



# Staff Report

## Planning & Development Services – Planning Division

**Report To:** Committee of The Whole  
**Meeting Date:** August 26, 2019  
**Report Number:** PDS.19.95  
**Subject:** Lora Bay Phase 4,  
Applications for Draft Plan of Subdivision and Zoning By-law  
Amendment – Part Block 1, 29, and 30, Plan 16M-8  
**Prepared by:** Travis Sandberg, Planner I

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### A. Recommendations

THAT Council receive Staff Report PDS.19.95, entitled “Lora Bay Phase 4, Applications for Draft Plan of Subdivision and Zoning By-law Amendment – Part Block 1, 29, and 30, Plan 16M-8”;

THAT Council support the Application for Draft Plan of Subdivision and the Conditions to Draft Plan Approval in accordance with Attachment #2 to Staff Report PDS.19.95;

AND THAT Council enact a Zoning By-law Amendment to rezone the subject lands in accordance with the recommendations of Staff Report PDS.19.95.

### B. Overview

The purpose of this report is to provide a recommendation to the Committee of the Whole on applications for Draft Plan of Subdivision and Zoning By-law Amendment for Phase 4 of the Lora Bay Development.

### C. Executive Summary

**County File #:** 42T-2018-10

**Application File #:** P2673 and P2674

**Application Received:** September 11, 2018

**Deemed Complete:** October 9, 2018

**Official Plan Designation:** Residential Recreational Area

**Zoning Bylaw Classification:** Development (D) per Zoning By-law 83-40

**Location:** Westridge Drive

Planning Services received Draft Plan of Subdivision and concurrent Zoning By-law Amendment applications to effect the development of the fourth phase of the Lora Bay Development. The received applications propose to develop the lands for a total of seventy-four (74) mixed-density units, including thirty-eight (38) single detached residential lots and thirty-six (36) multi-attached units. The multi-residential units are proposed to be developed through future site plan approval and condominium applications. Access to the single detached lots is proposed to be provided by public roads, one being an extension of West Ridge Drive and the second being a crescent (i.e. Street 'A'), as illustrated on the Draft Plan of Subdivision. Full municipal sewer and water services are proposed for the development. A public meeting was held for the proposal on January 14, 2018, wherein comments from public agencies and the general public were received.

## **D. Background**

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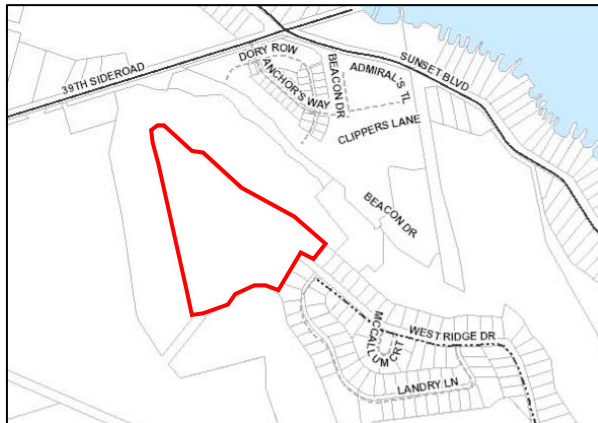
The subject lands are within the Lora Bay area and are adjacent to an existing residential development on Westridge Drive. The subject lands are currently vacant and are subject to the Lora Bay Master Development Agreement, which identifies the lands for future residential development. The Lora Bay Master Development Agreement provides for the general development of the area and permits a maximum of 1,025 residential units within the entire plan area. No identified areas of archaeological significance or of natural and scientific interest have been identified on the property. The lands are surrounded by the Lora Bay Golf Course and existing residential lands developed as Phase 3 of the Lora Bay Development in accordance with the Master Development Agreement.

Dunn Capital Corporation submitted applications for Draft Plan Approval and a Zoning By-law amendment in September of 2018 to effect the development of the fourth phase of the Lora Bay development. Together, the applications propose to create a total of seventy-four (74) mixed-density units, including thirty-eight (38) single detached residential lots and thirty-six (36) multi-attached units. The proposed single detached lots would be offered as standard free hold properties with each property being connected to municipal water and sanitary services. The future multi-attached units would be offered as condominium units and developed through the site plan approval process.

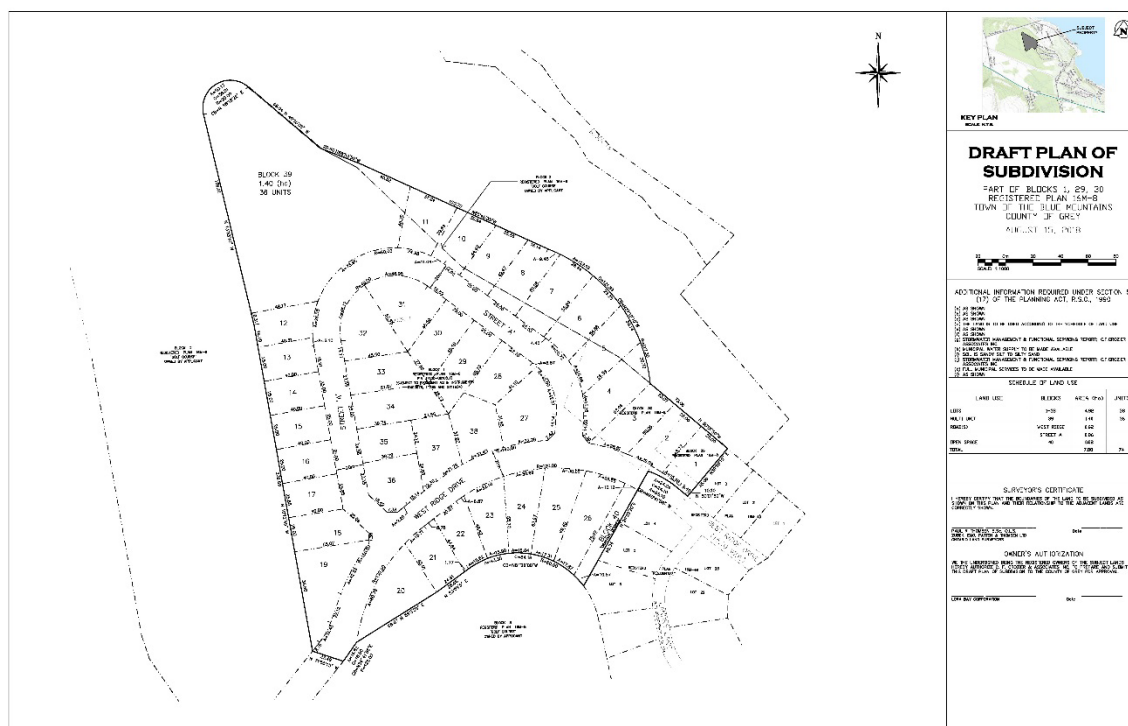
The proposed Zoning By-law Amendment proposes to remove the subject lands from the jurisdiction of the Former Township of Collingwood Zoning By-law 83-40 and put them into the jurisdiction of the Town of The Blue Mountains Zoning By-law 2018-65.

