontages. 2. Concern that Grey Road 21 has high traffic levels and that the Blue Vista road connection will generate additional traffic with visitors to the Village utilizing the new road connection 3. The existing trees and open spaces should be maintained as much as possible in particular adjacent to Grey Road 21 4. Requests clarification of the proposed location of the private recreation facility 	<ol style="list-style-type: none"> 1. Semi-Detached Dwellings (2 units) will be situated on 15 metre lot frontages (7.5m per unit) allowing for building massing and setbacks similar in design as single detached dwellings. 2. A Traffic Impact Study has been prepared in support of the Subdivision. The County of Grey Transportation Services Department is seeking road widenings and daylight triangles. 3. Draft Plan Condition has been added for vegetation assessments to determine what trees can be retained and where landscape enhancements will be required. 4. The Private Recreation Facility has been removed from the Draft Plan.
	Lorraine Sutton	<ol style="list-style-type: none"> 1. What are the water and sewer implications of additional units onto the existing systems 2. Will the park space allow for community vegetable gardens 3. How many affordable units are part of this plan 4. What are the assumptions of the number of cars per unit 5. What passive and active solar / renewable energy plan are proposed? 6. How will these homes be heated? 7. What are the anticipated sale prices of these units? 8. Will this complex have a Collingwood transit stop nearby? 9. Can people in this development walk to the closest "convenience store" for basics of food? 10. Do you anticipate full time or part time / tourist residents in these homes? Will AirBNB or Bed and Breakfast operations be allowed? 11. Are these units designed for multi generations. Are they designed for older adults to move into different life phases. ie wider doors and fewer stairs 	<ol style="list-style-type: none"> 1. A Functional Servicing Report has been provided addressing the impacts of additional units onto the existing system. Draft Plan Conditions provide Reservation of Plant Capacity. Plant Allocation will be reviewed and confirmed at time of Subdivision Agreement. 2. Uses and programming of the Community Park has not yet been completed. Community Gardens can be included as part of the design process. 3. No affordable units are anticipated within this subdivision. 4. The Traffic Impact Study includes the background data and data assumptions for traffic generation. 5. No passive and active solar / renewable energy plans are proposed at this time. Comments have been forwarded to the developer for their consideration at time of detail design. 6. Natural Gas and Hydro Services are available to each property within the Subdivision. 7. Comment sent to Blue Vista 8. Collingwood-The Blue Mountains Transit Route follows Grey Road 21 and opportunities for a transit stop are available. Other than a requirement for road widening, no other lands have been set aside for a transit stop. 9. Neighbourhood commercial uses (market place grocery store) exist at Blue Mountain Village. 10. Ownership is available to both full time and part time residents. Bed and Breakfast and Short Term Accommodation uses are not permitted.

Public Meeting Comments Response Matrix

Project Name: Blue Vista

File No.: P2737

Public Meeting Date: January 2021

			11. Detailed floor plans for each unit have not yet been provided. Design options remain available.
	Leland Clipperton	1. Requests additional information on the Zoning By-law and Subdivision applications	1. Acknowledged.
	Rosemary Mesley	1. Request to maintain Town Standard of 30% lot coverage and to deny the request to increase lot coverage to 38%	1. Town Standard for Single Detached Dwellings is 30% lot coverage. For Semi-detached Dwellings is 35%. 38% is requested and matches the permitted lot coverage within Windfall, and provides for additional model home types on more lots.
	Lucy Richmond	<p>Detailed notes and commentary are contained in the letter with the following key summary of findings:</p> <ol style="list-style-type: none"> 1. The required density for the Blue Vista development is 10 units per hectare as per the Residential Recreation Area Official Plan policies on pages 70-71 2. The amount of open space needs to be increased to at least the minimum 40% as per the Residential Recreation Area Official Plan policies on Pages 70-71 3. The calculation of density is not transparent. Compliance with the Official Plan requirements cannot be confirmed 4. In this proposal, significant woodlands, wetlands and associated ecosystems will be eradicated, perhaps un-necessarily, as there are errors and/or omissions in items 1-3 above 	<ol style="list-style-type: none"> 1. Recommendation Report contains detailed summary of density calculations and policy requirements. 2. 40% Open Space is required and can be provided entirely by land dedication or by combination of land and alternative provision to the satisfaction of Council. The final open space component will be confirmed under Phase 2 of the project. 3. See Comment #1 4. Portions of woodlands and wetlands on site are to be removed for development including road connections and residential development. The limits between environmental protection boundaries and developable area remain under review and will be confirmed through Phase 2 of the project.
	Ken and Laura Mang	<ol style="list-style-type: none"> 1. Concerns that existing traffic is congested and that adding 180 additional units will make it worse. 2. The connection of walking paths to Crestview Court may impact traffic on Crestview Court 3. The current tree line bordering the development and the golf course should be maintained and enhanced. Consider one new tree per home (180 new trees) 	<ol style="list-style-type: none"> 1. A number of road and intersection improvements are proposed for Grey Road 21 and for Grey Road 19 to help alleviate existing traffic conditions. The installation of road/intersection improvements are coordinated with development approvals. 2. Comment Received. 3. Northerly tree line along the golf course is priority for retention and will be confirmed through detail design stage of the subdivision.



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437
www.greysauble.on.ca

July 8, 2019

Mr. Scott Taylor, Planner
County of Grey Planning and Development Department
595 -9th Ave East
Owen Sound ON
N4K 3E3

Dear Mr. Taylor:

RE: Draft Plan of Subdivision 42T-2019-01 and Zoning Application P2737
Applicant: 2590019 Ontario Inc.
c/o Royalton Homes (Blue Vista)
Part Lots 17 Concession 1;
Town of the Blue Mountains, formerly Collingwood Township
Our File: P19174 Roll No: 42-42-000-003-002-00-0000

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our mandate and policies for natural hazards, for natural heritage issues as per the provincial Policy Statement and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments. Our comments only refer to areas within the Grey Sauble Conservation Authority jurisdiction. A large portion of the proposal is within the Nottawasaga Valley Conservation Authority (NVCA) jurisdiction.

Subject Proposal

The subject proposal is to create a total of 133 lots and up to 180 residential units as well as blocks for Open Space, parkland, environmental protection and stormwater management. It is also proposed to have a connecting road to the 2nd Nature Development to the west of the site.

Site Description

The subject property includes open active farmland (recently cultivated) in the GSCA watershed. A naturalized deciduous fence row including such species as white ash, sugar maple, basswood, trembling aspen and elm lines the northern boundary adjacent to the Golf Course.



GSCA Regulations

The subject property within the GSCA watershed is not currently regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Thus, no permits are required from our office for the proposed development.

Provincial Policy Statement (2014)

3.1 Natural Hazards

There were no mapped Natural Hazards identified on the property within the GSCA jurisdiction. However, the property is within watercourse 1 watershed according to the Craigleith Camperdown Subwatershed Study (Gore and Storrie 1993) and any post development increases in storm water must be accounted for and controlled through the stormwater management plan to pre-development conditions. Due to soil types, there may be opportunity to utilize low impact development concepts for stormwater management and this should be investigated.

2.1 Natural Heritage

An Environmental Impact Study(EIS) has been completed for the proposal by Hensel Design Group. The fence row along the north portion of the property was previously mapped as significant woodland and has been removed from the significant woodland mapping in the recently approved Re-Colour Grey Official Plan. This strip of woodland does provide habitat for a number of bird species and has linkages to areas within the NVCA watershed. A portion of this woodland is proposed to be removed and a portion of the woodland would be retained on the golf course lands to the north. The impacts of this removal are not noted in the EIS.

The remainder of the lands within the GSCA watershed includes an open field that has been recently cultivated.

The majority of significant natural heritage features are located within the NVCA watershed and will be assessed and reviewed by the NVCA.

