



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: January 30, 2017
Report Number: PDS.17.06
Subject: Eden Oak (Trailshead) Inc. Ontario Municipal Board Update
Review of Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision Applications
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.17.06 “Eden Oak (Trailshead) Inc. Ontario Municipal Board Update, Review of Official Plan Amendment, Zoning By-law Amendments and Draft Plan of Subdivision Applications”; and

THAT Council support an Official Plan Amendment to permit a maximum of 194 units on the subject lands; and

THAT Council support a Zoning By-law Amendment to rezone the lands: to permit a range of housing types up to a maximum of 194 units; to establish Public Open Space and Private Open Space blocks; to update hazard limits; and to utilize the Holding ‘-h’ symbol on development lands requiring the execution of a subdivision agreement and registration of a Plan of Subdivision on the lands prior to development taking place; and

THAT Council support Draft Plan Approval of Subdivision File 42T-2012-01, subject to the Draft Plan Conditions attached to this report.

B. Overview

This report will provide an expert land use planning opinion on the merits of the appealed applications and provide a series of recommendations for consideration of Town Council. A resolution from Council is required to establish the position of Council in response to the appeals.

This report provides some background history of the subject lands including previous development proposals, a summary of the applications and supporting materials received, and overview of the Subject Lands. A planning analysis is provided indicating conformity/consistency with Provincial Policy Statement, County of Grey Official Plan, Niagara Escarpment Plan and the 2007 Town of The Blue Mountains Official Plan. Detailed policy

review of density, bonusing, visual impact/character, servicing, roads and transportation, protection of the environment, protection of archaeological areas, provision of trails and parks, connectivity to adjacent lands, among others are provided. A summary of Public Meeting Comments and commentary on the 2016 Town of The Blue Mountains Official Plan is also provided.

This report recommends support of the proposed Draft Plan of Subdivision and includes Draft Official Plan Amendment, Zoning By-law and Draft Plan Condition documents to implement the Draft Plan.

C. Background

Eden Oak (Trailhead) Inc. acquired the subject lands in 2006. At the time, an existing Draft Plan Approval and Zoning was in place for a proposed 71 unit single detached residential subdivision. This Plan was revised and Draft Plan Approval was obtained in 2007 for a 77 unit single detached residential subdivision. A Pre-servicing Agreement was executed between Eden Oak and the Town with some clearing and rough grading being completed. This Draft Plan Approval expired in 2011.

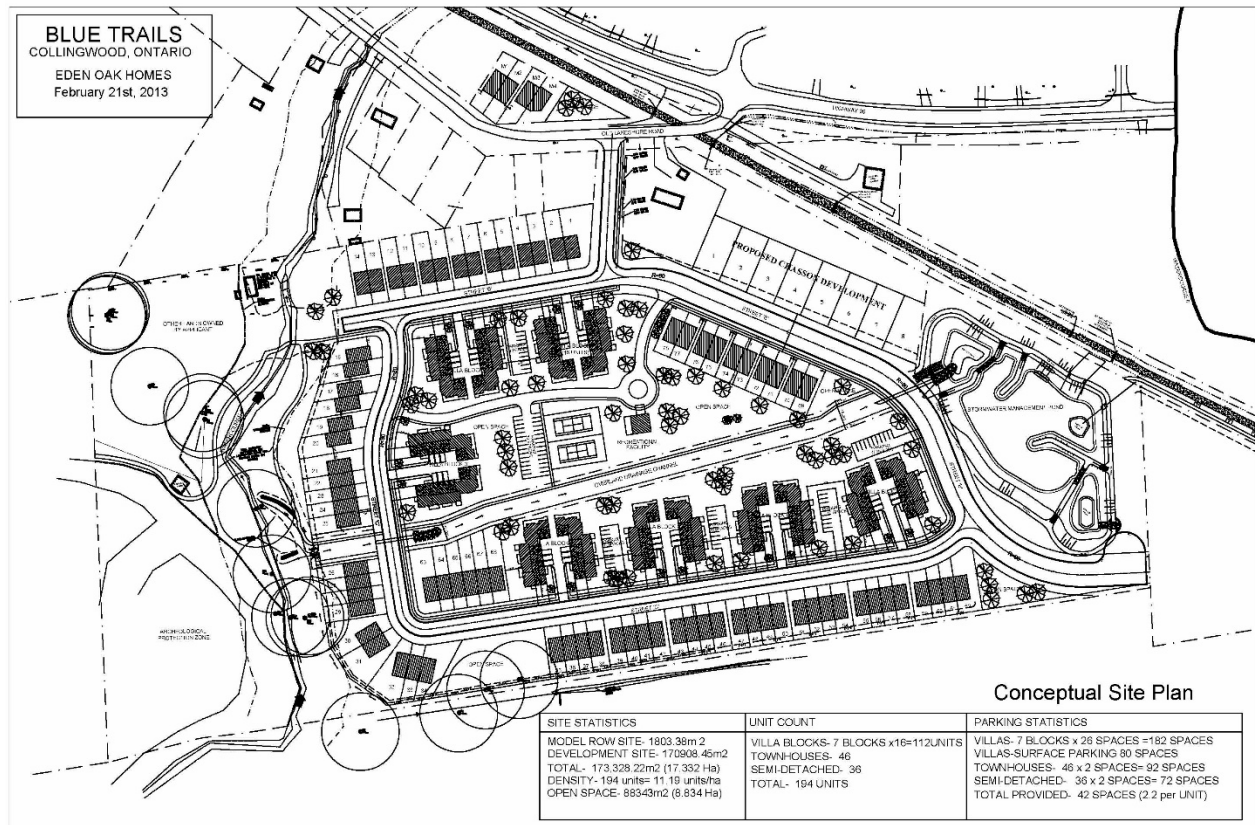
In April 2012 applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were submitted for a proposed 217 unit residential development including a mix of villas, townhouse and semi-detached units. A private recreational facility, public and private trails, servicing areas as well as the protection of environmental sensitive lands and areas of archaeological interest. The applications were deemed complete in July 2012 and proceeded to a public open house in September 2012 and public meeting in October 2012. For various reasons, the project remained relatively dormant after the public meeting for 2 years.

In September 2014 Planning Services received a revised application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision. The revised applications were submitted based on the comments received from the public open house and public meeting. The development concept proposing a mix of villa, townhouse and semi-detached residential units remained the same but the total unit count was reduced from 217 to 194. The applications propose 112 villa units within seven blocks (16 units per block), 46 townhouses and 36 semi-detached units. Three new public streets are proposed. Five open space blocks consisting of a private recreational facility, an archaeological protection area, stormwater management areas, walkways, tree preservation areas, and general open space / buffer / environmental protection areas are also included. In support of the applications the Town received the following supporting materials:

- Planning Justification Report and Addendum Justification Report
- Environmental Impact Review
- Butternut Health Assessment
- Functional Servicing and Stormwater Management Report
- Traffic Impact Study and Traffic Letter Report Update
- Noise Impact Assessment
- Visual Impact Analysis and Visual Impact Viewpoints

- Market Overview Report
- Archaeology Assessment – Stage 1 and 2
- Draft Plan of Subdivision
- Development Concept Plan
- Phasing Plan
- Architectural drawings

2013 Concept Plan



In February 2015 Planning Staff Report PL.15.11 was prepared including recommendations supporting an Official Plan Amendment and Draft Plan Approval for the 194 unit development concept. The report also sought direction from Council on the need for a further public meeting and did not recommend approval of a Zoning By-law Amendment. Council received the Report and a resolution was passed "THAT Council confirm that a further public meeting is required prior to this matter being considered by Council."

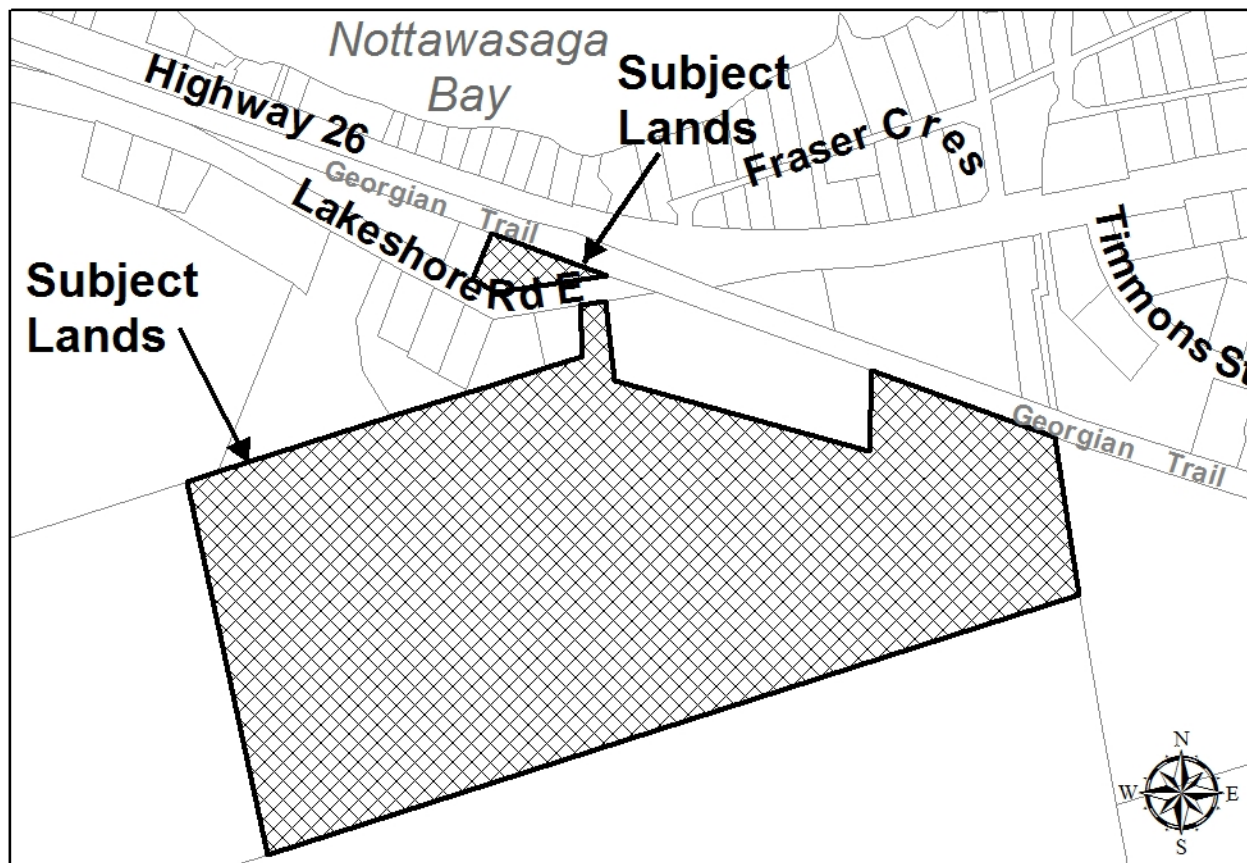
There was no further activity on the project until March 2016 when the applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were appealed to the Ontario Municipal Board for the refusal/neglect of the Town and the County to make a decision on the applications.

