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PLANNING JUSTIFICATION REPORT

Part of Lot 26 Concession 6
(Former Town of Collingwood)

In The

Town of the Blue Mountains

Part of Lot 26 Concession 6

**TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**

APPLICATION FOR

DRAFT PLAN OF SUBDIVISION

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

150 DUNLOP STREET EAST, SUITE 201

BARRIE, ONTARIO L4M 1B2

TEL: (705) 812-3281

FAX: (705) 812-3438

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PLAN OF SUBDIVISION APPLICATION

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by 2220740 Ontario Inc. to complete the following Planning Justification Report relative to an application for Draft Plan of Subdivision on lands known as Part of Lot 26 Concession 6, in the Town of the Blue Mountains, Grey County. The subject lands possess an area of 6.611 hectares (16.34 acres), with 389.59 metres (1,278 feet) of frontage on Old Lakeshore Road. The intent of these applications is to subdivide the land to permit the construction of thirty-four (34) single detached dwelling units on a private road. Figure 1 provides a key map of the subject property.

Figure 1: Location of Subject Properties

Source: County of Grey Interactive Maps



This report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Policy Statement (2014)
- Niagara Escarpment Plan (2017)
- County of Grey Official Plan (June 2013 Consolidation)
- Town of the Blue Mountains Official Plan (June 2016)

- Town of the Blue Mountains Zoning By-law (Consolidated Zoning By-law No. 10-77, September 2016 Consolidation)

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are identified as Part of Lot 26 Concession 6, located in the Camperdown area of the Town of the Blue Mountains.

The lands are currently designated 'Recreational Resort Area' by the County of Grey Official Plan (Figure 2), and 'Residential Recreation Area' and 'Hazard' by the Town of the Blue Mountains Official Plan (Figure 3). The northern portion of the subject property is also identified as a Special Policy Area subject to Section B3.13.5 of the Town of the Blue Mountains Official Plan. They are zoned 'Residential Hold' (R3-H), Public Open Space (OS1), and 'Hazard' (H) in the Comprehensive Zoning By-law (Figure 4).

Figure 2: County Official Plan Designation
Source: County of Grey Official Plan (2013)



Figure 3: Town Official Plan Designation
Source: Town of the Blue Mountains Official Plan

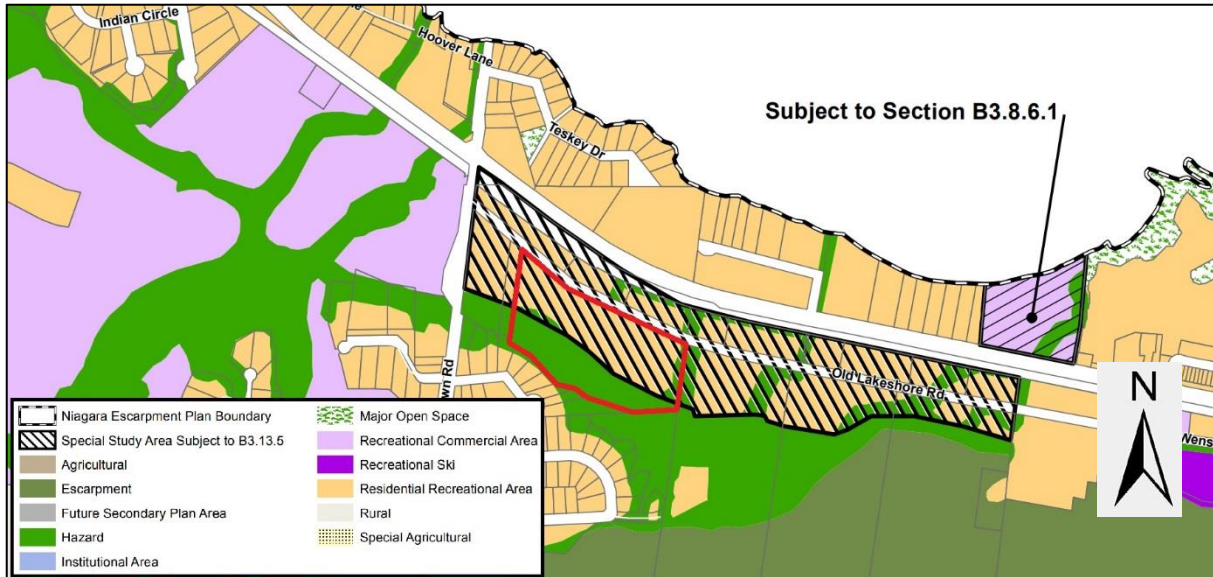
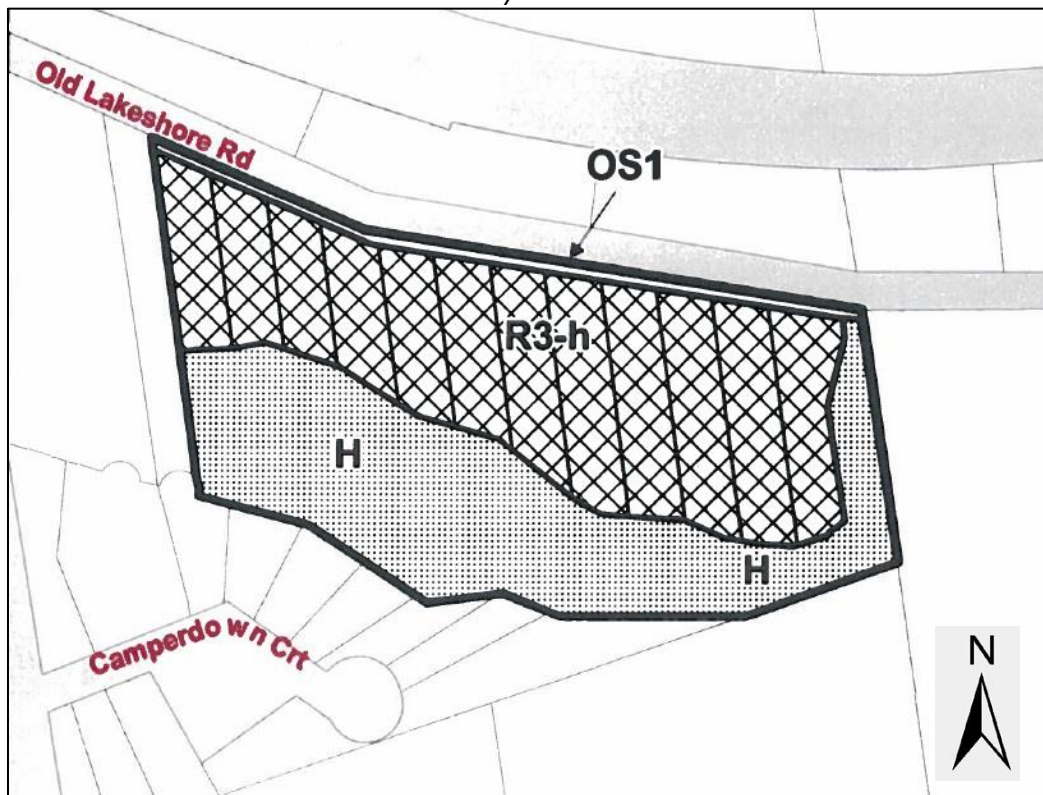


Figure 4: Subject Property Zoning
Source: By-law 2006-22



Old Lakeshore Road is a local road as identified on Schedule 'B-1' of the Town of the Blue Mountains Official Plan.

Municipal water and wastewater treatment is available. A 200 mm diameter water main exists along Old Lakeshore Road, as well as a 200 mm diameter sanitary sewer along Camperdown Road.