Stormwater Management

We are still in the process of reviewing the stormwater management plan and coordinating review with NVCA on this file. However, we are in general agreement with the direction of the Servicing Brief dated September 5, 2018 prepared by Tatham Engineering.

Recommendations

We recommend retention of the naturalized treed corridor along the north property boundary within the plan of subdivision. Figure 7 within the EIS identifies a portion of the woodland feature to be removed but the impact assessment does not address this removal or consistency with the

Provincial Policy Statement regarding no negative impacts.

The NVCA's portion of the property has significantly more natural heritage and natural hazard features and we will await their comments to coordinate stormwater and natural heritage draft plan conditions.

At this point, preliminary GSCA draft plan conditions could include:

- 1) That a stormwater management plan be prepared for the proposal to the satisfaction of the Grey Sauble Conservation Authority for areas within the GSCA watershed to be implemented through the subdivision agreement with acceptable wording to the GSCA.
- 2) A tree/vegetation retention and enhancement plan be completed for the site to the satisfaction the GSCA.

We request a notice of decision and of any appeals in this matter to be provided to our office.

If any questions should arise, please contact our office.

Regards,



Andrew Sorensen
Environmental Planning Coordinator

cc Colin Travis, Agent
Andrea Matrosovs, Authority Director, Town of the Blue Mtns.



Nottawasaga Valley
Conservation Authority

03 October 2019

Mr. Scott Taylor, MCIP, RPP
Senior Planner
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3

Mr. Shawn Postma, BES, MCIP, RPP
Senior Policy Planner
The Town of Blue Mountains
P.O. Box 310
Thornbury, ON N0H 2P0

Dear Mr. Taylor and Mr. Postma,

RE: Proposed Draft Plan of Subdivision and Zoning By-law Amendment
Blue Vista – Royalton Homes
Part Lot 17, Concession 1, Grey Road 21
County of Grey - File No. 42T-2019-01
Town of Collingwood – File No. P2737
NVCA ID # 36150

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a submission in support for applications to amend the Zoning By-law of the Town of Blue Mountains along with an application for a draft plan of subdivision approval. The applications would facilitate the development of a 180-unit Plan of Subdivision known as Blue Vista located in the Town of Blue Mountains.

NVCA staff have reviewed the information presented in:

- Hensel Design Group Inc.'s "Environmental Impact Statement" dated March, 2019;
- Lloyd & Percell's "Draft Plan of Subdivision Drawing" dated March 14th, 2019.

Please be advised that comments on the remainder of the submission (engineering) will be provided under separate cover at a future date.

NVCA staff offers the following comments for consideration:

GENERAL

1. The subject lands appear to contain two intermittent streams with some steep slopes located at the south west corner of the property. The NVCA has also identified a flood risk for the watercourse however the drainage area is limited and flooding appears to be contained within the valley feature.
2. The property falls partially within an area affected by Ontario Regulation 172/06 (the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) where a permit is required from the NVCA under the Conservation Authorities Act prior to development.

3. We advise that a portion of the property is regulated by the NVCA due to a watercourse (Silver Creek), an unevaluated wetland feature and associated floodplain, slope erosion hazard areas and buffers. Further, a portion of the property also contains a woodlot feature.

NATURAL HERITAGE

Wetland Impacts

Policies contained within the PPS prohibit development (including lot creation) and site alteration within significant wetland features. Policies may permit development and site alteration adjacent to significant natural heritage features provided the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

4. The proposed development concept would result in partial or full removal of two unique wetland communities, MASM1-1 and SWDM2-2, on the subject property. NVCA staff suggest that proposed removal of wetland communities on the subject property would not be appropriate for the following primary reasons:
- Wetland community MASM1-1 is heavily influenced by groundwater seepage and, therefore, represents an area of SWH.
 - SWDM2-2 is part of a broader complex of mapped Significant Woodland, and also contributes to habitat for SC species.
 - MASM1-1 and SWDM2-2 both provide buffer function and sources of cold groundwater discharge to a headwater tributary of Silver Creek, which supports coldwater fish communities.
 - Headwater wetland communities are relatively uncommon in the local area, as noted in Section 3.4.3 of the EIS, “...*wetland vegetation communities are lacking in the general vicinity of the property...*”.
5. The proposed development has the potential to reduce on-site infiltration, which can impact important groundwater recharge zones on the subject property. Such a change in the site-specific water balance has the potential to alter the dynamics of discharge/seepage zones which ‘feed’ localized wetlands, such as those identified in the EIS.
6. NVCA staff recommend that a feature-specific water balance be prepared to address potential indirect impacts to wetlands/seepage zone, and recommend appropriate mitigation measures to ensure the maintenance of important functions associated with groundwater recharge/discharge.

Woodland Impacts

Policies contained within the PPS prohibit development (including lot creation) and site alteration in or adjacent to significant natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Policies may permit development

7. As per Figure 7 of the EIS, the concept plan proposes to remove approximately 3.72 ha of woodland, portions of which are designated Significant Woodland in relevant lower- and upper-tier official plan mapping. These woodland areas represent a natural corridor

which traverses the central portion of the property, and provide important buffering function for wetlands, seeps, and a headwater drainage feature which ultimately feeds into a coldwater fish community (Silver Creek system).

8. NVCA staff are of the opinion that the proposed significant lot encroachment into areas of Significant Woodland does not meet the objectives of the County Official Plan which states “No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study that there will be no negative impacts on the natural features or their ecological functions”. Specifically, the proposed development has the potential to negatively impact spatially-sensitive functions associated with this system by decreasing the extent of contiguous woodland cover. Lot encroachment also has the potential to introduce several anthropogenic stressors into the woodland area and adjacent lands, negatively impacting its overall function.
9. In order to mitigate potential impacts to Significant Woodland from the proposed development, it is recommended that the concept plan be revised to remove proposed lot encroachment into Significant Woodland and adjacent lands, with a focus on removal of lots 78-92 and 121-126.

Significant Wildlife Habitat Impacts

The PPS advises that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

10. Section 4.4 of the EIS identifies potential breeding activity of two ‘Special Concern’ bird species, Eastern Wood-pewee and Wood Thrush, within wooded portions of the subject property. Habitat for SC species is one of several site-specific criteria for identifying Significant Wildlife Habitat (SWH), which receives protections under Section 2.1.5 of the Provincial Policy Statement. In addressing potential impacts to habitat for Eastern Wood-pewee and Wood Thrush, the EIS notes that:

“... the forested habitats in the valleyland where the eastern wood-pewee and wood thrush were observed will remain intact”.

Contrary to the above statement, it is noted that the proposed concept plan would result in the removal of a substantial amount of the available contiguous woodland cover on the subject property. While not all woodland communities represent equally suitable habitat for these species, natural buffers between suitable habitat and human activity are equally important for maintaining habitat viability. If the proposed woodland removals were to occur, the retained woodland areas may no longer provide suitable breeding/nesting habitat.

11. Retention of suitable habitat on the subject property may be important on a landscape scale, as habitat opportunities in the general vicinity are lacking, as noted in Section 3.4.3 of the EIS:

“Natural habitats (terrestrial and wetland vegetation communities) are lacking in the vicinity of the property to the north, south, west and east. Lands to the west and partially to the south has been cleared for approved future residential development.

Land use to the north consists of an as-built residential subdivision and golf course. Lands to east of Osler Blue Road consist of as-built rural lots in the Town of Collingwood”.

In consideration of the above, NVCA staff recommend that the EIS clearly delineate areas of candidate SWH related to these species, e.g. which vegetation communities represent potential direct and supporting habitat.

12. As per Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNR 2015b), ‘Seeps & Springs’ are regarded as a specific category/function of SWH. Table 4 in the EIS (‘Significant Wildlife Habitat Assessment’) notes the following in regards to ‘Seeps & Springs’:

“Seeps [are] evident on the property, mostly in FODM5-10, FODM4-2, SWDM2-2 and MAMM1-2; All of these habitats will remain intact”.

