



Staff Report

Planning and Development Services

Report To: Committee of the Whole
Meeting Date: March 10, 2020
Report Number: PDS.20.12
Subject: Solcorp Developments (Peaks Ridge) Inc. Applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment. Block 38, Plan 16M-24 Town of The Blue Mountains
Prepared by: Shawn Postma, BES, MCIP, RPP, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.20.12, entitled "Solcorp Developments (Peaks Ridge) Inc. Applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment. Block 38, Plan 16M-24 Town of The Blue Mountains";

AND THAT Council support a recommendation to the County of Grey to grant Draft Plan Approval of Subdivision and Draft Plan Approval of Condominium (County File 42T-2018-13A & B) subject to the Draft Plan Conditions attached to Staff Report PDS.20.12;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands from the Residential 'R2-47' Zone, Open Space 'OS' Zone and Hazard 'H' Zone to the Residential 'R1-3-Exception' Zone and Recreation 'REC3' Zone, and to add an Exception to the Residential 'R1-3' zone to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys.

B. Overview

The purpose of this report is to provide a recommendation to Council on applications for Plan of Subdivision, Plan of Condominium and Zoning By-law Amendment for a proposed 31 single detached residential unit development including a private open space / recreational block.

C. Executive Summary

Application File #: P2675

Application Received Date: September 28, 2018

Application Deemed Complete Date: November 1, 2018

Official Plan Designation: Residential Recreational Area 'RRA'

Zoning By-law Designation: Residential 'R2-42-h7'

Location: Western terminus of George McRae Road. South of Camperdown Rd and Highway 26

The County received a plan of subdivision application known as Ridge Estates Block 38 (County file number 42T-2018-13A & B) that proposes to create a total of 31 single detached residential units. An associated draft plan of condominium has also been submitted to create private road allowances as well as a private recreational facility on proposed Block 32. Access to the lots would be from the private road allowance that would connect to George McRae Road. Servicing to the proposed subdivision will be via municipal water and sewer services.

The Town of The Blue Mountains received an application for Zoning By-law Amendment. The purpose of the proposed amendment is to change the permitted uses from a maximum of forty two (42) multi-residential uses to thirty one (31) single detached lots plus a private recreation facility serviced by a private condominium road. The effect of the proposed amendment is to rezone the subject lands from the Residential 'R2-47-h7' Zone, Open Space 'OS' Zone and Hazard 'H' Zone to the Residential 'R1-3-Exception' Zone and Recreation 'REC3' Zone. An Exception to the Residential 'R1-3' zone is requested to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys. The Recreation 'REC3' Zone would permit the development of the private recreation facility potentially consisting of a private pool, shared building and visitor parking proposed on Block 32.

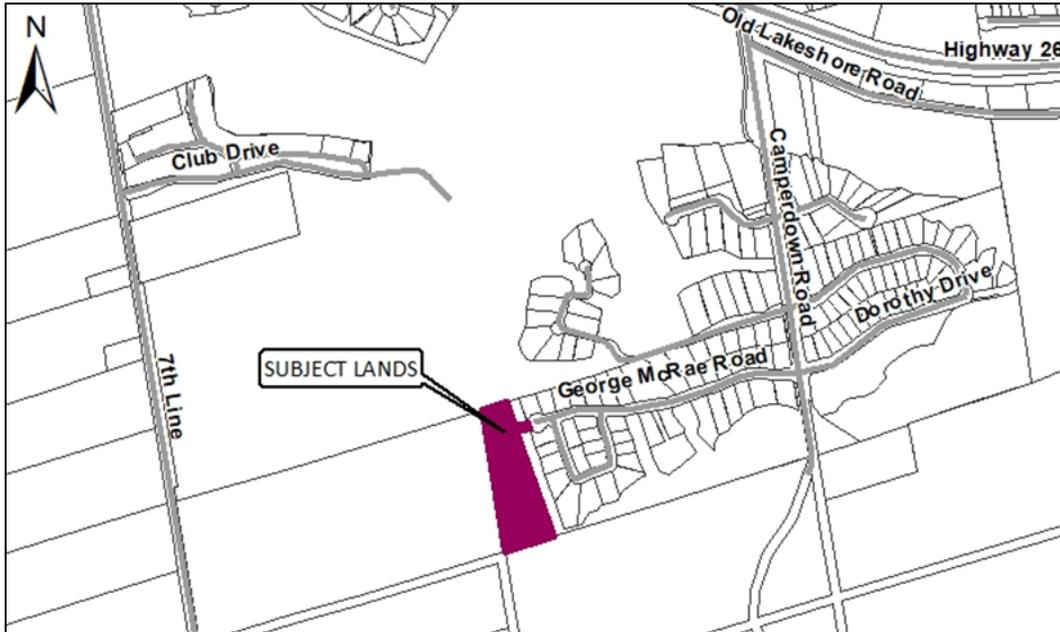
D. Background

Planning Services received applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment from Solcorp Developments (Peaks Ridge) Inc. for a proposed 31 lot Plan of Subdivision consisting of single detached dwellings serviced by private (condominium) streets. A private open space / recreation block identified as Block on the Draft Plan is proposed to be included with the condominium owned lands and will include outdoor recreational uses, visitor parking and depending on market demands/interest a private clubhouse/pool may be included.

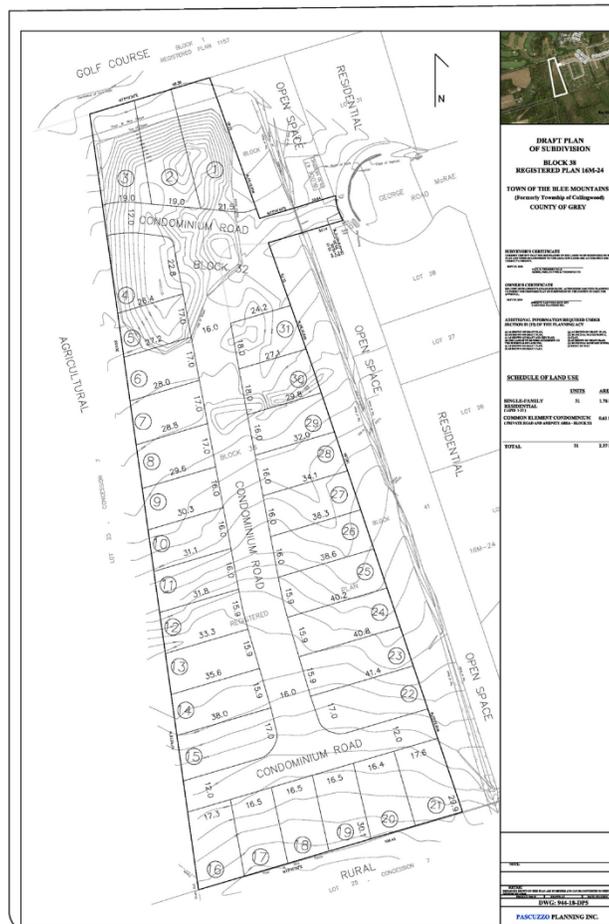
The County of Grey is the approval authority for the Plan of Subdivision. The County also received an application for Draft Plan of Subdivision.

In support of the applications the Town and County received the required application forms and fees plus a Planning Justification Report, Environmental Impact Study, Functional Servicing and Stormwater Management Report, Geotechnical Report and State 1 and 2 Archaeological Assessment. The applications were deemed complete by the Town and County in November 2018. Notice of Complete Application was circulated to area residents and outside agencies. Once the application was deemed complete by the Town and County these plans and reports were made available for viewing and download on the Town and County websites.

Site Location:



Draft Plan of Subdivision:



The subject lands are located at the terminus of George McRae Road at the far west end of the Ridge Estates subdivision. The lands are described as Block 38, Registered Plan 16M-24, are 2.37 hectares in size with 10 metres of lot frontage on George McRae Road. A 0.3 metre road reserve is in place restricting direct access between George McRae Road and the subject lands.

Surrounding land uses include the Georgian Bay Golf Club to the north. To the east is the Ridge Estates residential subdivision (Plan 16M-24) consisting of single detached residential dwellings on large lots. To the south is a mix of rural residential dwellings on rural parcels. To the west is an active agricultural property including a dwelling, barn and agricultural fields.

E. Analysis

Provincial Policy Statement

The Provincial Policy Statement 2014 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)

Ontario's long term prosperity, environmental health and social well-being depend 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 proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment and Draft Plan appear to efficiently use existing installed infrastructure and comprises of appropriate development. Natural hazard, natural heritage and cultural heritage features have been adequately evaluated and impacts can be mitigated. It is therefore our

opinion that the proposed Draft Plans and Zoning By-law Amendment are consistent with the PPS 2014.

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 development associated with the Escarpment. Permitted uses include those uses 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 so as to preserve the natural, visual and cultural characteristics of the area. Site design and layout must also be in harmony with and maintain the existing character of the escarpment landscape. (Niagara Escarpment Plan, Section 1.8 and 2.2)

The proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment do not conflict with the Niagara Escarpment Plan. Comments from the Niagara Escarpment Commission are provided later in this report.

County of Grey Official Plan

The County of Grey Official Plan is in place to guide development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and by-laws. The policy framework builds further on provincial policy direction and encourages strong healthy communities, and new development growth while maintaining and protecting environmental and economic resources. (Grey County Plan, Section 1.1) The subject lands are designated “Recreational Resort Area”. New development must enhance the recreational amenities of the area by providing new facilities for a variety of forms of recreation. More detailed land use policies are directed to the Town of The Blue Mountains Official Plan. (Grey County Plan, Section 2.6.7 and 2.5.2)

Housing policies encourage a wide variety of housing types and densities. The County also encourages intensification, mix of compatible land uses, good environmental practices and public safety to maintain a mix of housing by both type and tenure. (Grey County Plan, Section 1.8)

Development policies direct compatible development with historic areas / archaeological sites ensuring adverse impacts to heritage resources are mitigated through conservation or preservation in advance of development. (Grey County Plan, Section 2.6.2(12))

The proposed development will provide recreational enhancements through the provision of a private open space / recreational facility shared among all unit owners of the development. Connections to area sidewalks and trails including the Georgian Trail are in place. Staff has confirmed that no additional trail linkages are necessary on the subject lands. One housing type is proposed (single detached dwellings) at a density higher than what exists in the main Ridge Estates subdivision. Archaeological studies have been completed and submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries concluding that there are no archaeological interests on the site. Based on the foregoing, Planning Staff are of the opinion that the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment conforms to the County of Grey Official Plan. Comments from the County of Grey are provided later in this report.

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 Town of The Blue Mountains Official Plan. The RRA designation permits a wide range of housing types and a density up to ten units per hectare. It is intended that new residential developments provide generous amounts of open space with at least 40% of the development being the open space component. New development must also maintain the resort, open landscape character of the area with development being clustered in form. (TBM OP, Section B3.7.4.1).

The subject lands are one part of the larger Ridge Estates Subdivision that was originally approved by the Ontario Municipal Board in the mid 2000's. Similar policies for 40% open space requirements and a lower density permission were in effect at that time. The Ridge Estates Subdivision comprised of the original ¼ township lot of 20.4 hectares (50 acres). The Ridge Estates subdivision was permitted to develop up to 112 residential units with a mix of single detached and multi-attached (townhouse) dwellings. The lands subject to these applications (Block 38, Plan 16M-24) were approved for 42 multi-attached (townhouse) dwellings. The subdivision included 40% open space comprised of Niagara Escarpment Slope lands and Hazard Lands which were previously dedicated to the Town.

Build out of the subdivision has moved slowly with the first phase now nearing completion and the remaining phases obtaining approvals. Block 38 represents the final phase of the Ridge Estates Subdivision.

