



Staff Report

Planning & Development Services - Planning

Report To: Committee of The Whole
Meeting Date: August 21, 2017
Report Number: PDS.17.78
Subject: Second Nature - Phase 2 Proposed Zoning By-law Amendment and Red-lined Revision
Prepared by: Michael Benner, MCIP RPP
Director Planning and Development Services

A. Recommendations

THAT Council receive Staff Report PDS.17.78, "Second Nature – Phase 2 Proposed Zoning By-law Amendment and Red-lined Revision" for the lands at Concession 1, Part of Lots 17 and 18;

THAT Council support an application for Red-lined Revision and zoning to increase the number of lots for single detached dwellings from 154 to 179, to remove Open Space Block 154, and to accept additions to Open Space Block 162 in-lieu of Block 154;

And THAT Council authorize staff to provide notice of support for the Red-lined Revision to the County of Grey.

B. Overview

The purpose of this report is to consider applications for a Red-line Revision and associated Zoning By-law Amendment for a subdivision known as Second Nature-Phase 2 (Grey County File 42T-94004). Together, the applications propose to eliminate a private open space block, to reconfigure the road pattern and add additional residential building lots and to update the zoning on the affected lands.

This report also provides a summary of the June 26, 2017 Public Meeting and provide a recommendation for Council's consideration of this proposal.

C. Background

Property Location

The subject lands front on Grey Road 19, near the intersection of Jozo Weider Blvd as shown in Figure 1. The legal description of the lands is Concession 1, Part of Lots 17 and 18 (formerly the Township of Collingwood). These lands form the Second Phase of the Second Nature (formerly Monterra South) development.

The proposal is to change the lot layout and increase the number of lots from 154 to 179 for the proposed development known as “Second Nature-Phase 2” (Grey County Subdivision File 42T-94004) through a red-lined revision and associated zoning bylaw amendment to the existing plan of subdivision. The County of Grey is the approval authority for the red-lined revision and the Town is the approval authority for the related zoning bylaw amendment.

Attachment "1" to this report details the existing approved lot configuration.
Attachment "2" to this report details the proposed lot configuration.

- Open Space 1 to Residential R3-126-h- reflecting reconfiguration of walkways and smoothing of rear lot lines;

- Residential R3-126-h to Open Space 1 – reflecting smoothing of rear lot lines abutting neighbourhood park;
- Residential R3-121-h to Open Space 1– reflecting smoothing of rear lot lines abutting neighbourhood park;
- Private-Recreational to Residential R3-126-h – reflecting elimination of private open space block

Public Meeting Summary

The public meeting was held on June 26, 2017. Comments were received from agencies and the public at the meeting. Comments are summarized below and included as Attachment “4” to this report.

The Historic Saugeen Metis and the Bluewater Schoolboard Grey County Transportation Services, Hydro One, and the Town’s Community Services Department did not have any concerns or comments respecting the proposed red-lined revisions.

The Grey Sauble Conservation Authority required additional information on the potential impacts to the woodland features on Block 162 resulting from the proposed changes. A Scoped Environment Impact Study has been prepared to provide this information.

Blue Mountain Resorts were generally supportive of the applications, but commented that they wish to ensure trail connectivity is achieved with the revisions to the Second Nature Subdivision Proposal and recommend further communication between the County, Town and the applicant regarding trail matters, the impact on golf lands, and the extension of Jozo Weider Blvd.

The County of Grey Planning Department has requested that the Town provide their position on the proposed red-lined revision, and has recommended that the approval of the zoning bylaw amendment be deferred until after the red-line is approved by the County in case further amendments to the red-line are required.

John Casy and Wilda Alford, neighbouring landowners, provided comments noting that they are very concerned with and opposed to increases in traffic density in the area of the proposed development. Discussions have been had with the applicant and the County of Grey Transportation Department that have resulted in improvements to the intersection at Grey Road 19. These improvements are intended to better control traffic movements entering and leaving the development.

Jay Warringer, representing the Historic Snowbridge Community, noted that the connection of Block 172 to Snowbridge Way must remain for emergency vehicle access only and not utilized as a pedestrian access point. This has been confirmed by the applicant.

D. Analysis

Provincial Policy Statement 2014 (PPS)

Planning decisions made by municipal councils must be consistent with the Provincial Policy Statement 2014 (PPS). Within the PPS, settlement areas are to be the focus of growth and development, and their vitality and regeneration promoted. As this proposal represents a minor change to the overall subdivision plan, within a settlement area, staff are satisfied the applications are consistent with the PPS.

Official Plans

County of Grey Official Plan

The County Official Plan designates the lands as **Recreation Resort Area**. This designation recognizes this area as a settlement area centred on the specific recreational amenities of this area and allows for residential and recreational uses on full services.

Town of the Blue Mountains Official Plan 2016

The Subject lands are designated Residential Recreational Area and some Hazard lands. The subject applications for zoning and redline revision apply online to lands within the Residential Recreational Area (RRA).

The RRA designation allows for a variety of residential uses and recreational lands or facilities. Permitted uses include single detached dwellings, up to townhouse and low rise multiple units. Maximum density requirements permit up to 15 units per hectare and a minimum of 40% of the lands to be set aside for open space. The proposed increase in density from 154 to 179 units remains within the density limits set out in the Plan and there is no change to single detached residential unit type.