### **Location**

The subject lands are located within the Lora Bay community and is generally surrounded by the Lora Bay golf course. Access to the lands is available from Westridge Drive. The legal description of the subject lands is Part Block 1, 29, and 30, Plan 16M-8.



**Figure 1:** Location Key Map



**Figure 2:** Proposed Draft Plan of Subdivision

The applications were deemed complete by the Town and County of Grey in October 2018. Notice of Complete Applications and Public Meeting were circulated to agencies and the general public, and were posted to the Town and County Websites. In support of the applications the Town received the following materials: Draft Plan of Subdivision, Stormwater Management and Functional Servicing Report, Road Way Alignment Memo, Traffic Opinion Letter, Golf Spray Analysis, Stage 1-2 Archaeological Report, Planning Justification Report, and an Environmental Impact Statement Update. All information and supporting documents submitted with the Draft Plan of Subdivision application can be found on the County of Grey website at: <https://www.grey.ca/planning-development/planning-applications>.

## **E. Analysis**

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### Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) provides detailed policy direction on matters of provincial interests related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. Within the framework of the PPS, the subject lands are located within a Settlement Area. The PPS acknowledges these areas as the focus for growth and development and supports a wide range and density of uses which efficiently use land and resources and promote resilient communities.

Section 1.0 of the PPS promotes Building Strong Healthy Communities through the provision of efficient development and land use patterns that promote cost effective development patterns to minimize land consumption and servicing costs. Residential uses should have compact form and be comprised of a range and mix of dwelling types and densities in order to allow for efficient use of land and services. In this regard, the PPS directs growth and intensification to existing Settlement Areas where suitable infrastructure is available or planned, adjacent to existing development. Municipal water and sanitary sewer systems are the preferred servicing form within settlement areas (PPS Section 1.6). Healthy active communities should be promoted by facilitating active transportation, providing a range of built and natural recreational amenities, and providing opportunities for public access to shorelines (PPS Section 1.5 and 1.6.8).

The proposed applications appear to provide for efficient land-use by maximizing the development potential of the lands, while maintaining consistency with existing built-form within the Lora Bay area. The proposed development provides for a mix and range of dwelling types and densities which will be connected to existing municipal streets and public trail systems within the development area. Further, the proposed development represents the next logical, contiguous, phase of development and will be provided full municipal services through the extension of existing infrastructure servicing the Phase 3 lands. While this particular phase of development does not provide for parkland or public open space contributions, the Master Development Agreement contemplates additional park land dedications which will be obtained through future development phases in order to ensure that the use of park blocks in the area can be maximized and located in appropriate areas within the development

Section 2.0 of the PPS promotes the long term prosperity, environmental health, and social well-being of the province through the conservation of bio-diversity, protection of the Great Lakes, and protection of natural heritage, water, agricultural, mineral, and cultural resources. Natural heritage features are to be protected for the long term. Site alteration is not permitted within areas containing habitat for fish, or endangered or threatened species, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The potential for natural and cultural resources have been evaluated through an Environmental Impact Statement Update and Stage 1-2 Archaeological Assessments. These studies concluded that there are no existing natural or cultural resources on the lands which require further

protection or mitigation measures. These studies have been reviewed by the Grey Sauble Conservation Authority and Ministry of Tourism Culture and Sport, respectively. Comments received from these agencies confirm the findings of these reports.

Section 3.0 of the PPS aims to protect public health and safety by directing development away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

No natural or man-made hazards have been identified on the subject lands. The submitted reports and studies further confirm that there does not appear to be any potential hazards posing an unacceptable risk to public health or safety, or property damage, as a result of the development of the lands.

Planning Staff is satisfied that the proposed applications are consistent with the direction provided by the Provincial Policy Statement (2014).

#### County of Grey Official Plan 2018

The County of Grey Official Plan contains goals, objectives and policies to manage and direct physical (land use) change and monitor its effects on the cultural, social, economic and natural environment within the regional community.

The subject lands are designated as *Recreational Resort Area (RRA)*. This designation applies to settlement areas which have developed as a result of site specific amendments to the County and local Official Plan. This designation consists of a defined development area, specific recreational amenities, and residential development serviced with full municipal services. New development in the RRA designation must serve the public interest by contributing to community recreational amenities, and facilitating municipal service infrastructure. The RRA designation shall further strive to enhance recreational and tourism activities encouraging the maintenance and expansion of existing recreation facilities and encourage new land uses that will promote existing recreation facilities.

The County Official Plan encourages the provision of a variety of housing types within the County. New residential developments are promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development (Section 4 *Live Grey*). Section 7 of the Official Plan also promotes the conservation and protection of natural heritage features within the County. In this regard, development is generally directed away from areas which have identified natural heritage features.

The proposed applications provide for residential development in proximity to an established golf course recreational use and will provide for public pedestrian linkages to the established trail network in the area. The development of the lands will further facilitate logical extension of municipal infrastructure to support housing types of varying types and densities consistent with the current development pattern in the Lora Bay plan area. The submitted EIS and Archaeological Reports indicate that the development does not appear to be proposed in areas that would adversely impact natural heritage features. Planning Staff is therefore satisfied that the proposed development is consistent with the policies of the County of Grey Official Plan.

## Town of The Blue Mountains Official Plan, 2016

The Town of The Blue Mountains Official Plan is intended to provide the basis for managing growth that will support and emphasize the Town's unique character, diversity, civic identity, recreational and tourism resources, rural lifestyle and heritage features and to do so in a way that has the greatest positive impact on the quality of life in the Blue Mountains. The Official Plan directs the majority of new residential growth to areas where full municipal services are available, and encourages infilling, intensification, and redevelopment in appropriate locations with appropriate built form and design (A3.3.2). Infrastructure required to service urban areas shall be built prior to or coincidental with new development. The Official Plan must be considered in its entirety in the review of all new development proposals. Planning Staff have reviewed the Official Plan policy objectives and offers the following with respect to the Lora Bay Phase 4 proposal:

### Residential Recreation Area (RRA)

The subject lands are designated as *Residential Recreation Area (RRA)* within the Municipal Official Plan. It is the intent of the RRA designation to recognize areas within the Town which consist of a mix of seasonal and permanent residential and recreational uses and to recognize areas where residential uses are located to support and provide access to recreational uses. Permitted uses within this designation include single detached dwellings and low-rise multiple units, as well as recreational uses and golf courses. New residential development within the RRA designation is limited to a maximum density of 10 units/hectare and must provide a minimum open space component of 40% to provide for recreational opportunities. All development must also be accompanied by a landscape analysis to ensure that the visual quality of the area is preserved and enhanced.

