

ADDENDUM #2 (REVISED)

Draft Plan of Subdivision
Zoning Bylaw Amendment
Lot 85 Plan 529
Long Point Road
The Town of the Blue Mountains
County of Grey



PASCUZZO
PLANNING INC.

Original – September 2018

Addendum #1 – November 2018

Addendum #2 – November 2021 (Revised January 2022)

The additional policy review provided in this Addendum was requested by Town of Blue Mountains planning staff on October 25, 2021.

Town of The Blue Mountains Official Plan (2016)

B.7.4.5 Open Space

b) Council may also exempt a developer from the required open space component, or part thereof, where the parcel being developed, because of its size, character, or other circumstances, does not lend itself well to such use, or where such open space may provide for better recreational opportunity at an alternative location.

Where an exemption under paragraph a) and b) is requested by the proponent, Council may accept suitable alternative provisions in-lieu of the required open space component or portion thereof, if deemed appropriate.....Any exemption for the open space component shall not include an exemption for the provision of open space walkways as deemed appropriate or desirable by Council.

The lands subject to the previously submitted Draft Plan of Subdivision and Zoning Bylaw Amendment conform to section B.7.4.5 of the Town's Official Plan for the following reasons:

1. The lands are relatively small in size at 2.16 ha. Therefore, the required 40% open space area of land would also be relatively small in size at 8600 square meters.
2. The resulting open space area would not be linked to any other existing or proposed recreational amenities in the area.
3. The resulting open space area would be adjacent to a municipal drain that is meant to convey large amounts of water and prevents connectivity with other potential open space areas.
4. The current version of the Draft Plan of Subdivision (DP8) displays the proposed open space block 25 at 5460 square meters. 5460 square meters represents approximately 25% of the subject lands, resulting in a deficiency of approximately 15% open space. Therefore, the majority of the 40% open space requirement is being provided while the remaining portion will be provide through cash-in-lieu of open space.
5. The Town of Blue Mountains has previously supported development proposals in the Recreational Residential designation that included cash in lieu of 40% open space for similar reasons (examples: Bannerman, Sleepy Hollow Development East and West.)

Pascuzzo Planning Inc.

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