The minor loss of the private open space lands can be adequately offset through the provision of a better recreational opportunity at the neighbourhood park location. The priority trail connection related to Phase 1 of this development will be a connection from Second Nature to the Blue Mountain Village. To accommodate this, approximately 440 metres of new gravel surface trail is required with an approximately value of \$40,000. A new Draft Plan of Subdivision Condition will be created to identify that the final location, cost and schedule of construction for the new trail will be determined through the subdivision design and subdivision registration process. Additionally, residential walkways are also proposed for Street F, the extension of Jozo Weider Blvd through this development south through the Windfall Development.

Township of Collingwood Zoning By-law 83-40

The lands are zoned a combination of Residential Third Density (R3), Residential Third Density, Exception with Holding Symbol (R3-121-h and R3-126-h) and Public Open Space (OS1). The proposal is to change the zoning on the areas shown on Attachment "3" to this report to reflect the proposed red-lined revisions.

As noted in the Public Comments, the County Planning Department has recommended that the Town defer enactment of the zoning bylaw amendment until after the Red-lined revisions are

approved by the County. As such, staff are proposing to bring the by-law forward to a future Council meeting after County approval.

Conclusion

Staff are satisfied that the revisions to the draft plan to allow for an increase in lots from 154 to 179 is consistent with the Official Plan and represents appropriate land use planning for this area.

E. The Blue Mountains Strategic Plan

The recommendations in this report supports the following goals and objectives:

- | | |
|---------------|--|
| Goal #3: | Support healthy lifestyles |
| Objective #3: | Manage Growth and Promote Smart Growth |

F. Environmental Impacts

In order to address the comments raised by GSCA, a Scoped Environmental Impact Study has been undertaken for Block 162 to determine if the sections proposed to be removed are of higher/lower quality then the sections proposed to be added from a features and functions perspective, and to also determine if there are any species at risk in the parts of Block 162 proposed to be removed.

G. Financial Impact

None.

H. In consultation with

Internal staff, the public and agencies through the Planning Act processes.

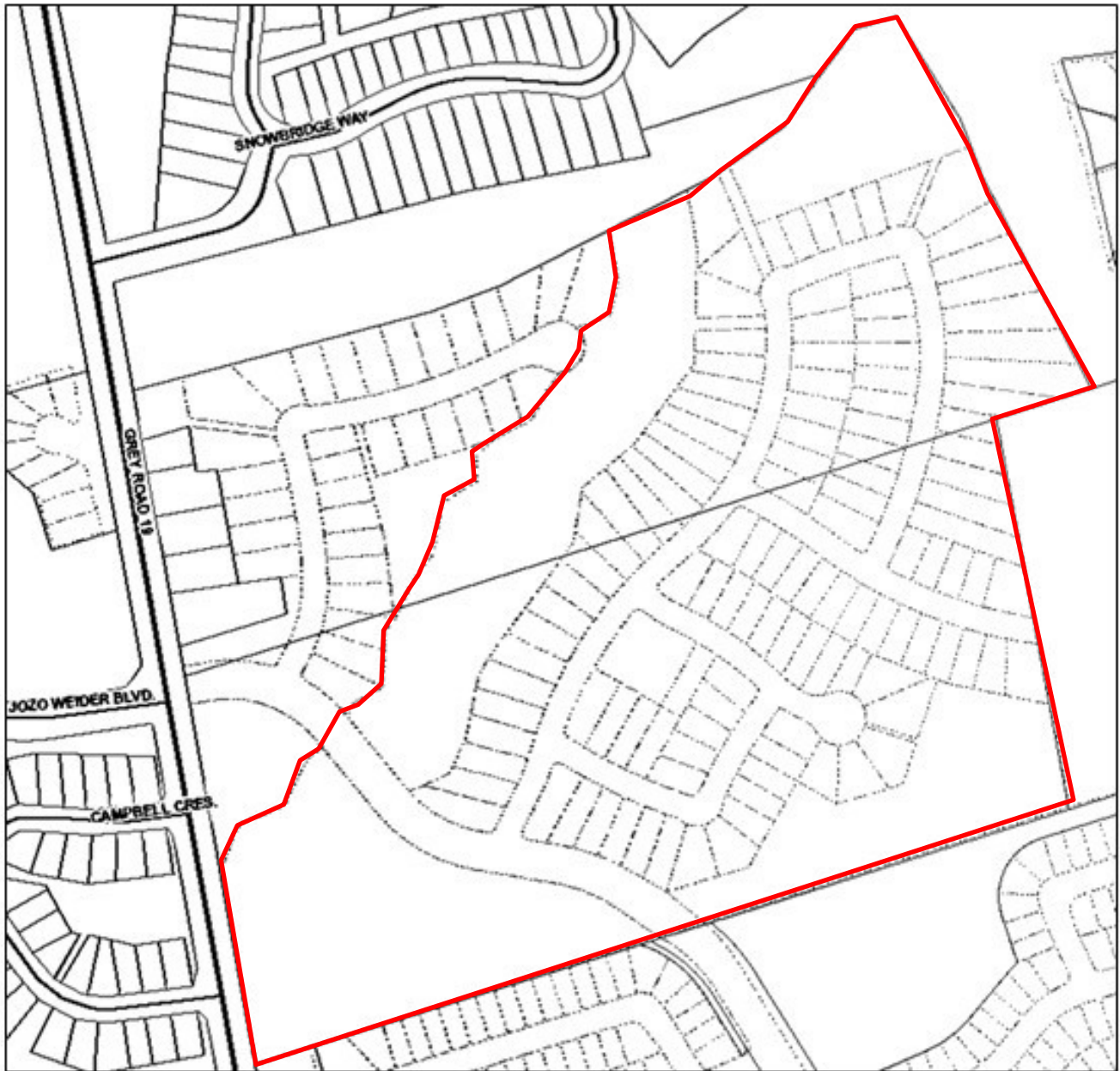
I. Attached

1. Original Draft Plan Parcel Layout
2. Proposed Red-line Revised Draft Plan of Subdivision
3. Draft Zoning Amendment
4. Comments Received