NVCA staff note that the above statement omits mention of community MASM1-1, which also contains prominent seepage zones, as noted in a separate section (3.3.3.2) of the EIS:

“Separating the two blocks of FODM7-2 is a narrow band of cattail mineral marsh [MASM1-1] along a well-defined seep that drains down slope...”

13. Table 4 in the EIS should be amended to acknowledge that community MASM1-1 also contains seeps and, therefore, constitutes SWH. Furthermore, given that community MASM1-1 is proposed to be removed in its entirety, the EIS should include a discussion of how this conforms to provincial policy.
14. NVCA staff suggest that the concept plan should be revised to retain this confirmed SWH feature (as well as a protective buffer), as such removal would not conform to Section 2.1.5 of the PPS.

Other Noted Potential Impacts

15. Blocks 138 and 139 are designated ‘walkways’ which are directed toward the proposed environmental protection block and are presumably intended to be entry points for a future trail system. Development of a formal or informal trail system through Block 137 would result in further short- and long-term adverse impacts to the retained natural features and functions within. Direct and induced impacts associated with a prospective trail system should be addressed in the EIS.
16. NVCA staff note that a road crossing over the central portion of the property would require encroachment/impact into identified wetland communities and mapped Significant Woodlands, and result in further fragmentation of the natural corridor which traverses the property.

Therefore, it is recommended that any potentially-developable portions on the west side of subject property explore alternative access. For example, the EIS states that adjacent lands to the west of the development are ‘approved’ to be developed in the future; this may represent an opportunity for alternative access with reduced potential for negative ecological impacts.

CONCLUSION

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Planner II

Copies:
Mr. Colin Travis – Travis and Associates'

June 14, 2019

Scott Taylor, Senior Planner
County of Grey



RE:

Applicant: 2590019 Ontario Inc. c/o Royalton Homes

Legal Description: Part Lot 17, Concession 1, (geographic Township of Collingwood),
Town of The Blue Mountains

File Number: 42T-2019-01 – Blue Vista

Dear Mr. Taylor,

The Grey Bruce Health Unit is mandated by the Ontario Public Health Standards to work with Municipalities to create healthy built environments. This provincial direction allows health units to support the intentions of the Provincial Policy Statement, especially with regard to endorsement of land use planning principles that support healthy, liveable communities, protection of our natural heritage and resources, and bolstering public health and safety. The Public Health goal for creating and supporting healthy communities is also in alignment with the strategic goals and objectives of both the County of Grey and the Town of the Blue Mountains.

Given this context, we hope the proponent for this plan of subdivision has given consideration to concepts that will support active modes of transportation. Many of the detailed elements of street design, including sidewalks and streetscape, are an important element of active communities.

Rationale: Moderately intense physical activity such as walking and cycling increases health benefits and has the potential to reduce cardiovascular disease by as much as 50 percent.

- Communities and neighbourhoods that are designed with active transportation infrastructure that prioritizes the pedestrian and cyclist while reducing automobile dependency support daily physical activity.
- Active transportation can also lead to economic and environmental sustainability.

Reduced speed limits and traffic calming measures should be considered to help to improve pedestrian and cycling safety. We would also strongly discourage the inclusion of a cul de sac as this type of design greatly reduces walkability and the potential for connective links within the subdivision. For recreation and transportation purposes, should there be current or future opportunities to connect this residential development to the surrounding trail system that would be an important asset.

The Grey Bruce Health Unit is pleased to be working in partnership with local municipalities and counties to develop policies and environments that support healthy communities. Should further questions arise, do not hesitate to contact me using the information provided below.

[REDACTED]

Jason Wepler
Health Promoter
Grey Bruce Health Unit
519-376-9420. [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FW: Blue Vista Subdivision - Request for Comments [SRM#9122]
Date: June 12, 2019 11:15:01 AM

Email 5 – FYI – these comments should be treated as preliminary. I've reached back out to our transportation services folks with links to the TIS and SWM reports, in regards to their comments in paragraph 2 – I will let you know as soon as we get anything further.
Thanks

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 [REDACTED]

Grey County



From: Hamer, Klarika
Sent: Friday, May 31, 2019 3:49 PM
To: Taylor, Scott [REDACTED]
Subject: RE: Blue Vista Subdivision - Request for Comments [SRM#9122]

Hello Scott,

Transportation Services has reviewed the above note file and the proponent will require an exemption from the Director of Transportation to the Entrance Permit Policy for the lack of separation from another street being Crestview Court. The application for this is a request in writing explaining why this is required to roads@grey.ca. The County's separation is 400 metres and it roughly appears to be slightly over 215 metres.

Once that has been achieved, a Traffic Impact Study and a Drainage Study will be required. Grey County's policy on drainage is that post-development flows shall not exceed pre-development flows.

Also, the County will require a 17 foot or 5.181 metre widening along with 50 foot or 15.240 metre and Daylights at the proposed intersection beyond the required widening to be transferred to the County for Site Plan Approval.

The County Structure Setback is 75 feet from the existing centerline of road.

Sincerely,

Klarika Hamer

Administrative Assistant - Transportation Services

Phone: +1 519-372-0219 [REDACTED]

Grey County

From: [REDACTED]
To: [REDACTED]
Subject: FW: Request for Comments - Blue Mountains (Blue Vista Subdivision) - Proposed Plan of Subdivision
Date: June 12, 2019 11:12:09 AM

[Email 3...](#)

Scott Taylor
Senior Planner
Phone: +1 519-372-0219 ext. 1238



From: Chris Hachey [REDACTED] >
Sent: Monday, May 27, 2019 1:39 PM
To: Taylor, Scott [REDACTED]
Subject: Request for Comments - Blue Mountains (Blue Vista Subdivision) - Proposed Plan of Subdivision



Your File: 42T-2019-01
Our File: Blue Mountains Municipality

Dear Mr. Taylor and Mr. Postma,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has received a copy of the Plan of Subdivision Application for the Proposed Blue Vista Subdivision located in the Town of The Blue Mountains. HSM has taken the time to review the application reports, including the Environmental Impact Statement, Archaeological Report and has no objection or opposition to the Proposed Plan of Subdivision.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000

Fax: (519) 483-4002

Email 

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From: [REDACTED]
To: [REDACTED]
Subject: FW: Blue Vista Subdivision - Request for Comments
Date: June 12, 2019 11:11:01 AM

FYI – first of a few agency comments I will be forwarding along momentarily...

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 [REDACTED]

Grey County



From: Sherry Anstett [REDACTED]
Sent: Friday, May 24, 2019 3:39 PM
To: Scribner, Monica [REDACTED]; Taylor, Scott [REDACTED]
[REDACTED] a
Cc: Casey Harris [REDACTED]
Subject: RE: Blue Vista Subdivision - Request for Comments

[EXTERNAL EMAIL]

Good Afternoon

Bruce Telecom will not be effected by the proposed subdivision

Kindest regards

sherry



Sherry Anstett
Facility Records & Dispatch

Tel: 519-368-1246

From: Scribner, Monica [REDACTED] >
Sent: May 24, 2019 3:10 PM
To: BWDSB [REDACTED] BGCDSB
[REDACTED] Sherry Anstett
[REDACTED]; Canada Post - Willy "L" [REDACTED]
[REDACTED] >; Simcoe County [REDACTED]
[REDACTED]; Enbridge [REDACTED]