Figure 5 depicts aerial photography of the subject property and surrounding land uses. The surrounding land uses are as follows:

- North:** Residential Waterfront Development; Georgian Bay
- South:** Residential Subdivision (partly built out); Niagara Escarpment
- East:** The Georgian Peaks Club Ski Hill; vacant lands fronting Old Lakeshore Road
- West:** The Georgian Bay Club Golf Course

Figure 5: Aerial Photo of Surrounding Land Uses

Source: County of Grey Interactive Maps



The subject property is currently vacant of structures and contain an array of natural vegetation. The subject lands are generally flat in nature with a slight northerly slope of approximately 2-3% in the developable area. Further south exists significant slopes towards the rear (south) approximately third of the property approaching the escarpment. Images of the subject property as seen from Old Lakeshore Road are shown in Figures 6.

Figure 6: Subject Lots

Source: Rob MacFarlane (July 18, 2017)



3.0 BACKGROUND

The lands were previously subject to Grey County Draft Plan of Subdivision application (42T-2003-01), which received draft approval in 2006. This application represented 12 single detached dwellings and associated blocks for trail open space purposes.

Currently, the subject lands have a pending application for a Draft Plan of Condominium for which notice of a complete application was provided May 20, 2010. This application proposed a total of 30 single detached residential dwelling units. Based on July 17, 2017 preconsultation discussions with the County of Grey and Township of the Blue Mountains, a letter has been submitted as part of this application to request that the current Plan of Condominium application on the subject lands be removed. The proposed applications represent the current intent for the subject lands of the owner.

4.0 DESCRIPTION OF DEVELOPMENT

4.1 PLAN OF SUBDIVISION

The proposed Plan of Subdivision development includes a total of thirty-four (34) residential units in the form of single detached dwellings. Lots have been designed to achieve a minimum frontage of approximately 22.86 metres (75 feet). All lots are internally oriented around a proposed private 10 metre condominium lane with two access points along the south side of Old Lakeshore Road. A total of 2.95 hectares (7.3 acres) is dedicated to residential use. The draft plan for this development can be found under Appendix A. The density of the development is approximately 8.92 units per hectare.

Several open space and natural features are provided by the proposed site plan in order to provide ample recreation opportunity for residents and maintain the natural character of the neighbourhood. Specifically, the south of the property includes a large consolidated open space parcel, totalling 2.79 hectares or 38.7% of the total site area. This open space connects to a 6 metres trailway at the northeast corner of the site. The trailway fronts the south side of Old Lakeshore Road for the entirety of the length of the site. There are three options for the ownership of the open space parcel at the rear of the site. The options are as follows:

1. Shared ownership between homeowners of the proposed subdivision;
2. Parkland dedication to the Town of the Blue Mountains; or,
3. Parkland dedication to the Grey Sauble Conservation Authority.

Additionally, a stormwater management pond has been placed towards the north of the property along the trailway, totalling approximately 0.19 hectares in size.

4.2 ZONING BY-LAW

The subject lands are currently zoned 'Residential Hold' (R3-H), 'Public Open Space' (OS1), and 'Hazard' (H). All proposed lots meet the zoning by-law. The northern portion of the subject property is also identified as a Special Policy Area subject to Section B3.13.5 of the Town of the Blue Mountains Official Plan.

4.3 ADDITIONAL STUDIES

A Preconsultation meeting was held with the County of Grey on July 17, 2017, in which Planning and other departmental comments were received, and a list of required studies conveyed. Representatives from the Town of the Blue Mountains, Niagara Escarpment Commission (NEC), and the Grey Sauble

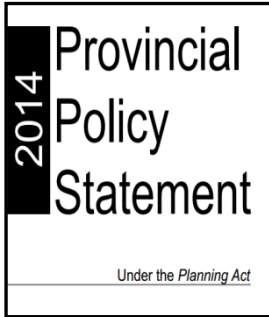
Conservation Authority were in attendance and provided comments. In addition to this Planning Justification Report, the following reports have been prepared and submitted under separate cover in support of this application, as requested. A copy of the preconsultation letter from the Country is included under Appendix B.

- Functional Servicing Report
 - Prepared by CC Tatham & Associates Ltd.
- Stormwater Management Report
 - Prepared by CC Tatham & Associates Ltd.
- Hydrogeological Investigation
 - Prepared by Cambium
- Traffic Impact Study
 - Prepared by CC Tatham & Associates Ltd.
- Stage 1-2 Archaeological Assessment
 - Prepared by AMICK
- Environmental Impact Study
 - Prepared by Dillon Consulting Ltd.

The above noted technical reports support the applications as proposed.

5.0 PLANNING POLICY AND ANALYSIS

This section will outline the applicable planning and development policies relevant to the proposed Draft Plan of Subdivision application. Each section will outline the applicable policies and contain planning rationale on conformity and development principles.



5.1 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) contains policies that fall under three main sections with the ultimate goal of fostering an effective and efficient land use planning system that contributes to:

1. Building Strong Healthy Communities
2. The Wise Use and Management of Resources
3. Protecting Public Health and Safety

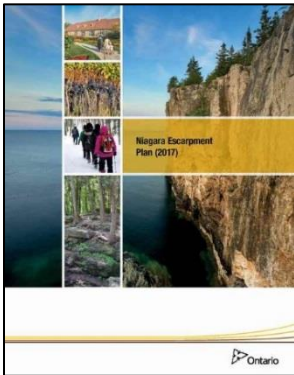
The PPS has been reviewed relative to this application. The first section of the PPS outlines a vision for growth in that development is situated within established settlement areas and makes use of existing services, where possible. Particular emphasis is placed on the following sections of the PPS:

Section 1.1	Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
Section 1.1.3	Settlement Areas
Section 1.4	Housing
Section 1.6	Infrastructure

The PPS (2014) states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns that sustain the financial well-being of the Province and municipalities over the long-term, while accommodating a range and mix of residential opportunities. The proposed development provides for residential growth based on an appropriate lot fabric on lands designated for residential use. These lands are located within an existing residentially developed area; the newly created residential dwellings would be of similar character and orientation to surrounding dwellings. In addition, municipal water and wastewater treatment is available. This development creates thirty-four (34) new residential dwelling units.

The proposed development would make efficient use of existing infrastructure while providing increased housing stock, representing a development pattern that is cost effective. An increased population also has the potential of increasing use of existing local facilities, and encourages the patronizing of the existing local commercial establishments.

This development proposal is consistent with the intent and policies of the PPS.

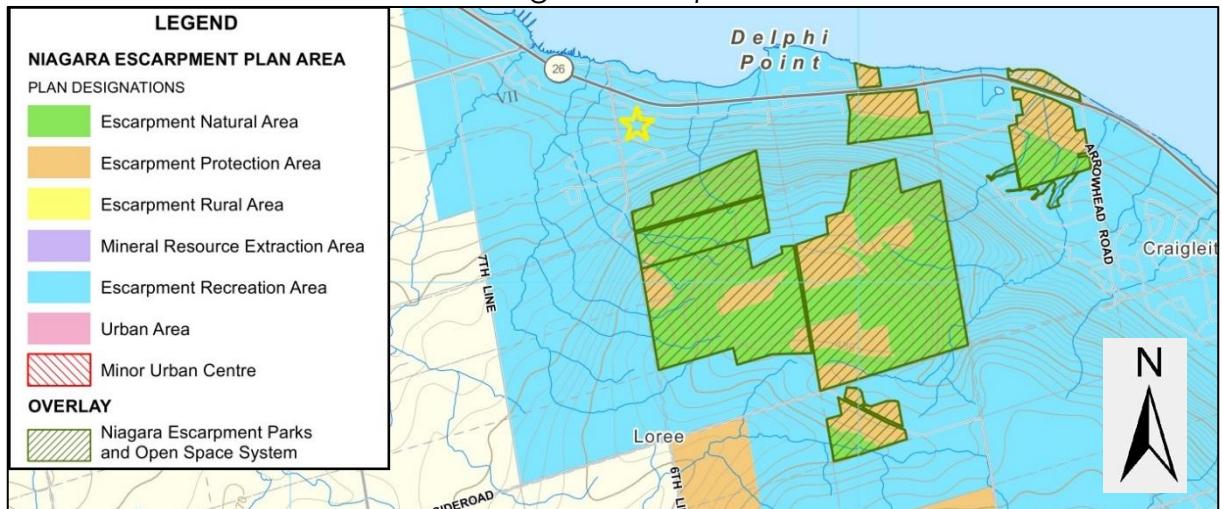


5.2 NIAGARA ESCARPMENT PLAN

The Niagara Escarpment Plan has been reviewed relative to this application, as the subject lands are fully encompassed within the Escarpment Recreation Area designation, as shown in Figure 7.