The proposed Draft Plan of Subdivision includes 31 residential lots for single detached dwellings and one block for recreational open space with an option to include a private recreation building, pool, and/or parking area. It has been noted that 42 units have been approved for this site representing the remaining permitted density under the previous Official Plan. The applications today propose 31 units on 2.33 hectares of lands designated RRA. The resulting

density specific to Block 38 is 13.3 units per hectare. Overall density for the Ridge Estates Subdivision (101 units on 15.33 ha) is 6.6 units per hectare. Open Space is provided on the private recreation amenity block of approximately .12 hectares in size or approximately 5% open space. 40% open space is maintained for the overall Ridge Estates Subdivision. Planning Staff previously discussed opportunities for further intensification of the site up to the permitted 42 units on the block. However it has been submitted that the proposed density and single detached units are more in-keeping with the surrounding residential lands to the east. Additional density would appear to only be possible by incorporating other built forms such as multi-attached (townhouse) units. Planning Staff are of the opinion that the proposed Draft Plan of Subdivision meets the required density and open space requirements based on the previous subdivision approvals and land dedications provided.

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 protections and conformity to Section 51(24) of the Planning Act can be met. Planning Staff are satisfied that the subdivision will be able to proceed, that full municipal services are available, that the density and proposed character is in-keeping with the surrounding area and maintains the goals and objectives of the Official Plan and that the proper environmental protections can be implemented throughout the development of the property. The requirements under Section 51(24) are also satisfied.

It is recognized that George McRae Road requires repairs and streetlights and other infrastructure requires maintenance. The original Developer responsible for constructing and maintaining the roadways until the Municipality assumes the works has defaulted on their obligations under the original Ridge Estates subdivision. In January 2019 the Town declared the subdivision in default and redeemed the securities associated with the subdivision to pursue the completion of the necessary infrastructure (Staff Report PDS.19.04). At this time, the Town has retained the engineer of record for the original subdivision and is reviewing necessary works and costs associated with the Town completing the subdivision. Required works and cost estimates are not yet completed and direction will be required from Council through a future Staff Report on bringing the roadway to final assumption. At the same time, concerns have been raised on the potential impact of additional development occurring on substandard roads and the timing of this Block 38 project in relation to the repairs required for the roadways. Planning Staff recognize that the Block 38 project can move concurrent with the required road repairs and recommend that a condition to Draft Plan Approval be added so that prior to the registration of the Plan, the Owner agrees that the Subdivision Agreement contain clauses for the timing of construction on Block 38 in consideration of the required repairs to George McRae Road to municipal standards and assumption by the Town.

Block 38 Plan 16M-24 was, for the purposes of the Camperdown Servicing Agreement, considered as part of the Developer's Lands as described in this Agreement. The "Best Efforts" clause in this Agreement does not apply to these lands. The "Best Efforts" clause only applies to lands where there were existing dwellings situate. The land owner's share of cost of the trunk sewer and water services would be recovered by fees and charges by-laws enacted by the Town in accordance with the provisions of the Municipal Act.

Based on the foregoing, Planning Staff are of the opinion that the proposed Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment conform to the Town of The Blue Mountains Official Plan.

The Blue Mountains Zoning By-law 2018-65

The subject lands are zoned Residential 'R2-42-h7', Open Space 'OS' and Hazard 'H'. The zones were a carry forward of By-law 2006-39 approved by the Ontario Municipal Board for the entire Ridge Estates Subdivision. The Residential 'R2'-42-h7' zone permits forty-two (42) semi-detached or multi-attached residential dwellings on the lands. The Holding symbol was in place to ensure construction does not begin until a Development Agreement is completed for the lands and a Site Plan or Plan of Condominium is registered on the lands. The Open Space 'OS' zone recognizes a previous plan to provide a public trail connection between Camperdown Road and the 7th Line that has now been relocated further south. The Hazard 'H' zone recognizes a small area at the south-west corner of the subject lands associated with a watercourse and valleylands.

A Zoning By-law Amendment has been submitted to rezone the subject lands to the Residential 'R1-3-Exception' Zone and Recreation 'REC3' Zone. An Exception to the Residential 'R1-3' zone is requested to increase the maximum permitted height from 8 metres / 2 storeys to 9.5 metres / 2.5 storeys. The Recreation 'REC3' Zone would permit the development of the private open space uses as well as a private recreation facility.

The proposed Residential 'R1-3' zone provides for the smallest lot sizes for single detached dwellings. Based on the 'R1-3' requirements the maximum density for single detached dwellings is achieved by providing for 31 lots. In comparison, the adjacent Ridge Estates subdivision is comprised of large lot single detached dwellings developed under the Residential 'R1-1' zone provisions. The Residential 'R1-3' setbacks and lot coverage are more permissive compared to the 'R1-1' requirements. Height is more restrictive at 2.0 storeys. The request to increase height to 2.5 storeys has been received and included in the public notice provided at time of complete application and public meeting. The increased height is requested based on the housing product proposed within this development, that the requested 2.5 storeys represents a reduction to the current 3 storey permission under the 'R2' zone and that all surrounding lands currently permit a maximum building height of 2.5 storeys. An exception to the 'R1-3' zone is required to permit the increased height. Planning Staff has reviewed the request for additional height and have no further concerns.

The Recreation 'REC3' permits private open space uses including private park, recreational uses, and private club. The intent of the REC3 zone is to recognize private recreational uses dedicated to a particular residential project. Regular maintenance of these facilities are the responsibility of those residents benefiting from the use. It is not intended that the Public have access to these facilities.

The Holding '-h' symbol is not proposed on the lands. It is noted that the lots cannot be created until the Draft Plan Conditions have been satisfied including the Town providing Clearance

Letter that all conditions have been met. The additional application process to remove the Holding symbol is not necessary.

Based on the foregoing, Planning Staff are of the opinion that the proposed rezoning from multi-attached dwellings to single detached dwellings are appropriate for the lands.

Public Meeting

The Statutory Public Meeting was held at Town Hall Council Chambers on October 7, 2019. Andrew Pascuzzo on behalf of Solcorp Developments (Peaks Ridge) Inc. 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. All comments have been addressed, or will be addressed prior to registration of the Subdivision through the detail design stage of the project.

Conclusion

Based on the foregoing, it is the opinion of Planning Staff that the proposed Draft Plan of Subdivision, Draft Plan of Condominium 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 comments contained in this report.

F. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manage Growth and Promote Smart Growth

G. Environmental Impacts

Environmental impacts have been reviewed through the Environmental Impact Study and confirmed by the Grey Sauble Conservation Authority. Environmental impacts can be appropriately mitigated and will be addressed through detailed draft plan conditions.

H. Financial Impact

Nil

I. In consultation with

Planning Review Committee Members
Nathan Westendorp, Director of Planning and Development Services
Trevor Houghton, Manager of Community Planning

Randy Scherzer, Director of Planning County of Grey

J. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on October 7, 2019. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

Comments regarding this report should be submitted to Shawn Postma, Senior Policy Planner at plannig@thebluemountains.ca

K. Attached

1. Draft Zoning By-law Amendment
2. Draft Plan Conditions to Plan of Subdivision and Plan of Condominium
3. Comments Review Matrix
4. Full Comments Received

Respectfully submitted,

Shawn Postma, MCIP RPP
Senior Policy Planner

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
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planning@thebluemountains.ca
519-599-3131 extension 248

Solcorp Developments (Peaks Ridge) Inc.
4242000011032900000

The Corporation of the Town of The Blue Mountains

By-Law Number 2020 –

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 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 Schedule 'A' to the Zoning By-law of the Town of The Blue Mountains, being By-law 2018-65 as amended, is hereby further amended by rezoning the lands lying and being in the Town of The Blue Mountains comprised of Block 38, Plan 16M-24 from the Residential 'R2-42-h7' zone, Open Space 'OS' zone, and Hazard 'H' zone to the Residential R1-3-42' zone and Recreation 'REC3' zone as shown on the attached Key Map Schedule 'A-1'.
2. That Part 9.1 Exceptions is amended by modifying the following exception as follows:

Exception Number	Zone	Special Provisions
42	R1-3-42	The maximum permitted height shall be 2.5 storeys and 9.5 metres.

3. 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 23rd day of March, 2020

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 23rd day of March, 2020.

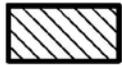
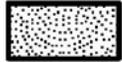
Dated at the Town of The Blue Mountains, this 23rd day of March, 2020.

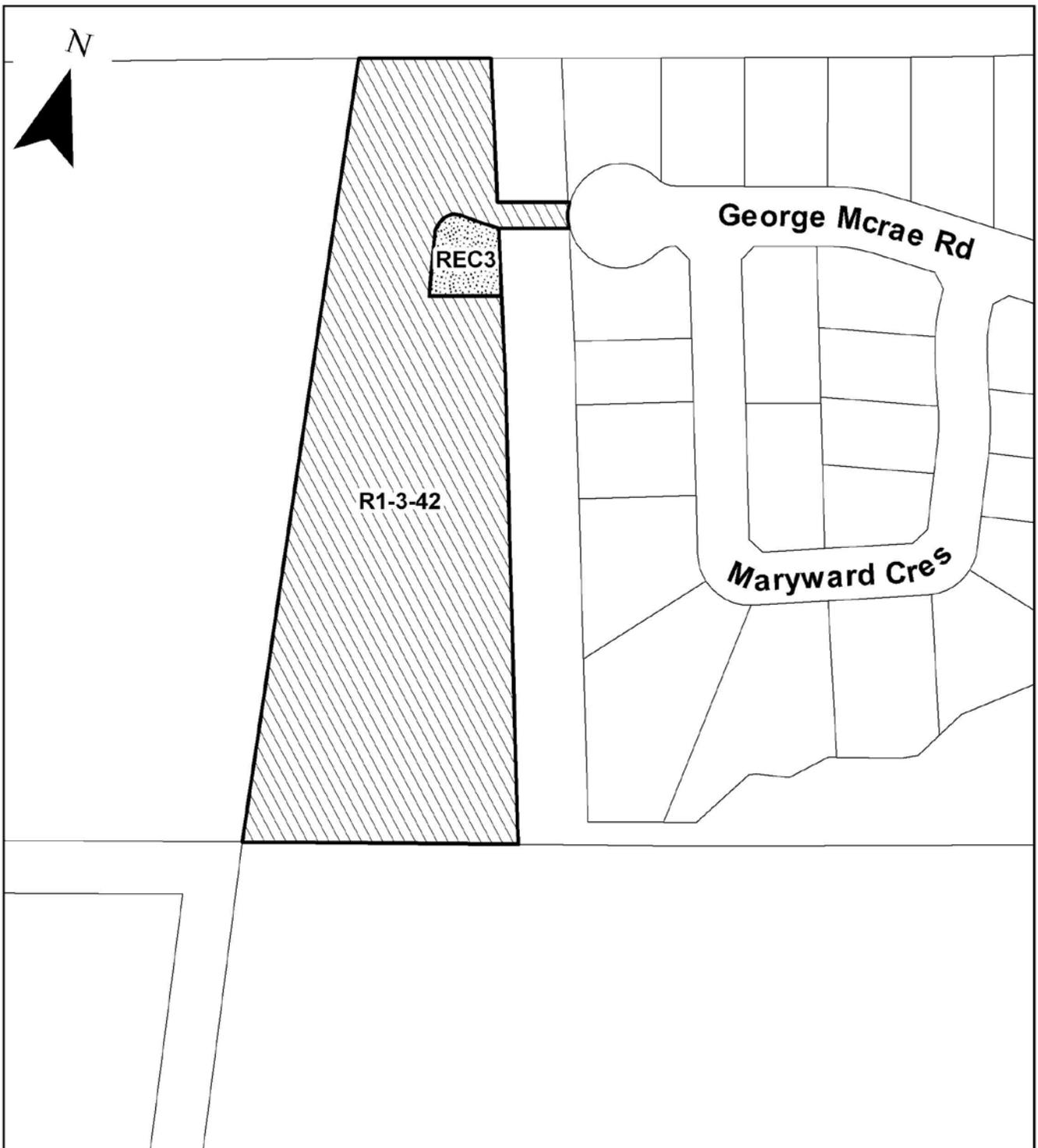
Corrina Giles, Clerk

Town of The Blue Mountains Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R2-42-h7 to R1-3-42
-  Area to be rezoned from R2-42-h7 to REC3