[REDACTED]; Grey Bruce Health Unit
[REDACTED] Group: TS
General Inquiries [REDACTED]; Historic Saugeen Metis [REDACTED]
[REDACTED]; Hydro One [REDACTED]
[REDACTED]; Metis Nation [REDACTED]
[REDACTED]; MMAH [REDACTED]
NEC [REDACTED] NVCA [REDACTED]
[REDACTED]; OPG [REDACTED]
[REDACTED]; Rogers [REDACTED]
[REDACTED]; Saugeen Ojibway Nation (SON)
[REDACTED]; Six Nations of Grand
River [REDACTED] TBM Planning Staff
[REDACTED] Union Gas [REDACTED]
[REDACTED]; Belinda Boucher
[REDACTED] Colin Travis [REDACTED]; Brendan
O'Shea [REDACTED] Carrie Girardin
[REDACTED] Frank Brown [REDACTED]
[REDACTED]; Mary McCartney [REDACTED]
Nick Kellar [REDACTED]; Eastlink - John
[REDACTED] Eastlink - Korey [REDACTED]; Andy
Sorenson [REDACTED]; GSCA [REDACTED]
Cc: Taylor, Scott [REDACTED]
Subject: Blue Vista Subdivision - Request for Comments

Good afternoon
Please see the 2 links below:

[Request for Comments Letter](#)

[Notice of Complete Application](#)

Have a nice weekend. Monica

Monica Scribner

Administrative Assistant - Planning Department

Grey County

595 9th Avenue East

Owen Sound, ON N4K 3E3

Phone: +1 519-372-0219 [REDACTED]

Fax: +1 519-376-7970

[REDACTED]
<https://www.grey.ca>

<http://www.visitgrey.ca>

<http://www.greyroots.com>



Grey County



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From: [REDACTED]
To: [REDACTED]
Subject: FW: Grey County, 42T-2019-01-Blue Vista
Date: June 12, 2019 11:12:46 AM

Email 4...

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 [REDACTED]

Grey County



From: Iwona.Lipowski@HydroOne.com [REDACTED] >
Sent: Thursday, May 30, 2019 7:59 AM
To: Group: Planning Dept Emails [REDACTED]
Subject: Grey County, 42T-2019-01-Blue Vista

[EXTERNAL EMAIL]

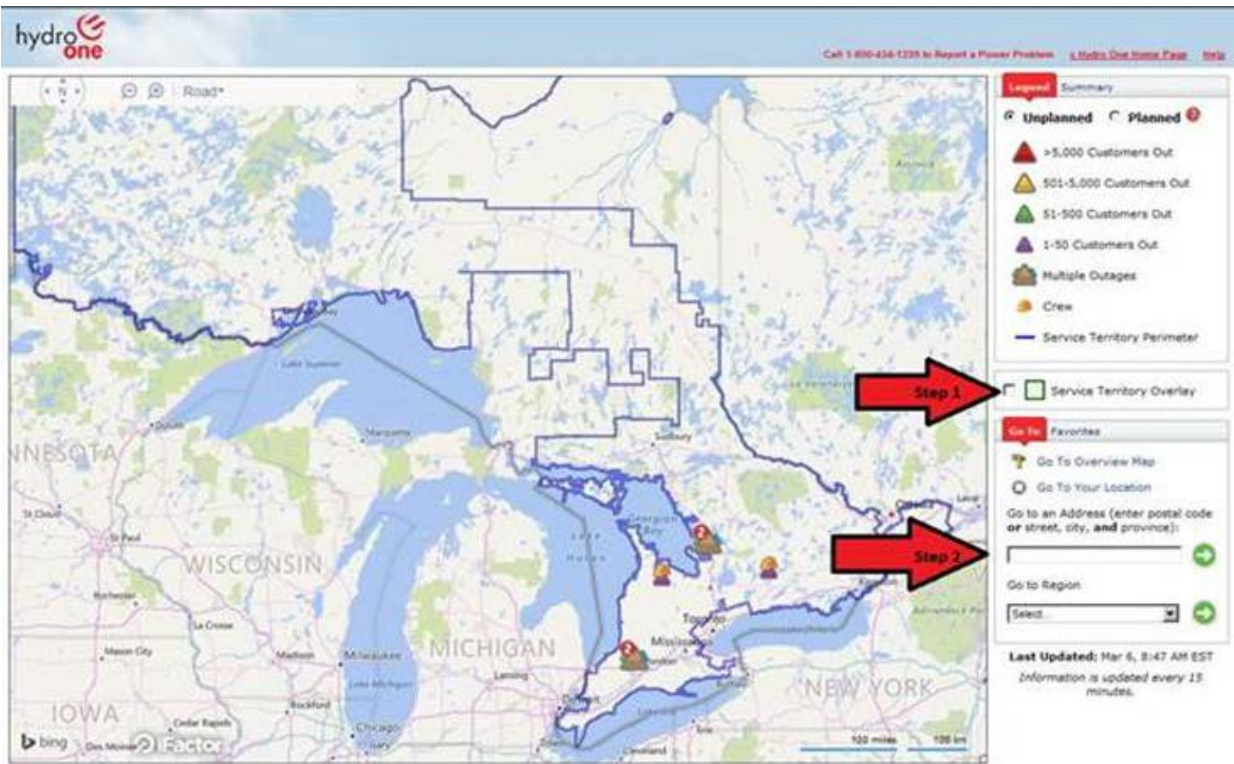
Hello,

We are in receipt of your Plan of Subdivision application, 42T-2019-01-Blue Vista dated May 24th, 2019. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Iwona Lipowski

Real Estate Clerk - Real Estate Services
Hydro One Networks Inc.
185 Clegg Road
Markham, ON L6G 1B7
Iwona.Lipowski@HydroOne.com

On behalf of,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: Blue Vista Subdivision - Request for Comments
Date: June 12, 2019 11:11:37 AM

Email 2...

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 [REDACTED]

Grey County



From: ONTUGLLandsINQ [REDACTED]
Sent: May 27, 2019 8:15 AM
To: Scribner, Monica [REDACTED]
Subject: RE: Blue Vista Subdivision - Request for Comments

[EXTERNAL EMAIL]

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Should you require any further information, please contact the undersigned.

Kelly Buchanan

Analyst Land Services

—
ENBRIDGE GAS INC. OPERATING AS UNION GAS

TEL: 519-436-4673 | FAX: 519-436-5353

50 Keil Dr N, Chatham ON N7M 5M1

uniongas.com

Safety. Integrity. Respect.

From: Scribner, Monica [REDACTED]
Sent: May-24-19 3:10 PM
To: BWDSE [REDACTED]; BGCSDB [REDACTED]; Bruce Telecom [REDACTED];
Canada Post - Willy "L" [REDACTED]; Simcoe
County [REDACTED]; Municipal Planning; Grey Bruce Health Unit
[REDACTED]; Group: TS General Inquiries; Historic Saugeen Metis
[REDACTED]; Hydro One [REDACTED]; Metis Nation
[REDACTED] MMAH [REDACTED] NEC [REDACTED]

NVCA [REDACTED]; OPG [REDACTED]; Rogers [REDACTED]
[REDACTED] Six Nations of Grand River [REDACTED]; TBM Planning
Staff; ONTUGLandsINQ; [REDACTED] Belinda Boucher; Colin Travis [REDACTED];
Brendan O'Shea [REDACTED]; Carrie Girardin [REDACTED]; Frank Brown [REDACTED]
[REDACTED]; Mary McCartney [REDACTED]; Nick Kellar [REDACTED]
[REDACTED]; Eastlink - John; Eastlink - Korey; Andy Sorenson; GSCA
Cc: Taylor, Scott
Subject: [External] Blue Vista Subdivision - Request for Comments

Good afternoon
Please see the 2 links below:

[Request for Comments Letter](#)

[Notice of Complete Application](#)

Have a nice weekend. Monica

Monica Scribner
Administrative Assistant - Planning Department
Grey County
595 9th Avenue East
Owen Sound, ON N4K 3E3
Phone: +1 519-372-0219 [REDACTED]
Fax: +1 519-376-7970
[REDACTED]

<https://www.grey.ca>
<http://www.visitgrey.ca>
<http://www.greyroots.com>

[REDACTED]

[REDACTED]

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Blue Mountain Resorts LP

190 Gord Canning Drive, Blue Mountains, Ontario L9Y 1C2

Phone: (705) 445-0231 | Toll Free: (877) 445-0231 | Fax (705) 444-1751

Web: www.bluemountain.ca | Email: mail@bluemountain.ca



July 10, 2019

BY EMAIL ONLY

Mr. Shawn Postma
Town Planner
Town of The Blue Mountains
Email: [REDACTED]

Mr. Scott Taylor
County Planner
Grey County
Email: [REDACTED]

Dear Sirs,

RE: BlueVista, Part Lot 17 Conc 1
Zoning By-law Amendment and Draft Plan
Notice of Complete Applications
Your Files: P2737 & 42T-2019-01
BMR Comments

This is further to receipt of Notices from the Town and County regarding applications for a zoning By-law amendment and draft approval of a subdivision. We are aware that a public meeting has, as of this date, not been set.