The subject lands are comprised of two separate parcels located on Part Lots 20 and 21, Concession 2 Town of The Blue Mountains and legally described as Plan 529 Part Lot 158 and Part Lot 173 shown as RP 16R-4636 Part 1 (Parcel 1) and Plan 529 Part Lot 174 shown as RP 16R-8571 Part 2 (Parcel 2). Parcel 1 is approximately 17.09 hectares in size with 19.46 metres

of frontage on to Lakeshore Road East. Parcel 2 is approximately 0.24 hectares in size with 107.41 metres of frontage on to Lakeshore Road East. Both Parcels are vacant with Parcel 1 being partially pre-serviced including clearing and grubbing and some grading works completed in 2008. The lands are generally flat except for a portion of the Nipissing Ridge and upper plateau area located in the southwest corner of Parcel 1. A watercourse exists along the southern border of the lands and traverses the property towards the west.

Surrounding land uses immediately abutting the lands predominantly include future development lands designated for residential purposes. Eight existing single detached residential dwellings are located off of Lakeshore Road East. Located beyond the boundaries of the subject lands are more existing single detached dwellings within established subdivisions and other historical lots clustered along Provincial Highway 26. The Georgian Trail (former Rail Line) abuts the property to the north providing a major east-west trail linking Collingwood to Thornbury to Meaford. Georgian Bay is located approximately 200 metres north, however the nearest public access to the Bay (Northwinds Beach) is approximately 1 kilometre away. Approximately 1.2 kilometres to the south-west are the skiing and recreational slopes of the Niagara Escarpment occupied by four private Ski Clubs and one public Ski Resort (Blue Mountain). The Town of Collingwood and County of Simcoe are located approximately 1.4 kilometres to the East.

Location



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 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. 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)

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)

County of Grey Official Plan

The County of Grey Official Plan is intended 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 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))

Town of The Blue Mountains Official Plan (2007 Plan)

The updated Eden Oak (Trailhead) development applications were received while the 2007 Town of The Blue Mountains Official Plan was in effect. The applications were received prior to the adoption of the New Town of The Blue Mountains Official Plan (September 2014) and prior to the approval of the Plan which came into effect in June 2016. It should be noted for the 2016 Official Plan that the subject lands remain under appeal.

The 2007 Official Plan provides land use policy direction for the long term growth and development of the municipality. As described above, the Niagara Escarpment Plan and Grey County Plan defer much of the site specific policy direction to the Blue Mountains Official Plan. The policies include site specific land use designations that list permitted uses and development requirements for those uses. The policies also provide direction on items such as density, bonusing, visual impact/character, servicing, roads and transportation, protection of the environment, protection of archaeological areas, provision of trails and parks, connectivity to adjacent lands, among others.

Goals and Objectives of the Plan are intended to define the direction and purpose of the planning strategy for the Municipality and to establish the implementing policies. (TBM OP, Section 2.1) The enhancement of recreational uses and related development is identified, including the objectives to maintain the quality of the natural and cultural landscapes, to encourage the development of a system of open spaces and recreational uses, to provide a broad range of housing accommodation types including affordable housing, in a variety of settings and directing major residential development to those areas where a higher order of municipal services are available. (TBM OP, Section 2.2 and 2.5) General Development policies

for Major Residential and Resort Areas encourage environmental protection, the efficient use of roads and servicing, the enhancement of the open landscape character and resort character and the provision of open space and recreational amenities. (TBM OP, Section 3.2.5)

Parcel 1 of the subject lands are designated “Recreational Residential”. The purpose of this designation is to identify those lands whereon lower density residential uses and recreational uses may occur on full municipal services. (TBM OP, Section 4.11.1) Permitted uses include primarily single detached dwellings, however may also include other housing types including duplex or townhouse units. Recreational uses such as parks, trails and other recreational facilities may be permitted. Recreational uses are encouraged to provide recreational opportunities beyond the Bay and Escarpment. Residential development is intended to remain low with provisions for substantial open space. Development shall generally be designed in a clustered manner so that 40% of the lands are used for open space and 60% for the residential component. Density is permitted at 2.5 units per hectare and increased densities not exceeding 5 units per hectare may be permitted provided that additional recreational lands and/or facilities are provided to the satisfaction of Council.

Parcel 2 of the subject lands are designated “Residential Infilling”. An Official Plan Amendment is required to permit multiple residential development on these lands.

Density

The Official Plan describes density from a quantitative perspective by applying a density formula based on the area designated for a development property multiplied by the maximum permitted units per hectare. Density is also described from a qualitative perspective recognizing that density forms an important aspect of the open landscape character and required open space component of the development, and, in all instances special attention must be given to the design and clustering of development to ensure compatibility with the surrounding built and natural environment. (TBM OP, Section 3.2.5(4), 3.10, 3.11).

Schedule ‘B’ to the Official Plan places strict density limitations on almost every development property in the municipality. Schedule ‘B’ identifies a “Maximum Unit Yield” based on the permitted ‘units per hectare’ (UPH) that apply to each residential land use designation. The as of right permitted density on these lands (Parcel 1 + Parcel 2) is 2.5 UPH or 39 units. The maximum permitted density on these lands is 5 UPH or 77 units subject to meeting the bonusing requirements of Section 4.11.3(4) and 6.5.3 of the Plan. An Official Plan Amendment is required to permit densities beyond 5 UPH or 77 units and would also be subject to the Bonus Density provisions of Section 6.5.3 recognizing that increased density beyond the limits of the Official Plan will also contribute to the increased demand on recreational lands and facilities.

A Market Overview Report (Proof Positive – April 2012) has been submitted indicating that the municipality has an oversupply of large lot single detached residential units and is in need of smaller, more affordable units with less property maintenance.

Planning Staff are satisfied that the clustered development concept with approximately 41% open space supported by a visual impact analysis will meet the open landscape character and compatibility with the adjacent built and natural environment requirements. Supporting technical reports support the increase in density from an environmental, traffic, servicing, visual impact, site plan, and architectural design standpoint.

Bonusing

Bonusing is a tool used by municipalities that allows Council to authorize increases in height and density beyond the normal requirements of the Official Plan in exchange for a community (public) benefit. The Official Plan describes the intended long term build out of the municipality, however additional height and density will increase the demand on the recreational base of the municipality and it is a policy of the Plan to require additional recreational lands and/or facilities for bonus density. Section 6.5.3 of the Official Plan describes the Bonus density requirements and suggests that additional recreational land or facilities plus shoreline dedication can fulfill bonus density requirements. Council may also consider alternative community benefits instead of recreational lands/facilities and shoreline to their satisfaction.

The Town applies a bonusing requirement of \$2,000 per bonus unit for additional recreational land or facilities plus \$5,000 per bonus unit for shoreline acquisition. (Total of \$7,000 per bonus unit). The funds collected are held in a special account to be used for the acquisition of additional recreational and shorefront lands. The Eden Oak (Trailhead) applications propose 194 units on 15.73 hectares of land designated for development (Parcel 1 @ 15.49 ha + Parcel 2 @ 0.2428 ha = 15.73 ha). Density is further described in Table 1 below:

Table 1:

	Area (ha)	Density (UPH)	Density (Units)
As of right Density	15.73	2.5	39
Bonus Units: Permitted under Plan	15.73	2.5	39
Bonus Units: Request for Official Plan Amendment for Increased Density	15.73	7.333	116
TOTAL		12.3	194

The overall density for the lands is 12.3 UPH. Of the 194 units proposed, 39 units are permitted as of right and 155 units (39 + 116) are considered Bonus Units. Council must be satisfied on the form of bonusing to be provided. Direction from the Official Plan indicates that \$230,000 is required to be built or dedicated to the Town for additional recreational lands and/or facilities plus 93 lineal metres of shorefront land or \$775,000 cash-in-lieu for shorefront dedication shall be provided. Council may also consider alternative bonus provisions to their satisfaction.