Solcorp Block 38 Plan 16M-24 Conditions to Draft Plan Approval

Draft Plan of Subdivision 42T-2018-13A

Draft Plan of Condominium 42T-2018-13B

General Requirements

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-13 as per drawing 944-18-DP5 prepared by Pascuzzo Planning Inc. dated July 2019 showing 31 lots and one block for a 12-16 m wide Private Condominium Road and private open space / private recreation on Part of Lot 25, Concession 7, being Part of Block 38 Registered Plan 16M-24, Town of The Blue Mountains, County of Grey.
2. That the Owner shall not commence any work on the Lands, including filling, grading, removing trees, removing top soil, installing any works or constructing any buildings or structures until it has entered into a Subdivision Agreement, Pre-Servicing Agreement and/or Other Agreement with the Town, in a form satisfactory to the Town.
3. That the Owner shall enter into and execute a Subdivision Agreement with the Town of The Blue Mountains, prior to final approval and registration of the Plan to satisfy these conditions including financial, legal, and engineering matters, including the installation of services, roads, landscaping, and other requirements of the Town of The Blue Mountains (“the Town”), in consultation with the County of Grey (“the County”), the Grey Sauble Conservation Authority (“the GSCA”) and the Niagara Escarpment Commission (“the NEC”).
4. That the Subdivision Agreement include provisions for the payment of all required Town and County Development Charges in accordance with their applicable Development Charges By-laws.
5. Prior to final approval that 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 and that addresses, *inter alia*, the following:
 - a) The imposition of a Holding (-h) prefix to be lifted upon identified conditions being met;
 - i. Registration of a Subdivision/Condominium Agreement; and
 - ii. Registration of the Plan of Subdivision and Plan of Condominium
 - b) That Short Term Accommodation uses are not permitted.

Servicing, Grading and Road Requirements

6. Prior to the initiation of any site grading or servicing and prior to the registration of the plan, the Owner shall submit for the approval of the Town Development Engineering Department:
 - a. A detailed engineering and drainage report which describes the stormwater drainage system for the proposed development on the subject lands. The report should include:
 - i. Plans illustrating how the drainage system will tie into the drainage of surrounding properties
 - ii. The stormwater management techniques required to accommodate the 5 year storm event.
 - iii. The stormwater management techniques required to accommodate the 100 year storm event.
 - iv. How external flows will be accommodated and the design capacity of the receiving system
 - v. Location and description of all outlets and other facilities which may require permits
 - vi. Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction

It is recommended that the developer or his consultant contact the Town Development Engineering Department prior to preparing the above report to clarify the specific requirements of this development.
 - b. Overall grading plans for the subject lands
 - c. The Owner shall agree in the subdivision agreement, in wording acceptable to the Town:
 - i. To carry out, or cause to be carried out, all the works referred to in sub-condition (a) above
 - ii. To obtain the necessary permits from the Grey Sauble Conservation Authority
 - iii. Prior to the initiation of any grading or construction on the site, to erect any silt fence as referred to in sub-condition (a)(vi) above.
7. Prior to the registration of the Plan, arrangements shall be made to the satisfaction of the Town for any relocation of utilities required by the development of the subject lands, to be undertaken at the Owners expense.
8. Stormwater overland flow routes shall be kept within roads or approved walkways only.

9. Prior to the initiation of any site grading or servicing and prior to registration of the plan, submit for the approval of the Town Development Engineering Department a detailed soils investigation of the site prepared by a qualified geotechnical engineer. A copy of this report shall also be submitted to the Town's Chief Building Official.
10. Prior to the initiation of any site grading or servicing and prior to the registration of this plan, submit to the Town:
 - a. A Phase One Environmental Site Assessment
 - b. A Phase Two Environmental Site Assessment if required as a result of the Phase One Environmental Site Assessment
 - c. A decommissioning report if contaminated material has been identified and is removed, or alternatively, a copy of the risk assessment together with a copy of the written acknowledgement of its acceptance by the Ministry of the Environment, Conservation and Parks and
 - d. A copy of a Record of Site Condition (if required) and confirmation of the filing of the Record of Site Condition in the Environmental Site Registry.
 - e. A Karst Inspection is completed after site clearing in accordance with the recommendations of the Environmental Impact Study
 - f. That any required clearing occurs outside of the Breeding Bird season of April 15 to July 30.
 - g. A copy of the required permit from the Grey Sauble Conservation Authority for works within the regulated area.
11. The horizontal and vertical alignments of all roads and underground services including their intersection geometrics shall be designed to the Town of The Blue Mountains Engineering Standards. In this regard, minor revisions to the road pattern and intersection alignments may be required
12. That the common element condominium roads and related cross section(s) are designed to the satisfaction of the Town
13. The street lighting system on all roadways for this subdivision shall be designed and constructed in accordance with the Illuminating Engineering Society design standards or as otherwise approved by Town.
14. That the private road shall be named to the satisfaction of the Town of The Blue Mountains in accordance with the Town's Street Naming Policy.
15. That prior to the registration of the Plan, the Owner agrees that the Subdivision Agreement contain clauses for the timing of construction on Block 38 in consideration of the required repairs to George McRae Road to municipal standards and assumption by the Town.

16. That a boundary fence is provided along the westerly and easterly lot lines of Block 38 to delineate the property limits of the Block.

Utilities and Canada Post

17. That the Owner shall dedicate all required easements and/or blocks for drainage, servicing or utility purposes to the appropriate authority.

18. 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.

19. 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.

Landscaping, Trees, Fencing, and Streetscape Requirements

20. Prior to entering into a Pre-Servicing Agreement or Subdivision Agreement with the Town, the Owner shall complete a Landscape and Tree/Vegetation Protection Plan incorporating the recommendations of the Environmental Impact Study and in accordance with the Town Official Plan and Community Design Guidelines to the satisfaction of the Town, GSCA and NEC.

Administration

21. That the Subdivision Agreement contain notice and warning clauses to be added to all purchase and sale agreements informing purchasers that lands to the west are used for active agricultural purposes and that normal farming practices will occur acknowledging potential impacts including but not limited to noise, odours and farm practices.

22. That a portion of Block 32 be developed for private open space and/or private recreational uses.

23. That the Owner shall agree, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office and/or model home in a place visible to the public and prospective purchasers, which indicates the approved location of all sidewalks, walkways, trails, community mail boxes, 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.

24. 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 maintained in general conformance with the approved comprehensive grading plan. Efforts will be made to maintain the existing tree cover where applicable until such time as building envelopes have been established. 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.
25. 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 sec. 48 (1) of the Ontario Heritage Act;
26. 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.
27. That the Owner shall agree in the Subdivision Agreement that the recommendations and mitigation measures identified in Section 6 (Table 3) and Section 7 of the Environmental Impact Study (EIS), Ridge Estates Block 38, dated September 2018 prepared by Hensel Design Group be implemented to the satisfaction of the Town in consultation with the GSCA.
28. That prior to any request for Pre-Servicing Agreement or Subdivision Agreement, the Town shall be advised by the owner in writing and with supporting documentation how all of the Draft Plan Conditions have been or will be satisfied.
29. That prior to final approval, a copy of the fully executed Subdivision Agreement between the developer and the municipality shall be provided to the County of Grey.
30. That prior to final approval being given, that the County is advised in writing by the Town of The Blue Mountains how Conditions 2 to 29 have been satisfied.
31. That prior to final approval being given, that the County is advised in writing by the Grey Sauble Conservation Authority how Conditions 6, 10 and 20 have been satisfied.
32. That prior to final approval being given, that the County is advised in writing by the Niagara Escarpment Commission how Condition 20 has been satisfied.
33. If final approval is not given to this plan within **five (5)** 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 and the County must be submitted to the Local Planning Appeal Tribunal, 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.

34. That the owner, submit to the County of Grey with a computer disk containing a digitized copy of the Final Plan in a format acceptable to the County of Grey.

DRAFT

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	Grey Sauble Conservation Authority 237897 Inglis Falls Road, RR4 Owen Sound, ON N4K 5N6
Canada Post Corporation 300 Wellington Street London, ON N6B 3P2	Niagara Escarpment Commission 1450 7 th Avenue Owen Sound, ON N4K 2Z1
4. With respect to any draft plan conditions requiring clearance or consultation with conservation authorities, for any conditions relating to natural hazards a clearance letter will be required prior to issuing final approval as this falls under the mandate of the conservation authorities. For any matters that are related to natural heritage, this falls under the mandate of the local municipality and the County. The local municipality and the County rely on the services of conservation authorities for natural heritage review and therefore the local municipality and the County will consult with the conservation authority to determine if they are satisfied that those conditions have been addressed. The conditions will clearly note which conditions require clearance from the conservation authority and which requires clearance from the local municipality/County in

consultation with the conservation authority. In cases where the local municipality or the County (in consultation with the conservation authority) are not satisfied that conditions related to natural heritage matters have been addressed to their satisfaction then a peer review may be required at the expense of the Owner.

5. 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.

6. 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.

7. All measurements in subdivision final plans must be presented in metric units.

8. 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.

Solcorp Developments (Peaks Ridge) Inc. Block 38 Comments Matrix

ITEM	Author	Comments Received	Staff Response / Project Modifications
1	Grey Sauble Conservation Authority	<ol style="list-style-type: none"> 1. Preliminary comments received through the Notice of Complete Application confirmed that the small portion of Hazard Zone in the south-west corner of the lands can be removed. 2. 2. Additional information was requested regarding potential flooding for certain lots. 3. Regarding the wildlife corridors, a recommendation for additional tree plantings / buffer to provide connectivity of forested lands on adjacent properties was identified but not deemed required. 4. Further commentary is requested on impacts on adjacent lands to Significant Woodlands. 5. Recommend that mitigation measures identified in the Environmental Impact Study are followed. 6. Stormwater concerns regarding downstream impacts. Water quality considerations to be included in detail design. 7. A portion of the lands (easterly perimeter) are subject to GSCA development permits. 8. Phragmites was found on the site and must be properly disposed of to prevent spread. 	<ol style="list-style-type: none"> 1. Draft Zoning By-law Amendment includes updated Hazard Mapping confirmed by Conservation Authority. 2. Draft Plan Conditions require site grading, drainage and stormwater management details to be completed through detailed engineering design. 3. Noted. 4. Draft Plan Condition added for Landscape and Tree/Vegetation Protection Plan in accordance with the Environmental Impact Study. 5. Draft Plan Condition added that the recommendations and mitigation measures in Section 6 (Table 3) and Section 7 are implemented. 6. Draft Plan Condition is in place to review all matters related to stormwater management including downstream impacts. 7. Noted. 8. Noted. Subdivision Agreement to include removal process for Phragmites.
2	Niagara Escarpment Commission	<ol style="list-style-type: none"> 1. Hazard lands must be properly delineated to ensure development is prohibited on Hazard lands. 2. Forest edge management for protection of trees and vegetation along the boundary of the site. As a condition to approval, the NEC recommends that a Vegetation Protection Plan be submitted for approval. 3. The NEC notes that the subject lands are in an area of low visibility and visual impact assessment is not required. 4. Recommendations are provided regarding the proposed increase in building height to ensure that: grading does not unnecessarily raise the site, that heights are no higher than the existing Ridge Estates Subdivision and that additional tree plantings are provided along the northern and southern property limits. 	<ol style="list-style-type: none"> 1. Draft Zoning By-law Amendment includes updated Hazard Mapping confirmed by Conservation Authority. 2. Draft Plan Condition added for Landscape and Tree/Vegetation Protection Plan in accordance with the Environmental Impact Study. 3. Noted. 4. Grading to be reviewed through detail engineering design. Town Staff do not support an unnecessary raise in grades to achieve taller building heights