Respectfully Submitted,

Michael Benner, MCIP RPP
Director of Planning and Development Services
mbenner@thebluemountains.ca
519-599-3131 extension 246

Original "Monterra South" Parcel Fabric



Proposed "red-lined" Parcel Fabric



The Corporation of the Town of The Blue Mountains

By-Law Number 2017 –

Being a By-law to amend Zoning By-law No. 83-40 which may be cited as "The Township of Collingwood 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. 83-40;

AND WHEREAS pursuant to the provisions of Section 34 and 36 of the Planning Act, 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.

The Zoning By-law of the Township of Collingwood being By-law No. 83-40, is hereby amended from Open Space 1 to Residential R3-126-h, Residential R3-126-h to Open Space 1, Residential R3-121-h to Open Space 1 and Private-Recreation to Residential R3-126-h for the lands lying and being in The Blue Mountains known as Second Nature comprised of part of Lots 17 and 18, Concession 1, former Township of Collingwood, Plan 42T-94004, as indicated on the attached key map Schedule 'A-1'.
2.

The Holding “-h” provision shall not be removed from the lands until:

a.

The red-lined revisions to the draft plan are approved by the County of Grey, and;

b.

Registration of the Vacant Land Condominium and the payment of development charges for the applicable Vacant Land Condominium.
3.

Schedule “A-1” is hereby declared to form part of this By-law

Enacted and passed this ____ day of September, 2017

John McKean, Mayor

Corrina Giles, Clerk

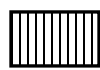
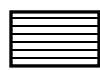
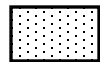
I hereby certify that the foregoing is a true copy of By-law No. 2017 - ____ as enacted by the Council of the Corporation of the Town of The Blue Mountains on the ____ day of September, 2017.

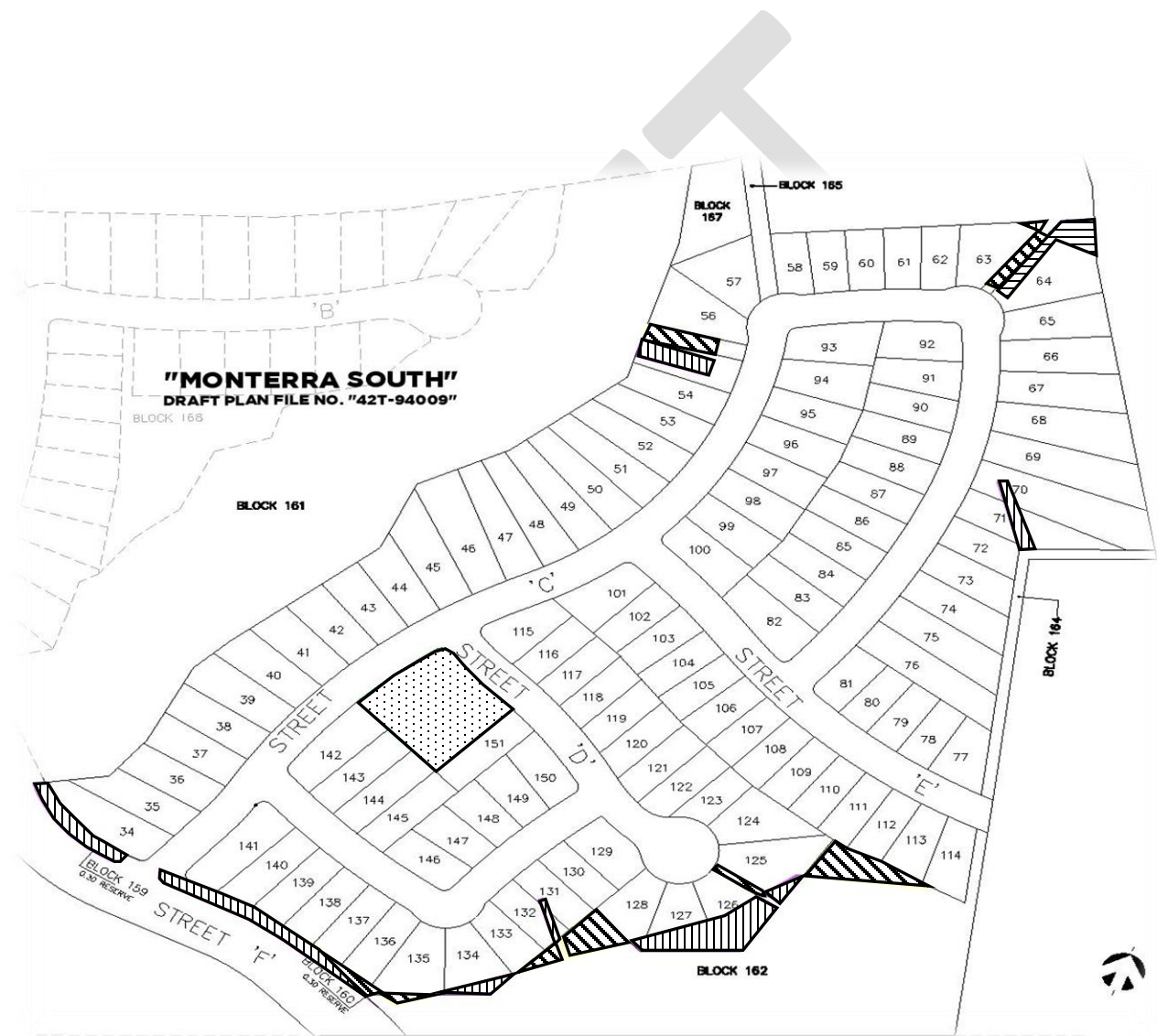
DATED at the Town of The Blue Mountains this ____ day of September, 2017.