Nonetheless, in response to the Notice, we advise that the north boundary of the subject lands abuts the 13th Fairway to the Monterra Golf Course. This golf course is a public golf course owned and operated by Blue Mountain Resort. Monterra Golf opened in 1989 and is a recognized major recreational amenity in the Town of The Blue Mountains.

Although Blue Mountain Resort does not object to development abutting Monterra Golf, we do express concern over residential uses in proximity to our established facility. In order to ensure maximal compatibility and public safety larger than normal development setbacks are necessary. Existing residential developments that abut the course have such enhanced setbacks.

We advise that the following items should be required in order to address potential land use and compatibility conflict issues:

1. A Golf Spray analysis should be undertaken to confirm appropriate building setbacks and private outdoor recreational use zones for proposed residential lots abutting Monterra Golf. This analysis should be conducted by an appropriate professional and we encourage the consultant to communicate with Blue Mountain Resort as part of the study process. The results of such analysis may require modifications to plans submitted for approval and/or zoning setback standards.

2. Appropriate warning clauses in Purchase and Sale Agreements and registered on title should be required for all residential lots in proximity to Monterra Golf. These warning clauses should require that the purchaser acknowledge that the lands in question are in proximity to a golf course with associated maintenance requirements resulting in noise and related nuisance from machines, golf play and turf management operations. In addition, such warning clauses should require the purchaser to acknowledge that notwithstanding additional building setbacks being incorporated into development plans, normal golf play could result in errant golf balls landing on the subject property that it is the Purchasers responsibility to respect prescribed development setbacks and, to practice due caution while undertaking outdoor activities on lands abutting the golf course.
3. The Purchase and Sale Agreements should also provide for acknowledgement that the Golf Course is privately owned, is not part of a public municipal park or public municipal open space system and unauthorized access is prohibited.

We encourage the County and Town to consider and acknowledge the golf course as an existing use and that the proponent has a responsibility to likewise consider and acknowledge Monterra Golf as an existing use. We would appreciate your acknowledgement of this submission and that it will form part of the public record. In addition, please accept his letter as our request to be added to future Notices concerning these applications.

Yours Truly,



Dan Skelton
President & COO

DS/sb

Cc: Nathan Westendorp, Planning Director, Town of the Blue Mountains
Murray Frankcom, VP Mountain Operations, Blue Mountain Resorts LP
Adam McCutcheon, Director Golf & Winter Activities, Blue Mountain Resorts LP
Sarah Butler, Administrative Coordinator Projects & Planning Blue Mountain Resorts LP
Colin Travis, President, Travis & Associates

January 20, 2020

To the Town Clerk, The Blue Mountains,

The Planning Department, Grey County

Re: Notice of Public Meeting, Application for Plan of Subdivision and Zoning By-law Amendment

Property Location: South Part Lot 17, Concession 1, Blue Vista

Town Clerk/Planner:

We live at [REDACTED] from of the above property. Our property is facing the south portion of the proposed Blue Vista community. Although we are not opposed to development in general on the site, we do have some concerns as follows:

1. The property is zoned for 15.0m minimum lot frontages. Asking for 7.5m lot frontages to build semis seems excessive as this is half the size of the allowable frontage.
2. Osler Bluff Road(Grey Road 21) is a two lane road that has been experiencing more and more traffic. By adding the subdivision road off Grey Road 21 and having it connect to Grey Road 19 near the Blue Mountain Village will only add to this traffic by having visitors from the Village cut through directly to Grey Road 21.
3. The existing trees and open spaces should be maintained as much as possible with landscaping, in particular, adjacent to Grey Road 21.
4. Clarification as to the location of the proposed Private Recreational Facility with minimum rear yard and side yard setback of 1 metre.

Thank you for your attention.

Yours truly,

Susan Wayne [REDACTED] and Michael Godfrey [REDACTED]

[REDACTED]

From: [Corrina Giles](#)
To: [Lorraine Sutton](#)
Cc: [council](#); [Jennifer Moreau](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Shawn Carey](#); [Shawn Everitt](#); [Shawn Postma](#); [Trevor Houghton](#); [Tanya Staels](#)
Subject: RE: Blue Vista - Public Meeting Jan . 27. 2020, Questions
Date: January 23, 2020 11:04:30 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Ms. Sutton,

I acknowledge receipt of your comments in response to the January 27, 2020 [Public Meeting Notice](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the January 27, 2020 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Lorraine Sutton [REDACTED] >

Sent: Thursday, January 23, 2020 9:20 AM

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Blue Vista - Public Meeting Jan . 27. 2020, Questions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I have looked at the available information on this project and cannot see how to access the following:

- What will be the sewer and water implications ? If attached to an existing TBM system, is that system able to accept the impact of over approx. 360 people

showering and flushing ?

- Will the "park space" allow for a "community vege garden / allotments ?
- How many affordable units are part of this plan?
- What are the assumptions of the number of cars per unit ?
- What passive and active solar / renewable energies plans are being proposed given Climate Change and the need to reduce emissions from fossil fuels? What will be the insulation factors I these homes to reduce heat loss.
- How will these homes be heated ..will they link to an existing Natural Gas line ?
- What are the anticipated Sales Prices for these units?
- Will this complex have access to a Collingwood transit stop nearby ?
- Can people in this complex walk to the closest "convenience store" for basics of food?
- Do you anticipate full time or part time or tourist residents in these homes ? Will Air B & B or B and B operations be allowed ?
- Are these units designed for multi generations . Are they designed for older adults to move into different life phases ...ie wider doors and fewer stairs ?

Thanks you for directing me to this information or answering my questions.

Thanks

Lorraine Sutton

doors and fewer stairs"

From: [Taylor, Scott](#)
To: [Lucy Richmond](#)
Cc: [Andrew Sorensen](#); [Sonya Skinner, P.Eng-McSc. Eng.](#); [Shawn Everitt](#); [Alar Soever](#); [Lee Thurston](#)
Subject: RE: Blue Vista
Date: June 16, 2019 9:27:16 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks for your email Ms. Richmond. We've been in touch with Lee Thurston, the County's Forest Management By-law Enforcement Officer. We are following up on our phone call from last week and taking steps appropriately. I hope to be able to provide a further update later this week.

Please do not hesitate to reach out should you have any further questions.
Thanks again for taking the time to call and email.