Solcorp Developments (Peaks Ridge) Inc. Block 38 Comments Matrix

ITEM	Author	Comments Received	Staff Response / Project Modifications
3	Canada Post	1. Mail delivery will occur through centralized Community Mailboxes. Mailbox location to be confirmed with Canada Post. Developer to provide necessary infrastructure (access, concrete pad) through subdivision design. Requests notification of new civic addresses and timing of construction	1. Noted. Draft Plan Conditions include Canada Post requirements.
4	Hydro One	1. No Comment	1. Noted
5	Historic Saugeen Metis	1. No Objections	1. Noted
6	Area Resident	1. Concerns regarding the state of the Phase 1 subdivision lands, that the Phase 1 lands to be addressed prior to the development of Block 38 (as per requirements of subdivision agreement), that the development of Block 38 is premature until the Phase 1 lands are brought into compliance	1. Acknowledge that the Phase 1 Ridge Estates is not to full Town Standards at this time. Development Engineering Staff are reviewing methods to bring Phase 1 into compliance. Town Staff note that there may be benefits in coordinating the timing for Phase 1 works with Block 38 works. A Draft Plan Condition has been added to recognize the timing of construction on the Block 38 lands in consideration of the required repairs to the right-of-way works within the Phase 1 Ridge Estates subdivision.
7	Area Resident	1. Additional residential development encroaching on active agricultural lands can create conflicts and impacts. Suggestion for increased green space, fencing, general separation between agriculture uses and residential uses and maintenance of wildlife corridors.	1. Noted. Proposed development directly adjacent to agricultural lands. Physical separation by way of boundary fence to provide separation and to delineate property limits added as a Draft Plan Condition.
8	Area Resident	1. Concerns regarding abandoned real estate sales signs at entrance of subdivision and that they should be removed.	1. Planning Staff note that this concern was forwarded on to By-law Enforcement who now confirms that the signs have been removed from the site.
9	Area Resident	1. Concerns over the unsuitable nature of roads and street lighting and the impact additional construction will have on these roads. Conditions to development	1. Acknowledge that the Phase 1 Ridge Estates is not to full Town Standards at this time. Development Engineering Staff are reviewing methods to bring Phase 1 into

Solcorp Developments (Peaks Ridge) Inc. Block 38 Comments Matrix

ITEM	Author	Comments Received	Staff Response / Project Modifications
		<p>should be imposed to ensure the Ridge Estates subdivision is completed to Town Standards.</p>	<p>compliance. Town Staff note that there may be benefits in coordinating the timing for Phase 1 works with Block 38 works. A Draft Plan Condition has been added to recognize the timing of construction on the Block 38 lands in consideration of the required repairs to the right-of-way works within the Phase 1 Ridge Estates subdivision.</p>
10	Area Resident	<p>1. In favour of the development of single detached dwellings instead of the multi-attached residential, however density should be consistent with the existing Ridge Estates subdivision</p>	<p>1. Noted. Housing types are single detached, density is less than what was previously permitted, lot sizes are smaller than existing Ridge Estates subdivision</p>
11	Area Resident	<p>1. Request to be added to future notices on this project.</p>	<p>1. Resident added to notification list</p>
12	Area Resident	<p>1. Concern over the use of Short Term Accommodation (STA's) within the development.</p>	<p>1. Planning Staff note that the Zoning By-law does not permit STA uses. The Owner has indicated that the Condominium documents will also stipulate same.</p>
13	Public Meeting Comment	<p>1. Concerns over the inclusion of a private recreation facility and pool, and if there is a need for such facility.</p>	<p>1. The proposed buildings/structures could be included, or the lands could be used for passive recreation/open space uses and additional visitor parking. Details on the final use of the lands will be determined through future marketing and detail design stage of the project.</p>
14	Public Meeting Comment	<p>1. Concerns regarding the impacts and buffer from adjacent agricultural property. A fence is provided, but how sufficient is this buffer and will wildlife corridors be maintained.</p> <p>2. It was noted that notice and warning clauses will be included in the Subdivision Agreement and on future purchase and sale agreements.</p>	<p>1. It is noted that the subject lands are on the edge of the urban settlement area and that the physical separation by a suitable fence is the most appropriate mechanism. Wildlife corridors have also been reviewed and commented on by the Grey Sauble Conservation Authority and Niagara Escarpment Commission. Draft Plan Condition has been added for Landscape and Tree/Vegetation Protection Plan in accordance with the Environmental Impact Study.</p> <p>2. Draft Plan Condition has been added to require necessary Notice and Warning Clauses regarding the adjacent agricultural lands.</p>

Solcorp Developments (Peaks Ridge) Inc. Block 38 Comments Matrix

ITEM	Author	Comments Received	Staff Response / Project Modifications
15	Area Resident	<ol style="list-style-type: none"> 1. A number of concerns were raised about the state of the original Ridge Estates subdivision and the condition of street lighting, roads and school bus access. 2. Comments were also received on the provision of notice of this project and that additional notification should be provided beyond what is required under the Planning Act. 	<ol style="list-style-type: none"> 1. Acknowledge that the Phase 1 Ridge Estates is not to full Town Standards at this time. Development Engineering Staff are reviewing methods to bring Phase 1 into compliance. Town Staff note that there may be benefits in coordinating the timing for Phase 1 works with Block 38 works. A Draft Plan Condition has been added to recognize the timing of construction on the Block 38 lands in consideration of the required repairs to the right-of-way works within the Phase 1 Ridge Estates subdivision. 2. Noted. Planning Staff provide notice by way of direct mailout to those within 120 metres of the subject property, posting notice on the property, advertising in the local newspaper, posting to the Town Website, posting on the Town Hall Notice Board, and to those subscribed to the Town Email Blast.
END			



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

April 9, 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: Proposed Plan of Subdivision 42T-2018-13A and 42-CDM-2018-13B
Applicant: Solcorp Developments (Peaks Ridge) Inc.
Part Lots 25 Concession 7; Camperdown Road
Town of the Blue Mountains, formerly Collingwood Township
Our File: P13506 Roll No.: 42-42-000-011-0329-00 TBM File: P2675

The Grey Sauble Conservation Authority (GSCA) has reviewed this application in accordance with our provincial mandate for natural hazards, our planning agreement with the Town of The Blue Mountains in relation to natural heritage issues under the provincial policy statement and relative to our guidelines for the implementation of Ontario Regulation 151/06. We offer the following preliminary comments.

Subject Proposal

The subject proposal is for a Draft Plan of Subdivision for 31 single family residential lots as well as a Draft Plan of Common Element Condominium for an 8 m wide private road allowance and a private recreational facility on proposed Block 32 and a related Zoning By-law Amendment. Our review includes the review of the following reports: Environmental Impact Study & Karst Investigation (Hensel Design Group/Azimuth Environmental, September 2018), The Functional Servicing and Stormwater Management Report (Crozier Consulting Engineers, September 2018) and the Planning Report (Pascuzzo Planning Inc., September 2018).

Site Description

The property is located at the west end of George McRae Road in the Town of The Blue Mountains. Features on or adjacent to the site include significant woodlands, a tributary of Watercourse 32 (according to the Craigeith Camperdown Subwatershed Study- Gore and Storrie for the GSCA 1993) along the Eastern side of the subject lands, and the lands are identified as having the potential for Karst topography. The north third of the property was subject to

1 of 7



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

disturbance by the placement of fill, although this area has somewhat begun to naturalize. A patch of invasive *Phragmites Australis* had also established itself among the fill pile. The remainder of the property consisted mainly of ash, apple and maple, a site visit indicated that there was also a large number of buckthorn spreading across the southern half of the subject lands.

Provincial Policy Statement (2014)

3.1 Natural Hazards

Based on our natural hazard mapping, a hazard zone was established on the property associated with the Tributary of Watercourse 32. Typically, a 15-metre setback is mapped from the bank of the watercourse for flooding and erosion hazards in the absence of engineered flood plain mapping. This setback was implemented as part of the zoning by-law for the overall development through the Ontario Municipal Board Minutes of settlement. There is also a portion of the property in the south west corner included in the hazard designation. Based on our site inspection in this corner of the property, we confirm that the hazard zone could be removed from this area as suggested in the planning report. However, this area is still captured within the regulated allowance for the meander belt associated with the watercourse to the south of the property.

We note that the plan states a requirement for Lots 22- 32 to be graded for flood proofing. Given the potential for flooding on these lots, we request mapping be provided that outlines the extent of flooding under the various storm scenarios along the tributary of Watercourse 32 under existing conditions in relation to the currently proposed lot layout. This may require an adjustment of lot lines and the hazard zone in this area.

2.1 Natural Heritage

The following polices under the provincial policy statement need to be considered. We have provided comments on the applicable policies based on our site inspections and the provided EIS completed by Hensel Design Group.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 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.*

GSCA Comment: Although this property is not identified as containing significant woodlands under the Grey County or The Town of the Blue Mountains Official Plans, it is adjacent to properties that contain mapped significant woodlands. Based on site inspections the woodlands on this property are contained to the south areas of the property and they connect to the significant woodlands to the west and south. On our site visit a deer trail was evident that tracked through into the property from the woodlands to the south indicating the use of the woodlands as a potential linkage between these southern areas to areas in the west and north. As such we recommend, in line with the proposed mitigation measures outlined in the EIS, that tree retention

be established along the rear property lines at the south-end of the development. This treed buffer would assist in providing connectivity between the forested lands on adjacent properties. An additional measure to maintain connectivity would be to consider removing the development proposed for lot 16 and a portion of lot 17 providing a 30 metre buffer to the significant woodland. The watercourse 32 tributary buffer currently sits at 15 metres and could be expanded based on flooding issues to provide a natural heritage linkage to the lands to the north. Removal of the remaining forested areas (excluding the recommended south buffer area and woodland buffer), would result in an overall reduction in connectivity and potentially create negative impacts to the ecological functions of the adjacent significant woodland. However, we generally agree with the conclusion reached through the EIS that the species and characteristics of the flora and fauna present on the property are common and the woodland is successional. We suggest that the other mitigation measures recommended in the EIS are followed.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E₁, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- a) **significant wetlands** in Ecoregions 5E, 6E and 7E₁; and
- b) **significant coastal wetlands.**

2.1.5 Development and site alteration shall not be permitted in:

- a) **significant wetlands** in the Canadian Shield north of Ecoregions 5E, 6E and 7E₁;
- b) **significant woodlands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)₁;
- c) **significant valleylands** in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)₁;
- d) **significant wildlife habitat;**
- e) **significant areas of natural and scientific interest;** and
- f) **coastal wetlands** in Ecoregions 5E, 6E and 7E₁ that are not subject to policy 2.1.4(b)

₁ Ecoregions 5E, 6E and 7E are shown on Figure 1.

unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.

GSCA Comment: b) There is mapped significant woodland located on the neighbouring property immediately to the west and the adjacent lands to this feature encroach onto the subject property. Please see above comments for further detail and recommendations in this regard.

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

GSCA Comment: The West Tributary of Watercourse 32 has no discernible fish habitat; it is subject to event-based flow. However, it does contribute to a downstream fishery and water quality should be maintained.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

GSCA Comment: The adjacent lands to the significant woodland on and adjacent to the site has not been fully discussed in the Environmental Impact Study. As stated above, a maintenance of a treed buffer along the south property boundary (rear portion of lots 18-21) and the removal of Lot 16 and a portion of lot 17 along the south edge of the subject lands would preserve the connectivity between the significant woodlands surrounding the property and provide a buffer to the significant woodlands primarily on the adjacent property. Including this buffer would assist in maintaining ecological functions to the significant woodland.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.

Stormwater Management (SWM)

Our staff have completed a preliminary review the Functional Servicing and Stormwater Management Report for the proposed development on the subject lands as it relates to GSCA policies for stormwater management.

1) The stormwater management plan demonstrates that post development flows will generally be controlled to pre-development levels for the 2-year through to the 100-year storm events, this is in line with GSCA stormwater policies. That being said, a complete assessment of the entire downstream capacity of the drainage area to Watercourse 32 should be incorporated into Detailed Design of the major stormwater system, particularly given the slight increases in post-development peak flow rates during some of the modelled events. GSCA policies state that runoff from the site must be controlled to predevelopment levels unless it can be proven that there will be no adverse impacts downstream.