Visual Impact

Visual Impact is a common theme throughout the Plan and is also a requirement for consideration under the County of Grey Official Plan and Niagara Escarpment Plan. Visual Impact includes examining the proposed built form and other site modifications against the site itself, on adjacent lands, and on the character of an area. Visual Impact is viewed from the public realm including from public roads and from adjacent properties. Visual Impact considers both the impact on the built and natural environment.

The Official Plan recognizes that the appearance and quality of the diverse physical environment as an important asset to the Town and that new development must be compatible with and blend in with the surrounding natural and built environment and natural scenery. The Open Landscape Character policies of Section 3.2.5 and 3.10 recognizes that low density development along with generous open space provisions are intended to reflect the open landscape character of the resort areas. Section 3.11 recognizes that open space blocks are intended to retain existing wooded areas and environmental constraint areas in their natural state. Development is directed away from major natural features and may require buffers in order to minimize the physical and visual impacts. Special attention must also be given to scenic views and vistas. New buildings and structures are generally directed to integrate themselves with the topography of a site, that existing vegetation should be maintained where possible, and where existing vegetation is sparse or non-existent, new screen planting should be provided along development sites to reduce their overall visibility. To implement this policy it is a requirement of the Official Plan that a Landscape Analysis and Landscape Plans are prepared to address the suitability of the site for development.

The Nipissing Ridge is a prominent geological feature formed by the first bluff of the Lake Nipissing Shorecliff. Because of the unique nature of this feature and the significance to the open landscape character, these lands shall be protected with a high priority given to retaining these lands in their natural state and high priority for acquisition by the Town for open space, public walkways and public parks.

The Niagara Escarpment Plan contains similar Visual Impact requirements as the Town Official Plan. For this project, the Town relies upon the visual impact review completed by the NEC and their specialized staff. It is noted through NEC correspondence that the NEC are satisfied that appropriate mitigation measures have been taken provided that Block 1 and Block 2 are zoned to limit the height of the dwelling on those blocks to 8.1 metres. This height restriction should be reflected in the implementing Zoning By-law. Town Staff has no further concerns with Visual Impact, however as a condition to Draft Plan Approval, a landscape analysis, tree preservation and landscape plan will be required to be completed to the satisfaction of the Town, NEC and GSCA.

Servicing

Servicing policies require new development to connect to municipal water and municipal sewer services and that servicing capacity must be available within infrastructure and water and sewer treatment plants.

Water and sanitary sewer plant capacity is available for the development of the subject lands. Functional Servicing reports prepared by Eden Oak have confirmed that municipal water and sewer infrastructure front or are located in close proximity to the lands. Through the detail design of the subdivision it will be confirmed what extensions or upgrades may be required to area infrastructure. A Draft Plan Condition is required to ensure that the detailed design and necessary upgrades are completed prior to the registration of the subdivision.

The Functional Servicing Report identifies that stormwater management techniques propose to utilize the previous approved and partially constructed stormwater design. A regional stormwater facility has been provided to improve water quality for the subject lands as well as future development areas and existing residential areas. The final design of this facility will be required as a Draft Plan Condition.

Roads and Transportation

Safe and efficient movement of pedestrians and vehicles is required. The Town strives in providing an efficient network of roads and streets based on a hierarchy system with Provincial Highway 26 providing a major east west connection through the municipality and carrying the largest number of vehicles, followed by the County Road network which provides higher level connections between settlement areas and provincial roads throughout the County and then followed by local roads. Pedestrian/Bike traffic and other non-motorized forms of travel are promoted as alternative forms of transportation in lieu of automobiles. The Georgian Trail runs parallel to Highway 26 providing a major east-west trail connection to Collingwood and Meaford. Developers are required to make road improvements to external roads where development is likely to impact the carrying capacity of existing roads. Traffic Impact Studies are required to assess traffic patterns and the need for road improvements. (TBM OP Section 7.2 to 7.4)

The Town of The Blue Mountains also requires consideration for both new public walkways that connect to the larger public trail system connecting residential and other development areas to other points of interest including parks and open space, commercial and resort areas, and to other walkway features such as the Bruce Trail and Georgian Trail.

The Eden Oak development proposes three new public streets with a 20 metre wide right-of-way width. A future road connection has been provided in the south-east of the development lands. Town Staff are satisfied that this road section will provide flexibility for a number of connection options to future development lands to the south and east of the Eden Oak lands and provide for a future secondary access onto the site. A future road connection is not restricted in the north-west area of the development. Street 'B' can continue to the west and will require a watercourse crossing and a new ROW over Block 11 to provide connection to the lower plateau areas of Home Farm and former Oelbaum/Fogel development lands. At this time, it is not known what the future road pattern and connection points will be. Flexibility for road connection options is required. Town Staff are satisfied that adequate future road connections are available, and that the proposed public streets and right-of-way widths are appropriate for the proposed development.

A requirement for additional turning radius has been identified along Lakeshore Road East at the point where Block 1 and Block 2 of the draft plan meet. A road widening to accommodate a minimum 80 metre centerline horizontal radius has been added as a Draft Plan Condition.

A Traffic Impact Study (TIS) and Addendum Letter has been provided to assess the impacts of the proposed development on the boundary road system and in particular, to determine the number of developable units before triggering the requirement for a westbound left-turn lane on Highway 26 (Crozier TIS, July 2012). The Study recommends that a left-turn lane is warranted after occupancy of the 55th unit. The Ministry of Transportation has reviewed the TIS and has submitted comments recommending that the left-turn lane be constructed after occupancy of the 40th unit. A Draft Plan Condition is recommended recognizing the 40 unit limit as provided by the MTO.

Environment Impact

It is the intent of the Official Plan to protect the quality and integrity of natural and cultural resources and environmental ecosystems. Development must be managed so that patterns of growth and settlement occur in an efficient and environmentally sound manner. The Blue Mountains is privileged to have highly scenic, natural, cultural and heritage amenities. It is a priority of the Official Plan to promote, preserve and protect the sustainability of these features. New development must consider on-site specific features, as well as the inter-connectivity of those features. Development approvals must address a minimum set of criteria as described in Section 8.4 of the Official Plan.

An Environmental Review was completed in 2004 and updated in 2011 with an Addendum Report completed in 2012 to assess environmental impacts on Parcel 1 and Parcel 2 of the Eden Oak development. Development has been directed: away from the Nipissing Ridge; 15-30 metres from both sides of watercourse 7; 30 metres from Butternut Trees (species at risk); and protection/confirmation of a Red Mulberry (provincially endangered) as part of a future Tree Preservation Plan. The Grey Sauble Conservation Authority has reviewed the Environmental Documents and have recommended that a 30 metre buffer be provided on both sides of watercourse 7, and that development on Block 7 in the north-west corner of the site be restricted until such time as additional environmental review is completed and approved. The Ministry of Natural Resources and provided technical comments on the Eden Oak project regarding endangered and threatened species: Butternut, Bobolink, eastern Meadowlark and Barn Swallow. MNR has no objections to the Eden Oak development noting that all retainable Butternut trees would appear to be protected through a minimum setback of 25 metres from development and that there does not appear to be appropriate habitat for breeding birds. A Draft Plan Condition will be required to reflect the above comments. The implementing Zoning By-law should also include a Holding 'h' provision or similar to restrict development on Block 7 until such time as additional environmental work has been completed.

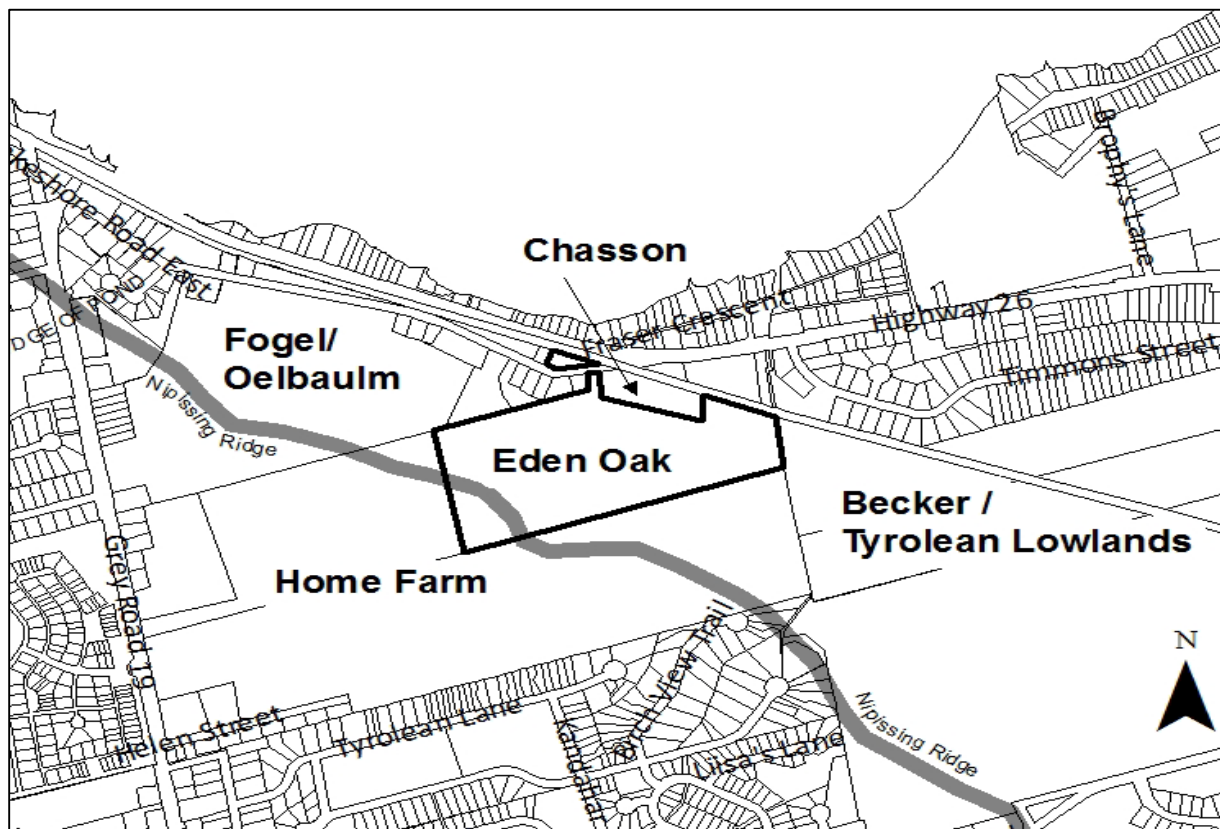
Archaeological Resources

It is the intent of the Official Plan to protect, preserve and enhance cultural heritage features. Archaeological Assessments are required in all areas of archaeological potential.