Scott Taylor

Senior Planner

Phone: +1 519-372-0219 [REDACTED]

Grey County

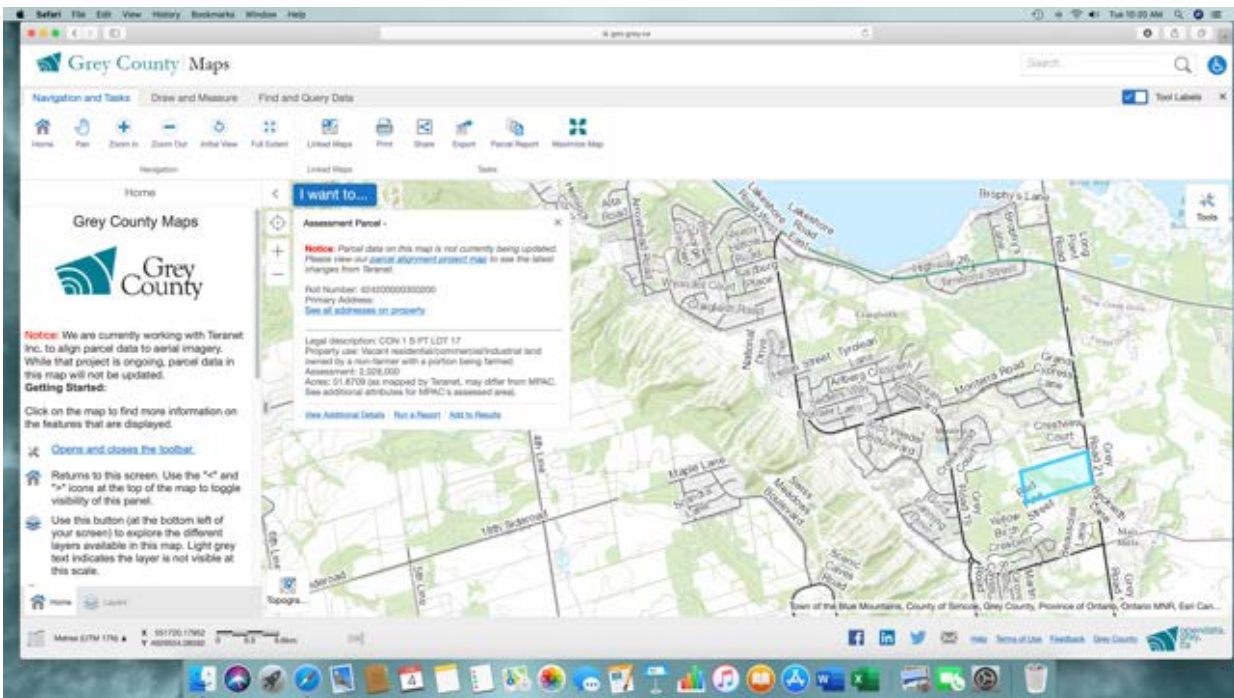


From: Lucy Richmond [REDACTED]
Sent: Saturday, June 15, 2019 1:01 PM
To: Taylor, Scott [REDACTED]
Cc: Andrew Sorensen [REDACTED]; Sonya Skinner, P.Eng-McSc. Eng.
[REDACTED]; Shawn Everitt [REDACTED]; Alar Soever Mayor
[REDACTED]
Subject: Blue Vista

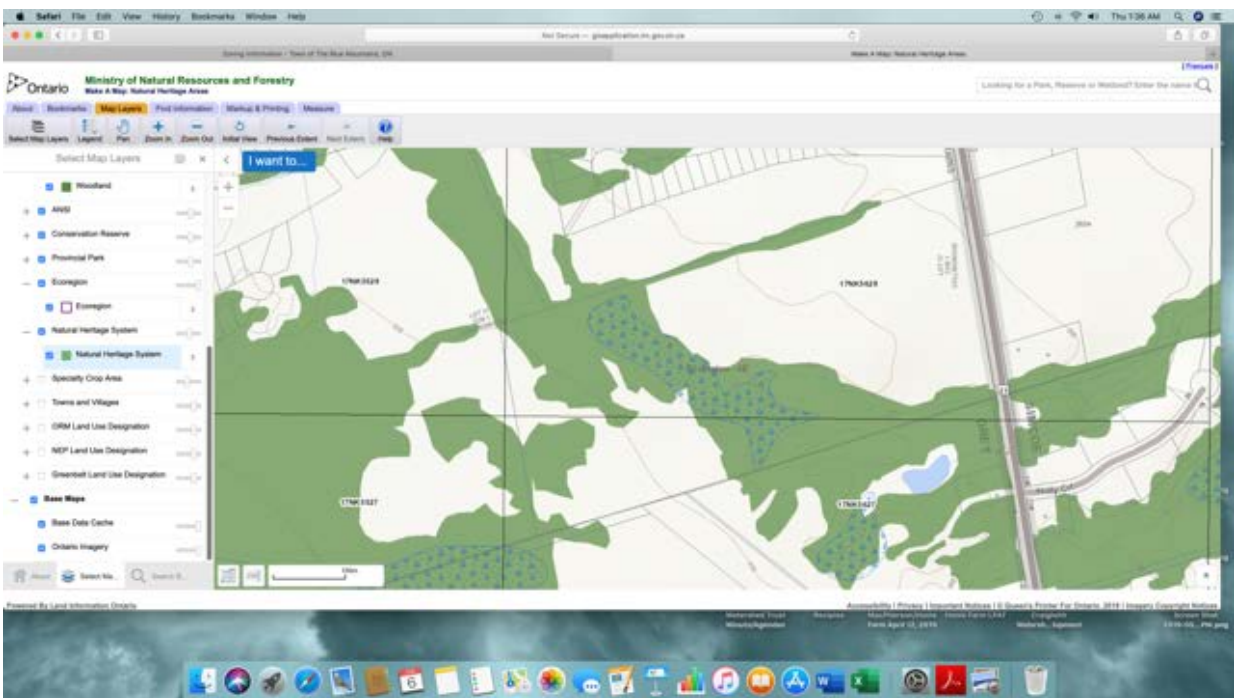
[EXTERNAL EMAIL]

Thank you, again, for clarifying, in our telephone conversation of June 7, the content and definitions contained in the County and Town of the Blue Mountains Maps - especially the Constraint mapping which shows Woodland Heritage areas. In Craigleith we are very concerned about our threatened tree canopy because trees, which hold our dynamic Watershed together, purify our water and produce oxygen, are being seriously threatened by the Emerald Ash tree infestation and by the extent of Development, completed, underway and proposed, for our area. The image below shows Concession 1. Lot 17 in the Town of the Blue Mountains.

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The following image shows the green Constraint area for the same property, (outlined faintly, in grey) which occupies the middle section of the image,



The Woodlands area appears to occupy about half of the land mass of this property.

Royalton Homes - Blue Vista has proposed, in Draft form, to the Council of the Town of the Blue Mountains, a subdivision on this property called Blue Vista (May 13, 2019). The layout is on page 2.

In the proposal's accompanying documents you will find an Archaeological Assessment (below). On page 34, Image 11, you will see a swath of "clear cut" and a stack of fallen timbers at the bottom left.

In the Grey County Forest Management By-Law #4341-06, pages 4-6, the Exemptions and Minor Exemptions to this By-Law are described but I have not seen a Permit to cut trees posted at the property, nor am I aware of any Exemptions, or Minor Exemptions that may have been granted for this Development proposal at the Town, County or Conservation Authority level. The By-Law clearly intends to prevent clear-cutting in advance of the granting of a completed Plan of Subdivision and Building Permits.

In addition, the Town of the Blue Mountains Fill By-law appears to prohibit the stacking of materials without a permit. I have seen no such permit posted at the property. ("fill" means any type of material deposited or placed on lands and includes but is not limited to sand, soil, stone, granular material, concrete, timber, stumps, asphalt, loam, sod or turf either singly or in combination.)