2) With regard to the minor stormwater system, appropriate on-site controls will need to be implemented in order to mitigate the surcharging that is anticipated to occur downstream of STM DCBMH22 in the 5-year event.

3) Beyond the overland flow conveyance of the major system (> 5 year) to George McRae Road, the outlet for the major system is unclear. It appears as though the west tributary downstream of the George McRae Road crossing will be conveying the major storm system but we request further clarification in this regard. It is important to note that GSCA stormwater management policies state that surface drainage routes must be designed to maximize infiltration.

4) We agree that the culvert crossing under George McRae Road will need to be expanded. The report indicated that the plans for upgrading the culvert would only require sizing to accommodate the 25-year storm event, however, being that it appears as though this is the only ingress and

egress for the proposed development, we request verification as to whether the road is overtopped in the **Regulatory Storm** event (and by how much and at what velocity) and confirmation that Safe Access will be ensured.

5) We note that the plan states a requirement for Lots 22- 31 to be graded for flood proofing. We require detailed mapping of the existing conditions regarding the Regulatory flood for the subject lands.

6) The distance from Georgian Bay and the proposal to bring this proposal on line with an existing Stormwater Management Pond means quantity control will need to be in place. Please clarify how this will be accomplished.

7) An enhanced level of water quality protection is recommended based on the eventual outlet to a permanent watercourse and subsequently, Georgian Bay. Currently natural vegetation has been identified as the means by which quality control is to be provided along Watercourse 32 and the associated tributaries in Watershed 32. It is our opinion that this would not be adequate being that it appears as though this SWM control is responsible for conveyance of the major system for greater than 5-year storm events for the subject lands. Appropriate enhanced water quality measures should be incorporated into the proposal, and a more detailed analysis should be provided which includes aspects such as the anticipated thermal impacts downstream and what the expected reduction of sediment and contaminate transport would be. We generally agree with SWM Pond 1 providing adequate treatment for the minor system being conveyed from the property. Additionally, appropriate erosion and sediment controls will need to be in place during construction activities.

GSCA Regulations

A portion of the subject site is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. Under this regulation, a permit is required from this office prior to the construction and/or re-construction of buildings or structures, the temporary or permanent placement of fill within the affected area, interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek, stream or watercourse. The regulated area is associated with the West Tributary of Watercourse 32, along the eastern perimeter of the property and includes a 30-metre regulated allowance from the feature. There is also an area associated with the watercourse to the southwest of the subject lands, where the southwest corner of the property is captured within the regulated allowance from the feature.

A permit is required from the GSCA office prior to site alterations within the areas affected by the regulation. We note that there is a stock pile of fill within the regulated area and the GSCA has issued a permit for the removal of this stock pile. (Permit GS19-023).

Additional Note

A patch of European Common Reed (*Phragmites Australis*) was discovered growing in between the two large fill piles on the north part of the property. Based on the proposal this area will be subject to development and as such, we recommend that this patch should be disposed of properly and separate from the other fill before the ground is further disturbed to prevent the transport of this invasive plant to another area. As this plant is a restricted species under the *Invasive Species Act, 2015*, we recommend contacting the Ministry of Natural Resources and Forestry. We understand that this patch will be appropriately disposed of through activities approved under the noted GSCA permit.

Summary of Recommendation

Based on a review of the information provided to our office, we recommend additional information be provided for the extent of the floodplain related to the west tributary of Watercourse 32 prior to further consideration of draft approval. We also recommend that buffers to natural heritage features be incorporated into the plans as noted in the comments and on attached maps. Once this information has been received and we have had the opportunity to review additional information and revised plans, we can provide further comments. Some of our preliminary comments include the following:

- 1) We recommend establishing a treed buffer along the southern edge of the property. This buffer would include lot 16 and a portion of lots 17 to 21 in order to maintain connectivity between the forested areas to the south and west of the subject lands. The recommended buffer is outlined on the enclosed map and should be added to the Open Space/hazard zone associated with the watercourse. The removal of Lot 16 also meets the recommendation to incorporate open space where hazard lands currently exist. A portion of this lot is captured within a regulated area and would be subject to Ontario Regulation 151/06 were it to be further developed.
- 2) As mentioned above, we require detailed floodplain mapping of the existing conditions related to the Regulatory flood for the subject lands as it relates to the West tributary of Watercourse 32 along the eastern edge of the subject lands in the area of proposed lots 22 to 32 and possibly lot 1.
- 3) We request confirmation that the pre to post-development flows have taken the Regulatory Storm into consideration.
- 4) Appropriate enhanced water quality measures should be incorporated into the proposal where possible, and a more detailed analysis should be provided which includes aspects such as the anticipated thermal impacts downstream and what the expected reduction of sediment and contaminate transport would be. Additionally, a complete assessment of the

entire downstream capacity of the drainage area to Watercourse 32 should be incorporated into Detailed Design of the major SW system.

- 5) The existing culvert under George McRae Road will need to be upgraded; according to GSCA policies the major system must be designed to accommodate the Regulatory Flood.
- 6) That the developer contact the Ministry of Natural Resources and Forestry to determine appropriate steps for the disposal of the Phragmites Australis present on the subject lands prior to the transference of fill around or from the site.

When we provide our final draft plan comments and conditions, we will also recommend that a note to draft approval be included that states "That prior to any development within a regulated area under Ontario Regulation 151/06 is completed, a permit must be obtained from the Grey Sauble Conservation Authority.

If any questions should arise, please contact the undersigned.

Regards,

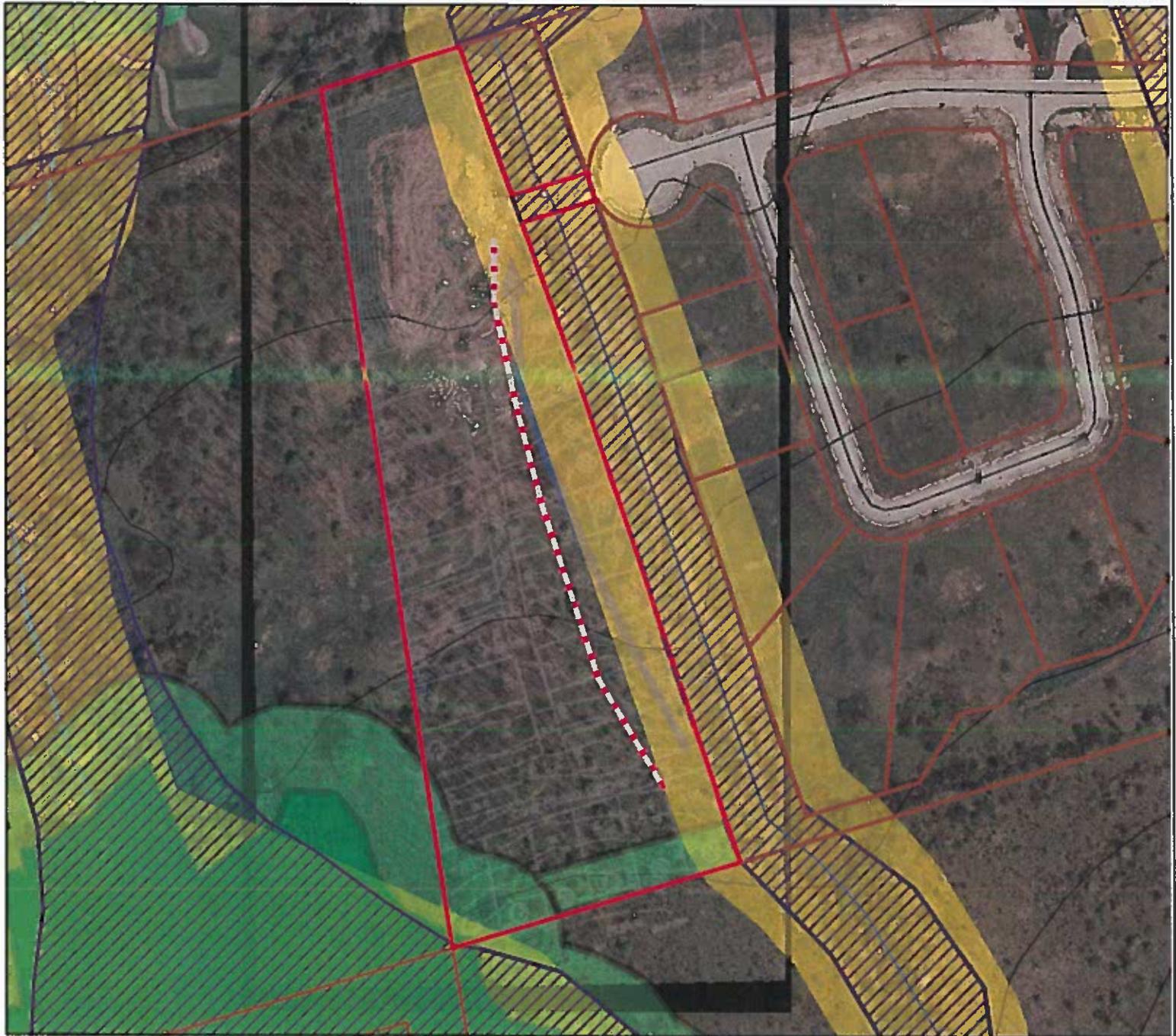


Andrew Sorensen
Environmental Planning Coordinator

enclosure

- cc Corrina Giles, Town of The Blue Mountains
 Denise Whaley, Town of The Blue Mountains
 Brian Worsley, Town of The Blue Mountains
 Andrew Pascuzzo, Pascuzzo Planning Inc.

**Grey Sauble Conservation Authority (GSCA): Regulation of Development, Interference with Wetlands
and Alterations to Shorelines and Watercourses
(Ontario Regulation 151/06)**



	Subject Properties(Approx.)
	Mapped Hazard Designation (Approx.)
	Grey Significant Woodland Mapping
	Recommended Woodland Buffer
	Potential Flood Prone Area with conditions
	ON Regulation 151/06(Approx.)



Scale = 1:2000
0 > 1 m

**Plan of Subdivision (Solcorp Developments)
Block 38, Plan 16M-24
Town of The Blue Mountains
File: P13506**

March 17, 2019

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation Authority does not warrant, and cannot guarantee, the accuracy of all the information contained within this map. Registration fees were created by Grey Sauble Conservation Authority (GSCA) using 3 meter contours interpolated from the Provincial (10 meter) Digital Elevation Model Version 1 & 2 at 1:10,000 scale mapping. By accepting this map you agree not to edit the map or its layers without the explicit written permission of Grey Sauble Conservation Authority. This map was created with data supplied under license by Members of the Ontario Geospatial Data Exchange. This is not a plan of survey. This map was created with data supplied by the South Western Ontario Hydrography Project (SOWHP). These maps were taken in 2015 or 2016 and resolution by First Base Solutions Inc. They are the property of Grey Sauble Conservation Authority © 2019.

Projection: Universal Transverse Mercator - Zone 17 (N)
Datum: North American 1983 (mean for Canada)

November 15, 2019

Sent Via Email Only
[REDACTED]

Randy Scherzer, Director of Planning and Development
County of Grey
595 9th Avenue East
Owen Sound, ON
N4K 3E3

**RE: 42T-2018-13A & 42-CDM-208-13B Solcorp Developments (Peaks Ridge)
Part of Lot 25, Concession 7, Block 38, RP 16M-24
Town of The Blue Mountains, Grey County**

Dear Randy:

NEC staff has reviewed the proposed Draft Plan of Subdivision application, and the supporting documentation posted on the County website and offer the following comments.

The property is designated **Escarpment Recreation Area** by the **Niagara Escarpment Plan (NEP)**. Escarpment Recreation Areas are areas of existing or potential recreational development associated with the Escarpment. The property is located just below the toe of the Escarpment slope in an area designated in the County Official Plan as a settlement area. The property is not within the Niagara Escarpment Development Control area.