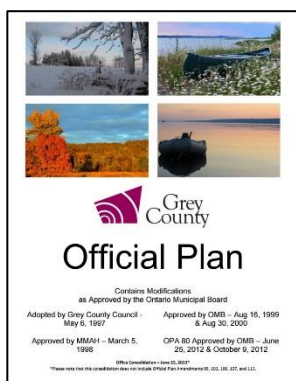
Figure 7: Niagara Escarpment Plan Map 6

Source: Niagara Escarpment Plan



Section 2.4 provides policies for Lot Creation in the Niagara Escarpment area. Section 2.4.2 directs a majority of new residential lots to Urban Areas, Minor Urban Centres, and Escarpment Recreation Areas. The new lots maintain and enhance the existing community character, and will not detract from the Escarpment views. The Niagara Escarpment Commission was consulted throughout this proposal to ensure the Nipissing Ridge slope was adequately managed. A record of correspondence with the NEC has been included in Appendix C, which indicates that the lot layout as proposed will not require a Visual Impact Assessment (VIA) to determine impact towards the Escarpment. It is understood that as the applications do not represent an increase in height or density from the current zoning, and that current standards are met, that the applications will not have adverse impact on the Niagara Escarpment.

The application conforms to the direction provided in the Niagara Escarpment Plan.



The subject property is designated 'Recreational Resort Area' in the County of Grey Official Plan Schedule 'A'. The applicable policies of the Official Plan are outlined below.

The 'Recreational Resort Area' designation applies to Settlement areas in the County which exhibit a mix of seasonal and permanent residential and recreational growth on full municipal services. Section 2.6.7 provides further guidance for the 'Recreational Resort Area' designation. New development in this designation is intended to contribute to the provision of community recreational amenities, facilitate municipal service infrastructure, and accommodate existing un-serviced development areas and areas with development potential in the existing designation. Lands designated 'Recreational Resort Area' and located in the Niagara Escarpment Plan area are also subject to the policies of section 2.5.2. The applicable policies of Section 2.5.2 are as follows:

(2) Local Official Plans and/or Secondary Plans shall provide detailed land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan.

(3) For the purposes of Paragraph (2) above, the approved Town of The Blue Mountains Official Plan and Official Plan for the Castle Glen Resort Community are recognized within the Niagara Escarpment Plan.

(4) The Escarpment Recreation Area designation, in addition to the designated Settlement Areas, will generally be the focus of growth within the County.

The above highlighted policies are key, as they permit local municipalities to provide detailed land use policies for these lands, and indicate that lands designated 'Recreational Resort Area' are considered settlement areas to be a focus for growth. Further, these policies follow the direction of the PPS.

Section 6.12 of the Grey County Official Plan provides guidance for lot creation. The applicable policies are as follows:

- (a) The land division is permitted by the appropriate land use policies of Section 2;*
- (b) The land division shall promote development in an orderly and contiguous manner, and shall not conflict with the established development pattern of the area;*
- (c) The proposed use is compatible with existing and permitted future land uses on adjacent lands;*
- (d) The servicing requirements of Section 5.3 shall be met;*
- (e) Direct access from a Provincial Highway or a County Road shall be restricted as outlined in Section 5.2. Where possible, residential lots shall not be approved where access from a road would create a traffic hazard because of limited sight lines, curves or grades;*
- (f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*
- (g) The size of any parcel of land created shall be appropriate for the proposed use, and in no case, shall any parcel be created which does not conform to the minimum provisions of the Zoning By-law.*
- (h) That Minimum Distance Separation Formulae is applied to proposed lots.*

This development is permitted by the 'Recreational Resort Area' designation and is logical growth that is contiguous and compatible to an existing established residential area. The subdivision will be fully serviced, and is primarily accessed by Old Lakeshore Road which is identified as a local road. An Environmental Impact Study was conducted by Dillon Consulting Ltd. in support of the proposed development. After secondary source review and comprehensive field work the study concluded the impacts of development will be avoided or minimized by implementing the mitigation, restoration, and management measures described within the report. The lot sizes are appropriate for the zoning requirements, and as such are in conformity with Section 6.12 of the County of Grey Official Plan.

Additional considerations are outlined in Section 6.12.1 for new plans of subdivision or condominium. Those considerations include:

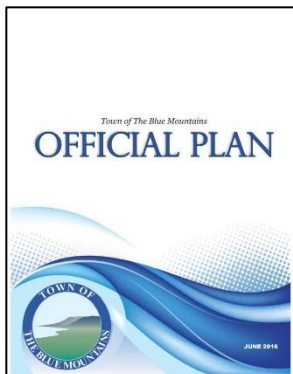
- (a) The layout of the proposed plan with regard to matters of:*

- i. *Access to public transportation (where applicable) and access to existing trails,*
- ii. *Connections to existing trails,*
- iii. *Improving and promoting the walkability / cyclability within the proposed plan and with consideration for existing walking and / cycling conditions,*
- iv. *Accessibility for persons with disabilities,*
- v. *The provision of sidewalks,*
- vi. *The street pattern of the proposed plan and how it fits with the surrounding neighbourhood. Plans which utilize a grid pattern or a modified grid pattern shall be considered more favourably than those with a curvy street patterns or cul-de-sacs,*
- vii. *Energy conservation and efficiency design measures such as LEED (Neighbourhood) and Low Impact Development,*
- viii. *Impact on the natural environment, as defined in Section 2.8 of this Plan.*
- ix. *Consideration of the design of street lighting to minimize impact on dark skies,*
- x. *The provision of usable parkland and green space,*
- xi. *Public access to water front or beach (where applicable),*
- xii. *Snow removal and emergency vehicle access.*
- (b) *A range of housing and employment densities.*
- (c) *A mix of housing types including homes for the aged and assisted living facilities.*
- (d) *The provision of affordable housing*
- (e) *Consistency with Provincial Policy and Local Official Plan provisions*
- (f) *The information requirements listed under Section 6.18*

The proposed applications represent an efficient layout providing ample consolidated open space, trails along roadways, stormwater management features, which all facilitate an active lifestyle amongst residents. The subdivision provides a residential density that will efficiently use the land while maintaining the existing character of the neighbourhood and surrounding natural environment. The proposal is consistent with local and provincial policy for lot creation and the permitted uses in the current designations. A preconsultation meeting was held which detailed what information would be required for a complete application as per Section 6.18 of the Official Plan. The materials submitted with this application, noted in Section 5.3 of this

report, are consistent with the requirements discussed within the July 17, 2017 preconsultation meeting.

For the above stated reasons, the proposed development conforms to the County of Grey Official Plan.



5.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN

The subject property is designated 'Residential Recreation Area' and 'Hazard' in the Town of the Blue Mountains Official Plan Schedule 'A'. The northern portion of the subject property is also identified as a Special Policy Area subject to Section B3.13.5. The applicable policies of the Official Plan are outlined below.