The Phase 4 lands are approximately 7.88ha in area, which includes all lands designated for development in the Official Plan. Given the size of the lands, a total of 78 units may be accommodated in accordance with the maximum permitted density. 74 units are proposed to be development, which results in a proposed density of 9.4 units/hectare. The proposed density conforms to the policies of the Municipal Official Plan.

Part D of the Official Plan provides general development policies to guide development in the Town. The policies of Section D can be considered in the following general themes:

### Servicing and Stormwater Management

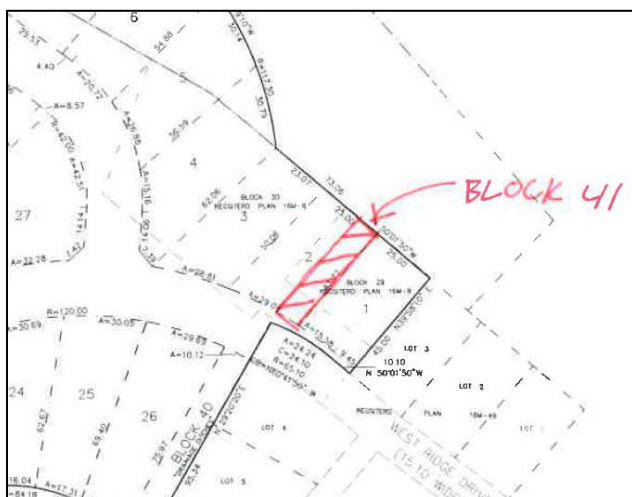
Section D1 outlines that the preferred means of servicing within a settlement area is by full municipal water and sewage services. Prior to the creation of any new lot or development in the settlement areas, Council shall be satisfied that appropriate municipal services are available to the lands and that sufficient capacity is available to accommodate the use.

The existing municipal water service on West Ridge Drive will be extended into the Phase 4 lands. The new water service to be installed on the Phase 4 lands will generally be public infrastructure. Lateral connections for each detached dwelling lot will be installed in accordance with municipal engineering standards. Water modelling completed through the review of the

submission confirms that adequate fire flow is available to facilitate the development of the single detached lots. The water service for the multi-residential block will be private services and the scope of these works will be subject to a future Site Plan Agreement. A backflow preventer and bulk meter will be required at the connection stub for Block 39. Any required upgrades to the water system for Block 39, such as on-site fire storage, will be confirmed through the site plan review process.

The existing municipal sanitary sewer service on West Ridge Drive will be extended into the Phase 4 lands. The existing sewer service was included in the overall servicing strategy for the Lora Bay area and was sufficiently sized to accommodate future development lands along West Ridge Drive and south of the Georgian Trail. This sewer service drains via gravity to a pumping station at the intersection of Lora Bay Drive and Sunset Boulevard and is ultimately conveyed by forcemain to the Thornbury Wastewater Treatment Plant. As per the 2018 Annual Performance Report, the Thornbury Wastewater Treatment Plant is currently operating at 74% of its average daily flow rated capacity (65% five year rolling average). Municipal Staff are satisfied that sufficient capacity is available to accommodate the additional units proposed through the development of Phase 4.

Stormwater management for the Lora Bay development area was developed through the initial master plan exercise. Currently there is a stormwater drainage system within the golf course lands which consists of underground subdrains and storm sewers. The Phase 4 lands currently drain into the external system and conveys water to the existing regional stormwater management pond through storm sewers and overland flow routes. Once constructed, it is proposed that the Phase 4 lands will drain towards West Ridge Drive via storm sewers and overland flow routes. Stormwater sewers will be installed in the extension of West Ridge Drive and Street 'A' which will ultimately become municipally owned. A 10m wide drainage easement has been incorporated into the draft plan to allow drainage to continue to flow overland to West Ridge Drive in accordance with the stormwater report completed in the master plan exercise (Proposed Block 40). Through the review of the submitted reports, Development Engineering Staff have requested an additional stormwater block be conveyed to the Town, being Block 41 as shown in the proposed revised draft plan below. A revised draft plan will be provided to the County by the applicant to incorporate this additional block prior to draft plan approval being



**Figure 3:** Proposed Block 41

granted. Planning Staff recommend that a Draft Plan condition be included to address the final stormwater management design and applicable connections to the existing stormwater system.

### Roads, Transportation, and Active Transportation

Section D2 provides policy direction on roads and transportation. A traffic impact study may be required to support development applications to ensure that impacts on the adjacent road network are appropriately mitigated. Active transportation and public transit considerations are also important for the development of healthy communities.

Access to the Phase 4 lands is proposed to be provided by construction a 300m extension of West Ridge Drive from the limit of adjacent Phase 3. The extension will maintain the existing urban cross section consisting of curb and gutter and storm sewer system. West Ridge Drive is a municipal road. Proposed Street 'A' is designed as a crescent road providing access to the remaining single detached lots and to the multi-unit residential block in the northern portion of the lands. Street 'A' is also proposed to be municipally owned and maintained and will be an urban cross section consisting of curb and gutter and storm sewer system.

In the preparation of the Master Development Agreement for Lora Bay, detailed planning was completed to determine the appropriate phasing for the build-out of the area. Through this process, a comprehensive review of traffic was completed. As per Schedule "D" of the Master Development Agreement, no improvements to existing municipal roads are required for Phase 4. A municipal road will be required to be constructed as part of the first sub-phase of Phase 5 in order to provide a second public access to Phase 4 from the 39<sup>th</sup> Sideroad and Christie Beach Road. The existing construction road will be required to be maintained by the developer in order to provide construction and secondary emergency access to the Phase 4 lands. A Traffic Opinion Letter was submitted by the applicant to review the recommendations of the original Traffic Impact Study prepared for the Lora Bay development in the context of the current build-out of the area. The Traffic Opinion Letter confirmed that intersection improvements at Highway 26 would not be required as a result of Phase 4. A Traffic impact Study update will be required in future submissions for additional phases of development. The Phase 4 lands will also be provided a connection to the existing trail network within the Lora Bay area. The trail network further connects to the Georgian Trail helping to improve the network of alternative transportation routes in the Lora Bay area.

Planning Staff are satisfied that the proposed road network are appropriate for the development of the site.

### Cultural Heritage

Section D3 of the Plan outlines the importance of protecting and maintaining the cultural heritage of the Town. All new development is required to complete archaeological assessment to assess potential impacts on cultural resources.

A Stage 1 and 2 Archaeological Report was completed for the Phase 4 lands. As a result of the Stage 2 property assessment, no archaeological resources were encountered. Planning Staff are



satisfied that the provincial interests and policies of the Official Plan related to archaeological resources have been addressed.