The **New Lots** policies of the Escarpment Recreation Area designation state that subject to Part 2, Development Criteria of the NEP and the requirements of official plans, secondary plans and/or by-laws that are not in conflict with the NEP, new lots may be created for permitted uses. Single dwellings are a permitted use within the Escarpment Recreation Area designation (NEP 2017).

Figure 2 of the EIS shows the GSCA regulated area extending onto the subject property. **Part 2.2.2** of the NEP states that development shall not be located on lands prone to natural hazards. No development should be allowed on hazard prone lands. Any setback associated with the hazard land needs to be established to prohibit development.

The wooded areas on the property are described as young/successional woodland in the EIS and are not identified as significant woodland in the County or Town Official Plans. The wooded areas do form part of a large woodland extending beyond the subject property and function to connect other natural heritage features in the area. **Part 2.7.6 d)**

of the NEP requires that it be demonstrated that the connectivity between key natural heritage features and key hydrologic features located within 240 m of each other will be maintained and where possible enhanced for the movement of native plants and animals across the landscape. No Species at Risk and no Significant Wildlife Habitat were identified on the property. The EIS recommends barrier fencing at the drip-line to protect trees to be retained and landscape planting with native materials.

At the density proposed, focus should be on edge management for protection of trees and vegetation along the boundary of the site. As a condition of approval, the NEC recommends that a **Vegetation Protection Plan** be submitted for approval, showing the drip-line of the trees to be retained and detailing the type and location of the recommended barrier fence. The final grading plan should meet and match grades with respect to protecting the trees identified to be retained.

A Stage 1 & 2 Archaeological study has been completed establishing that no further assessment is required. This satisfies **Part 2.10 Cultural Heritage Development Criteria** of the NEP.

Both the NEP and Town of the Blue Mountains OP contain policies that seek to minimize the physical and visual impacts of development on the Escarpment environment. The NEC did not require a Visual Impact Assessment as part of the submission. The Camperdown Viewshed Study indicates that this area is in a low visibility zone for views from the public roads and public lands. It is our understanding that the applicant is seeking a zoning amendment to increase the maximum height from 8 m to 9.5 m. The NEC Landscape Architect recommends the following to minimize potential visual impact:

- Remove fill material and establish road and lot grades that are near the surrounding topography and place the new built form at relatively the same topographic elevation in the landscape as the existing subdivision to the east;
- Establish maximum building heights that are no higher than those permitted for the existing development;
- Retain existing vegetation within Block 40 and vegetation on lands to the south and west;
- Retain trees and augment with planting of native species along the northern and southern limits of Block 38 to screen the built form and blend with the surrounding wooded areas along the slopes of the Escarpment.

We request notification of the decision in respect to the proposed Plan of Subdivision.

Yours truly,



Judy Rhodes-Munk
Senior Planner

c Shawn Postma, Town of The Blue Mountains
Andrew Sorensen, Grey Sauble Conservation Authority

October 2, 2019

Randy Scherzer
County of Grey Planning Department
595 9th Avenue East
Owen Sound, ON, N4K 3E3

Reference: 42T-2018-13A&B George McRae Road

Dear Mr. Scherzer

Thank you for contacting Canada Post regarding plans for a new development in Clarksburg. Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) unless;
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance with 3 or more units, the developer must supply, install and maintain a mail panel / Mail room with 100 units within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses and/or units #'s as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin so that we can plan ahead for the build of the Community Mailboxes. Finally, please provide the expected installation date(s) required for the CMB(s) to be installed.

Please see Appendix A for any additional requirements for this developer should Canada Post need to install a Community Mailbox.

Regards,

Ryan Sumler
Delivery Services Officer | Delivery Planning
955 Highbury Ave N
London ON N5Y 1A3



Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

From: [REDACTED]
To: [Jimmy Haines](#)
Subject: Grey County - 42T-2018-13A and B
Date: Tuesday, September 24, 2019 1:02:01 PM
Attachments: [image001.png](#)

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

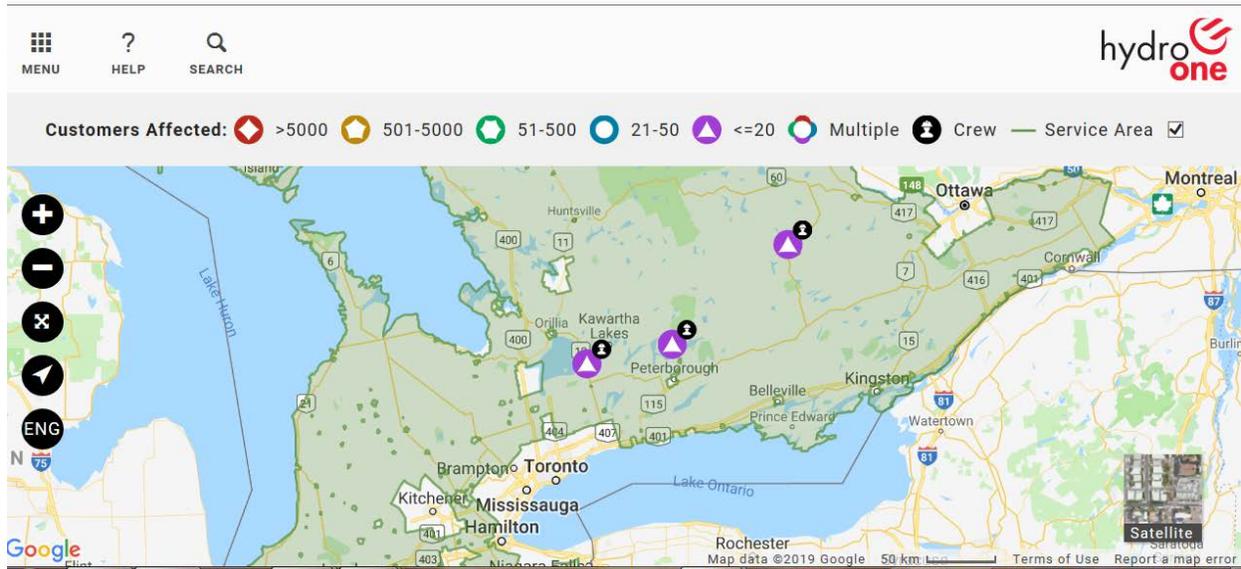
Hello,

We are in receipt of your Plan of Subdivision application, 42T-2018-13A and B dated September 17th, 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 [REDACTED] or [REDACTED].

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 you have any further questions or inquiries, please contact Customer Service at [REDACTED] or e-mail [REDACTED] to be connected to your Local Operations Centre

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

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
[REDACTED]

Email: [REDACTED]

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From: [REDACTED]
Subject: Request for Comments - Blue Mountains (Ridge Estates) - Proposed Plan of Subdivision & Zoning By-law Amendment
Date: September 18, 2019 12:51:34 PM

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Your File: 42T-2018 -13A & B
ZBA - P2675

Our File: Blue Mountains Municipality

Dear Mr. Scherzer and Mr. Postma,

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has received a copy of the Proposed Plan of Subdivision Application (Grey County) and the Proposed Zoning By-law Amendment (Blue Mountains) for Ridge Estates located in the Town of the Blue Mountains. HSM has taken the time to review the application reports, including the Environmental Impact Statement, Archaeological Assessment and has no objection or opposition to the Proposed Plan of Subdivision and Zoning By-law Amendment.

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

[REDACTED]

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Notice of Public Hearing

MEETING DATE: Oct 7/19

Circulation Date: Sept 17/19

PLANNING APPLICATION #	Block 38, RP 16M-24 – Geo McRae Rd
AUTHOR	OPS COMMENTS
Jim McCannell	This Development will require an entrance permit from Operations
Allison Kershaw	Development will require a financial servicing report
Jeff Fletcher	None

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Block 38, Plan 16M-24, Town of The Blue Mountains, Subdivision and Condominium Plan, County File 42T-2018-13A and 42-CDM-2018-13B Town File #P2675
Date: February 20, 2019 5:49:37 PM

County of Grey
595 9th Ave East
Owen Sound, Ontario
N4K 3E3

Attention: Mr. Randy Scherer, Grey County Planner - by email to [REDACTED]

Town of Blue Mountains
PO Box 310 - 32 Mill Street
Thornbury, Ontario
NoH 2P0

Attention: Mr. Shawn Postma, Town Planner - by email to [REDACTED]

Dear Messrs Scherer and Postman

Re: Block 38, Registered Plan 16M-24, Town of the Blue Mountains, Subdivision and Plan of Condominium Proposal
County File 42T-2018-13A and 42-CDM-2018-13B
Town File #P2675

I reside at [REDACTED] which is within 120 meters of the above-captioned. Along with several of my neighbours we have met with staff of the Town of Blue Mountains to discuss a variety of development related issues pertaining to the adjacent lands to this development proposal. Below this email to both of you is a copy of one of the emails from our group outlining the issues we have been discussing.

While I would welcome 31 new neighbours to Phase Three of this subdivision my concern is that Phase One has been neglected due to the long-standing departure of the developer without completion of the Phase One subdivision works. My neighbours and I are of the view that any approvals of Phase Three are premature until the issues with the roads, streetlights, postal boxes, park and other amenities are resolved. The Phase Three lands will use all of these services as they access and enjoy their properties and are not isolated from our concerns. We have been very encouraged by the indications from staff that they will assist in attempting to resolve outstanding Phase One issues but absent any current resolution we must put our concerns on the record.

In support of our position we offer the following.

1 The subdivision agreement for Phase One contemplates that all development matters need to be addressed before other phases are approved. Please see Schedule C, paragraph 4 which reads:

The Plan for any Subsequent Phase will not be given Final Approval until all of the provisions of the Agreement and the Supplementary Development Agreement for the phase have been complied with.

The various Schedules also repeatedly refer to the Supplementary Development Agreement for future phases which, of course, will be required to be part of the approval process of this proposed development. As we have pointed out to the Town there are many outstanding development related issues of compliance with the Phase One subdivision agreement.

2. Section 51 of the Planning Act also provides that the Town and County can find future phases to be premature. Section 51 specifically pertains to matters such as roads, streetlights, parks and sidewalks all of which the Phase

One subdivision agreement purported to address. As these matters remain outstanding due to the developer's departure this section of the Planning Act provides the basis for a finding of prematurity until these issues are resolved.

Please add me to the list for future notification of any public meetings pertaining to these files.

Lyn Townsend

E-mail:

Phone:

Lyn Townsend

E-mail:

Phone:

From: [REDACTED]
Date: December 17, 2018 at 4:42:31 PM EST
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Town/Residents Discussion Meeting RE: Outstanding Subdivision Items

Than you for speaking with me today. As mention a group of the residence have met.

Following is a summary of the discussions:
There was unanimous frustration expressed with the state of the roads and lighting as well as the lack of a responsible **Entity** to deal with issues such as storage containers, proper Canada Post mailbox, sign pollution, use of lots for dumping, conflicting building aesthetic requirements and conflicting covenants with respect to common elements responsibility.

We, the residents, are caught in the middle of who is the "Developer" for Phase 1 and the Town is thought delinquent at carrying out its obligations and remedying this in a timely fashion.

There is concern that the deficiencies in Phase 1 will continue to exist for another decade or more, while the 2nd and 3rd Phases proceed, depressing our property values in the interim.

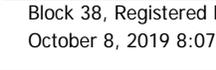
The first 36 lots, which make up Phase 1, are less than 33% built-out after over ten years. The Town has recently given approval for Solcorp to sell two additional lots north of the Park, in addition to the four lots on the east half of the

interior block of Maryward Crescent (approved and sold).

The Town is now preparing to hold Public Information Meetings with respect to a new 31 unit Phase 3 of our Subdivision. The residents will be objecting and are looking for resolution of the Phase 1 issues.

Looking forward to meeting and working toward resolution.