Signed: _____

Corrina Giles, Clerk

KEY MAP SCHEDULE 'A1'
BY-LAW No. _____
TOWN OF THE BLUE MOUNTAINS

-  Open Space 1 to Residential R3-126-h
-  Residential R3-126-h to Open Space 1
-  Residential R3-121-h to Open Space 1
-  Private-Recreation to Residential R3-126-h



From: Jayme Bastarache
To: [Lori Carscadden](#)
Subject: RE: Notice of Public Hearing - Second Nature Phase 2 redline revision
Date: June-02-17 2:44:19 PM
Attachments: [image001.png](#)
[image002.png](#)

Thanks Lori,

The school board does not have any comments or concerns at this time.

Thanks,
Jayme



Jayme Bastarache | Supervisor Project Development
Bluewater District School Board | 351 1st Avenue North, Chesley ON N0G 1L0
519-363-2014 ext. 2125 Jayme.Bastarache@bwdsb.on.ca

Preparing Our Students Today for the World of Tomorrow



Studies show trees live longer when they're not cut down.
Please do not print this email unless you really need to.

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]
Sent: Friday, June 2, 2017 2:24 PM
To: County of grey <planning@grey.ca>; al_hastie@bgcdsb.org; Jayme Bastarache <jayme_bastarache@bwdsb.on.ca>; c.hibberd@nvca.on.ca; A- GSCA Admin (blue.mountains@greysauble.on.ca) <blue.mountains@greysauble.on.ca>; ONTUGLLandsINQ@uniongas.com; executivevp.lawanddevelopment@opg.com; LandUsePlanning@HydroOne.com; Niagara Escarpment Commission <necthornbury@ontario.ca>; j.keeshig@saugeenijibwaynation.ca; B.Hart@publichealthgreybruce.on.ca; Katzirz, Zsolt (MTO) (Zsolt.Katzirz@ontario.ca) <Zsolt.Katzirz@ontario.ca>; consultations@metisnation.org; Saugeen Metis <saugeenmetisadmin@bmts.com>; circulations@mmm.ca; diana.adamowicz@canadapost.ca; info@watershedtrust.ca; council <council@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>; Scherzer, Randy (Randy.Scherzer@grey.ca) <Randy.Scherzer@grey.ca>
Cc: Michael Benner <mbenner@thebluemountains.ca>; Shawn Postma <spostma@thebluemountains.ca>; Sharon Long <slong@thebluemountains.ca>; Greg Miller <[gmiller@thebluemountains.ca](mailto:gmillier@thebluemountains.ca)>; Shawn Everitt <severitt@thebluemountains.ca>; Liz Saunders <lisaunders@thebluemountains.ca>; Sherry Steadman <sssteadman@thebluemountains.ca>; Rob Collins <rcollins@thebluemountains.ca>; Lorienta Forsythe <lforsythe@thebluemountains.ca>; Brian Worsley <bworsley@thebluemountains.ca>; Deanna Vickery <dvickery@thebluemountains.ca>; Denise Whaley <dwhaley@thebluemountains.ca>; Aaron Roininen <aroininen@thebluemountains.ca>; John Metras <jmetras@thebluemountains.ca>
Subject: Notice of Public Hearing - Second Nature Phase 2 redline revision

Good afternoon – attached is the above noted Public Notice for information purposes. This Public

Hearing is scheduled for June 26, 2017 @ 5:00 pm in the TOTBM Council Chambers.

Please review and provide any comments/concerns **prior to June 21, 2017**. Should you require additional information, please do not hesitate to contact those provided on the Public Notice.

Thank you & enjoy the day!