#### Orderly and Efficient Development

Section D4 of the Plan outlines general subdivision policies to consider in the review of draft plan proposals. These policies direct the orderly and efficient development of lands through a plan of subdivision that is appropriate and in the public interest, can be provided municipal services and infrastructure, is at a density which is appropriate for the area, conforms to the environmental policies of the Plan, and can be easily integrated with other development in the area.

The Phase 4 lands represent the next logical, contiguous, phase of development within the Lora Bay area. Appropriate municipal services can be provided to the lands, as detailed previously in this report. The proposed development provides an appropriate density in conformity with the RRA designation of the Official Plan and consists of similar dwelling types as adjacent development. All proposed dwelling types are permitted within the RRA designation.

An Environmental Overview Study and Environmental Impact Study were completed through the initial master plan exercise for the Lora Bay development area, including the Phase 4 lands. An Environmental Impact Statement Update (EIS Update) was completed for the purpose of the Phase 4 draft plan submission in order to supplement the previously completed reports. Breeding bird surveys and a Species at Risk Investigation was completed in the spring of 2019. One species of special concern, being the Eastern Wood Pewee, was observed on the site. There are currently no provincial guidelines for habitat protection for this species. As such, these studies concluded that the development of the Phase 4 lands will not negatively affect the environment or species at risk habitat. Comments from the Grey Sauble Conservation Authority dated July 4, 2019, concur with the findings of the report. Planning Staff recommend that a Draft Plan condition be included to require a stormwater management plan and a tree/vegetation retention plan and landscape analysis be completed for the site to determine if any existing trees/vegetation can be retained and incorporated into the site design.

#### Community Design and Built-Form

Section D5 of the plan outlines community design guidelines for new development. It is the desire of Council through the Official Plan to create and encourage a high quality of built-form within the community to ensure that these areas evolve in a manner that enhances the quality and vibrancy of life for current and future inhabitants of the Town. Development in community areas shall maintain a high quality of design in order to promote the Town's cultural and natural heritage and unique character.

The development of the proposed Plan of Subdivision will be required to adhere to the Town's Community Design Guidelines, as outlined in proposed condition of draft plan approval number 16. The proposed multi-unit block will be subject to a future site plan application which will further ensure that the ultimate built-form is consistent with existing development and the Town's Community Design Guidelines.

#### Parks, Recreation, Trails and Open Space

Section D6 of the Plan describes the Town's parkland and open space policies. These policies aim to establish a system of connected public open space and parkland areas. In order to achieve this objective, park land dedications shall be obtained through the development process at a rate of 5% of the land, or cash-in-lieu, in accordance with the Planning Act. Land is generally preferred for larger development proposals. When cash-in-lieu payments are received, the Plan directs that the funds be used to purchase park land or to secure public shoreline access.

Open space and parkland dedications have been determined through the Master Development Agreement for the entire Lora Bay Plan area. Following the initial contributions of the Lora Bay Park, public trails, and the Nipissing Ridge portions of the land holdings provided through Phase 1 and 2, the Master Development Agreement requires an additional 3.48ha of parkland dedications to be provided through the remaining phases of development. Due to the configuration of the Phase 4 lands, the remaining dedications are recommended to be obtained in future phases of development in order to maximize the potential for a consolidated park block. This will provide a wider range of potential recreational open space opportunities for the residents of Lora Bay. A public trail connection will be obtained through the multi-unit block on the Phase 4 lands in order to provide access to the public trail system in the Lora Bay area. Conditions of draft approval will further ensure that a landscape analysis will be provided for the lands, in accordance with Section B.3.7.4.3 of the Plan, and that the policies of the Town's Community Design Guidelines are incorporated into the final subdivision design.

#### Range and Mix of Housing

Section D7 of the Plan provides policy direction on housing, requiring the Town to monitor the housing supply within the municipality and to maintain a ten-year supply of residential land. These policies further identify that a variety and range of housing types shall be encouraged.

The Lora Bay Phase 4 development provides for a range of housing through the provision of two different dwelling types. The development proposes the creation of traditional single detached dwelling lots as well as multi-attached condominium units.

#### Town of The Blue Mountains Zoning By-law 2018-65

In the enactment of Comprehensive Zoning By-law 2018-65 in November 2018, Council deferred a final decision on all lands proposed to be included in the *Development* zone. As such, any lands which were proposed to be included in the *Development* zone of Zoning By-law 2018-65, remain under the authority of the Township of Collingwood Zoning By-law 83-40. Consequently, the Phase 4 lands remain zoned as *Development (D)* and *Special Recreation Exception (SR-177)*.

The proposed Zoning By-law amendment application proposes to re-zone the subject lands to permit the development of the lands for single detached and multi-attached residential dwelling types. The subject lands are proposed to be removed from the jurisdiction of Zoning By-law 83-40 and placed into appropriate zone categories of Zoning By-law 2018-65. The single detached lots are proposed to be placed into the Residential R1-1 zone, while the multi-unit block is proposed to be placed into a Residential R2 Exception Holding 7 (R2-113-h7) zone. Exception 113 is proposed to restrict the use of the multi-unit block for short term accommodation purposes. The holding 7 zone is recommended to be applied to the lands and may be lifted at such a time

that site plan approval has been granted and a development agreement has been executed for the lands.

A draft zoning by-law amendment has been attached to this report and Planning Staff recommend that should Council support the Phase 4 development, that the attached Zoning By-law be enacted at this time.

### Notice of Applications and Public Meetings

The applications for the Phase 4 lands were received in September 2018. A joint Notice of Complete Application and Public Meeting was circulated to Council, public agencies, and area residents in October 2018.

The Public Meeting for the proposed development was held at the January 14, 2019, Committee of the Whole meeting. In response to the Public Notice the Town and County received comments from twelve public agencies and members of the public, plus additional verbal comments at the Public Meeting. Attachment #4 provides a consolidated summary of all comments received and responses thereto. The majority of comments received pertained to concerns regarding: drainage and stormwater management, restrictions on short term accommodation uses, public access and trail linkages, design of the multi-unit block, traffic, public open space, and construction access. Please see the attached summary for more details and information.

### Conclusions and Recommendations

Based on the foregoing, Planning Staff recommend that the Draft Plan of Subdivision and Zoning By-law Amendment be approved at this time. The conditions of draft plan approval must be satisfied prior to the Plan being registered and further technical design and review in accordance with the draft plan conditions must be completed prior to final registration. This includes the requirement to execute and register a Subdivision Agreement on title of the lands.