On Dec 17, 2018, at 4:05 PM, Nathan Westendorp
[REDACTED] wrote:

From: 
To: 
Cc:
Subject: Block 38, Registered Plan 16M-24, Town of The Blue Mountains
Date: October 8, 2019 8:07:13 AM

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Dear Mr. Shawn Postma,

Thank you for returning my call yesterday. I was able to watch the live streaming of the public meeting yesterday evening.

As stated during our call yesterday, we are the owners of Lots 27 and 28 in the "Peaks Ridge" development which are located essentially adjacent to the entrance of the proposed Ridge Estates Block 38 development.

During the meeting last night there was discussion with respect to the servicing of the private road which is part of the proposed development. In order to access this Block 38 the road has to traverse the "open space" which was described as approx. 15 metres on either side of the water drainage way etc. The road was described as being 10 metres wide. The northwestern part of our Lot 28 essentially abuts the southern part of the entrance.

I would like to know in more detail the nature and upkeep of this entrance way. Specifically:

1. Does the new development have any rights to use the "open space" on either side of the road for any purpose such as signage, the erection of any posts or pillars demarcating an entrance or to pile snow in the winter etc.
2. Will there be a curb? Will any design be in keeping with the Peaks Ridge Road design. Will there be a sidewalk? If so where and how wide?
3. Will light posts be placed on this section of the road? Will they be the same design/height as those in Peaks Ridge? Can you please provide exact location?
4. If the road is 10 m wide what is proposed if anything on either side of the road? What is the plan for maintenance of that space.....ie if grasscutting and maintaining this space...

Proposed Recreational Centre

I saw the proposed drawing of the recreational centre which will be located directly west of our Lot 28. Can you please provide some further details in terms of several issues:

1. You stated this would be a 1 storey structure....could we confirm this.
2. Can we have some details on the roof design.....height etc.
3. There was a line of trees indicated behind the structurewould it be possible to indicate what is intended there?
4. Will there be lighting around the pool? Height of light standards etc?

Thanks again for your help in this matter.

Luciano Di Nardo

From: [REDACTED]
Subject: Ridge Estates Block 38 Letter- David Camplin
Date: Tuesday, October 1, 2019 10:16:36 PM
Attachments: [RidgeEstates38LetterDavidCamplin.docx](#)

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Hello Randy and Shawn,

I have attached a letter outlining my concerns about Ridge Estates Block 38, Registered Plan 16M-24, Town of the Blue Mountains.

Being a farmer and having residential units being built so close causes concerns for me. I have written down my concerns and provided what I feel are possible solutions to lessen the impact between farm and residential, as well as residential and both domestic and wild animals.

My hope is that my suggestions will keep everyone safe and allow me to continue to carry on with my farm and agricultural lifestyle.

I would like this letter to be shared with members of The Town of The Blue Mountains Town Council as well as those involved on the Grey County side.

I appreciate you time on this matter.

Sincerely,
David Camplin

David Camplin

September 25, 2019

Dear Members of Council and to whom it may concern;

My name is David Camplin, my wife Hwaling Huang and my son own and live on Lot 25, Concession 7 which butts up against the **Ridge Estates Block 38 development**. Development these days seems to be inevitable. Where I live was once considered the country but now it's hard to call it that with all the development happening. The farm I live on has been in my family for 3 generations and I hope my son will be the fourth. We currently have cattle, pigs, poultry and fowl on our farm. We are always adding to our farm and our goal is to grow our beef cattle business.

I am proud to continue with my farming heritage as it is getting more and more common for people to get out of farming and sell their land. One major concern is my right to run a farming operation with houses being built so close to farm, especially our barn. A farm is full of smells and noises that come with having animals. As people move closer and closer, there often seems to be concerns with the noise and the smell and people do not understand the reality of raising animals.

The development that is proposed for the land directly behind our farm is going to happen. It has been approved although there are things to work out. I understand this but would like to offer some things that I truly believe will prevent future impact between our farming operation and the new development as well as the impact on the wildlife that travel across the field in which the development will be built.

My request is that a 100-foot-wide green space corridor be left between the border of my property and the new development, with a fencing being built on the development side. This green space will remain natural and will allow a buffer space. We let our cows graze on the field bordering the development and my concern is, that although we do all we can to keep our animals contained, if people were to approach our animals, someone could be injured or worse. This buffer zone would also create a separation between our property and the development that would keep people away from this area so it would not be tempting to interact with our animals.

Animal interaction also plays a part in the second reason for such a greenspace. The space that will be developed is home to many deer, raccoons, coyotes, wolves and other wildlife. The area to be developed is a place that animals use as a highway as they make their way from the creek floor to the mountain. This greenspace would give the wildlife a safe and free place to traverse as they make their way across the field. Allowing a corridor would limit any interaction between wild animal and human which would keep everyone safe.

My overall concern is safety. I do not want anyone to be injured or encounter either domestic animal or wild animal. I will do my part as a responsible farmer and resident, but the same cannot be said for wildlife who are going about their business. I believe this greenspace is both practical and positive and one that would go a long way in creating positive relationships between development and agriculture. I thank you very much for your time and would welcome any chance to speak to anyone regarding this idea.

Sincerely,

David Camplin

From:

Subject:

Date:

FW: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road
Wednesday, October 2, 2019 10:12:49 AM

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Comments re: Ridge Estates

Randy Scherzer

Director of Planning

Grey County



From:

Sent: October 1, 2019 2:07 PM

To:

Cc:

Subject: Re: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

[EXTERNAL EMAIL]

I was told by mr Solomon this is on town property. It needs to be removed and all the other signs in this subdivision which violate the bylaws also need to be removed. Ron has fully detailed the contraventions in earlier communications with the town. Please enforce the by laws appropriately. Thank you. Heather

Sent from my iPhone

On Oct 1, 2019, at 12:38 PM, Scherzer, Randy <> wrote:

Thanks Ron for the clarification. I will let Town staff respond to this matter.

Best regards,
Randy

Randy Scherzer

Director of Planning

Grey County



From: [REDACTED]

Sent: October 1, 2019 12:19 PM

To: Sche [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

[EXTERNAL EMAIL]



This is the sign we wish addressed. It does not meet the by-law requirements for a "Sales Sign". It is so large requires a permit, provided I understand the by-law correctly. It has been in place since 2009 so hardly temporary. It was erected by the "Developer" who has been put in default by the Town. We just need it taken down. Although close to property line I believe it is on Lot 7. I assume it is a "Development Sign". Development signs under the bylaw are to be temporary and used to advertise land that is in for draft plan approval..... It is not to advertise lots for sale.....

Ron Wilson

On Oct 1, 2019, at 8:53 AM, [REDACTED] > wrote:

Hi Ron,

Thank you for your email. The Town and the County had previously erected a development application sign in accordance with the Planning Act. Recently we were advised that the original sign was no longer in place so we had the sign shop prepare a new sign which was installed today. Attached is a pdf which shows the development application sign. Is this the sign you are speaking of or is it another sign that you are concerned about?

Best regards,
Randy

Randy Scherzer
Director of Planning

[REDACTED]



From: Ron & Lesley [REDACTED]
Sent: October 1, 2019 11:33 AM
To: [REDACTED]
[REDACTED]
Subject: Fwd: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

[EXTERNAL EMAIL]

I have been provided with a copy of Heather Laidlaw's email of today's date and, among other things, the matter of the large development sign at the entrance to George McRae Road has been brought to the Town's attention on many occasions without any acceptable response from the Town. This sign is in contravention of the Town's by-laws. After 10 years it cannot qualify as temporary. It is an obvious sales sign, and does not advertise land that is for draft plan approval. Due to its size it requires a permit which would have been issued to the original Developer now placed in default by the Town. It is long overdue to be removed.

Ron Wilson

Begin forwarded message:

From: Kirsty Robitaille [REDACTED] >

Date: June 20, 2019 at 7:52:09 AM PDT
To: 'Lesley Wilson' [REDACTED] >
Subject: RE: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

I will follow up. I am back in today.

From: Lesley Wilson [REDACTED]
Sent: June 19, 2019 11:35 AM
To: Kirsty Robitaille [REDACTED]
Subject: Re: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

Good morning Kirsty we were wondering about the status of the large sign at our entrance??

Thanks

Sent from my iPhone

On Jun 14, 2019, at 7:23 AM, Kirsty Robitaille <[REDACTED]> wrote:

Yes they have . No problem! Thank you

Sent from mobile device

From: [REDACTED]
Sent: June 14, 2019 6:39 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

Hi Kirsty. I went for my walk this morning and all the old "Sold" signs have been removed. You are making progress. Thank you. It looks so much better.

Ron Wilson

On Jun 6, 2019, at 10:43 AM, Kirsty Robitaille <[REDACTED]> wrote:

Thank you for this information. I ensure you the matter is being dealt with.

Thanks, Kirsty

From: Ron & Lesley [REDACTED]
Sent: June 6, 2019 10:42 AM
To: Kirsty Robitaille

[REDACTED] >

Cc: Nathan Westendorp

[REDACTED];

Wayne Dewitt

[REDACTED]

Subject: Fwd: Signage - Peaks Ridge
Subdivision Camperdown Road & George
McRae Road

Hi Kirsten. I understand you are handling the enforcement of the sign bylaw in the Peaks Ridge Subdivision. We were very pleased you are on the case. I have now found the sign bylaw on the Town's website and want to ensure we are capturing all the contraventions.

Lot 7 contains a large development sign which has been there since 2009.

Development signs under the bylaw are to be temporary and used to advertise land that is in for draft plan approval..... It is not to advertise lots for sale.....

Section 3.4 – Signs Not Requiring Permits

The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this By-law:

(1) RealEstateSigns

A permit for a Real Estate Sign is not required subject to the following: One non-illuminated real estate sign for every 150 metres frontage may be erected on a property to be sold or leased and ***shall not exceed 0.75 square metres in area per each side of a double-faced sign*** within residential designated areas and 3.0 square metres in all other designated areas. ***Such sign(s) shall be removed within thirty (30) days after the sale or leasing of the property.*** Signs indicating an open house may be erected on the property to be displayed for a period not to exceed forty-eight (48) consecutive hours.

Block 37 has two signs advertising new lots 1&2 for sale that contravenes the 0.75 m² sign limit. They measure 1.22m x 1.52m.

Lot 8 has one for sale sign that contravenes the 0.75 m2 sign size limit. It measures 1.22m X 1.52m.

Lots 3, 4, 12, 13, 14, 16, 19, 20, 22, 27, 28, 29, 31, 32 have sold signs that have been present for greater than 30 days.

Lots 34 & 35 have signs Exclusive listing. Does not say that it is For Sale or Sold. I believe it is the latter.

I include pictures for your reference. Due to size, pictures will be sent in two emails. Please advise if any of these signs are not on your list of bylaw infringements and why.

Thank you in advance for your help.

Ron Wilson



<image001.jpg>

<image002.jpg>

<image003.jpg>

From: Odette Bartnicki

Date: June 5, 2019 at 3:56:07

PM EDT

To: Ron & Lesley

Subject: FW: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

Hello Ron & Lesley

In answer to my question I have been told that a notice was sent to the owner and includes a two week notice. If the owner fails to remove the signs by that date, Town Staff will remove them. If they are not removed within two weeks, please contact Kirsty Robitaille in the By-law Enforcement division. Kind regards,

Odette

Sent via the [BlackBerry Hub for Android](#)

From: [REDACTED]
Sent: June 4, 2019 3:34 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Signage - Peaks Ridge Subdivision Camperdown Road & George McRae Road

Wayne can you confirm receipt of the email below if it is going to take time to respond.. I want to ensure you have received.
Thanks.