Lori

Lori Carscadden
Agreement Co-ordinator
Secretary – Committee of Adjustment
Town of The Blue Mountains
PO Box 310 – 32 Mill Street
Thornbury, ON N0H 2P0
Phone: 519-599-3131 ext263
Fax: 519-599-7723
lcarscadden@thebluemountains.ca

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From: [Liz Saunders](#)
To: [Lori Carscadden](#)
Subject: RE: Notice of Public Hearing - Second Nature Phase 2 redline revision
Date: June-07-17 11:03:06 AM

No issues from community services

From: Lori Carscadden

Sent: Friday, June 2, 2017 2:24 PM

To: County of grey <planning@grey.ca>; al_hastie@bgcdsb.org; jayme_bastarache@bwdsb.on.ca; c.hibberd@nvca.on.ca; A- GSCA Admin (blue.mountains@greysauble.on.ca) <blue.mountains@greysauble.on.ca>; ONTUGLLandsINQ@uniongas.com; executivevp.lawanddevelopment@opg.com; LandUsePlanning@HydroOne.com; Niagara Escarpment Commission <nechthornbury@ontario.ca>; j.keeshig@saugeenonjibwaynation.ca; B.Hart@publichealthgreybruce.on.ca; Katzirz, Zsolt (MTO) (Zsolt.Katzirz@ontario.ca) <Zsolt.Katzirz@ontario.ca>; consultations@metisnation.org; Saugeen Metis <saugeenmetisadmin@bmts.com>; circulations@mmm.ca; diana.adamowicz@canadapost.ca; info@watershedtrust.ca; council <council@thebluemountains.ca>; Corrina Giles <cgiles@thebluemountains.ca>; Scherzer, Randy (Randy.Scherzer@grey.ca) <Randy.Scherzer@grey.ca>

Cc: Michael Benner <mbenner@thebluemountains.ca>; Shawn Postma <spostma@thebluemountains.ca>; Sharon Long <slong@thebluemountains.ca>; Greg Miller <gmiller@thebluemountains.ca>; Shawn Everitt <severitt@thebluemountains.ca>; Liz Saunders <lsaunders@thebluemountains.ca>; Sherry Steadman <ssteadman@thebluemountains.ca>; Rob Collins <rcollins@thebluemountains.ca>; Loriena Forsythe <lforsythe@thebluemountains.ca>; Brian Worsley <bworsley@thebluemountains.ca>; Deanna Vickery <dvickery@thebluemountains.ca>; Denise Whaley <dwhaley@thebluemountains.ca>; Aaron Roininen <aroininen@thebluemountains.ca>; John Metras <jmetras@thebluemountains.ca>

Subject: Notice of Public Hearing - Second Nature Phase 2 redline revision

Good afternoon – attached is the above noted Public Notice for information purposes. This Public Hearing is scheduled for June 26, 2017 @ 5:00 pm in the TOTBM Council Chambers.

Please review and provide any comments/concerns **prior to June 21, 2017**. Should you require additional information, please do not hesitate to contact those provided on the Public Notice.

Thank you & enjoy the day!

Lori

Lori Carscadden
Agreement Co-ordinator
Secretary – Committee of Adjustment
Town of The Blue Mountains
PO Box 310 – 32 Mill Street
Thornbury, ON N0H 2P0
Phone: 519-599-3131 ext263

From: Michelle.Tien@HydroOne.com
To: [Lori Carscadden](#)
Subject: Blue Mountains - Pt Lot 17, Con 1, Collingwood - 42T-94004
Date: June-05-17 3:55:07 PM

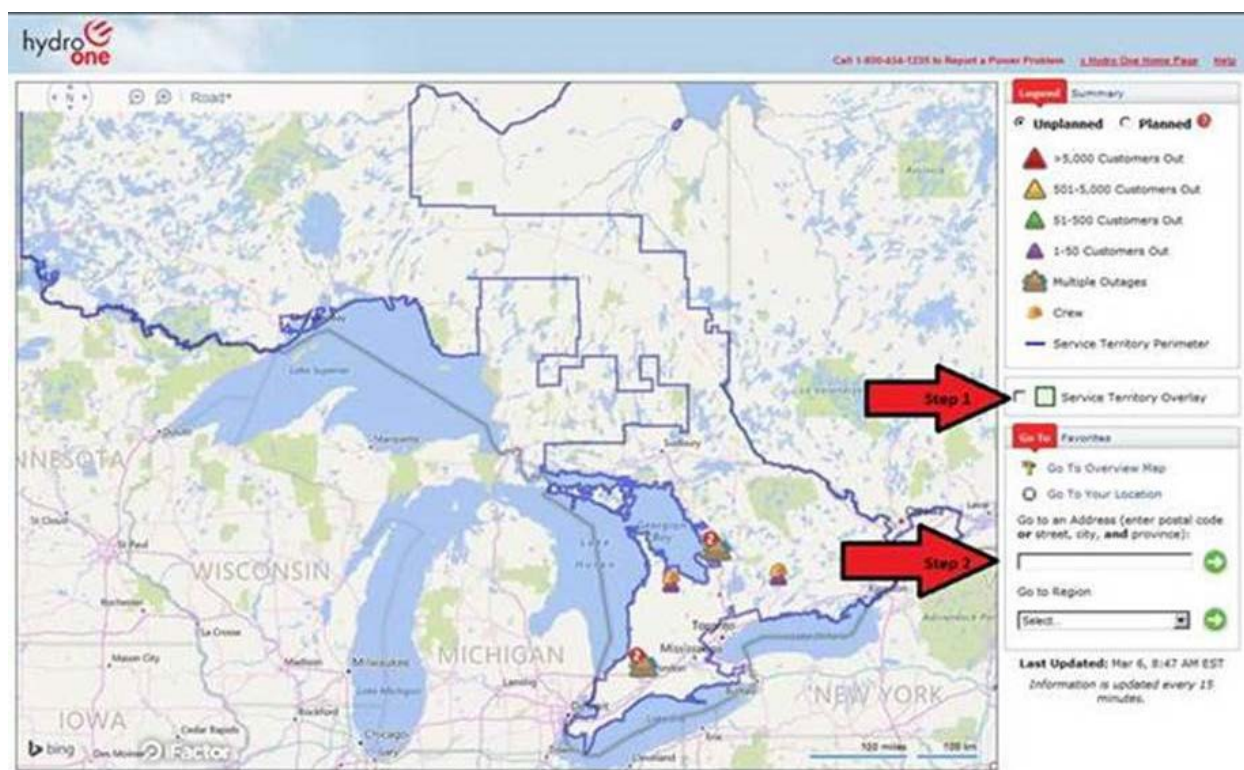
Hello,

We are in receipt of your red-lined revision to Draft Plan of Subdivision application, 42T-94004 dated May 31, 2017. 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 subdivision@Hydroone.com or 1-866-272-3330.