5.4.1 SPECIAL POLICY AREA SECTION B3.13.5

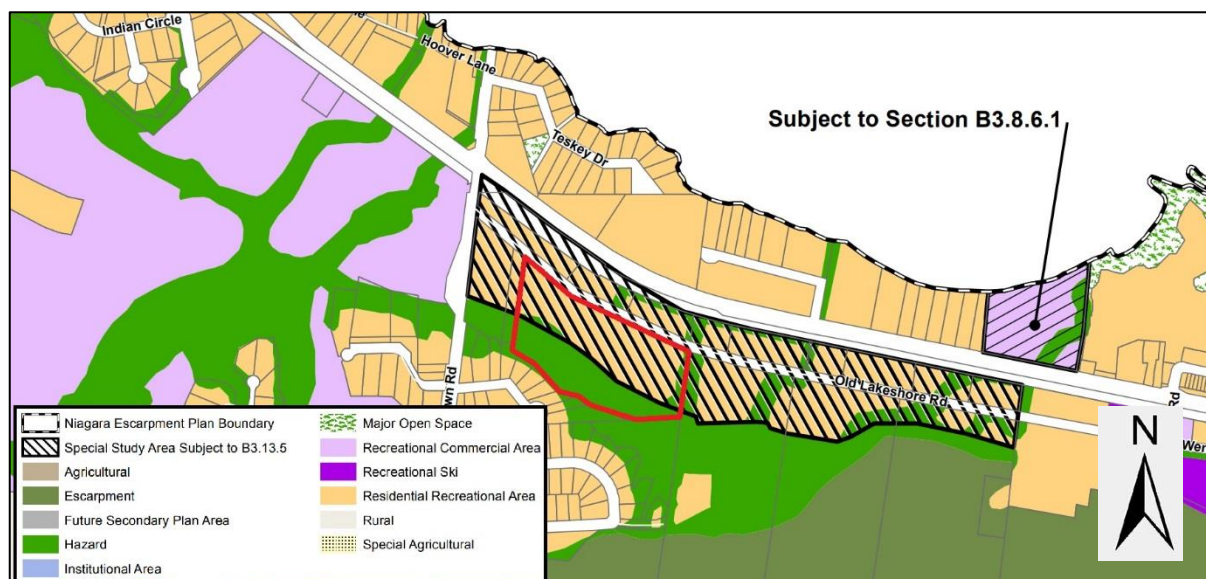
On July 17th, 2017, a preconsultation meeting took place with respect the County of Grey and Town of Blue Mountains. At that time, a more intense development was proposed which required a zoning bylaw amendment and draft plan of subdivision application. It was agreed at that time that the Community Plan could be considered as a component of the Planning Justification Report for the development application.

Section B3.13.5 of the Official Plan outlines requirements for the preparation of a Community or Neighbourhood Plan within the Special Policy Area. The Special Policy Area and its relation to the subject property can be seen in Figure 8. The Special Policy Area is an approximately 275 metre by 1,100

metre strip of land, bordered by Camperdown Road to the west, Highway 26 to the north, and the base of the escarpment to the south.

Figure 8: Special Policy Area

Source: Town of the Blue Mountains Official Plan



The purpose of the community plan is to provide a vision and set clear goals for the neighbourhood. The ultimate goal of the plan is to promote orderly development that respects the existing community and natural environment. The plan is to be developed through consultation with neighbourhood residents and other stakeholders. Section B3.13.5 specifies the neighbourhood plan will detail:

- a) ultimate population and dwellings to be expected in the neighbourhood;
- b) distribution and mix of housing of various types;
- c) location and extent of land for community, open space, institutional, commercial and residential uses;
- d) location and pattern of existing and proposed roads;
- e) location and design of basic engineering services, stormwater and public utilities;
- f) architectural design standards; and,
- g) visual impacts and mitigation measures.

As the proposed development is surrounded largely by sparsely developed lands, it will set the tone for future development in the Special Policy Area. How the development will fit into the existing neighbourhood will play a large role in the future character of the neighbourhood and how the community will continue to develop. The community plan will establish a vision for the Special Policy Area in which the above noted policies are respected. Foundational studies have been undertaken in support of the proposed development and have touched upon the future development of the Special Policy Area. This has included the servicing and stormwater management requirements of the Special Policy Area, future transportation considerations, urban design, and land use planning matters.

Being one of the first large developments in the Special Policy Area is an opportunity to address and set an example of development that is based on sound design principles and respects the surrounding area. This is an important component in achieving a unified vision for the Special Policy Area. Design principles of the proposed development include a community size and structure that respects the existing neighbourhood yet provides the opportunity for growth, housing types and densities distinct from the surrounding developments, the protection of the natural environment, an open space system that encourages and eases access to recreational activities and amenities, and a location that makes use of existing infrastructure and proximity to existing commercial and tourist establishments. In combination, these planning principles result in a development that contributes to a future vision for the neighbourhood. Section B3.13.5 supports these guiding principles of design.

Another important component of the neighbourhood plan is consultation with neighbourhood residents and other stakeholders. For the purposes of this

development, consultation will take place through the application process. At which time, design features such as architectural design and visual impacts of future development will be discussed.

Section B3.13.5 makes note of the mix and distribution of future land use and housing types within the Special Policy Area. Surrounding land uses include mostly single family detached dwellings of varying densities and vacant lands. The proposed development proposes higher densities than what currently exists in the general vicinity of the site and could thus provide the opportunity for a transitional zone into higher densities (i.e. future townhome development along Old Lakeshore Road). This could address the need for a mix of housing types identified in the Official Plan, while still respecting the existing neighbourhood.

The total developable area within the Special Policy Area is approximately 14.84 hectares (36.67 acres) in size. Using a density range of 6 to 10 units per hectare, the population of the Special Policy Area is estimated to reach between 90 - 150 units. This unit range could accommodate a diverse mix of built forms from single detached dwellings, semi-detached dwellings, row and cluster townhouses. Growth of this magnitude is considered appropriate for the neighbourhood subject to the completion of site specific studies to justify the overall net developable area. The completion of Environmental Impact Studies or Slope Stability Studies can reduce or enlarge the size of the developable area.

The proposed development respects the character of the existing community and provides a built form and density that is compatible with its surroundings. It is anticipated that future development in the Special Policy Area will take a

similar form and that existing community services are adequate to support the increased density noted above.

In addition, it should be noted that the proposed development meets the zoning standards of its Residential Type 3 designation. The original development concept was redesigned and now proposes a built form that is more in keeping with the surrounding area and conforms to the zoning provisions of the site. Surrounding properties in the vicinity of the proposed development include lands zoned: Deferred Development, Estate Residential, Rural Estate Residential, and Residential R3. The majority of the Special Policy Area are lands zoned for future residential use, and the subject lands reflect this designation. The proposal is a natural first step in the development of the Camperdown area in that it is located on the outer boundary of the Special Policy Area. This provides the opportunity to create a transitional zone as the lands continue to develop. The development will be compatible in terms of scale, density, and design of the surrounding area.

Overall, the ultimate goal of the neighbourhood plan is to guide development that respects the existing community and natural environment. Through the use of guiding planning principles of design the proposed development integrates the existing built and natural environment. The development application process will provide the opportunity to consult with the public regarding the future neighbourhood development of the Special Policy Area.

5.4.2 OFFICIAL PLAN POLICIES

Lands designated Residential Recreation Area are those lands along Georgian Bay that provide resort-related residential and recreational

function. The policies that direct the 'Residential Recreation Area' are outlined in Section B3.7 of the Town of the Blue Mountains Official Plan. The uses permitted within this designation includes various residential structures, including single detached dwellings, semi-detached dwellings, townhouses, and low-rise multiple units. The intention of this designation is to recognize areas where a mix of seasonal and permanent residential uses exist and provide residential uses that support and provide access to recreational amenities. Minimum open space and maximum density requirements have been provided by the Town of the Blue Mountains in order to facilitate recreation opportunity and maintain the resort character of the area. The maximum permitted density in this area is 10 units per gross hectare, while a minimum of 40% of the subdivision shall be an open space component. The proposed density will be approximately 8.92 units per hectare, and dedicate approximately 45.7% of land to open space and public trails. The open space component is a consolidated area of approximately 2.99 ha (7.41 ac), providing usable space to all lot owners. An additional trailway has been positioned along Old Lakeshore Road.