## **F. The Blue Mountains Strategic Plan**

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Goal #3:	Support Healthy Lifestyles
Objective #1:	Promote the Town as a Healthy Community
Objective #2:	Increase the Range of Housing Choices and Promote Housing Affordability
Objective #3:	Manage Growth and Smart Growth

Goal #5:	Ensure that our Infrastructure is Sustainable
Objective #4:	Ensure that Infrastructure is Available to Support Development

## **G. Environmental Impacts**

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It has been demonstrated through the submitted environmental report that adverse impacts are not anticipated as a result of this application.

## **H. Financial Impact**

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No adverse financial impacts are anticipated as a result of this application. Costs to the Town may be incurred should the decision of Council be appealed to the Local Planning Tribunal.

## **I. In consultation with**

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Internal Departments, public agencies, and the general public through the development review and public consultation process.

## **J. Attached**

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1. Draft Plan of Subdivision
2. Proposed Draft Plan Conditions
3. Draft Zoning By-law Amendment
4. Planning Staff Consolidated Summary of Comments Received
5. Written Comments Received

Respectfully Submitted,

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Travis Sandberg, Planner I

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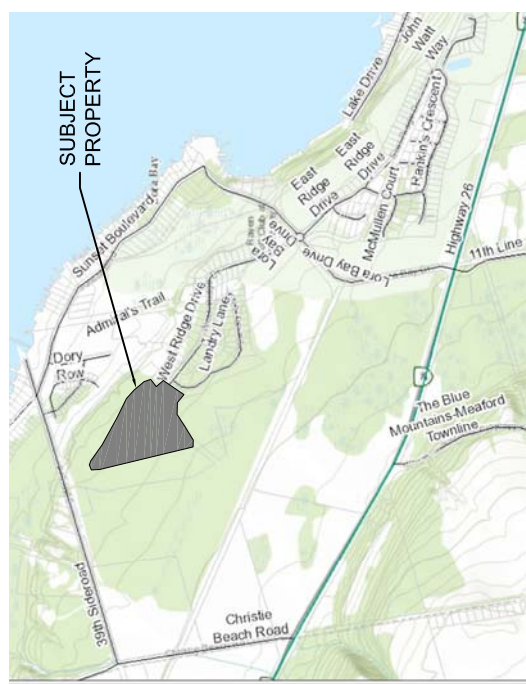
Nathan Westendorp, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:

Travis Sandberg, Planner I

[planning@thebluemountainins.ca](mailto:planning@thebluemountainins.ca)

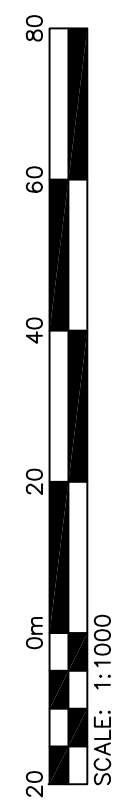
519-599-3131 extension 283



**KEY PLAN**  
SCALE: N.T.S.

# DRAFT PLAN OF SUBDIVISION

PART OF BLOCKS 1, 29, 30  
REGISTERED PLAN 16M-8  
TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY  
AUGUST 15, 2018



(17) OF THE PLANNING ACT, R.S.O., 1990

- (g) AS SHOWN  
(h) AS SHOWN  
(i) AS SHOWN  
(j) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE  
(k) AS SHOWN  
(l) AS SHOWN  
(m) AS SHOWER MANAGEMENT & FUNCTIONAL SERVING REPORT; C.F.GROZIER &  
ASSOCIATES INC.  
(n) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE  
(o) STORMWATER MANAGEMENT & FUNCTIONAL SERVING REPORT; C.F.GROZIER &  
ASSOCIATES INC.  
(p) MUNICIPAL SERVICES TO BE MADE AVAILABLE  
(q) AS SHOWN

SCHEDULE OF LAND USE			
LAND USE	BLOCKS	AREA (ha)	UNITS
LOTS	1-38	4.92	38
MULTI UNIT	39	1.40	36
ROAD(S)	WEST RIDGE STREET A	0.62	
		0.66	
OPEN SPACE	40	0.08	
TOTAL		7.68	74

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN:

PAUL R THOMSEN B.Sc, O.L.S.  
ZUBEK, EMO, PATTEN & THOMSEN LTD  
ONTARIO LAND SURVEYORS

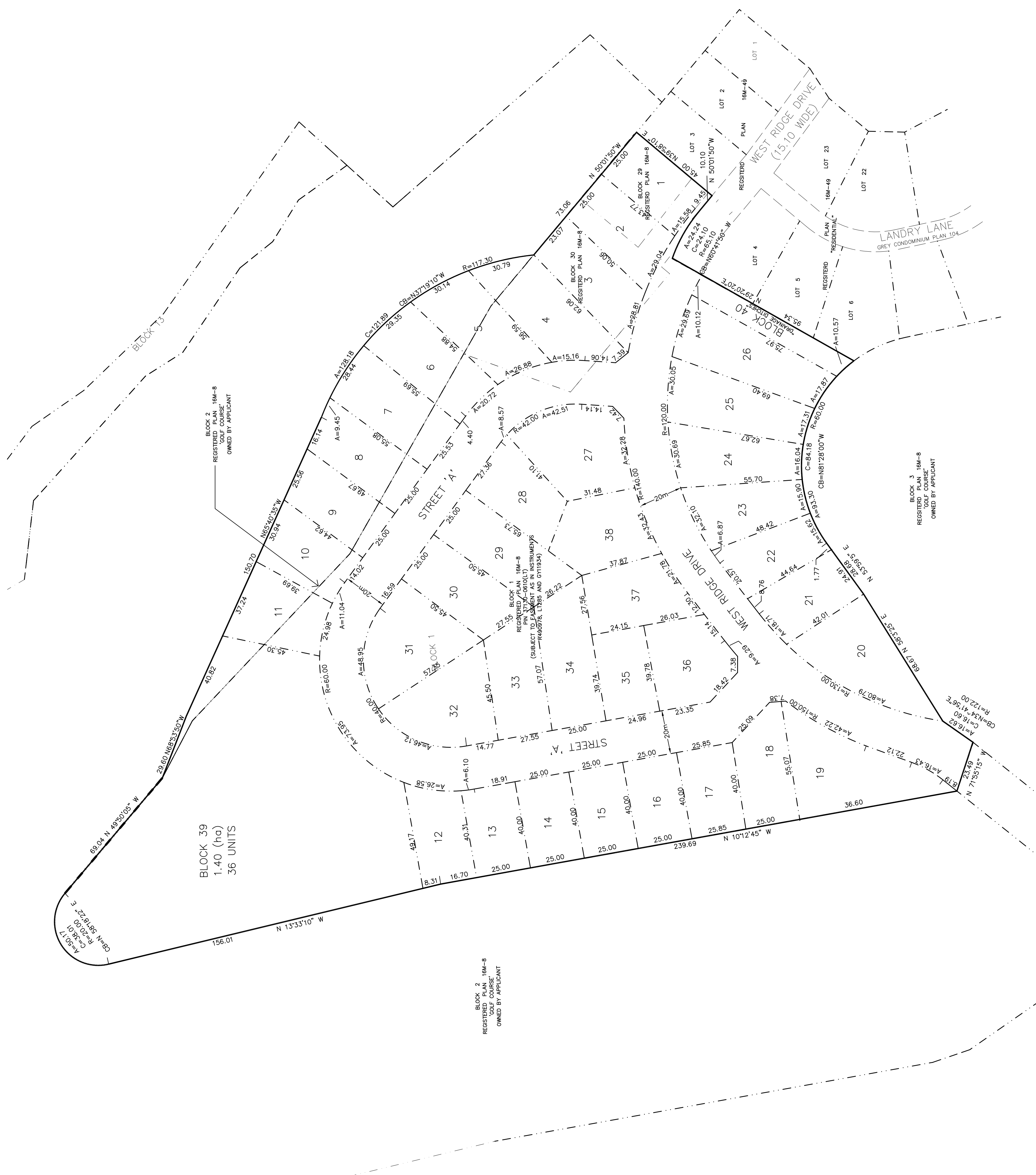
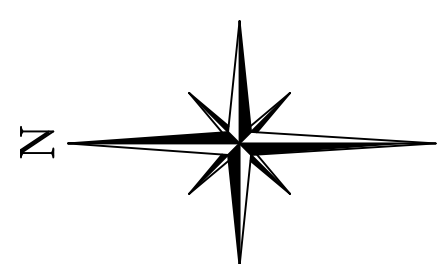
Date \_\_\_\_\_