A Stage 1-2 Archaeological Assessment has been prepared by Eden Oak. A portion of the Plater-Martin Site (BdHb-1) is situated in the south-west corner of the subject lands. No alteration of the landscape associated with the proposed development is contemplated in this area. It is noted that the Plater-Martin Site will be dedicated to the Town and zoned to prevent development and/or landscape alterations on the lands. This area includes a 20 metre buffer. Lands outside of the Plater-Martin Site and 20 metre buffer area have been cleared of archaeological concerns and that development can occur. A Draft Plan Condition and Zoning By-law is required to ensure the transfer and development restrictions for these lands.

Connections to Adjacent Lands

The subject lands are directly adjacent to other future development lands including: Chasson (Chasson) Lands and former Oelbaum/Fogel Lands to the north, Tyrolean Lowlands and Becker Lands to the east, and Macpherson Builders (Home Farm) to the west and south.



It should be noted that the Nipissing Ridge traverses all development lands and that this feature influences connectivity options. Two of the abutting property owners (Chasson and Home Farm) have requested consideration for road access to their lands. Adequate road access is provided to the east and south of the subject lands. Consideration should be given to extending Street 'B' over watercourse 7 to the west. This road connection will provide access to Block 11 of Eden Oak, the lower lands of Home Farm and access to the former Fogel/Oelbaum lands. A second road connection is required prior to building the 86th unit on the lands. Public Trail access from the Georgian Trail through the Eden Oak lands to adjacent

development lands must be considered. Public Trail access would ultimately connect to the wider area trail network with a priority to connect to Blue Mountain Village.

Public Meeting Comments

A Public Open House hosted by Eden Oak was held in September 2012 and the statutory Public Meeting as required under the Planning Act was held in October 2012 at Town Hall. These meetings considered the original submission for 217 units. In response, 19 letters were received from agencies and surrounding development land owners and residents. 2 additional residents provided verbal comments at the Public Meeting.

The Grey Sauble Conservation Authority has recommended: that a 30 metre setback on both sides of watercourse 7 be provided; that the details for Block 7 (future recreational facility) are incomplete and that these lands not be available for development until further environmental review is completed; and that the following be added as Draft Plan Conditions:

- 1- Prior to any on site alterations or construction, the box culvert under Watercourse 7 must be removed and/or replaced to the satisfaction of the GSCA.
- 2- Debris from the former house and barn on the property is to be removed from the property and disposed of in the area not affected by Ontario Regulation 151 /06.
- 3- A detailed final stormwater management plan must be completed to the satisfaction of the GSCA.
- 4- The noted stormwater management plan must be implemented through a signed subdivision agreement in acceptable wording to the GSCA.
- 5- A tree preservation plan must be prepared to the satisfaction of the GSCA.
- 6- Appropriate zoning provisions must be implemented for the future Recreational Facility to the satisfaction of the GSCA.

The Ministry of Transportation (MTO) has advised that Highway 26 road improvements are required through the installation of a new left-hand turn lane at Lakeshore Road East. Prior to the road improvements a maximum of 40 units may be constructed. Further development beyond the 40 units will not be permitted until Lakeshore Road East is closed or the left turn lane is constructed. Permits are required from their office prior to any grading or construction. Prior to issuing permits for those 40 units MTO requires the review of the Draft Subdivision Agreement, confirmation of adequate securities, amongst other items.

The Niagara Escarpment Commission has reviewed the applications and identified a requirement for a Landscape Analysis and Landscape/Tree Preservation Plan to address the methods to preserve the natural, visual and cultural characteristics of the area. Further details on protection of the Butternut Trees and Open Space blocks has been requested.

The Blue Mountain Watershed Trust Foundation requests that the Town review the proposal to ensure the protection: of rare species; integrity and quality of watercourse 7; and other habitat.

Rogers Communication, Bruce-Grey Catholic District Schoolboard, Union Gas have no objections

The Wyandot Nation of Kansas have no concerns with the proposed development on the condition that the Plater-Martin Archaeological Site and protective slopes are dedicated to the municipality unharmed.

The Chiefs and Councils of the Saugeen Ojibway Nation have noted that the subject lands comprise of places within their traditional territory and as such have interest in the Plater-Martin site. Additional information on the project has been requested prior to formal comment.

The Historic Saugeen Metis are interested in the protection of the environmental and archaeological resources on the lands and the potential for cumulative impacts with adjacent development projects.

Canada Post has noted that the lands are to be serviced by Community Mailbox and that the developer is required to provide land and basic infrastructure for this service. Additional clarification has been requested on the Villa units as mail delivery to these units may differ.

The Ministry of Natural Resources has recommended that the Barn on Block 7 be retained intact as potential habitat for Barn Swallow. Further environmental review will be required on Block 7 prior to development occurring.

Counsel to Chaseco Holdings (Chasson) has submitted that an easement and shared services agreement is in place and request that Eden Oak's obligations under that agreement are fulfilled.

Macpherson Builders has requested that connectivity to the Home Farm lands be provided through the Eden Oak development.

Area Residents have submitted letters indicating that the proposed density of 217 units and multiple housing form (townhouse/villa units) are too high and are out of character with the existing single detached units in the area. Higher density will also lead to increased noise and decreased road safety on Lakeshore Road and Highway 26. The proposed dead-ending of Lakeshore Road may also lead to new issues for emergency services, garbage, school bus and other users.

Town of The Blue Mountains Official Plan (2016 Plan)

The 2016 Official Plan is not in effect for the subject lands. A site specific appeal has been received on the subject lands and at the time of writing this report the appeal has not been resolved. It should be noted that the 2016 Plan considers a general increase in density across the municipality and proposed an increase from 5 units per hectare (with bonusing) to 10 units per hectare (no bonusing). The increased density permissions would yield a total of 155 units on the subject lands, however there are no opportunities for increased density through bonusing. The provision of a range of housing types and densities within the development is encouraged. 40% open space requirements have been carried forward from the 2007 Plan. A more detailed analysis of the 2016 Plan is not being provided in this report.

It would appear that the proposed Eden Oak development does not comply with the 2016 Town of The Blue Mountains Official Plan. An amendment is required to increase the maximum permitted density from 155 units to 194 units. Consideration must be given to recent changes to the Planning Act that precludes any request for an amendment to a new Official Plan for 2 years from the date the Plan came into effect unless Council has declared otherwise by resolution (Planning Act Sections 22(2.1), 22(2.2))

Conclusion

Based on the foregoing, Planning Staff are satisfied that the proposed Eden Oak (Trailshead) development is appropriate for the subject lands. The development is supported including density, bonuses, visual impact/character, servicing, roads and transportation, environmental, archaeological, trails, parks, and other matters. Planning Staff are satisfied that the proposed Eden Oak (Trailshead) development conforms to / is consistent with Provincial Policy Statement, Niagara Escarpment Plan, Grey County Official Plan, 2007 Town of The Blue Mountains Official Plan, Township of Collingwood Zoning By-law, is appropriate for the subject lands and represents good planning. Planning Staff therefore recommend that Council support the applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan Approval subject to the conditions contained in this report.

D. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

E. Environmental Impacts

No adverse impacts are anticipated

F. Financial Impact

No adverse impacts are anticipated

G. In consultation with

Nil

H. Attached

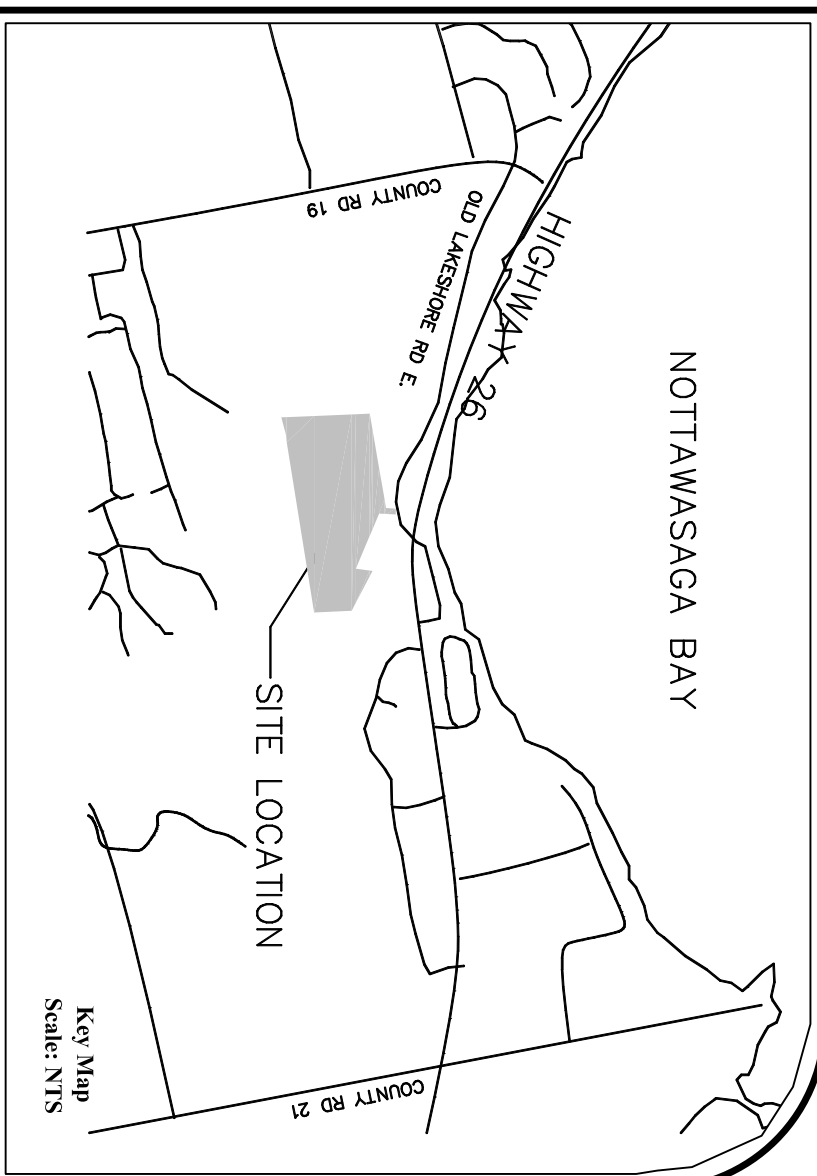
1. Draft Plan of Subdivision 42T-2012-01 Drawing 573-06-DP22 dated January 2017
2. Draft – Official Plan Amendment
3. Draft – Zoning By-law Amendment
4. Draft – Draft Plan Conditions

Respectfully submitted,

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Senior Policy Planner

Michael Benner, MCIP RPP
Director of Planning and Development Services

For more information, please contact:
Shawn Postma, Senior Policy Planner
spostma@thebluemountains.ca
519-599-3131 extension 248



**DRAFT PLAN
OF SUBDIVISION
Part of Lots 158, 173 and 174
Registered Plan 529
TOWN OF THE BLUE MOUNTAINS
(Geographic Township of Collingwood)
COUNTY OF GREY**

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

JANUARY 2017 O.I.S.

**PAUL THOMSEN, OLS
ZUBEK, EMO, PATTEN & THOMSEN LTD.,
ONTARIO LAND SURVEYOR
TOWN OF COLLINGWOOD**

OWNER'S CERTIFICATE
EDEN OAK (TRULSHIELD) INC. HAS AUTHORIZED D.C. SLADE CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.

JANUARY, 2017

ANDREW PASCUZZO MCIP, RPP
D.C. SLADE CONSULTANTS INC.

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

(a) AS SHOWN ON DRAFT PLAN,	(g) AS SHOWN ON DRAFT PLAN,
(b) AS SHOWN ON DRAFT PLAN,	(h) MUNICIPAL WATER SUPPLY,
(c) AS SHOWN ON DRAFT AND KEY PLAN,	(i) CLAY,
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE,	(j) AS SHOWN ON DRAFT PLAN,
(e) AS SHOWN ON DRAFT PLAN,	(k) MUNICIPAL SANITARY SEWER,
(f) AS SHOWN ON DRAFT PLAN,	(l) AS SHOWN ON DRAFT PLAN,

SCHEDULE OF LAND USE

BLOCK 1 - SEMI DETACHED	2	0.0884 ha
BLOCK 2 - SEMI DETACHED	2	0.1526 ha
BLOCK 3 - SEMI DETACHED	2	0.1138 ha
BLOCK 4 - SEMI DETACHED	2	0.0854 ha
BLOCK 5 - SEMI DETACHED	2	0.0854 ha
BLOCK 6 - SEMI DETACHED	2	0.0854 ha
BLOCK 7 - SEMI DETACHED	2	0.0854 ha
BLOCK 8 - SEMI DETACHED	2	0.0854 ha
BLOCK 9 - SEMI DETACHED	2	0.0854 ha
BLOCK 10 - OPEN SPACE (TO BE DEDICATED TO TOWN)	2	0.1992 ha
BLOCK 11 - PRIVATE OPEN SPACE	2	1.4375 ha
BLOCK 12 - SEMI DETACHED	2	0.0900 ha
BLOCK 13 - SEMI DETACHED	2	0.0869 ha
BLOCK 14 - SEMI DETACHED	2	0.1010 ha
BLOCK 15 - OPEN SPACE	5	0.0202 ha
BLOCK 16 - OPEN SPACE (ARCHAEOLOGICAL AREA)	5	1.1528 ha
BLOCK 17 - OPEN SPACE (ARCHAEOLOGICAL AREA)	5	1.7187 ha
BLOCK 18 - TOWNHOUSES	4	0.0514 ha
BLOCK 19 - SEMI DETACHED	4	0.1429 ha
BLOCK 20 - TOWNHOUSES	2	0.1607 ha
BLOCK 21 - TOWNHOUSES	4	0.1301 ha
BLOCK 22 - TOWNHOUSES	4	0.1310 ha
BLOCK 23 - TOWNHOUSES	4	0.1299 ha
BLOCK 24 - TOWNHOUSES	4	0.1287 ha
BLOCK 25 - TOWNHOUSES	4	0.1224 ha
BLOCK 26 - TOWNHOUSES	4	0.1264 ha
BLOCK 27 - TOWNHOUSES	4	0.1550 ha
BLOCK 28 - TOWNHOUSES	4	0.2649 ha
BLOCK 29 - VILLAS	64	1.8562 ha
BLOCK 30 - OPEN SPACE (TO BE DEDICATED TO TOWN)	48	2.5433 ha
BLOCK 31 - VILLAS, COMMUNITY RECREATION AREA	48	2.2449 ha
BLOCK 32 - SEMI DETACHED	2	0.0777 ha
BLOCK 33 - SEMI DETACHED	2	0.0754 ha
BLOCK 34 - SEMI DETACHED	2	0.0757 ha
BLOCK 35 - SEMI DETACHED	2	0.0759 ha
BLOCK 36 - SEMI DETACHED	2	0.0788 ha
BLOCK 37 - OPEN SPACE (TOWNSHIP MANAGEMENT)	2	1.6759 ha
BLOCK 38 - OPEN SPACE	2	0.3270 ha
BLOCK 39 - OPEN SPACE (FUTURE ROAD CONNECTION)	2	0.3764 ha

ROADS	2.3145 ha
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TOTAL	194	17.3328 ha
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
SCALE = 1:1250

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

PROJECT: 573-06	DRAWN: AP
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DWG: 573-06-DP22

D.C. Slade Consultants INC.



Planning & Development
243 Hurontario Street, Collingwood, ON
Phone: 705-444-1830

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

BY-LAW NO. _____

Being a By-law to adopt Amendment No. 32 to the
Official Plan of the Town of The Blue Mountains

The Council of the Corporation of the Town of The Blue Mountains in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O.1990, hereby enacts as follows:

1. Amendment No. 32 to the Official Plan of The Town of The Blue Mountains is hereby adopted.
2. The Clerk is hereby authorized and directed to submit Amendment No. 32 together with the required record, to the appropriate Approval Authority for approval.

AND FURTHER that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2017.

John McKean, Mayor

Corrina Giles, Clerk

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

DATED at _____ this _____ day of _____, 2017.

Signed: _____
Corrina Giles, Clerk

**NOTICE OF THE PASSING OF A BY-LAW TO ADOPT
AN AMENDMENT TO THE TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN**

TAKE NOTICE THAT the Council of the Town of the Blue Mountains passed By-law No. 2017-_____ on the _____ day of _____, 2017 to adopt Official Plan Amendment No. 32 in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13.

AND TAKE NOTICE that any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision is made to the approval authority, being the County of Grey Planning and Development Department, 595 – 9th Avenue East, Owen Sound, Ontario, N4K 3E3.

THE COMPLETE OFFICIAL PLAN AMENDMENT is available for inspection during regular office hours in the Planning Department at the Municipal Office, 32 Mill Street, Thornbury, Ontario or by contacting the Planning Department directly at (519) 599-3131 extension 263.

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

Corrina Giles, Clerk
Town of The Blue Mountains
P.O. Box 310
32 Mill Street
THORNBURY, Ontario
NOH 2P0 (519) 599-3131

PURPOSE AND EFFECT OF THIS BY-LAW

The purpose and effect of this Official Plan Amendment is to re-designate a portion of the subject lands from Residential Infilling to Recreational Residential, and to establish a new maximum unit yield of 194 units on the subject lands.

The lands subject to this By-law are located on Part Lots 20 and 21, Concession 2 Town of The Blue Mountains and legally described as Plan 529 Part Lot 158 and Part Lot 173 shown as RP 16R-4636 Part 1 (Parcel 1) and Plan 529 Part Lot 174 shown as RP 16R-8571 Part 2 (Parcel 2) in the Town of The Blue Mountains (formerly the Township of Collingwood), County of Grey.

