



## Planning and Development

595 9<sup>th</sup> Avenue East, Owen Sound Ontario N4K 3E3  
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 21<sup>st</sup>, 2020

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

**RE: 61 Alfred Street West Zoning By-law Amendment (related to 42T-2019-03)**  
**61 Alfred Street West**  
**Town of the Blue Mountains (geographic Town of Thornbury)**  
**Owner/Applicant: 61 Alfred Street West GP Inc.**  
**Agent: MHBC Planning**

Dear Ms. Whaley,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the zoning by-law amendment is to rezone the subject lands from the Development (D) zone to the R2 zone, to permit the development of semi-detached and townhouse dwellings. A site-specific exception may be required to provide for new minimum lot standards within the R2 zone for the subdivision. Please note that currently the property falls under the Town of Thornbury Zoning By-law 10-77, and this amendment would bring the property into the Town's new Comprehensive Zoning By-law 2018-65.

The subject application is related to subdivision file 42T-2019-03. County planning staff have been working directly with the Town planner and the consultant to discuss any planning matters pertaining to the subdivision proposal. A general assessment of the land use planning matters pertaining to the zoning application is provided as follows:

Schedule A of the County OP designates the subject property as 'primary settlement area'. Section 3.5(2), 3.5(3), and 3.5(5) state,

*Land use policies and development standards in areas designated primary settlement areas will be in accordance with local official plans and/or secondary plans.*

*This official plan promotes the development of primary settlement area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.*

*For the City of Owen Sound and the Town of Hanover, it is recommended that a minimum development density of 25 units per net hectare will be achieved for new development. For all other Primary Settlement Areas, a minimum development density of 20 units per net hectare will be achieved for new development. The County encourages new development to be of a form and density which is supportive of future transit needs in accordance with the Province's Transit Supportive Guidelines, or to development similar municipal guidelines that achieve the same objective.*

Section 1.1.3.4 of the PPS states,

*Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The proposed development is residential in nature, County planning staff typically defer to local official plans and/or secondary plans for further consideration. Density of the proposed development meets the 20 units per net hectare minimum required by the County OP. There will be 19 total residential units – 10 semi-detached dwellings and 9 row house dwellings. On average, the proposed development will be 21.5 units per net hectare. Generally, staff have no concerns with the proposed development, provided the development is of high-quality urban form, incorporating urban design standards to create an attractive, vibrant place supporting walking and cycling for everyday activities.

Grey County Transportation Services have no comments or concerns.

At this time, staff have generally no concerns with the proposed zoning by-law amendment related to subdivision application 42T-2019-03. Staff will continue to work with the Town along with the consultant to address additional planning matters pertaining to the subdivision proposal.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.



# Bluewater District School Board

P.O. Box 190, 351 1<sup>st</sup> Avenue North  
Chesley, Ontario N0G 1L0  
Telephone: (519) 363-2014 Fax: (519) 370-2909  
www.bwdsb.on.ca

March 20, 2020

Stephanie Lacey-Avon  
County of Grey Planning Department  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON, N4K 3E3  
[REDACTED]

Dear Ms. Lacey-Avon,

RE: Plan of Subdivision No. 42T-2019-03 and Zoning By-law Amendment

Thank you for circulating a copy of the Notice for the proposed Plan of Subdivision No. 42T-2019-03 and Zoning By-law Amendment. The Bluewater District School Board has reviewed the proposed Plan of Subdivision No. 42T-2019-03, located in Thornbury, Town of Blue Mountains. The applicant wishes to develop nine lots on a new internal cul-de-sac road that would later be further developed into a total of 15 total lots: two semi-detaching dwellings, five single-detached dwellings and two, 3-unit townhouses.

The School Board requests the following conditions be included as part of draft plan approval:

1. That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
2. That the owners(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter cul-de-sacs and school bus pick up points will generally be located on the through street at a location as determined by the Student Transportation Service Consortium of Grey Bruce.
3. That the Owner(s) shall agree in the Subdivision Agreement to provide sidewalks and pedestrian linkages to accommodate and promote safe walking routes for students to the nearby school property and throughout the surrounding community . Board staff specifically request:
  - a. that a sidewalk be provided along the south side of Victoria St in front of the cul-de-sac. to connect to the current sidewalk that runs along the east side of Alfred St.
  - b. that a street crossing be installed across Alfred St to connect the south side of Victoria St to the East side of Alfred St.

Please do not hesitate to contact us by telephone at 519-363-2014 ext. 2101 or by email at [REDACTED] if you have any questions, concerns or for more information.