## OWNER'S AUTHORIZATION

WE THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE C. F. CROZIER & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.

----- LORA BAY CORPORATION

Date \_\_\_\_\_



## **General Requirements**

1. That the final plan shall conform to the Draft Plan of Subdivision File No. 42T-2018-10 prepared by Zubek, Emo, Patten & Thompson Ltd., Ontario Land Surveyors, dated August 15, 2018 showing:
  - i) The extension of West Ridge Drive and Street 'A';
  - ii) 38 Single Detached Lots;
  - iii) One (1) future multi-residential development block (Block 39) up to a maximum of thirty-six (36) units; and
  - iv) Two (2) Open Space Blocks (Block 40 and 41).

The legal description of the subject lands is Part of Lot 21, Concession 2, being Part of Blocks 1, 29, 30 Registered Plan 16M-8, Town of the Blue Mountains, County of Grey.

2. That the Owner shall enter into and execute a Subdivision Agreement, in accordance with the Master Development Agreement and Minutes of Settlement, as amended, with the Town of The Blue Mountains ("The Town"), prior to final approval and registration of the Plan to satisfy these conditions and all financial, legal, and engineering matters, including landscaping and the installation of municipal services, and other requirements of the Town and the County of Grey ("the County"), as well as any statutory requirements of other government authorities, including the payment of all applicable Town and County development charges in accordance with the applicable Development Charges By-law.
3. The Owner shall not commence any work on the Lands, including filling, grading, removing trees and/or top soil, installing any works or constructing any buildings or structures until it has entered into a Pre-Servicing Agreement and/or Subdivision Agreement with the Town, in a form satisfactory to the Town.
4. The Owner shall agree in the Subdivision Agreement that all of the works required by the Town, the County, other government authorities and utility providers for the development and servicing of the lands shall be designed and installed in accordance with the Town's Engineering Standards, and Provincial & Federal Guidelines & Standards, in effect at the date of execution of the Subdivision Agreement. Where compliance with Town Engineering Standards necessitates off-site works, (i.e. stormwater management system upgrades, localized water storage for the multi-residential block) the owner shall enter into agreements with the Town to implement the requisite off-site works, to the satisfaction of the Town.
5. Prior to final approval and registration, the Zoning By-law implementing the subject plan shall be approved under Section 34 and 36 of the Planning Act. The implementing Zoning shall include:



- a) A Holding (-h) provision on some or all of the lands (as applicable) which may only be lifted upon:
    - i. Registration of an executed Site Plan Agreement on title of the lands for the multi-residential block (Block 39 on Draft Plan);
- 6. Prior to final approval and registration, the Owner shall remove any existing buildings/structures from the site.
- 7. The internal public streets shall be named to the satisfaction of the Town in accordance with the Town of The Blue Mountains Street Naming Policy.
- 8. Prior to final approval and registration, the Owner shall include the following clause in the Subdivision Agreement:

“The Owner, Town and County acknowledge that pursuant to Section 4.1.c of the Master Development Agreement dated October 17, 2005, concepts for the future proposed phases of development will be a requirement of a Subdivision Pre-Consultation Application for future phases pursuant to Section 51(1)(16.1)(a) of the Planning Act. This will include an updated overall Concept Plan for the remaining lands that have been designated for development.”

#### **Servicing, Grading and Road Requirements**

- 9. Prior to preparation of a Subdivision Agreement by the Town, the Applicant shall submit the following to the satisfaction of the Town and the County, in consultation with the Grey Sauble Conservation Authority (the “GSCA”), :
  - a) A detailed engineering and drainage report, in accordance with the Master Development Agreement, and any subsequent reports or studies, which describes the stormwater drainage system for the proposed development on the subject lands. The report should include:
    - i. Plans illustrating how the drainage system will integrate 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. Overall grading plans for the subject lands;

- vii. Stormwater overland flow routes shall be kept within roads, approved walkways, or an approved easement only.
- viii. Confirmation that the treatment and conveyance approaches and facilities will have no negative effect on drainage issues within the Lora Bay area

It is recommended that the Owner or their consultant shall contact the Town and the GSCA, prior to preparing the above report to clarify the specific requirements of this development.

- b) A detailed Servicing Plan providing for municipal sewers and water to the satisfaction of the Town.
10. Prior to final approval and registration, the Owner shall agree in the Subdivision Agreement, in wording acceptable to the Town in consultation with the GSCA;
- a) To carry out, or cause to be carried out, all the works referred to in condition 10(a) above; and
  - b) To comply with all statutory requirements of the GSCA, as amended from time to time.
11. Prior to final approval and registration, the Owner shall submit a detailed soils investigation of the site prepared by a qualified geotechnical engineer, to the satisfaction of the Town. A copy of this report shall also be submitted to the Town's Chief Building Official;
12. The Owner shall convey all road allowances, road widenings, daylighting, pathways, and municipal 0.3m reserves as identified on the final plan.
13. The Owner shall agree to convey the stormwater management blocks, identified as Block 40 and Block 41 on the Draft Plan, to the Town.
14. Prior to final approval and registration, arrangements shall be made to the satisfaction of the Town for any relocation of utilities required by the development of the subject lands, to be undertaken at the Owner's expense.
15. That the Owner shall maintain satisfactory construction/emergency access to the lands from the 39<sup>th</sup> Sideroad, according to plans approved by the Town. Any necessary improvements required to implement the approved plans shall be completed prior to the issuance of any building permits on the subject lands. The secondary access is to be maintained year-round by the Owner for construction and emergency purposes to the lands until such a time that future phases are developed.