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

Please select "Service Territory Overlay" 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 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

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

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department
Hydro One Networks Inc.
Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905) 946-6237

Email: Dennis.DeRango@HydroOne.com

From: Lori Carscadden [mailto:lcarscadden@thebluemountains.ca]

Sent: Friday, June 02, 2017 2:24 PM

To: County of grey; al_hastie@bgcdsb.org; jayne_bastarache@bwdsb.on.ca; c.hibberd@nvca.on.ca; A- GSCA Admin (blue.mountains@greysauble.on.ca); ONTUGLLandsINQ@uniongas.com; executivevp.lawanddevelopment@opg.com; LANDUSEPLANNING; Niagara Escarpment Commission; j.keeshig@saugeenoiibwaynation.ca; B.Hart@publichealthgreybruce.on.ca; Katzirz, Zsolt (MTO) (Zsolt.Katzirz@ontario.ca); consultations@metisnation.org; Saugeen Metis; circulations@mmm.ca; diana.adamowicz@canadapost.ca; info@watershedtrust.ca; council; Corrina Giles; Scherzer, Randy (Randy.Scherzer@grey.ca)

Cc: Michael Benner; Shawn Postma; Sharon Long; Greg Miller; Shawn Everitt; Liz Saunders; Sherry Steadman; Rob Collins; Loriena Forsythe; Brian Worsley; Deanna Vickery; Denise Whaley; Aaron Roininen; John Metras

Subject: Notice of Public Hearing - Second Nature Phase 2 redline revision

Good afternoon – attached is the above noted Public Notice for information purposes. This Public Hearing is scheduled for June 26, 2017 @ 5:00 pm in the TOTBM Council Chambers.

Please review and provide any comments/concerns **prior to June 21, 2017**. Should you require additional information, please do not hesitate to contact those provided on the Public Notice.

Thank you & enjoy the day!

Lori

Lori Carscadden
Agreement Co-ordinator
Secretary – Committee of Adjustment
Town of The Blue Mountains
PO Box 310 – 32 Mill Street
Thornbury, ON N0H 2P0
Phone: 519-599-3131 ext263
Fax: 519-599-7723
lcarscadden@thebluemountains.ca

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From: Lands and Resources Consultation Coordinator
To: [Lori Carscadden](#)
Subject: Request for Comments - Blue Mountains (Second Nature Phase 2) Draft Plan of Subdivision Amendment and Zoning By-law Amendment
Date: June-05-17 3:02:38 PM

Your File: 42T-94004
Our File: Blue Mountains Municipality

Good Afternoon Ms. Carscadden,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
N0H 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email saugeenmetisadmin@bmts.com

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From: Scherzer, Randy
To: [Krystin Rennie](#); [Michael Benner](#)
Subject: FW: Request for Comments - Second Nature Phase 2 - Redline Revisions
Date: Friday, June 16, 2017 10:56:11 AM

Comments from Transportation Services – Re: proposed revisions to Second Nature Phase 2.

Randy Scherzer

Director of Planning

Phone: +1 519-372-0219 ext. 1237

Grey County



From: Patterson, Tanya
Sent: Tuesday, June 06, 2017 1:07 PM
To: Scherzer, Randy
Subject: RE: Request for Comments - Second Nature Phase 2 - Redline Revisions

Hi Randy,

Transportation Services has no further comments or concerns at this time.

Thanks,

Tanya Patterson

Administrative Assistant - Transportation Services

Phone: +1 519-372-0219 ext. 1283

Grey County



From: Scherzer, Randy
Sent: June-02-17 8:38 AM
To: Tyler.Shantz@ontario.ca; Andy Sorenson; Michael Benner; Nancy Farrer; Westendorp, Nathan; Judy Rhodes-Munk; Group: TS General Inquiries; Jason Weppler
Cc: Krystin Rennie; Corrina Giles; salmas@collingwood.ca; info@simcoe.ca
Subject: Request for Comments - Second Nature Phase 2 - Redline Revisions

Good morning,

Please find attached a request for comments for proposed revisions to Draft Approved Subdivision 42T-94004 - Second Nature (Monterra South) Phase 2.

If you have any questions, please do not hesitate to contact me.

Best regards,
Randy

Randy Scherzer

Director of Planning

Grey County

595 9th Avenue East

Owen Sound, ON N4K 3E3

Phone: +1 519-372-0219 ext. 1237

Fax: +1 519-376-7970

Randy.Scherzer@grey.ca

<http://www.grey.ca>

<http://www.visitgrey.ca>

<http://www.greyroots.com>



Grey County



From: Scherzer, Randy
To: [Lori Carscadden](#)
Cc: [Michael Benner](#); [Krystin Rennie](#)
Subject: County Preliminary Comments - Second Nature Phase 2 - Redline Revisions and Zoning Amendment
Date: June-19-17 12:09:16 PM

With respect to the proposed revisions to Second Nature and the associated zoning by-law amendment, the County Transportation Services Department has reviewed these matters and has no further comments or concerns at this time.