AMENDMENT NO. 32
TO THE
OFFICIAL PLAN
OF THE
TOWN OF THE BLUE MOUNTAINS

January 2017

**AMENDMENT NO. 32 TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

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Schedule B-32 – Maximum Unit Yields	8
Implementation and Interpretation	9
 PART C - THE APPENDICES	
Explanation and Contents	10

**AMENDMENT NO. 32 TO THE
OFFICIAL PLAN OF THE
TOWN OF THE BLUE MOUNTAINS**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute a part of this Amendment.

PART B - THE AMENDMENT consisting of the following text and maps constitutes Amendment No. 32 to the Official Plan for the Town of The Blue Mountains.

PART C - THE APPENDICES which does not constitute part of this Amendment. These Appendices contain the planning report, agency comments and public involvement associated with this Amendment.

PART A - THE PREAMBLE

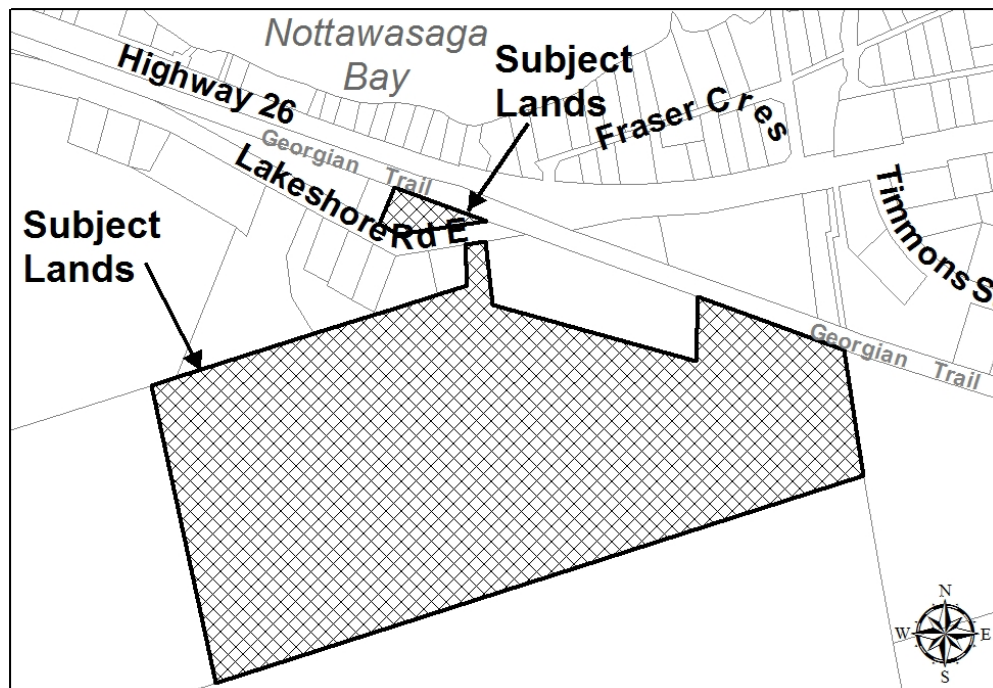
PURPOSE

The purpose of this Amendment is to enable a 194 residential unit semi-detached, townhouse and villa development known as Eden Oak (Trailhead) on the subject lands. An amendment is required to re-designate a portion of the subject lands from Residential Infilling to Recreational Residential and to establish a new maximum unit yield of 194 units on the lands.

LOCATION

The lands subject to this By-law are located on Part Lots 20 and 21, Concession 2 Town of The Blue Mountains and legally described as Plan 529 Part Lot 158 and Part Lot 173 shown as RP 16R-4636 Part 1 (Parcel 1) and Plan 529 Part Lot 174 shown as RP 16R-8571 Part 2 (Parcel 2) in the Town of The Blue Mountains (formerly the Township of Collingwood), County of Grey.

Subject Lands



BASIS

The development proposal for this land is to create a 194 unit residential development consisting of semi-detached dwellings, townhouses and villas on a public road system. The majority of the subject lands are designated Recreational Residential which permits semi-detached dwellings, townhouses and villas; however, this proposal exceeds the

maximum permitted density of 77 units as identified under Schedule 'B' to the Official Plan.

The proposed Official Plan Amendment would increase the maximum allowable density from 5 units per hectare to 12.3 units per hectare. 155 of the 194 units are considered Bonus Units and subject to the Bonusing provisions of Section 6.5.3 of the Official Plan requiring contributions to additional recreational lands and/or facilities, shorefront dedication or an alternative bonus provision to the satisfaction of Council.

PART B - THE AMENDMENT

All of this part of the document entitled “Part B - The Amendment” consisting of the following text constitutes Amendment No. 32 to the Official Plan of The Town of The Blue Mountains.

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended as follows:

Item 1: **Schedule “A” Map 4 – Land Use Plan** is hereby amended by re-designating a portion of the subject lands from the Residential Infilling ‘RI’ designation to the Recreational Residential ‘RR’ designation as set out in Schedule A-32.

Item 2: **Schedule “B” – Maximum Unit Yields**

(a) Schedule “B” – Maximum Unit Yields is hereby amended by as follows:

i. Service District 1 – Craigleith, Schedule “B” – Maximum Unit Yield Table is hereby amended by inserting thereto the following:

Property	Official Plan Designation	Area Designated (ha)	Maximum Unit Yield
A18a	RR	1.02	
A18b	RR	14.47	
A18c	RR	0.24	194

Schedule “B” – Map – is hereby amended by adding Property A18c on the subject lands and as shown on Schedule “B-32”.

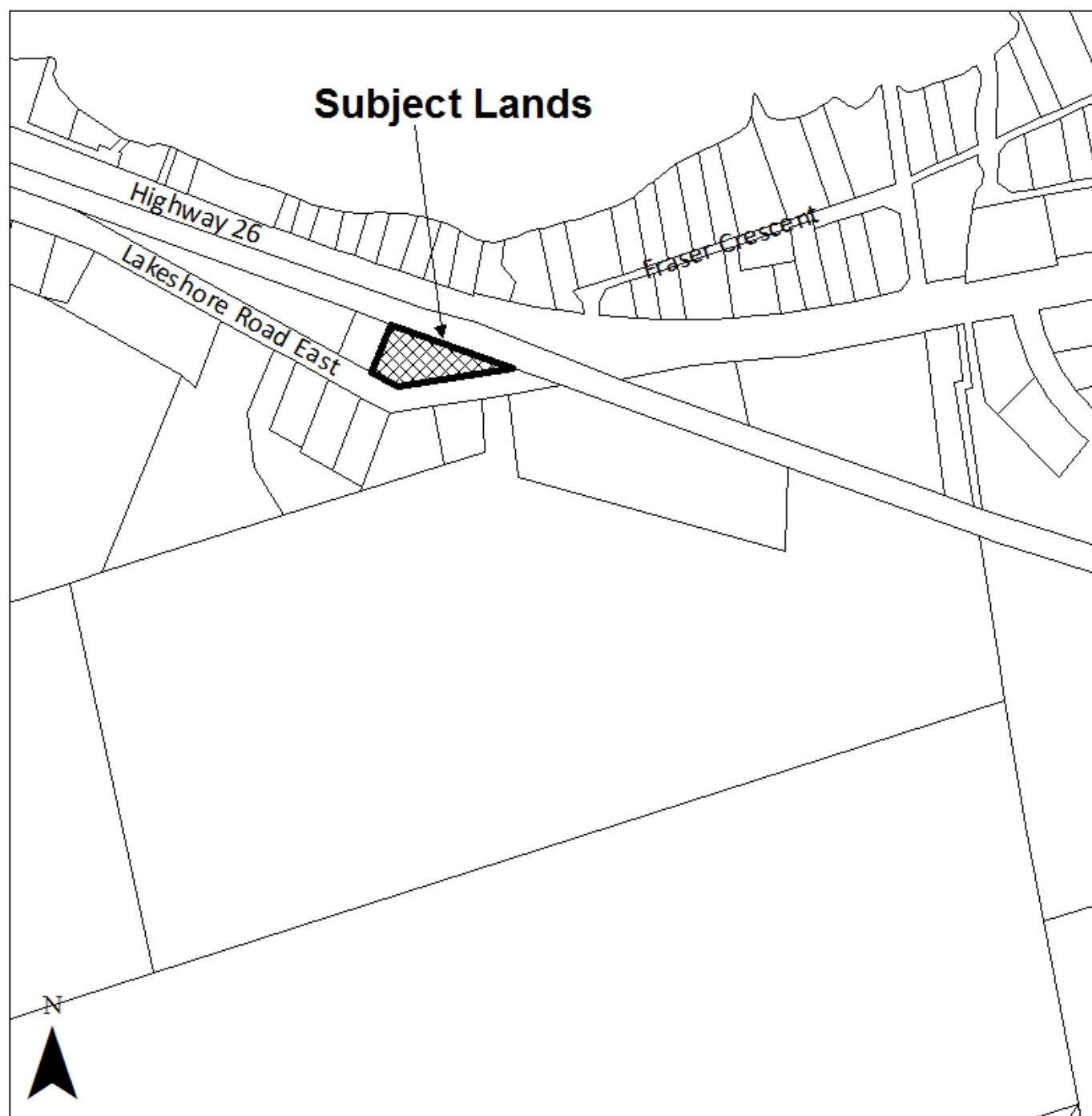
SCHEDULE 'A-32'

TOWN OF THE BLUE MOUNTAINS

OFFICIAL PLAN AMENDMENT No. 32



AREA RE-DESIGNATED TO RECREATIONAL RESIDENTIAL 'RR'