## **Landscaping, Trees, Fencing, and Streetscape Requirements**

16. Prior to entering into a Pre-Servicing Agreement or Subdivision Agreement by the Town, the Owner shall complete the following to the satisfaction of the Town in consultation with the GSCA:
- a) A Landscape Analysis & detailed Landscape Plan, in accordance with the Municipal Official Plan and Town's Community Design Guidelines; and
  - b) A Tree Preservation Plan and Tree Restoration Plan in accordance with the recommendations of the approved Environmental Impact Statement and the Master Development Agreement.

## **Parkland and Open Space Requirements**

17. That prior to final plan approval and registration, the Owner shall include the following clause in the Subdivision Agreement:

"The Owner and the Town acknowledge that pursuant to Section 2c of Schedule "H" of the Master Development Agreement dated October 17, 2005, the outstanding parkland requirement for this development subsequent to Phase 2 is 3.48ha. The Owner and the Town acknowledge that this parkland dedication will not be implemented upon registration of Phase 4. Upon registration of phases of the development subsequent to Phase 4, the Owner will satisfy the outstanding parkland requirement of 3.48ha by the dedication to the Town of a block or blocks in a location satisfactory to the Town, or, if the Town determines that it will not require the dedication of land, then by the payment of cash-in-lieu of parkland."

## **Utilities and Canada Post**

18. The Owner shall grant all necessary easements for drainage, utility and servicing purposes, as may be required, to the appropriate agency or public authority
19. The Owner shall make satisfactory arrangements with Canada Post and the Town, for the installation of Canada Post Community Mailboxes and shall indicate these locations on the appropriate servicing plans. The applicant shall further provide the following for the Community Mailboxes:
- a) An appropriately sized sidewalk section (concrete pad), per Canada Post standards, to place the mailbox on, plus any required vehicle lay-bys, walkway access and/or curb depressions for wheelchair access.
  - b) A suitable temporary Community Mailbox location which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox Site locations to enable

Canada Post to provide mail service to new residences as soon as homes are occupied.

## **Administration**

20. The Owner shall agree in the Subdivision Agreement to include the following statements in all offers of purchase and sale for all lots and blocks within the plan:

- a) That an easement for a public trail from Street 'A' to Golf Course will be provided on Block 39
- b) That Block 40 and Block 41 will be developed for stormwater management purposes and shall be left in a naturalized state.
- c) That Short Term Accommodation uses shall not be permitted within any portion of the Phase 4 lands.
- d) An appropriately worded warning clause for all lots within the plan advising Purchasers of their lot's proximity to the adjacent golf course and to the potential adverse impacts that might arise from the use, operation and maintenance of said golf course.

21. Prior to final approval and registration, the Subdivision Agreement shall include special provisions addressing the following matters in wording acceptable to the Town:

- a) That the Owner shall agree in the Subdivision Agreement that the Recommendations and Mitigation measures identified in Section 6 of the Environmental Impact Statement Update (EIS), Lora Bay Development, Phase 4, dated August 17, 2018 prepared by Hensel Design Group, be implemented to the satisfaction of the Town in consultation with the Grey Sauble Conservation Authority.
- b) That the Owner shall provide a financial contribution to the design and installation of water distribution system upgrade works, (water booster pumping station upgrades and/or construction of a water storage reservoir), in accordance with the Master Development Agreement and to the satisfaction of the Town.
- c) That the Owner shall agree, prior to offering any of the residential lots for purchase, to place a 'Display Map' on the wall of the sales office and/or model home in a place visible to the public and prospective purchasers, which indicates the approved location of all sidewalks, walkways, trails, community mail boxes, parks, schools, open space areas, environmental protection areas/tree preservation areas, watercourses, and surrounding land uses. The Owner shall also agree to keep Accepted for Construction drawings in the sales office which show easements, hydrants, utilities,

lighting, lot grading, landscaping, and noise attenuation measures, as applicable.

- d) That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the approved comprehensive grading plan. Efforts will be made to maintain the existing tree cover where applicable until such time as building envelopes have been established. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.
- e) That the Owner shall agree to engage a qualified engineer and that the Owner's Engineer certify that their reports conform with applicable standards to the satisfaction of the Town of The Blue Mountains and that the Engineer provides certification that the final constructed works conform to the approved design.
- f) That the Owner shall agree to engage a qualified engineer to prepare an As-Built drainage and grading plan for the Phase 4 lands to verify major and minor drainage routes and drainage outlets within the development. The As-Built drainage and grading plan shall also include the linkages to existing stormwater systems for previous phases of development.
- g) The Owner shall agree that any temporary stormwater management, construction mitigation, sediment and erosion control measures be approved by the Town and in place prior to site alteration with the exception of site alteration to install such measures.
- h) That the Owner shall agree to obtain any required statutory permits from the County of Grey, Town of The Blue Mountains, the Grey Sauble Conservation Authority, or any other applicable authority, prior to any site alteration.
- i) The Owner shall agree that the development of the Phase 4 lands shall proceed in one phase, with the exception of Block 39 which shall proceed through approval of a future site plan application. Should development proceed in sub-phases, the Owner shall agree that an amendment to this agreement and the submission of a phasing plan will be required, to the satisfaction of the County and the Town.
- j) The Owner shall agree to the following:
  - i) Should previously unknown or unassessed deeply buried archaeological resources be uncovered during development, such resources may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or

person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act;

- ii) That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.

- 22. Prior to the signing of the final plan by the County of Grey, the County is to be advised that all Draft Plan conditions have been carried out to the Town's satisfaction.
- 23. If final approval is not given to this plan within five (5) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation along with the applicable application fee and a resolution from the local municipality must be received.
- 24. That the Owner shall provide the Town of The Blue Mountains with digital copies of the Final Plan in a format acceptable to the Town of The Blue Mountains

#### **NOTES TO DRAFT APPROVAL**

- 1. It is the applicant's responsibility to fulfil the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Grey, quoting the County file number.
- 2. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the Occupational Health and Safety Act, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER**

**- Overhead Electrical Wires”** in all locations where personnel and construction vehicles might come in close proximity to the conductors.

3. Clearances are required from the following agencies, as well as the appropriate agency or authority providing utilities or services:

Town of The Blue Mountains  
P.O. Box 310, 32 Mill Street  
Thornbury, ON, N0H 2P0

Canada Post Corporation  
300 Wellington Street  
London, ON, N6B 3P2

4. We suggest you make yourself aware of the following subsections of the Land Titles Act:

- a) subsection 144(1) requires all new plans to be registered in a Land Titles system if the land is situated in a land titles division; and
- b) subsection 144(2) allows certain exceptions.