The County Planning Department will be reviewing any further comments received from the various agencies as well as from the Town prior to bringing forward a report to County Council regarding the redline revision. We recommend that the Town defer a decision on the zoning by-law amendment until such time as a decision has been made on the proposed redline revisions to avoid having to process another zoning amendment should there be changes made to the proposed redline revisions.

If you have any questions, please do not hesitate to contact me.

Best regards,
Randy

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

Grey County



From: [Corrina Giles](#)
To: [JOHN W. CASEY](#)
Cc: [council](#); [Jennifer Moreau](#); [Michael Benner](#); [Reg Russwurm](#); [Rob Collins](#); [Ruth Prince](#); [Shawn Everitt](#); [Troy Speck](#); [Lori Carscadden](#); [randy.scherzer@grey.ca](#)
Subject: RE: TOBM revised Draft Subdivision Plan
Date: June-25-17 4:32:01 PM

Good afternoon Mr. Casey,
I acknowledge receipt of your email below and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the June 26 Public Meeting and will be attached to a future staff report regarding this matter.

Kind regards,

Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, Ontario
N0H 2P0
Tel: 519-599-3131 ext 232
Toll Free: 1-888-258-6867
Fax: 519-599-7723
townclerk@thebluemountains.ca

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From: JOHN W. CASEY [REDACTED]
Sent: Wednesday, June 21, 2017 2:25 PM
To: Corrina Giles <cgiles@thebluemountains.ca>
Subject: TOBM revised Draft Subdivision Plan

From: "JOHN W. CASEY" <[REDACTED]>
Date: June 20, 2017 at 6:54:59 PM EDT

To: TOBM Corinna Giles Town Clerk

townclerk@thebluemountains.ca

Subject: Public Meeting re requested revision to Draft Plan 42T-94004; 26 June 2017

Dear Corinna:

Further to notice of the upcoming public meeting, three questions follow:

- > what is max density as specified under current zoning by-law?
- > what is density under the current approved Draft Plan?
- > what would be the revised density with the proposed increase in units to 179?

Answers to those three questions provide information for rational comment on this request.

Like, If proposed Draft Plan revision is for less than or equal to max density permitted, to be fair, the request should probably not fail on that basis alone.

But, if proposed Draft Plan revision exceeds max density permitted under current zoning by-law, the request should fail on that basis alone.

We are firmly opposed to any decisions which contribute to increased traffic density in the area of this project.

Yes - even if profits of developer and revenues of municipality get curtailed a bit!

This is what zoning by-laws are for in the first place!

Sincerely,

John Casey & Wilda Alford

[REDACTED]

[REDACTED]

June 27, 2017

Corrina Giles
Town Clerk
Town of The Blue Mountains

Dear Ms. Giles:

I attended the Public Meeting last night on the topic of Second Nature Phase 2's revised road pattern and lot layout. Comments are invited from the public. As a representative of the Historic Snowbridge Resident's Association I am writing with comments.

The area of concern for us is the extreme north end of the red-lined revision, where the plan connects to Snowbridge Way. I inquired at the meeting for a description of the connection. The representative from Skyline Blue Mountains provided three details:

- Sewage
- Emergency Vehicle Access during construction only
- A pedestrian link to the Snowbridge Way walkways

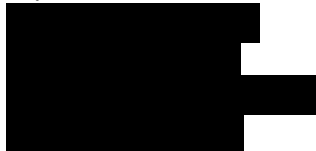
At the conclusion to the meeting, the Skyline representative approached me to correct an error in her earlier reply. She advised me that there is actually no pedestrian link to Snowbridge Way. We are in favour of the corrected version and I would like to make this an item of public record. There is no plan to link to the walkways of Snowbridge Way.

I would also like to very specifically reiterate their description that the only vehicle access to Snowbridge Way would be an Emergency Vehicle and ONLY during construction. As we are concerned about the safety of our residents and guests, ANY construction vehicle access to Snowbridge Way would be unacceptable at any time.

Please advise me if you require any further information or clarity on our two points detailed above.

Thank you,

Jay Warrener



Blue Mountain Resorts LP

108 Jozo Weider Boulevard, Blue Mountains, Ontario L9Y 3Z2

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June 29, 2017

BY EMAIL ONLY

Michael Benner, MCIP RPP
Director, Planning & Development Services
Town of the Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0

Randy Scherzer, MCIP RPP
Director Planning & Development
Grey County
595 9th Avenue East
Owen Sound, ON N4K 3E3

Dear Michael and Randy:

**RE: Application for Zoning Amendment and Red-lined Revision to Draft Plan 42T-94004
Blue Mountain Resorts LP - Comments**

Blue Mountain Resorts LP (BMR) has reviewed the application proposing a major plan revision to amend the approved Draft Plan for subdivision 42T-94004, known as Second Nature Phase 2, and attended the Public Meeting on June 26, 2017 and offers the following comments.

BMR is generally in support of this application. However, there are a few matters that have previously been discussed with both the developer and Town planning staff that we would like to reiterate in regards to this application.