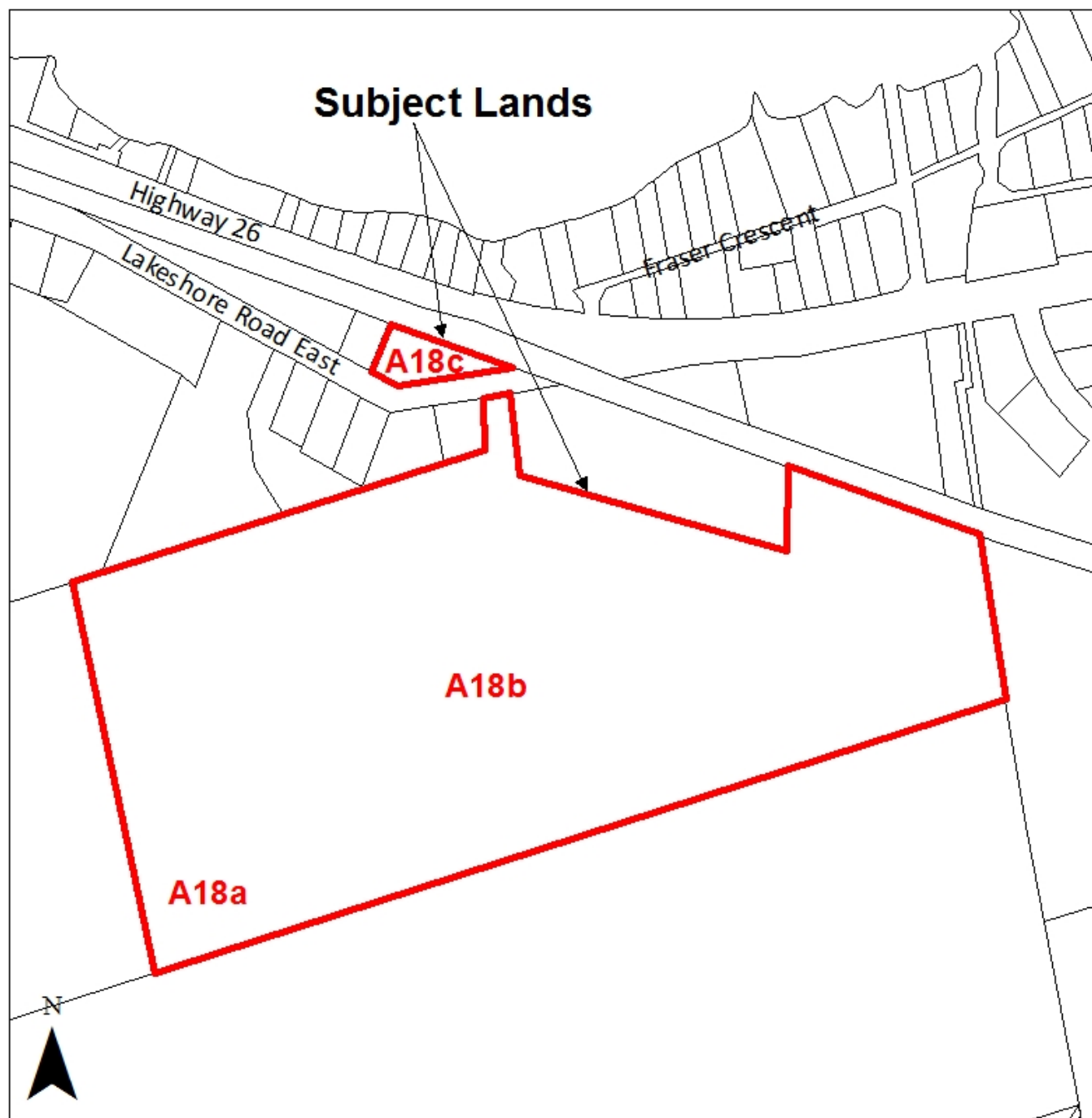
SCHEDULE 'B-32'

TOWN OF THE BLUE MOUNTAINS

OFFICIAL PLAN AMENDMENT No. 32



AREA AFFECTED BY THIS AMENDMENT



IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the respective policies of the Official Plan. The Amendment will be implemented through an amendment to the Zoning By-law and conditions of subdivision and/or condominium approval.

PART C - THE APPENDICES

The following Appendices do not constitute part of this Amendment. Such are included as information only supporting the Amendment.

1. Town of The Blue Mountains Planning Staff Report PL.17.06

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 Ontario Municipal Board 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, R.S.O. 1990, c. P.13, the By-law may be amended by the Ontario Municipal Board;

Now Therefore the Ontario Municipal Board hereby enacts as follows:

1. Map 24 to Schedule 'A' of the Township of Collingwood Zoning By-law 83-40 as amended, is hereby further amended by rezoning the subject lands to the Residential 'R4-275-h' Zone, Residential 'R4-276-h' Zone, Residential 'R6-275-h' Zone, Residential 'R7-275-h' Zone, Public Open Space 'OS1' Zone, Public Open Space 'OS1-277' Zone and Private Open Space 'OS2-277' Zone for those lands lying and being in the Town of The Blue Mountains, comprised of Plan 529 Part Lot 158 and Part Lot 173 shown as RP 16R-4636 Part 1 and Plan 529 Part Lot 174 shown as RP 16R-8571 Part 2.
2. Section 32 to the Zoning By-law of the Township of Collingwood, being By-law 83-40, as amended, is hereby amended by adding Exception 275, 276 and 277 as follows:

"275 Map 24 – Part Lot 20 and 21 , Concession 2 (Eden Oak - Trailshead)

A maximum of 112 villa units, 46 townhouse units and 32 semi-detached units shall be permitted on these lands.

276 Map 24 – Part Lot 20 and 21 , Concession 2 (Eden Oak - Trailshead)

A maximum of 4 semi-detached units with a maximum building height of 8.1 metres shall be permitted on these lands.

277 Map 24 – Part Lot 20 and 21 , Concession 2 (Eden Oak - Trailshead)

No development or site alterations are permitted on these lands."
2. In accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Holding '-h' symbol shall not be removed from the whole or part of the lands until such time as the following has been completed:
 - i) Execution of a Subdivision Agreement
 - ii) Registration of a Plan of Subdivision;Until such time as the Holding '-h' symbol is removed the lands shall only be used for those uses that existed as of the date of passing of this By-law.
3. Notwithstanding the requirements of Section 3 above, a maximum of six (6) model home(s) may be constructed prior to the removal of the Holding '-h' Symbol provided that the owner enters into a Model Home Agreement to the satisfaction of the Town of The Blue Mountains.
4. Schedule 'A1' is hereby declared to form part of this By-law.

APPROVED BY THE ONTARIO MUNICIPAL BOARD. ORDER: _____

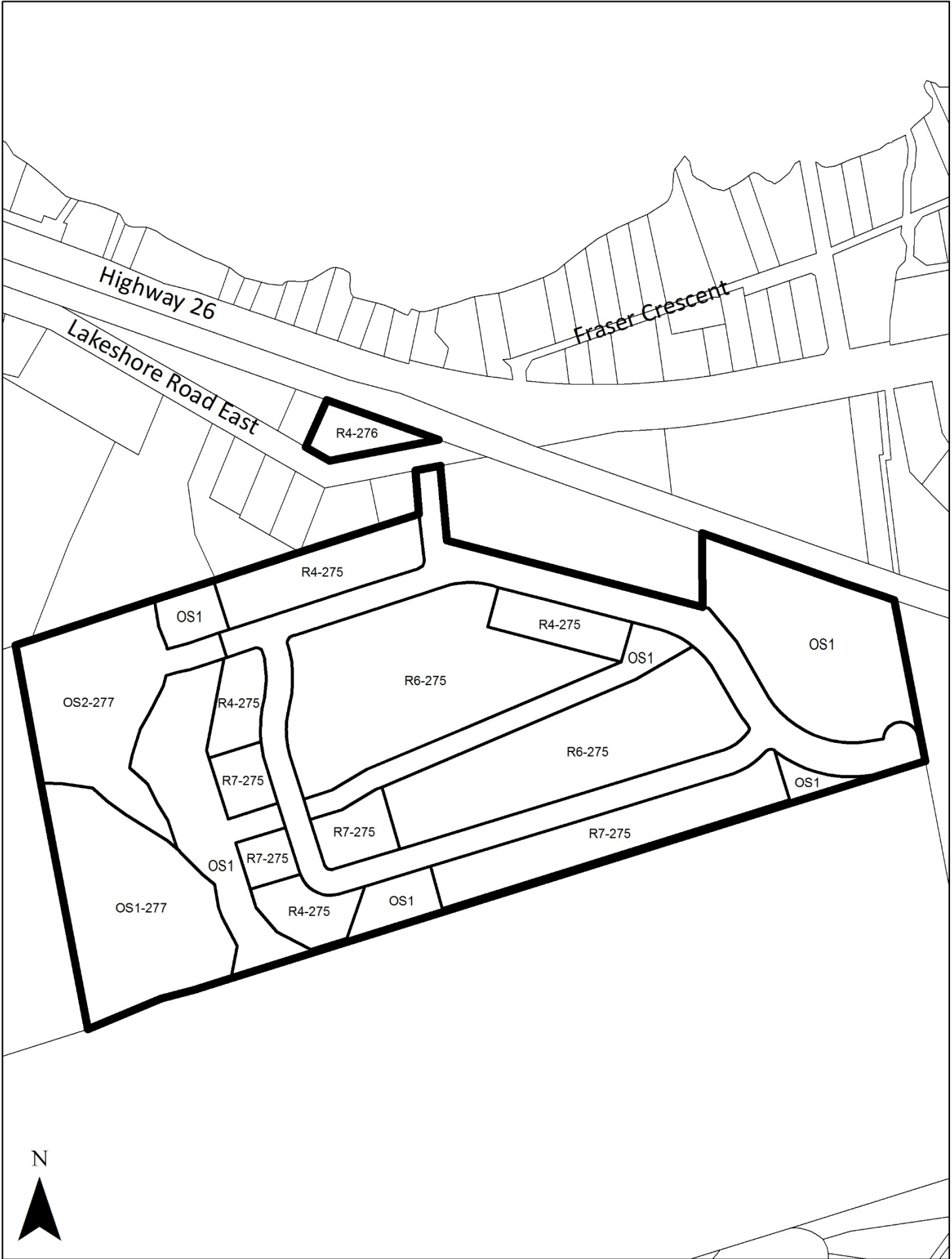
KEY MAP SCHEDULE 'A1'

BY-LAW No. _____

TOWN OF THE BLUE MOUNTAINS



AREA AFFECTED BY THIS AMENDMENT



Conditions for Draft Plan of Subdivision –42T-2012-01 Eden Oak (Trailhead) Inc.