No residential development has been proposed in any lands designated 'Hazard'. The 'Hazard' designation allows public park uses.

Section D4.3 of the Town of the Blue Mountains Official Plan provides policies for new Plans of Subdivision within the Town. In considering a Plan of Subdivision, council is to be satisfied that:

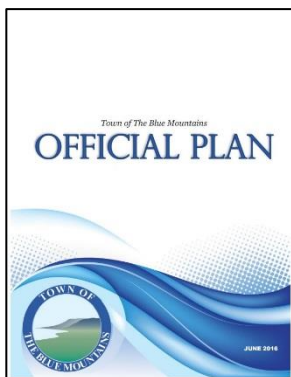
- (a) the approval of the development is not premature and is in the public interest;*
- (b) the lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;*
- (c) the density of the development is appropriate for the area;*

- (d) the subdivision, when developed, will be easily integrated with other development in the area;*
- (e) all development by plan of subdivision shall be consistent with Section D5 of this Plan;*
- (f) the subdivision conforms with the environmental protection and management policies of this Plan; and,*
- (g) the proposal conforms to Section 51 (24) of the Planning Act, as amended.*

The proposed development is not considered premature, as there are existing adjacent subdivisions along Camperdown Road, surrounding the subject lands. The lands will be appropriately serviced and are in close proximity to numerous outdoor amenities (including the adjacent Georgian Bay Club Golf Course) and open space areas. The density of the development does not exceed the maximum permitted 10 units per hectare, and is similar in character to the surrounding existing residential uses. The subdivision is consistent with the design policies and objectives outlined in Section D5 of the Official Plan. The subdivision conforms with the environmental protection policies of the Town Official Plan, and conforms to the Planning Act.

Town transportation policies are outlined in Section D2 of the Official Plan. The Official Plan discourages development on private condominium roads. The Plan does make exception when development is proposed by way of Plan of Condominium where multiple accesses over condominium blocks are required to access other condominium blocks. The development proposed by these applications would utilize private condominium road access for a majority of the units.

For the above stated reasons, the proposed development conforms to the Town of the Blue Mountains Official Plan.



5.5 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW

The subject lands are currently zoned Residential Hold (R3(H)), Public Open Space (OS1), and Hazard (H) by the Town of the Blue Mountains. Table 1 below compares the standards of the Residential (R3) zone found in Schedule 'AA' to the proposed. No residential development is proposed within the Hazard Lands.

Regulations for Dwellings Permitted in Clause (A) of Subsection 10.1		
	<i>With Both Municipal Water and Sanitary Sewer</i>	<i>Proposed Development</i>
Minimum Lot Frontage	18 metres	> 18 metres
Minimum Lot Area	550 square metres	> 550 square metres
Maximum Lot Coverage	30 per cent	< 30 per cent
Minimum Front Yard	7.5 metres	>7.5 metres
Minimum Side Yard		
Int. Side	2 metres	> 2 metres
Ext. Side	6 metres	> 9 metres
Minimum Rear Yard	9 metres	> 9 metres
Minimum Floor Area		
i) 1 storey or split level	83 square metres	> 83 square metres
ii) 1 ½ storey	87 square metres	> 87 square metres
iii) 2 or 2 ½ storey	100 square metres	> 100 square metres
iv) Maximum Height	2 ½ storeys	< 2 ½ storeys

Table 1: Zoning Table

Source: Schedule 'AA'

As can be seen, the proposed development conforms to the standards set forth by the Town of the Blue Mountains Zoning By-law. The holding provision on the subject lands pertains to the registration of the Plan of Subdivision.

The proposal conforms to the Town of the Blue Mountains Zoning By-law.

6.0 CONCLUSION

The proposed Plan of Subdivision intends to permit creation of thirty-four (34) new single-detached dwelling units in the Camperdown area. The residential Subdivision will achieve an overall density of 8.92 dwelling units per hectare, and provide approximately 45.7% of area to open space and trails for residents. The subdivision is oriented around a private condominium lane.

The justification for approval of these applications is based on the conformity with the goals and objectives of the Provincial Policy Statement, the Niagara Escarpment Plan, the County of Grey Official Plan, and Town of the Blue Mountains Official Plan.

Section B3.13.5 of the Town of the Blue Mountains Official Plan outlines requirements for the preparation of a Community or Neighbourhood Plan. The proposed development provides a design that respects the objectives of the policy and will provide a platform for future discussion of the development of the neighbourhood.

It is my professional planning opinion that the Draft Plan of Subdivision application conforms to the applicable policies and represents good planning.