The Second Nature (Monterra South and Plateau South) lands are part of a larger, comprehensively planned development generally known as 'Westbrook' that includes Historic Snowbridge (Plateau North), Monterra Ridge (Willowcreek), Crestview Estates (Plateau East), and the Monterra Golf Course Lands (owned by BMR). Given the integrated nature of these development parcels with the Monterra Golf Course, the Master Development and Servicing Agreements contemplated matters including an overall public walkway network, stormwater management, and an overall easement location plan.

Pedestrian Connectivity

As per Section 12 of the Westbrook Master Development Agreement, 'the public walkway network shall be comprised of sidewalks and open space walkway linkages located on public lands and Easements over private lands.' Given the Monterra Golf Course surrounds the various Westbrook development parcels, it is critical that appropriate walkway linkages are established to ensure residents and visitors alike do not use the Monterra Golf Course cart pathways and/or greens to connect between these various neighbourhoods.

BMR is pleased to see the proposed red-lined revision includes a new extension of Block 164 between Lots 78 and 79 in Second Nature Phase 2 to provide a more direct walkway connection than was contemplated previously. However, BMR would like to see additional details as to how Block 212 of Plateau East will connect to Block 164 of Second Nature Phase 2. Furthermore, BMR would appreciate additional details as to how the Block 164 walkway will connect into the overall Second Nature Phase 2 and Phase 1 walkway systems and what those walkway systems are.

From a pedestrian perspective, BMR understands that the intent is for Second Nature Phase 2 to connect to Second Nature Phase 1 and then connect into the existing Grey Road 19 pedestrian underpass to ultimately access Blue Mountain Resort and the Blue Mountain Village. While BMR appreciates upgrades to Jozo Weider Boulevard do not specifically form part of this development application, we respectfully suggest the Town consider advancing improvements to the pedestrian crossing, etc. along the southern section of Jozo Weider Boulevard that has not been upgraded to date.

With the addition of 37 Lots in Phase 1 and potentially 179 Lots in Phase 2 of Second Nature coupled with the 39 Lots currently under construction at Crestview Estates (Plateau East), BMR anticipates there will be an increased use of the pedestrian underpass and walkway that runs between Embarc Blue Mountain and Monterra Golf Course Hole #18. Presently, this walkway empties onto a street with gravel shoulders and no sidewalks or trails for pedestrians to safely access the resort. Pedestrians are currently forced to walk along the travelled portion of either Jozo Weider Boulevard or Gord Canning Drive. BMR recommends this pedestrian connection be further considered by the Town in terms of development timelines.

Golf Course Setbacks & Buffering

BMR appreciates the proposed red-lined revision decreases the depths of Lots 71-77 that back onto Monterra Golf Course Hole #14. Given the proximity of these lots to the Monterra Golf Course and the potential for golf balls, golfers and golf carts to occasionally stray from the golf course onto these Lots, BMR trusts that the building envelopes – factoring in the additional recreational rear yard setbacks - originally contemplated for residential lots backing onto the golf course will be maintained. Furthermore, BMR trusts that the appropriate language re: the potential risk of trespass, nuisance, property damage or personal injury will be included in the subdivision agreement and/or the respective agreements of purchase and sale.

At present, there is a relatively extensive vegetative buffer that runs between Second Nature Phase 2 and the the west side of Monterra Golf Course Hole #14. BMR anticipates much of this will be cleared to accommodate Phase 2 development. However, we are interested to learn if all of the trees buffering the west side of Monterra Course Hole #14 will be removed, as was done along the north side of Second Nature Phase 1 adjacent to Monterra Golf Course Hole #16, or if some vegetative buffering will be maintained.

Blocks 171 & 172

As per the red-lined revision, Blocks 171 and 172 'Access' transect the Monterra Golf Course between Holes #15 and #16. These two blocks along with Block 165 'Walkway/Open Space Service Corridor' appear to establish a designated walkway between Second Nature Phase 2 and Historic Snowbridge across Monterra Golf Course. BMR was of the impression that Blocks 171 and 172 primarily represented an easement for services (water and sanitary sewer) to connect Second Nature to the existing services in Historic Snowbridge. However, at the Public Meeting, Krystin Rennie of Georgian Planning Solutions indicated that these blocks represented the services easement as well as a public walkway and temporary emergency vehicle access route

during construction. BMR has concerns with a designated public walkway transecting the Monterra Golf Course – especially when it is in operation - due to potential conflict with golf carts, errant golf balls, etc.

BMR would appreciate further clarification as to the extent of uses contemplated for Blocks 171 and 172. If they are only to be used for a services easement and temporary emergency vehicle access route during construction, what is the purpose of Block 165 and where is it intended to connect to?

BMR welcomes the opportunity to continue dialogue with Skyline (Blue Mountain) Inc. representatives and/or the Town and County in regards to this development application. We are generally in favour of the proposed development, provided the above matters are addressed. Please do not hesitate to contact me should you have any questions or concerns.

Best regards,

A black rectangular redaction box covering the signature of Lindsay Ayers.

Lindsay Ayers
Director, Planning & Environment

Cc: Dan Skelton, President & Chief Operating Officer, Blue Mountain Resorts LP
Krystin Rennie, Planning Consultant, Georgian Planning Solutions
Paul Mondell, Senior Vice-President Development, Skyline Destination Communities