



INNOVATIVE PLANNING SOLUTIONS

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646 Welham Rd. Unit 9 Barrie, On L4N 0B7



October 18, 2021


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

Re: Eden Oak Camperdown (North Part of Lot 26, Concession 6)

RE: Planning Services
From: Denise McCarl, MSc MCIP RPP, Planner – Town of the Blue Mountains
Dated: July 8, 2021
Subject: Eden Oak Camperdown – Planning Comments (North Part of Lot 26, Concession 6)
Tax Roll# 000006417000000

#	Comments Received	Action / Consultant	Response
General Comments			
1	Town Planning staff supports the return to Public Roads and the change from a condominium to non-condominium for this project		Noted.
2	Town Planning staff supports the access to the westerly lands with the proposed Lane “B”.		Noted.
3	Please provide topographic contours vs elevation markings on Draft Plan to meet Planning Act requirements (Section 51 (17)j)	IPS	Added.
4	Draft Plan requires existing vegetation to be identified as per Planning Act requirements (Section 51 (17)g)	IPS	Added.
5	Please provide a 0.3 m reserve at western property line	IPS	Added, along the entire length of the western property line. Please confirm if this was the intent.
6	Please provide a 0.3 m reserve at Old Lakeshore Rd for Lots 19, 23, 25, 27-33	IPS	Added, however Lots 23 and 25 require access off Old Lakeshore Road therefore a 0.3m reserve has not been provided
7	Blocks 1, 2, 3, 4 and 5 are to be dedicated to the Town (and above noted 0.3m reserve blocks)	IPS	Noted. Block 6, Walkway and Blocks 7-9, Reserve will also be dedicated.
8	Block 4 needs connectivity to Lane A; recommend a 6.0m block between lots (Potentially Lots 8/9)	IPS	Noted. A 3.0 metre wide walkway block has been added between Lots 9 and 10. A 6m wide block cannot be accommodated.
Natural Environment/Heritage			
9	Concerns remain about intercepting the remaining wetlands (Block 5 and Block 4) with a swale. What design considerations have been explored to preserve the relationship between the wetlands and the watercourse? Is there an alternative that does not fragment the remaining wetland on Block 5 from the watercourse near the east property boundary?	Tatham	The proposed swale empties into Block 5. The swale is a cut off swale that directs existing runoff around the property. This runoff currently ends up at the same place. The “relationship” is preserved.
10	Questions remain about restoration of remaining wetlands (both on Blocks 4 and 5). The Town will require language to be included in the Draft Plan Conditions regarding restoration of these features, where necessary.	IPS	Noted.
Parklands and Trails			

11	Suggest a 3.0 m “trail” be designed alongside the swale and double as an accessway. This could reduce the potential future disputes on what to do with the ambiguous trail arrows currently shown on the plan. The Draft Plan should outline the trail and where it will go. Draft Plan Conditions should include this and requirement for developer to install.	IPS Tatham Dillon	 A 3.0m wide trail location has been added to the plan. This can be accommodated, as long as grading within Block 4 is permitted to create such trail. The location is satisfactory from an environmental perspective. Town to confirm.
Planning Comments			
12	Now that the Old Lakeshore Neighbourhood Plan has been adopted by Council, a Policy review regarding conformity with the Old Lakeshore Road Neighbourhood Plan is required	IPS	Enclosed with this submission.
13	Lot 1 may have significant development constraints related to the R1-1 provisions due to lot size and shape.	IPS Plus Group	This lot has been reviewed, a dwelling will be able to be accommodated, please see the sketch attached demonstrating the proposed development area.
Roads and Drainage			
14	Development/construction on Lot 1 may be an issue when it comes to snowplowing and waste collection, since Lane B is not immediately connected to the west. Suggest either of the following: a. Some sort of hold on Lot 1 until Lane B is connected west, OR b. Temporary turning bulb over a part of Lot 1 to allow for winter maintenance	IPS Tatham	A turning circle cannot be accommodated. Lane B is shorter than 90m (approximately 40m in length) and therefore does not require a turn around for servicing. 
15	Town prefers Lane B to be a Block dedicated to the Town for future construction	IPS Tatham	This Street will be serviced and paved as a ROW. See comment 14 above, therefore access has been provided and Lot 1 can be developed with the Plan.

#	Comments Received	Action / Consultant	Response
Town Development Engineering Comments dated July 20, 2021 – Items requiring a response:			
15	Please ensure and verify that water quantity control in the form of post to pre-development peak flows are controlled to the lesser amount of pre or downstream capacity.	Tatham	This has been demonstrated in the previous submissions provided to the Town. The final design drawings and supporting documents will reconfirm that the Town’s water quantity requirements are met.
16	Please confirm and verify that the turning radius on the storm water management pond maintenance access road is large enough to accommodate construction vehicles and trucks (tandem axles), and that the increase of the radii will not adversely affect the pond size and capacity.	Tatham	The pond has ROW access on 3 sides. Maintenance access from Lane B can pull straight through to Old Lakeshore Road. 
17	Please note a maintenance access road is required for the low flow cut off swale at the limits of the development.	Tatham	The future trail will also act as the maintenance access.
*	Any other revisions required as a result of the review/response to the Town’s comments/items		