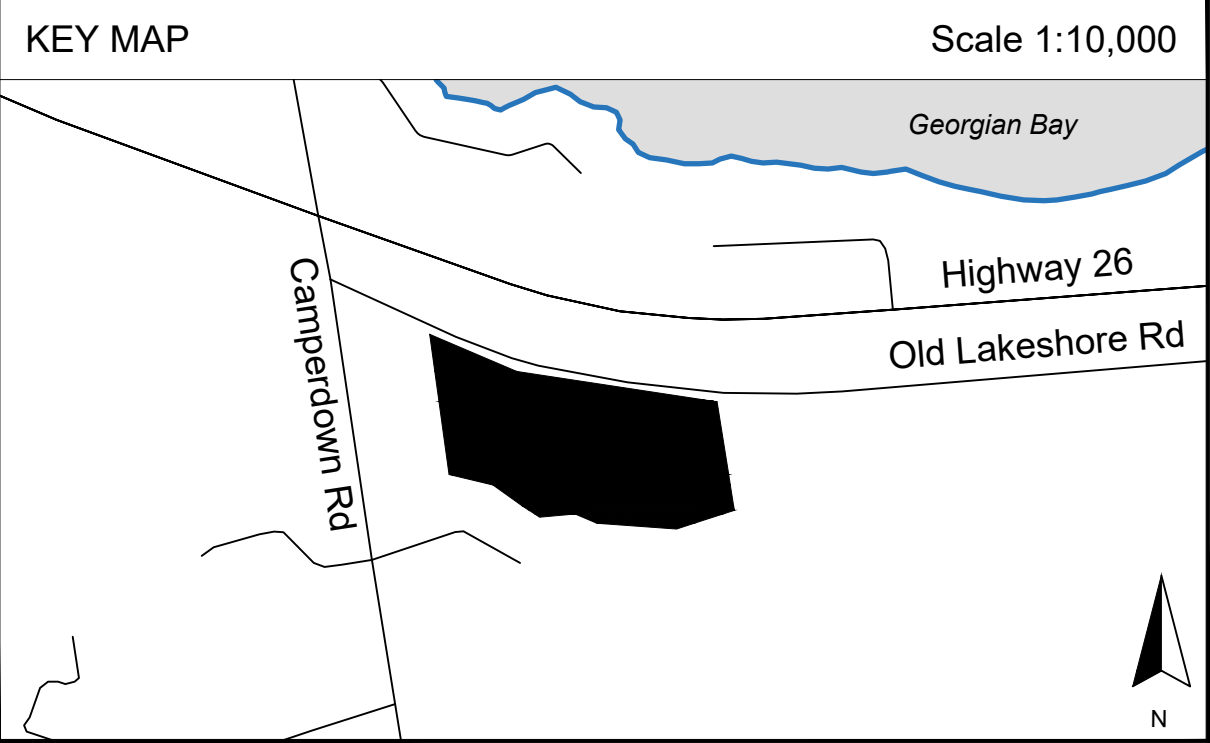
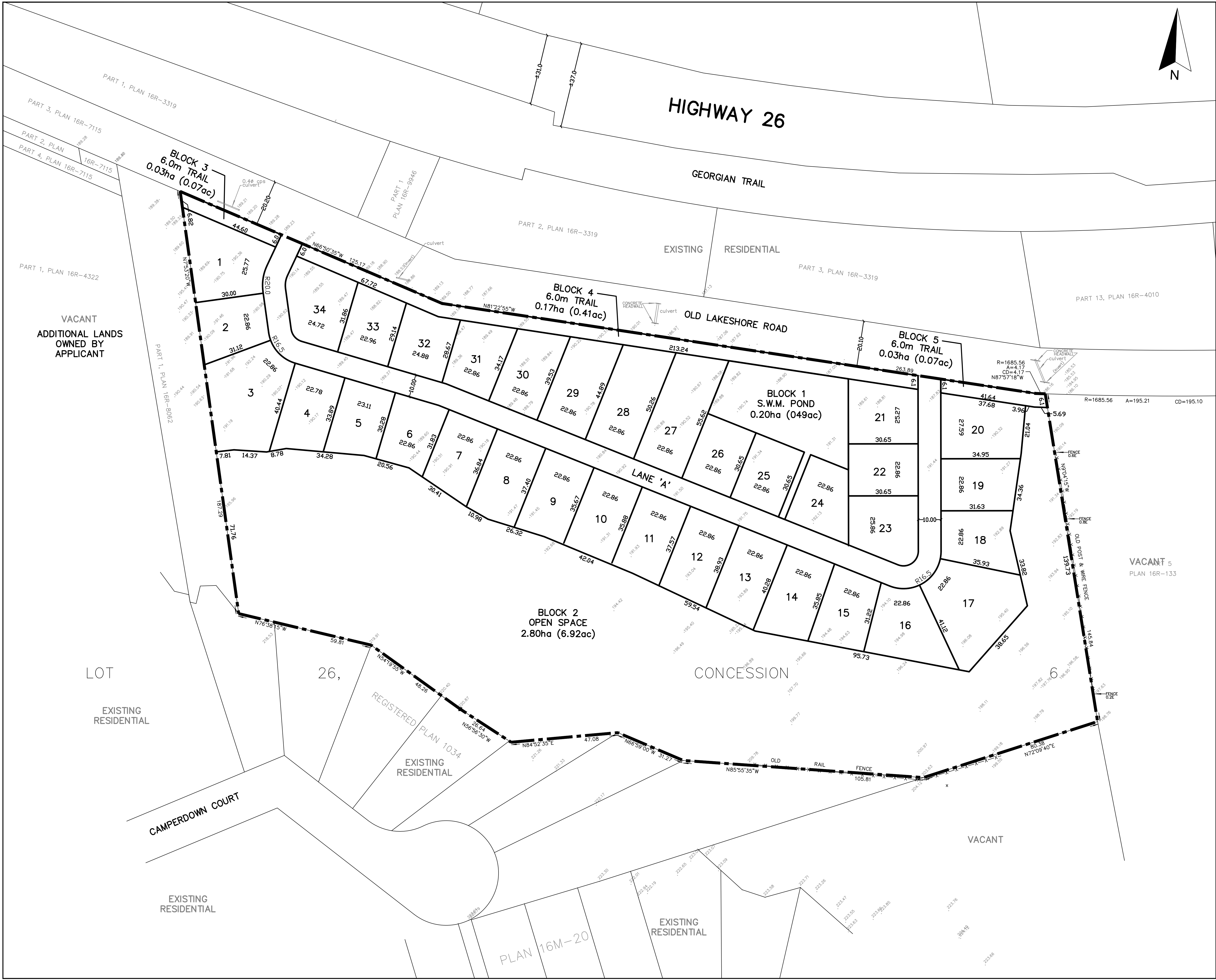
Respectfully submitted,

Innovative Planning Solutions

Darren Vella, MCIP, RPP
President and Director of Planning

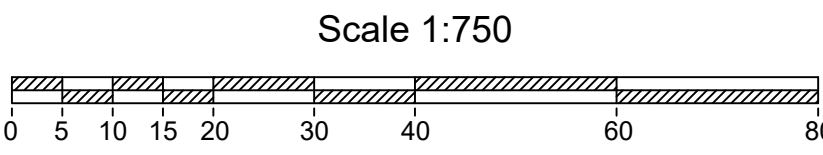
Andrew Edwards, BES
Planner

APPENDIX A



DRAFT PLAN OF SUBDIVISION

PART OF LOT 26, CONCESSION 6
(FORMER TOWNSHIP OF COLLINGWOOD)
IN THE
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY



LAND USE SCHEDULE

	LOTS/BLOCKS	UNITS	ha	ac	%
RESIDENTIAL (22.86m)	1-34	34	2.956	7.31	44.7
STORMWATER MANAGEMENT	Block 1		0.197	0.49	3.0
OPEN SPACE	Block 2		2.800	6.92	42.3
6.0m TRAIL	Blocks 3 - 5		0.224	0.55	3.4
10.0m LANE	Lane 'A'		0.434	1.07	6.6
TOTAL		34	6.611	16.34	100

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE SIGNING OFFICER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE DINO R.S. ASTRI, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN	d) RESIDENTIAL & OPEN SPACE	g) SHOWN ON PLAN	j) SHOWN ON PLAN
b) SHOWN ON PLAN	e) SHOWN ON PLAN	h) MUNICIPAL WATER	k) ALL MUNICIPAL SERVICES
c) SHOWN ON PLAN	f) SHOWN ON PLAN	i) TECUMSETH SAND	l) NONE
f1) NONE			

SCHEDULE OF REVISIONS

No.	Date	Description	By



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	April 24, 2018	Drawn By:	AM
File:	17-699	Checked By:	DV

APPENDIX B



Planning and Development

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

July 27, 2017

Darren Vella
Innovative Planning Solutions
150 Dunlop Street East, Suite 201
Barrie, ON
L4M 1B1

**RE: Proposed Plan of Subdivision – Part of Lot 26, Concession 6
Town of The Blue Mountains (Geographic Township of Collingwood)
Former Camperdown East**

Dear Mr. Vella,

Thank you for taking the time to meet with us and to share your preliminary concept plan for the above-noted property in the Town of The Blue Mountains. As a follow-up to our meeting on July 17, 2017 regarding a proposed development on these lands, this letter will provide comments on behalf of the Town of The Blue Mountains and the County of Grey.

As discussed at the meeting, the previously draft approved subdivision on the subject lands being 42T-2003-01 lapsed on February 16th, 2015. There is an existing condominium application on a portion of the subject lands being 42-CDM-2010-01 (Camperdown East). Based on this proposed development including additional properties not included with the current application and given that the proposed development is different than the proposed development under 42-CDM-2010-01, both the County and the Town indicated that a new subdivision/condominium application will be required. As such, it is recommended that a letter be submitted to the County by the current owner of the subject lands requesting that Condominium Application 42-CDM-2010-01 be withdrawn. The various studies submitted with Application 42-CDM-2010-01 could be used for background information for the studies required to be submitted for this development proposal.

The County Official Plan (OP) designates the subject property as 'Recreational Resort Area' and 'Hazard Lands'. Appendix A indicates that the subject property is within a Special Study Area (karst topography). The County understands that this development will be serviced by municipal water and sewer services and therefore further karst investigation is not required. It was noted by the Conservation Authority that a

hydrogeological investigation may be required to support this development. It is recommended that you discuss this further with the Conservation Authority to determine if they will be requiring this study as part of their review of this development proposal. Appendix B of the County Official Plan indicates that the subject property contains 'Significant Woodlands'. The Environmental Impact Study will need to address this.