1. That this approval applies to the draft Plan of Subdivision File No. 42T-2012-01, as per drawing 573-06-DP22 prepared by D.C. Slade Consultants dated January 2017 showing 31 residential blocks, seven open space Blocks (10, 11, 16, 17, 30, 38 and 39), to provide for a maximum of 194 residential units, Block 37 as a Block for storm water management and Streets A, B and C on Part Lot 20, Concession 2, being Part Lots 158,173, 174 Registered Plan 529, (geographic Township of Collingwood) in the Town of The Blue Mountains, County of Grey.
2. That a suitable Subdivision Agreement be entered into between the Owner and the Town of The Blue Mountains. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision and any other matters as deemed appropriate by the Town of The Blue Mountains, including financial, legal, and engineering matters, including the installation of municipal services, landscaping and other requirements of the Town of The Blue Mountains, Grey Sauble Conservation Authority, Niagara Escarpment Commission and the County of Grey including the payment of all financial obligations.
3. That the Subdivision Agreement contain appropriate conditions regarding the requirements of the Ministry of Transportation as per their letter dated August 14, 2012 including provision of the construction of left hand turn lane on Highway 26 at a time prior to the issuance of the forty-first building permit for a residential dwelling unit and a detailed storm water management report. The Subdivision Agreement shall include details of phasing and the posting of securities for the works to be undertaken to the satisfaction of the Town and the Ministry of Transportation.
4. That the Subdivision Agreement contain a provision for phasing of the development such that not more than 85 units are permitted to be constructed until a second public road access to the lands has been secured and the municipality is satisfied with the proposed access to the adjacent lands.
5. That the Subdivision Agreement contain a provision for the Owner contribute to the Town's costs for completing the Environmental Assessment on Highway 26 adjacent to the lands on a pro rata basis.
6. That the Subdivision Agreement shall contain provisions related to the owner providing cash-in- lieu of parkland and recreation facilities in accordance with the Planning Act.
7. That prior to final approval of more than 40 units by the County confirmation that the Ministry of Transportation is in receipt of a contract package for intersection improvements, a copy of the final Environmental Screening report for the

intersection improvements and a cost estimate for the intersection improvements must be provided to the County and the Town.

8. That prior to final approval by the County, 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:
 - i) A 25 metre setback from the healthy butternut trees on the property;
 - ii) A 30 metre setback from the cold water stream;
 - iii) A 10 metre setback from the base of the Nipissing Ridge
 - iv) Any hazardous areas identified by the Grey Sauble Conservation Authority;
 - v) Restrictions on the size and height of buildings on Blocks 1 and 2;
 - vi) The imposition of a Holding (-h) prefix to lifted upon identified conditions being met;
 - vii) Provisions for bonusing for higher density through the provision of additional recreational lands and/or facilities and shorefront dedication; cash- in-lieu; or alternative bonus provision to the satisfaction of Council for 155 units.
9. That prior to final approval by the County confirmation is received that any existing buildings or structures on the site have been removed to the satisfaction of the Town of The Blue Mountains.
10. That the Subdivision Agreement include a requirement that prior to any site grading or servicing, that the Developer shall provide a report identifying all existing water wells and private sewage disposal systems on the subject property. The Developer shall verify to the satisfaction of the Town that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.
11. That all easements for drainage, servicing or utility purposes shall be dedicated to the appropriate authority.
12. That the Subdivision Agreement include a clause requiring that the Developer agrees to relocate any existing utilities as a result of the subject development at the sole expense of the Developer.
13. That prior to final approval the Town be advised that the Owner has completed an agreement with the adjacent property owner (Chaseco) with respect to cost sharing for services.
14. That the public streets shall be named to the satisfaction of the Town of The Blue Mountains.

15. That Blocks 10 and 16 be deeded to the Town of The Blue Mountains for environmental protection purposes.
16. That Block 30 and 37 be deeded to the Town of The Blue Mountains for stormwater management and open space purposes.
17. That Block 11 be included as a future common element (a private open space).
18. That Block 17 be deeded to the Town of The Blue Mountains as an open space/archaeological protection area at no cost to the Town.
19. That prior to final approval by the County, the developer has prepared a detailed engineering and drainage report by a qualified consultant which describes the stormwater drainage system for the proposed development on the subject lands to the satisfaction of the Town of The Blue Mountains, Ministry of Transportation and the Grey Sauble Conservation Authority, and that said report be incorporated into the Subdivision Agreement with the Town. The report shall include:
 - i) Plans illustrating how the drainage system will tie into the drainage of surrounding properties;
 - ii) The stormwater management techniques which may be required to control minor and major flows;
 - iii) How external flows will be accommodated and the design capacity of the receiving system;
 - iv) Location and description of all outlets and other facilities which may require permits;
 - v) Proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - vi) The technique to be utilized to ensure that all stormwater overland flow routes shall be restricted within roads or approved outlets only, and;
 - vii) That Block 30 and Block 37 be designed to incorporate a public trail
20. That prior to final approval by the County, the Developer has prepared a detailed soils investigation by a qualified geotechnical engineer to be submitted to the Town of The Blue Mountains.
21. That prior to final approval by the County the Developer shall submit to the Town the following:
 - i) A Phase 1 Environmental Site Assessment;
 - ii) A Phase 2 Environmental Site Assessment if required as a result of the Phase 1 ESA
 - iii) 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 and Climate Change;

- iv) A copy of a Record of Site Condition and confirmation of the filing of the record of Site Condition in the Environmental Site Registry.
22. That the Subdivision Agreement contain specific clauses related to the required Engineering Standards of the Town including but not limited to the following:
- i) The appropriate horizontal and vertical alignments of all roads and underground services including their intersection geometrics;
 - ii) That suitable construction traffic routes are identified to the satisfaction of the Town;
 - iii) The street lighting system on all roadways be designed and constructed to the satisfaction of the Town.
23. That the Subdivision Agreement include a requirement that arrangements be made with Canada Post and the Town's Engineering and Public Works department for the provision of suitable mail delivery methods which may include the installation of Canada Post Community Mailboxes and that the locations be included on the appropriate servicing plans.
24. That should Community Mailboxes 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.
25. That prior to final approval, the developer prepare a Landscape Analysis, Trees Preservation and Landscape Plan by qualified consultant to the satisfaction of the Town of The Blue Mountains, the Grey Sauble Conservation Authority and the Niagara Escarpment Commission. The Landscape Plan shall include amongst other matters special provisions with regard to the reforestation of the open space blocks and stream corridor on Blocks 10, 16, 30 and 37, to ensure that the existing vegetation on the periphery of the site be maintained and protected during the development process and that said plan be incorporated into the Subdivision Agreement with the Town. The Landscape/Tree Preservation Plan will also need to address the protection of the Red Mulberry Tree identified within Block 1 and 2 to the satisfaction of the Ministry of Natural Resources and Forestry (MNRF) by identifying specific measures to protect the tree, including ensuring that the tree is not harmed or harassed during the construction phase and that its habitat is protected with appropriate buffers. Alternatively, a hybridity test could be conducted to the satisfaction of MNRF to determine if the tree is a true Red Mulberry.
26. That a road widening over Block 1 and Block 2 be dedicated to the Town to accommodate a minimum 80 metre centreline horizontal right of way radius on Lakeshore Road East.

27. That prior to any site alterations or construction, the box culvert under watercourse 7 is removed / replaced to the satisfaction of the Grey Sauble Conservation Authority.
28. That Block 11 is zoned in a holding category to ensure necessary environmental review is completed prior to site alteration or development of these lands.
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 Grey Sauble Conservation Authority, how Conditions 8, 19, 25, 27 and 28 have been satisfied.
31. That prior to final approval being given, that the County is advised in writing by the Niagara Escarpment Commission, how Condition 25 have been satisfied.
32. That prior to final approval being given, that the County is advised in writing by the Ministry of Transportation, how Conditions 3, 7 and 19 have been satisfied.
33. That prior to final approval being given, that the County is advised in writing by the Ministry of the Environment and Climate Change how Condition 22 has been satisfied, if that condition is required.
34. That prior to final approval being given, that the County is advised in writing by the Ministry of Natural Resources and Forestry how Condition 25 has been satisfied as it relates to the potential Red Mulberry tree.
35. 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.
36. If final approval is not given to this plan within five 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 from the local municipality must be received by the County of Grey Director of Planning, 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.
37. 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.