Of extreme concern is the reported extent of Development in the Craighleith/Swiss Meadows area of the Town when it is not even a "Settlement Area" as defined in the Provincial Policy Paper. It is not fully serviced and there is no comprehensive transportation and infrastructure plans in place. It is clearly designated as a Resort Residential area in the Niagara Escarpment Plan and Town Official Plan - emphasis on Resort. In the OP the density formula allows 10 units per hectare (100 hectares = 1 sq. km.) with 40% Open Space. (See Development Overview, below, May 13, 2019)

I strongly support the Town's Official Plan and Town and County By-Laws and recognize that these legislations protect all of us! I also recognize that Development in our Green Patch is inevitable and desirable, especially in "compact form" to meet the housing requirements for the Ski Resort and the Georgian Shoreline year-round. And, Royalton Homes is one of our more enlightened local Developers

Please send me evidence, in the form of copies of permits or other texts, that Grey County Forest Management By-Law #4341-06, and, the Town of the Blue Mountains Fill by-Law No. 2001-78 are working as intended to protect TREES on Lot 17, Concession 1 in Craighleith/Swiss Meadows as shown on maps in the Grey County Maps and Official Plan of the County and the Town of the Blue Mountains.

Sincerely,
Lucy Richmond

From: [Corrina Giles](#)
To: [REDACTED]
Cc: [council](#); [Jennifer Moreau](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Shawn Carey](#); [Shawn Everitt](#); [Shawn Postma](#); [Trevor Houghton](#); [Tanya Stael](#)
Subject: FW: Plan of subdivision
Date: January 27, 2020 9:01:12 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning Mr. Clipperton,
I acknowledge receipt of your email and confirm I have forwarded the same to Council for their information. Your comments will be included in the record of the January 27, 2020 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Leland Clipperton [REDACTED] >
Sent: Sunday, January 26, 2020 2:32 PM
To: Town Clerk [REDACTED]
Subject: Plan of subdivision

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South part lot 17, Concession 1 - blue vista I am requesting information if any decision of council on this zoning bylaw amendment and changes.

I reside at [REDACTED], bordering on the subject lands.

Thank you.

Leland Clipperton

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fCounsellingandMediation.com&c=E,1,JZYEXxAC-hV6g2kPiAlCa4bbdugt6ctKzkRxg7y4lUaGL4DerZ9UPu9Twv71rj1OiF1KpeStFE_ZS1GnrJw7o4uHaRYVhztK84-SAZfevdQXufETPyFg7XC0_X4D&typo=1

[REDACTED]
[REDACTED]

From: [Corrina Giles](#)
To: [Rosemary Mesley](#)
Cc: [council](#); [Jennifer Moreau](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Shawn Carey](#); [Shawn Everitt](#); [Shawn Postma](#); [Tanya Staels](#); [Trevor Houghton](#)
Subject: RE: Subdivision & Zoning By-law Amendment
Date: January 27, 2020 9:44:58 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Ms. Mesley,

I acknowledge receipt of your comments in response to the January 27, 2020 Public Meeting Notice and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the Public Meeting and attached to a future staff report regarding this matter.

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Rosemary Mesley [REDACTED] >

Sent: Friday, January 24, 2020 3:49 PM

To: Town Clerk [REDACTED] >

Cc: [REDACTED]; Rosemary Mesley [REDACTED]

Subject: Subdivision & Zoning By-law Amendment

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Town Clerk

Corinna Giles

Property- South Part Lot 17, Concession 1, Blue Vista Grey County File # 42T-2019-01 Town of Blue Mountain file # P2737

Let's maintain consistency with the Official Plan for The Town Blue Mountains regarding the subdivision development and adhere to the 30% lot coverage so thereby denying the request for an increase in lot coverage to 38%.

Sincerely

Rosemary Mesley

"Simplicity is the ultimate sophistication."

Leonardo da Vinci

Lucy J. Richmond

January 24, 2020

Town Clerk
32 Mill St. Box 310,
Thornbury ON, N0H 2P0
e-mail: [REDACTED]

County of Grey Planning
595 9th Avenue East
Owen Sound, ON, N4K 3E3
e-mail: [REDACTED]

To whom it May Concern:

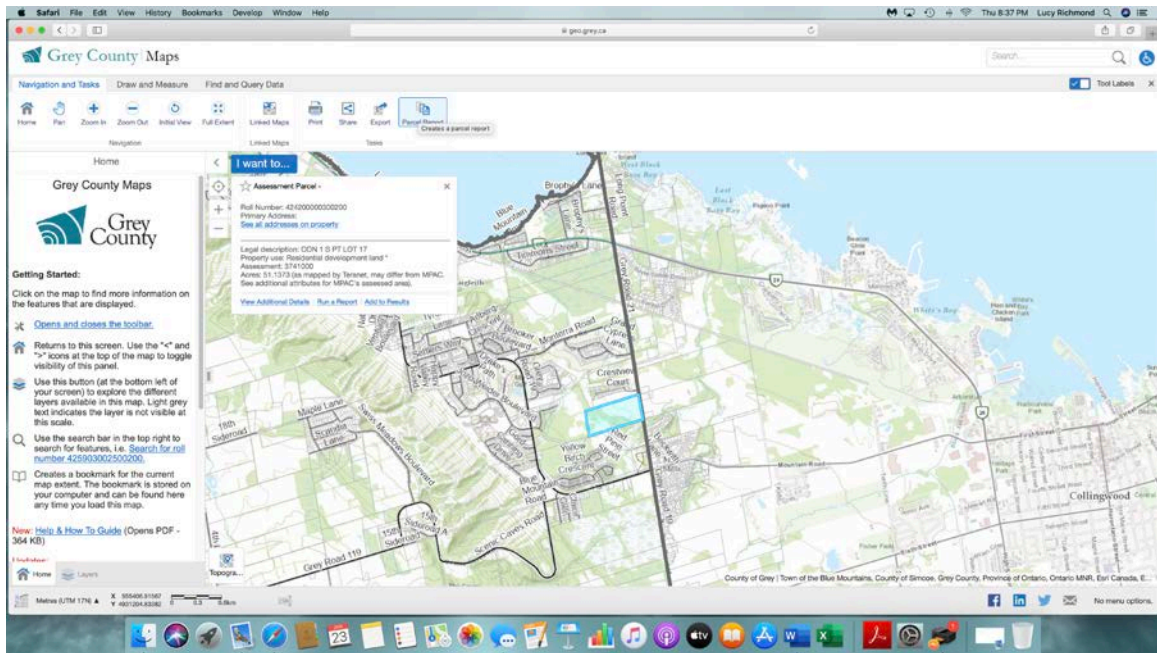
Re: Grey County Notice of Public Meeting;
Blue Vista; 2590019 Ontario Inc. c/o Royalton Homes
Application for Plan of Subdivision and Zoning By-Law
Amendment
Property Location: South Part Lot 17, Concession 1

Thank you for the opportunity to comment on this application which is the subject of the Public Meeting on January 27, 2020, in the Blue Mountains Town Hall, Council Chambers, 32 Mill Street, Thornbury, ON.

According to the Notice, this proposed Plan of Subdivision and Zoning By-Law Amendment is listed as County file number 42T-2-19-01. In it, some of the parameters of the proposal are outlined. However, there is very little information about how this proposal compares to the intent, principles, words and measurements outlined for plans of subdivision in Residential Recreational Areas (RRA's) in our Town's Official Plan (OP) .

Our Official Plan is important as it is the document upon which the Partnership between our duly elected Council and its Citizens has been built, over decades. The 2016 version is just the latest one .