The Town of The Blue Mountains Official Plan designates the subject lands as Residential Recreational Area but with a Special Study Area identified which are subject to Section B3.13.5 of the Town Official Plan. A portion of the subject lands are also designated as Hazard Lands. Appendix A of the Town Official Plan identifies that the subject lands are within an area of Karst and that a portion of the subject lands contain Significant Woodlands. With respect to Section B3.13.5 of the Town Official Plan, this area requires a Community or Neighbourhood Plan. Town staff recommends that these policies be addressed as part of the Planning Justification Report as well as through the proposed layout and design of the development to consider how this development will fit in with the overall design and development of this area.

As noted at the meeting, the maximum density as outlined in the Town Official Plan is 10 units per gross hectare and a minimum of 40% open space. The density and open space requirements for the Residential/Recreational Areas can be found under B3.7.4.1 of the Town Official Plan. Based on the maximum density policies in the Town Official Plan, the concept will need to be revised to reduce the number of units to address the Town Official Plan policies as well as the Niagara Escarpment Plan.

The lands are currently zoned as Residential 'R3', Open Space 'OS1' and Hazard 'H' through By-law 2006-22 to the former Township of Collingwood Zoning By-law. A Zoning By-law Amendment application will need to be submitted to the Town to permit the proposed development.

The County and the Town requires the following studies to be submitted with the Subdivision application and the Zoning By-law Amendment application:

- A Planning Justification Report (addressing Provincial Policy Statement, Niagara Escarpment Plan, County and Town Official Plan policies (including the Community/Neighbourhood Plan requirements and the density/open space requirements), and zoning),
- A Functional Servicing Report
- Storm Water Management Study (which meets Town of The Blue Mountains, Grey Sauble Conservation Authority and Ministry of the Environment and Climate Change requirements),

- An Archaeological Assessment (at minimum it appears that a Stage 1 and Stage 2 is required based on the previous Stage 1 completed for a portion of the subject lands) – if further stage assessments are required these will need to be submitted with the application as well,
- An Environmental Impact Study,
- A Visual Impact Study/Analysis (if required by the Niagara Escarpment Commission – it is recommended you discuss this further with NEC staff to determine what would be required for this development)
- A Traffic Impact Study in accordance with Town requirements and any other requirements that MTO may require,
- Draft plan of subdivision, and
- All required applications, fees, deposits to the County and the Town (please note that Grey Sauble CA will also require application review fees) – please contact the County, the Town and the GSCA just prior to submitting the applications for the most current applicable fees.

The County would also recommend pre-submission consultation with the Ministry of Transportation Ontario to determine if they will require any information as part of their application review.

The Niagara Escarpment Commission noted that due consideration needs to be given with respect to the Escarpment Toe. The Niagara Escarpment Commission staff noted that they will provide further information regarding this matter. You may want to review Section 2.5 of the new Niagara Escarpment Plan which may help provide some further context regarding this matter.

Consideration within this development should be given to walking, sidewalk and/or trail connections to existing trails/future trails in the area, including the Georgian Trail and the Bruce Trail.

The County would also encourage the proponents to engage representatives of the First Nations and the Métis in early consultation, even in advance of the formal Planning Act circulation, which is part of the Plan of Subdivision process. Further contact information for the First Nations and the Métis, can be provided to you should you require this information.

The preparation of this letter does not preclude the County or the Town from requiring additional information at a later date.

Once again thank you for taking the time to meet with us and to share your vision for this site. Town and County staff look forward to working with you in the future, as you proceed with these development applications.

Please do not hesitate to contact the County or the Town if you have any questions or concerns with any of the requirements noted above.

Yours truly,

A handwritten signature in black ink, appearing to read 'Randy Scherzer', written over a faint horizontal line.

Randy Scherzer
Director of Planning
+1 519-372-0219 ext. 1237
randy.scherzer@grey.ca
www.grey.ca

c.c Shawn Postma, Town of The Blue Mountains (via email)
Scott Taylor, Grey County (via email)
Andrew Sorensen, Grey Sauble Conservation Authority
Judy Rhodes-Munk, Niagara Escarpment Commission

APPENDIX C

From: Rhodes-Munk, Judy (MNRF) <Judy.Rhodes-Munk@ontario.ca>
Sent: February-15-18 4:25 PM
To: Randy.Scherzer@grey.ca
Cc: Laflamme, Linda (MNRF); Robert MacFarlane; 'Bill Ulicki'; 'Darren Vella'
Subject: RE: Discussion re VIA requirements Camperdown

Hi Randy:

The copied individuals met by phone on Tuesday, Feb.13, 2018 to discuss the email below.

I confirm that it is the NEC's practice that when a proposal meets the current zoning standards we do not require the preparation of a Visual Impact Assessment (VIA).

It is my understanding that the revised plan that is being submitted for draft plan approval is not proposing an increase in height or density. The NEC therefore does not require a VIA.

Judy Rhodes-Munk
Senior Planner



Niagara Escarpment Commission
An agency of the Government of Ontario

99 King Street E. Box 308 | Thornbury, ON | N0H 2P0

Tel: 519-599-3464 | **Fax:** 519-599-6326

Website: www.escarpment.org

To enable us to serve you better, please call ahead to make an appointment.

From: Robert MacFarlane [mailto:rmacfarlane@ipsconsultinginc.com]
Sent: February 9, 2018 3:50 PM
To: 'Bill Ulicki'; 'Darren Vella'
Cc: Rhodes-Munk, Judy (MNRF); Laflamme, Linda (MNRF)
Subject: RE: Discussion re VIA requirements Camperdown

Good afternoon Judy,

I am sending over a brief justification as to our interpretation of the intent and requirement of a Visual Impact Assessment, in anticipation of our scheduled call on Tuesday regarding Camperdown.

We had met previously to discuss a concept which contemplated a density greater than what would be permitted by the current enforced zoning standards (R3). As a result of this meeting and follow up correspondence (November 10th email attached), we were advised that a Visual Impact Assessment would be required because our proposal requests a height and density, greater than what is currently permitted.

In considering this requirement and the potential impact to the landscape, our client made the conscious decision to revise the previous proposal to more reflect the current standards. The attached concept plan is reflective of the intent of our client

to address the concerns raised by the NEC of permitting an increased height and density in proximity to the Nipissing Ridge. As a result, no increase in height or density is proposed.

Further, your email indicates that the current zoning standards are to be used as the baseline to measure the impacts to the landscape. Considering our revised proposal follows the current zoning standards (ie. height, frontage, etc.), there is to be no anticipated variation from the baseline. Therefore, a study of this nature would be investigating no proposed change from the established baseline.

Considering the above revisions, we believe that the concerns of the NEC regarding potential impacts to the cultural heritage landscape have been adequately addressed. Further investigation would be redundant as it would inevitably reveal identical conclusions.

Thank you, we look forward to discussing this further with you on Tuesday.

Best,



Robert MacFarlane, M.Pl.

JUNIOR PLANNER / PLANNING TECHNICIAN

150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1

Tel: 705-812-3281 Fax: 705-812-3438

E-mail: macfarlane@ipsconsultinginc.com

Website: www.ipsconsultinginc.com

Please consider the environment before printing this email.

NOTE: This e-mail message and attachments may contain privileged and confidential information. If you have received this message in error, please immediately notify the sender and delete this e-mail message.

From: Bill Ulicki [<mailto:BillUlicki@romspen.com>]

Sent: February-08-18 2:39 PM

To: Darren Vella <dvella@ipsconsultinginc.com>; rmacfarlane@ipsconsultinginc.com

Cc: judy.rhodes-munk@ontario.ca; linda.laflamme@ontario.ca

Subject: RE: Discussion re VIA requirements Camperdown

Darren/Rob,

This is for a call on Tuesday, February 13, 2018 2:30 PM-3:00 PM. Let's please forward material to Judy and Linda by tomorrow mid-day so that they know what we'll be discussing.