Ron Wilson

> On May 22, 2019, at 10:50 PM,
Ron & Lesley

[REDACTED] > wrote:
>

> Hi Wayne. My name is Ron Wilson and I live at 127 George McRae Road. Odette Bartnicki suggested you are the person to speak to about signage. Our Subdivision is plagued by Real Estate sign pollution. Although, all the lots in the Subdivision have been sold, the signs never are taken down. Is this in contravention with any Town by-law or Real Estate act and if so can the Town act to correct.
>

> 1) The first sign is a large (4mX 3m) bill board on the north west corner of Camperdown Road and George McRae Road. It advertises the first phase of the Subdivision and the physical sign has been in place since 2009. The graphics changed in 2015 when the remaining lots in the Subdivision were sold under Power of Sale. I believe the sign is physically located on the first lot in the Subdivision and this lot was bought sometime ago by someone or possibly a builder. As all of the lots have been sold by the original developer this

sign serves no purpose. Residence of the Subdivision (8 of us) would appreciate having this sign pollution removed. As the original developer is no longer around we have no one other than the Town to help get this sign removed.

>

> 2) The first Phase of the Subdivision consists of 36 single family homes. 10 of these lots have homes built on them. The remaining lots have been sold and some have sold more than once or are list for re-sale. It is typical for the "For Sale" signs to go up, then be signed as "Sold" and never be taken down. Particularly where the lot is a builder, there is no pride of home ownership to motivate sign removal. I have not completed a sign count but would guess there are 10 For Sale signs Marked Sold that have been there over 12 months.

>

> 3) The active "For Sale" signs have been getting bigger and bigger over the six years we have resided on George McRae. The 2 signs advertising the two lots north of the park are for example approximately 1.3m X 1.3m located atop 3m posts. This is considerably larger than the normal residential real estate sign. It is more typically of a farm "For Sale" sign on a rural highway. Is this in contravention of any by-law?

>

> Your assistance in removing the sign pollution is requested. I would also appreciate receiving a copy of the Town's sign by-laws so I am not troubling you over compliant matters. Thank you in advance.

>

> Ron Wilson

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<Ridge Estates Development Sign - 42T-2018-13.pdf>

From:

Subject:

FW: Regarding Block 38, Registered Plan 16M-24, Town of The Blue Mountains

Date:

March-18-19 8:26:23 AM

FYI – comments re: Ridge Estates

Randy Scherzer

Director of Planning

[REDACTED]

Grey County



From: D Camplin [REDACTED]

Sent: March 17, 2019 9:38 PM

To: [REDACTED]

Subject: Regarding Block 38, Registered Plan 16M-24, Town of The Blue Mountains

[EXTERNAL EMAIL]

Dear: Randy Scherzer, Shawn Postma and to Whom It May Concern,

I am writing you today in regards to my strong opposition to Block 38, Registered Plan 16M-24, Town of The Blue Mountains. My property borders this project directly West, Lot 25, Concession 7.

My major concern is that my family has been farming my property for 3 generation and over 70 years. We have had animals and lived a rural lifestyle. I continue to farm this land and year after year homes are built closer and closer to our farm.

I do not want anyone to limit our right to farm our property as we are an established farm and were on this property before any of our neighbors moved it. A farm is full of smells and noises that come with having animals. As people move closer and closer, there often seems to be concerns with the noise and the smell.

I also have a concern with how close these houses will be to our barn. There is an a lotted distance that new buildings must be from buildings used for agriculture and I want to make sure these houses are built far enough away.

To summarize, I do not want people limited or restricting my right to farm and provide food for my family and others by having animals and what comes with having animals.

I would like to be contacted in to any meetings or opportunity to speak to this point whether at the Grey County office or the Blue Mountains.

You may contact me via email at this address or at 519-599-3339.

Thank you
David Camplin

From: Heather Laidlaw [REDACTED]
Sent: February 12, 2019 1:18 PM
To: Scherzer, Randy
Subject: Block 38 Registered Plan 16M-24, Town of the Blue Mountains

February 12, 2019

Dear Sir:

I reside at [REDACTED] and as such received a Notice of Complete Application regarding the above site.

At this time, I am formally registering my objection to the development contemplated by the application (the "Development"). I ask to be notified of the public hearing. If you are able to notify me at [REDACTED] I would be most obliged.

While I do not intend to provide a thorough list of the grounds for my objection at this time, I will address my immediate and serious concerns regarding the roads, lighting and construction access for the Development.

I live in the Peaks subdivision off Camperdown Road. The unsuitable nature of our roads and lighting is currently the subject matter of discussion at the Town's Committee of the Whole. The proposed access for the construction to the Development is through George McCrae Road. The Town has acknowledged that George McCrae, and my street Maryward, are in need of extensive repair.

Until our roads and lighting are corrected it makes little sense to allow access to construction equipment for the Development. Once the roads and lighting are corrected on George McCrae, serious consideration needs to be given to the effect the Development construction will then have on the roads. Adequate trust funds will have to be withheld in order to provide for any road and lighting work that may be required after the Development is constructed.

I purchased my property from the very developer making the subject Application, Solcorp. At the time I purchased, Solcorp represented itself as the developer of the lands and imposed building conditions on the building I constructed, **as a developer**. Notwithstanding that, Solcorp has apparently failed to take up the obligations of the "developer" of this subdivision as it concerns the roads and lighting matters. I believe that this conduct is very relevant to the consideration of the pending application. All proper safeguards need to be put in place to ensure that Solcorp carries out the conditions imposed on the Development. Moreover I feel it important that the Town ensure that conditions are put in place to fix any subsequent transferee of the Development or the land on which the Development is to be constructed, with the obligations imposed on Solcorp. That way the unfortunate situation that my neighbours and I are presently facing in the Peaks subdivision will not occur in the future.

Please confirm that you have received this request. I look forward to attending the public hearing. Thank you for your attention to this matter.

Yours truly

Heather A. Laidlaw Bsc LLB

From: [REDACTED]
Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38
Date: January 10, 2020 12:23:15 PM
Attachments: [Draft Plan Conditions JAN 10 2020 \(GSCA Edits\).docx](#)
[Draft Plan Conditions JAN 10 2020 \(GSCA Edits\).pdf](#)

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Hi Randy:

I have taken the draft conditions that Shawn provided and added to them. I noted that the NEC requested one condition, so inserted it in beside the Landscape plan. Since we will be required to issue permits for the development, I would suggest that we have a clearance for the detailed design of the Stormwater and landscape plans as per condition 6 and 18. The conditions attached would be acceptable to the GSCA.

Feel free to pass this on to Andrew Pascuzzo after you, Shawn and Judy review.

Best Regards,

Andrew J. Sorensen
Environmental Planning Coordinator
Grey Sauble Conservation Authority
237897 Inglis Falls Road, R.R. #4
Owen Sound, ON
N4K 5N6

[REDACTED]
[REDACTED]

www.greysauble.on.ca

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From: Scherzer, Randy [REDACTED]
Sent: January 8, 2020 4:59 PM
To: [REDACTED]
[REDACTED]
Cc: [REDACTED]
Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38

Thanks Andy. If you have any questions please do not hesitate to contact Shawn or myself.

Randy Scherzer
Director of Planning

Grey County



From: Andrew Sorensen [REDACTED]
Sent: January 8, 2020 4:51 PM

To: [REDACTED]
[REDACTED]

Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38

[EXTERNAL EMAIL]

Hi Randy;

I hope to look at this in the next couple of days. Sorry for the delay.

Regards,

Andrew J. Sorensen
Environmental Planning Coordinator
Grey Sauble Conservation Authority
237897 Inglis Falls Road, R.R. #4
Owen Sound, ON
N4K 5N6

www.greysauble.on.ca

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From: Scherzer, Randy [REDACTED]
Sent: January 7, 2020 10:54 AM

[REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38

Hi Andy,

Just wondering if you had a chance to finish the review and if you have any additional comments re: Ridge Estates/Solcorp.

Also if you can clarify which conditions will require GSCA clearance versus 'in consultation with' that would be greatly appreciated.

As per your previous questions below, attached are NEC's comments.

Attached is the most recent proposed version of the plan.

There have been no addendum's to the EIS submitted. There was a comment response matrix provided the applicant's consultant including a response to GSCA's previous comments (see attached).

Let us know if you have any further questions and if you can indicate an estimated timeframe for providing updated comments that would be greatly appreciated.

Best regards,
Randy

Randy Scherzer
Director of Planning

[REDACTED]

Grey County



From: Andrew Sorensen <[REDACTED]>

Sent: December 4, 2019 7:57 PM

To: [REDACTED]
[REDACTED]

Subject: Re: Applications for ZBA and Draft Plan - Solcorp Block 38

[EXTERNAL EMAIL]

Hi Shawn and Randy:

I had hoped to look at this before I went on holidays last week but had a sudden family issue I had to be out of town for that I found out about on Wed. night and did not get a chance to finish the review. Hopefully, I will get something official to you by Dec. 17.

We will have an interest in the following draft conditions 2,3, 5, 6, 8, 9, 10, 14, 18, 23, 24 as per Shawn's email.

Potential additional condition.

31 That prior to final approval being given, that the County is advised in writing by the Grey Sauble Conservation Authority how Conditions 2, 3, 5, 6 to 18 have been satisfied.

Did the NEC request any draft plan conditions?

Has there been any changes to the draft plan since the first circulation?

Was there an addendum to the EIS?

We are still looking at the issue of existing flooding concerns beyond the hazard designation and will address this in our additional comments.

An additional note should be added to "Notes to Draft Approval" as per the last paragraph of our previous letter (Ontario Regulation 151/06) and a clearance from the GSCA.

Sorry for the delay.

Regards,

Andrew J. Sorensen
Environmental Planning Coordinator
Grey Sauble Conservation Authority
#237897 Inglis Falls Road, RR4, Owen Sound, ON, N4K 5N6

www.greysauble.on.ca

From: Shawn Postma [REDACTED]
Sent: November 29, 2019 9:55 AM
To: Andrew Sorensen [REDACTED]
Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38

Hi Andy,

Attached is the latest version of the Conditions for Block 38.

Shawn

From: Andrew Sorensen [REDACTED]
Sent: November 27, 2019 5:12 PM
To: Shawn Postma [REDACTED]; 'Scherzer, Randy' [REDACTED]
Subject: RE: Applications for ZBA and Draft Plan - Solcorp Block 38

We received the NEC comments on November 15 and you were cc'd on those.

I would like to bring a Staff Report to Council shortly on this project. Do you have a timeframe when you could get those comments completed by?

Shawn

Shawn Postma, BES MCIP RPP
Senior Policy Planner



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



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From: [Scherzer, Randy](#)
To: [fab.corazzola fab.corazzola](#)
Cc: [Planning Info](#); [Shawn Postma](#); [Andrew Pascuzzo](#) [REDACTED]
Subject: RE: Grey County Plan of Subdivision Application 42T-2018-13A & B
Date: September 23, 2019 8:49:47 AM

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Good morning,

Thank you for your comments. I have also copied both the Town and the Applicant's agent on this email. These comments will be considered as part of future staff reports to both Town Council and County Council.

Additional information regarding this development proposal can be found here - <https://www.grey.ca/planning-development/planning-applications/ridge-estates>

If you have any questions or further comments, please do not hesitate to contact us.

Best regards,
Randy

Randy Scherzer
Director of Planning
Phone: +1 519-372-0219 ext. 1237



From: fab.corazzola fab.corazzola [REDACTED]
Sent: September 20, 2019 4:19 PM
To: Scherzer, Randy [REDACTED]
Subject: Grey County Plan of Subdivision Application 42T-2018-13A & B

[EXTERNAL EMAIL]

Hi Randy. I just received notice of a public meeting for this application. Unfortunately, at this point, I am not able to attend the meeting on October 7th. However, I wanted to raise my concerns regarding the application. My property is LOT 30 which is on Maryward Crescent.

Firstly, I am in favour of the development of single family dwellings on this piece of land. I think that would be a good use of the available area. However, I believe the density should be consistent with the existing subdivision. The lots sizes should be in line with the ones in the adjoining subdivision of which I am apart. As well, I question the development of a private

recreation facility. This again would be inconsistent with the current use of the adjoining lands.

If there is any other information you can share regarding this development, please pass it along. As well, if you need more information regarding my concerns or if I have made some incorrect assumptions, please let me know.

Thanks for your consideration in this regard.