Sincerely,

Shelley Crummer  
Business Analyst

c.c.: Rob Cummings, Superintendent of Business Services  
Dennis Dick, Manager of Plant Services  
Jayme Bastarache, Supervisor Project Development

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September 21<sup>st</sup>, 2020

Yours truly,



Stephanie Lacey-Avon  
Planner  
(519) 372-0219



[www.grey.ca](http://www.grey.ca)

From: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)  
To: Tanya Staels  
Subject: Blue Mountains - 61 Alfred Street  
Date: Thursday, September 10, 2020 11:44:02 AM  
Attachments: [image004.png](#)  
[image005.png](#)

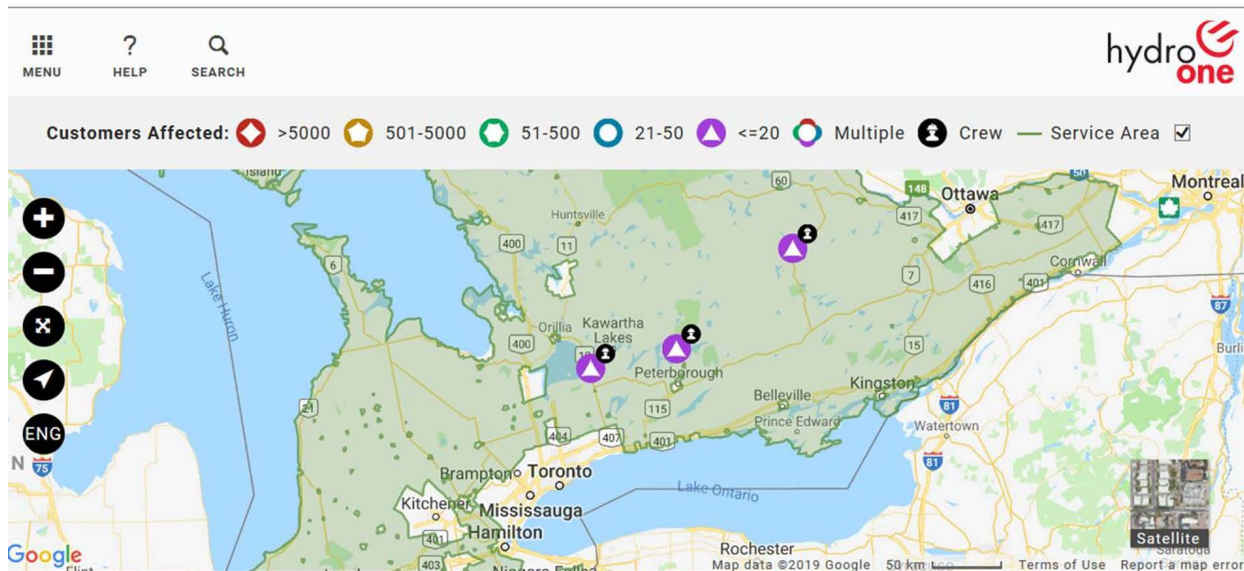
Hello,

We are in receipt of Application dated Sept 10, 2020. 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' please consult your local area Distribution Supplier.

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

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



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

**Erica de Jesus**

Real Estate Assistant  
Hydro One Networks Inc.

From: Tanya Staels [REDACTED]  
Sent: Thursday, September 10, 2020 9:34 AM  
To: Tanya Staels [REDACTED]  
Cc: [REDACTED]

Subject: Notice of Public Meeting - 61 Alfred Street  
Importance: High

\*\*\* Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. \*\*\*

Good afternoon – attached is the Notice of Public Meeting pertaining to the above noted Plan of Subdivision and Zoning By-law Amendment.

Please review and provide any comments/concerns **no later than September 29<sup>th</sup>, 2020.**

Kind regards,



**Tanya Staels**  
Administrative Assistant – Planning Services  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 | Fax: 519-599-7723  
Email: [REDACTED] | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

Please be advised that the Town of The Blue Mountains has reopened Town Hall. Town Hall is open from 8:30 – 4:30 pm Monday to Friday. Customers are reminded that for in-depth service needs,

such as planning services, building services, applying for a marriage licence and the commissioning of documents, appointments are required. Appointments will need to be scheduled in advance by contacting the appropriate department. Contact information is available on the Town website by visiting: [www.thebluemountains.ca/staff-directory.cfm](http://www.thebluemountains.ca/staff-directory.cfm) or by calling 519-599-3131.

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**From:** [ONTUGLandsINQ](#)  
**To:** [Tanya Staels](#)  
**Subject:** RE: Development Review Committee - 61 Alfred Street  
**Date:** Thursday, February 6, 2020 8:29:19 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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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](http://uniongas.com)

Safety. Integrity. Respect.

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**From:** Tanya Staels [REDACTED]  
**Sent:** Wednesday, February 5, 2020 4:17 PM  
**To:** Tanya Staels [REDACTED]  
[REDACTED] - 61 Alfred Street

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open attachments unless you recognize the sender or know the content is safe.