Thanks

From: Bill Ulicki

Sent: Thursday, February 8, 2018 10:19 AM

To: Darren Vella; rmacfarlane@ipsconsultinginc.com

Subject: Fwd: Discussion re VIA requirements Camperdown

See below

Bill Ulicki

Romspen FC Homes

416-928-5126 office

416-254-4262 cell

Begin forwarded message:

From: "Rhodes-Munk, Judy (MNRF)" <Judy.Rhodes-Munk@ontario.ca>
To: "Bill Ulicki" <BillUlicki@romspen.com>, "Laflamme, Linda (MNRF)" <linda.laflamme@ontario.ca>
Subject: Discussion re VIA requirements Camperdown

Hi Bill:

Linda and I will join you and others (Darren, Rob?) by telephone. Please forward any email material prior to Monday as we will be out of office.

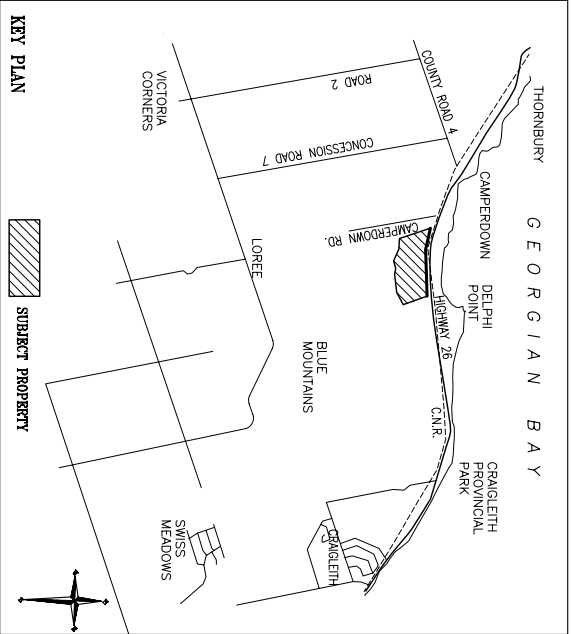
Please call 1-866-633-1033 followed by the
Conference ID 8343426#

Judy



Virus-free. www.avg.com

APPENDIX D



DRAFT PLAN OF
COMMON ELEMENT CONDOMINIUM
PART OF LOT 26 CONCESSION 6,
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

OWNER'S CERTIFICATE
WE HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE
AND SUBMIT THIS DRAFT PLAN TO THE COUNTY OF GREY
FOR APPROVAL.

SIGNED _____ DATE: MARCH 24, 2010
ROSESPEN MORTGAGE LIMITED PARTNERSHIP
WESLEY BOUTMAN

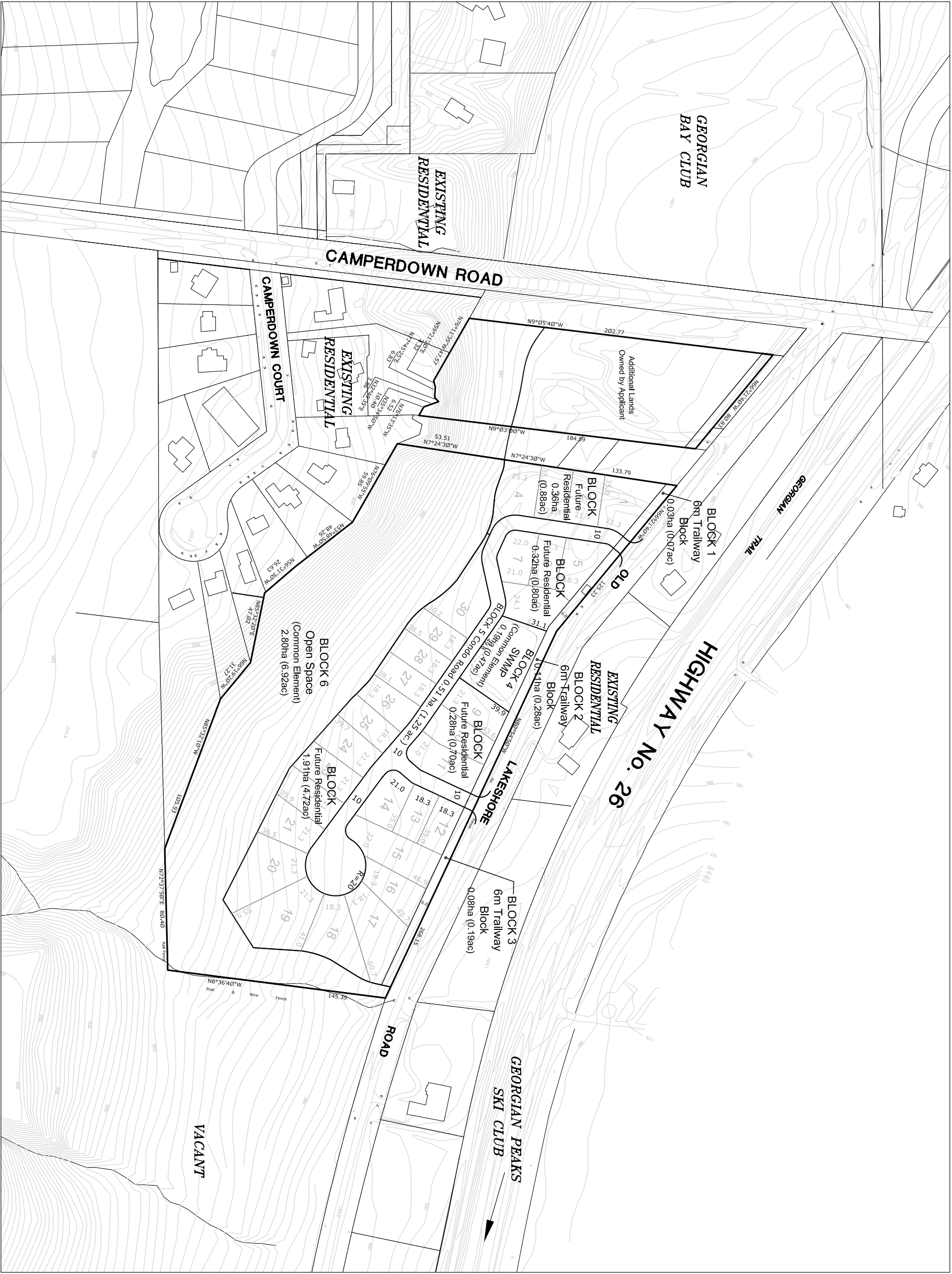
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED
AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE
CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: MAY 3, 2002
Lynn Patton, O.L.S.
Zaback Zimo Patton Limited
2200 Highway 26
Collingwood, Ontario
L9Y 4K7
(705) 465-4010

ADDITIONAL INFORMATION
(UNDER SECTION 50 OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,& j ARE SHOWN ON THE
DRAFT AND KEY PLANS.

b)MUNICIPAL PIPED WATER TO BE PROVIDED
i)CLAYEY SILT, CLAYEY GRAVEL, OVER SILTY CLAY
k)SANITARY SEWERS TO BE PROVIDED
LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA(ha.)	AREA(ac.)	UNITS
6m TRAILWAY	1-3	0.23	0.57	
STORM WATER MANAGEMENT (COMMON ELEMENT)	4	0.19	0.47	
10.0m ROAD - 417m (COMMON ELEMENT)	5	0.51	1.25	
OPEN SPACE (COMMON ELEMENT)	6	2.80	6.92	
FUTURE RESIDENTIAL		2.88	7.12	30
TOTAL		6.61	16.33	30



ROMSPEN MORTGAGE LTD. PARTNERSHIP
DRAFT PLAN OF SUBDIVISION

SCALE 1:1250
MARCH 22, 2010



WWW.IPSCONSULTINGINC.COM