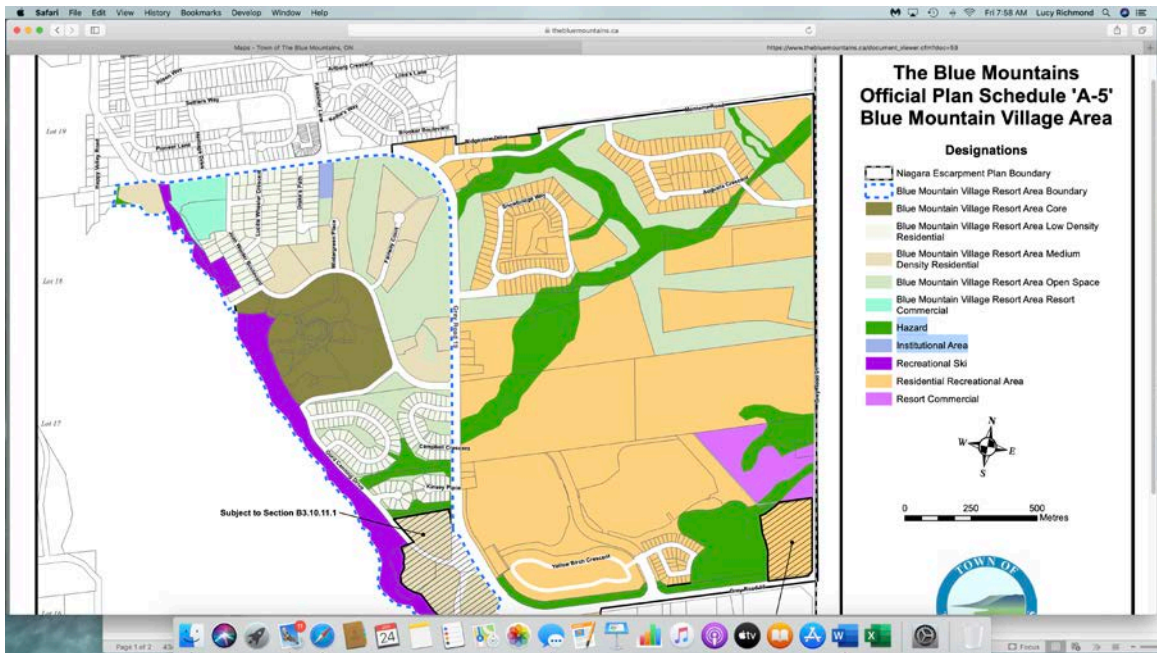
Using the Grey County Interactive Map tool, I have created a map and attached it below so as to show: the location of the property (highlighted as a blue perimeter); its assessment value; and its size which is stated as 51.1373 Acres(or 20.69 Hectares)



Analysis of How the Blue Vista Proposal Compares to the Blue Mountains Official Plan (OP)

- I In the Blue Vista Planning Justification Report, Executive Summary (ExSum) by Travis & Associates, File: 2.281, Paragraph 2, page 2, the ExSum states that "The Town of the Blue Mountains Official Plan (OP) permits a . . maximum density of 15 units per Hectare." In fact, the OP permits a density of only 10 units per Hectare in the Residential Recreational Area of the Town a-buts the Blue Mountain Village Resort Area. The map below shows where the Residential Recreational Area of the Town a-buts the Blue Mountain Village Resort Area. The Density requirements are explained on pages 70 and 71 of the Town's OP.

The 15 units per Hectare density in the OP applies only to "Blue Mountain Village Area" which is designated in the OP and outlined, below, by a dotted blue line. You can find more about this area in the OP under section "**B3.10 THE BLUE MOUNTAIN VILLAGE RESORT AREA**".



The only Sub-Designations of the "Blue Mountains Village Resort Area" that exist can be found in B3.10.3 of the OP. These Sub-Designations are consistent with the map legend shown above and do not include the "Residential Recreational Area":

Quote from page 82 of the Town's OP

"B3.10.3 Sub-Designations

The Blue Mountain Village Resort Area includes the following area- specific designations:

- Blue Mountain Village Resort Area Low Density Residential;
- Blue Mountain Village Resort Area Medium Density Residential;
- Blue Mountain Village Resort Area Core;
- Blue Mountain Village Resort Area Resort Commercial; and,
- Blue Mountain Village Resort Area Open Space.

Other designations that apply in the Blue Mountain Village Resort Area include:

- Hazard;
- Institutional Area;
- Recreational Ski; and

The purpose of this approach is to recognize the detailed secondary planning previously undertaken for this area. The sub-designations ensure that unique policy provisions are established in a consistent manner throughout the area. All other policies and provisions of this Plan, shall also apply to *development* within this area."

- II. Open Space: In the Town's OP, on page 71, the Open Space requirement for ALL areas other than the "Blue Mountains Village Area" is 40%. This is stated as a "Minimum" requirement in the OP. In the Blue Vista Planning Justification Report, Executive Summary (ExSum) the Agent for Blue Vista states that "The amount of open space provided in the proposed draft plan is calculated at 38%" This is below the stated 40% minimum and is against the provisions of the OP.
- III Density: The density of development in the OP is expressed in "number of Units per Hectare". This is not the same as "number of Residences per Hectare". The calculation of the Density for the proposed Blue Vista development presented in the ExSum is not transparent, therefore, no one can determine whether or not the calculation is consistent, or inconsistent, with the OP. The terminology and parameters must be consistent with the Official Plan, or, be "better than" the OP, i.e. the density can always be lower and stay consistent with the intent of the OP.
- IV Natural Heritage and Environmental Features: The screen shot of the property, above, from page 2 of this document shows the Natural Heritage area (in green), which is consistent with the map "Figure 12: Excerpt of Fig.7 to EIS re Road Area" that can be found on page 25 of the Agent's Planning Justification Report. Until such time as items I. to III., above, have been addressed, it's impossible to assess : if the internal roads plan needs adjustment; if the revised plan still requires roads across wetlands and through designated Woodlands; if two access points to Grey Road 21 are possible and may be permitted.

Summary of Findings:

- 1) The required density for the Blue Vista development is 10 units per Hectare (Maximum) for Residential Recreational Areas in the Town as specified in the OP pages 70-71
- 2) The amount of Open Space needs to be increased to at least the minimum requirement of the OP of 40% - pages 70-71 of the Town's OP
- 3) The calculation of the Density for the proposal is not transparent. Compliance with the OP requirements for Residential Recreational Lands cannot be confirmed.
- 4) In this proposal, significant Woodlands , Wetlands and associated Ecosystems will be eradicated, perhaps un-necessarily, as there are errorsand/or omissions in items 1 to 3.

I trust you will find this information useful in determining a proper response to this Application for Plan of Subdivision and Zoning By-Law Amendment - Blue Vista.

Sincerely,
Lucy Richmond

From: [Corrina Giles](#)
To: [Kenneth Mang](#)
Cc: [council](#); [Jennifer Moreau](#); [Nathan Westendorp](#); [Ruth Prince](#); [Ryan R. Gibbons](#); [Shawn Carey](#); [Shawn Everitt](#); [Tanya Staels](#); [Shawn Postma](#); [Trevor Houghton](#)
Subject: RE: County File#42T-2019-01
Date: January 31, 2020 9:46:28 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Mr. and Mrs. Mang,

I acknowledge receipt of your comments in response to the January 27, 2020 [Public Meeting Notice](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the followup staff report regarding this matter.

Kind regards,

Corrina Giles, CMO

Town Clerk

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

-----Original Message-----

From: Kenneth Mang [REDACTED] >

Sent: Thursday, January 30, 2020 1:58 PM

To: Town Clerk [REDACTED]

Subject: County File#42T-2019-01

I am a resident [REDACTED] and would like to be kept up to date with this development as it has a major impact to my home and lifestyle.

Concerns are:

1) Traffic on County Roads 21 and 19 are very congested and aging another 180 homes will make it worse. Will need traffic lights at 21 and 26, and the round about completed sooner than later.

The entrance onto 21 will make it more difficult to exit from our street as they are very close.

2) The walking path from this new development will join into the walking path on our street . How will this impact the traffic on our quiet street.

3) The current tree line bordering the development and the golf course should remain intact and in fact be enhanced .Maybe one new tree per new home equally 180.

Ken and Laura Mang