Good Afternoon - Please be advised that the Town has received an application for Development Committee Review. This will be discussed on **Thursday, March 5, 2020** at the Development Committee Meeting.

Please find below a link to the corporate drive for the documents received in support of an application for the "Abbott Subdivision" project. Kindly forward your written comments to [REDACTED] and [REDACTED] by no later than **March 4, 2020**.

[<61 Alfred Street Documents>](#)

**Municipal File#:** P2835  
**Project:** Draft Plan of Subdivision, Zoning By-law Amendment

**Municipal/Legal Description:** PLAN 105 Part of Lots 1 to 3 (formerly the Town of Thornbury), Town of The Blue Mountains

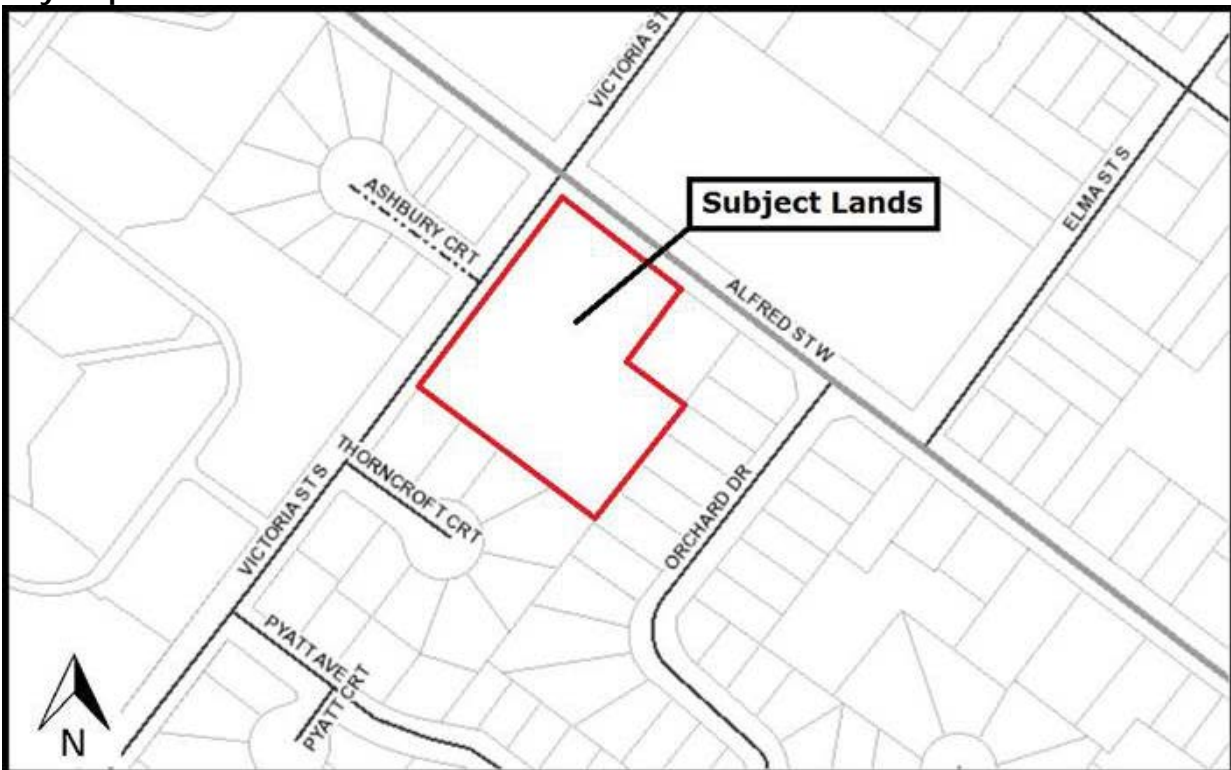
**Applicant:** 61 Alfred Street West GP Inc  
**Agent:** MHBC Planning  
**Municipal Planner:** Denise Whaley, Planner II

**Project Description:**

The draft plan of subdivision seeks to create 9 lots on a new internal cul-de-sac road. The new road would be accessed from Victoria Street South. Some of the lots would be further sub-divided at a later time, through Part-lot Control, to allow for a total of 15 residential dwellings on the subject lands.

The proposed subdivision would be serviced by municipal water and sewer services.

The lands are currently subject to the Town of Thornbury Zoning By-law 10-77. The zoning by-law amendment application seeks to rezone the subject lands from the Development (D) zone to permit the development of single, semi-detached and townhouse dwellings. The Exception would align the lot provisions with the Town's New Comprehensive Zoning By-law for the R1-2 and R2 zones.

**Key Map:****Tanya Staels**

Administrative Assistant – Planning Services

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

Tel: 519-599-3131 | Fax: 519-599-7723

Email: | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)