The subdivision plan for Registration must be in conformity with the applicable Ontario Regulation under The Registry Act.

5. Inauguration or extension of a piped water supply, a sewage system or a storm drainage system, is subject to the approval of the Ministry of the Environment and Climate Change under the Ontario Water Resources Act, RSO 1990, as amended.
6. All measurements in subdivision final plans must be presented in metric units.
7. The final plan approved by the County must be registered within thirty (30) days or the County may withdraw its approval under subsection 51(32) of the Planning Act RSO 1990, as amended.
8. The required Landscape Analysis shall evaluate existing site vegetation and incorporate it into the Landscape Plan, wherever feasible.
9. The required Tree Preservation Plan shall identify any wooded areas or individual trees which are intended to be retained, and those which are to be removed.

## **The Corporation of the Town of The Blue Mountains**

### **By-Law Number 2019 –**

Being a By-law to amend Zoning By-law 83-40 and Zoning By-law No. 2018-65 which may be cited as "The Township of Collingwood Zoning By-law" and "The Blue Mountains Zoning By-law", respectively.

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 By-law No. 2018-65;

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 Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That the subject lands, as shown on the attached Schedule A-1, are hereby removed from the jurisdiction of The Township of Collingwood Zoning By-law 83-40 and be placed into the jurisdiction of The Blue Mountains Zoning By-law 2018-65;
2. That Table 9.1 – Exceptions of Zoning By-law 2018-65 is amended by adding Exception 113 with the following special provision:

“A short term accommodation use shall not be permitted on these lands”

3. That Schedule ‘A’ of Zoning By-law 2018-65, as amended, is hereby further amended by placing the subject lands into the R1-1 and R2-113-h7 zones, as indicated on the attached Schedule B-1;
4. In accordance with the provisions of Section 36 of the Planning Act, the holding ‘h7’ symbol shall not be removed from the lands until such a time as the following has been completed:
  - i. Execution of a Development Agreement;
  - ii. Granting of Site Plan Approval or the Registration of a Plan of Condominium

5. That Schedule ‘A-1’ and Schedule ‘B-1’ is declared to form part of this By-law.

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

Enacted and passed this \_\_\_\_ day of \_\_, 2019

---

Alar Soever, Mayor

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Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2019-\_\_\_ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the \_\_\_ day of \_\_\_\_\_, 2019.

Dated at the Town of The Blue Mountains, this \_\_\_\_ day of \_\_\_\_\_, 2019.



\_\_\_\_\_  
Corrina Giles, Clerk

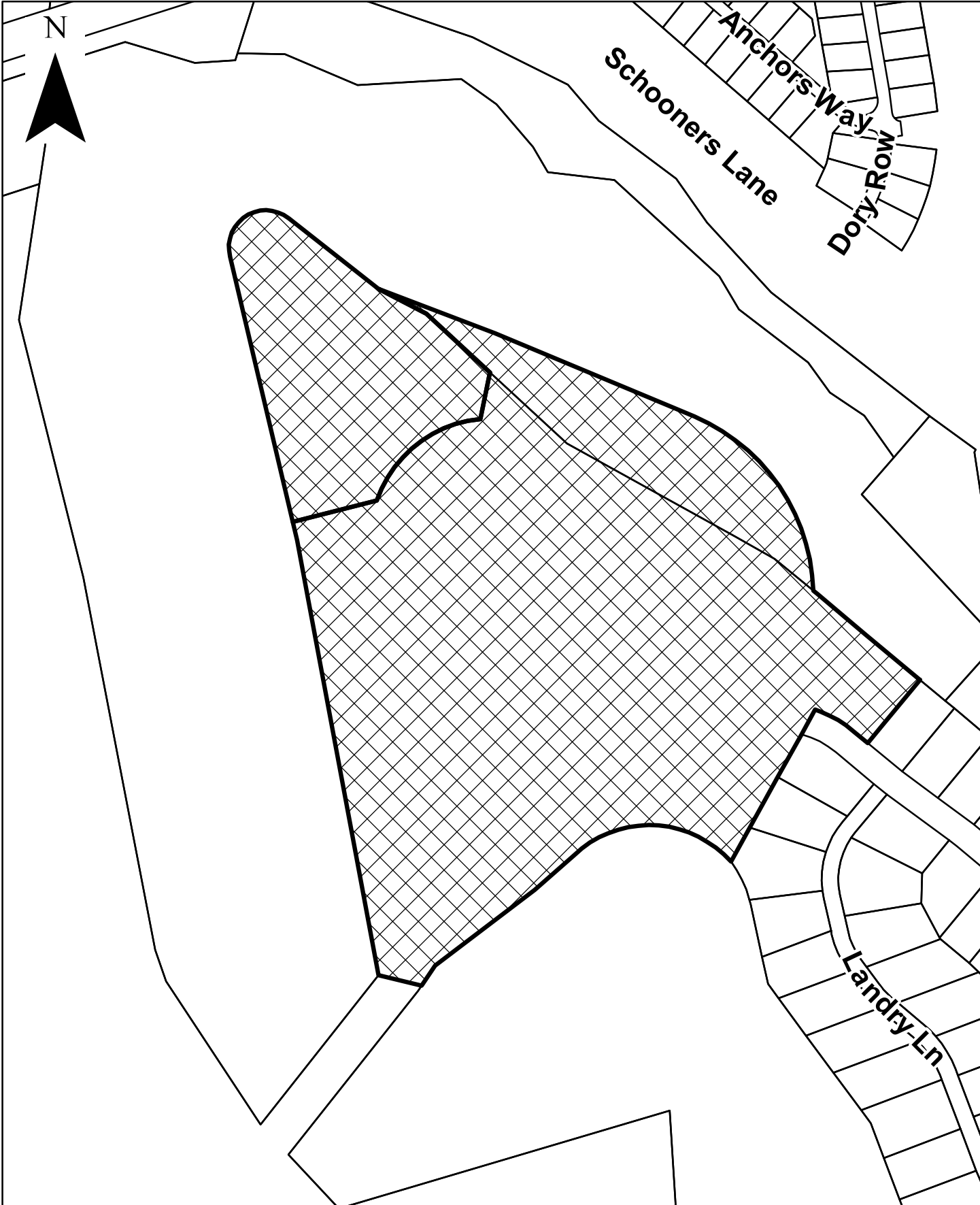
# Town of The Blue Mountains

## Schedule 'A-1'

By-Law No. \_\_\_\_\_

### Legend

-  Subject Lands of this Amendment
-  Properties to be removed from the jurisdiction of Zoning By-law 83-40







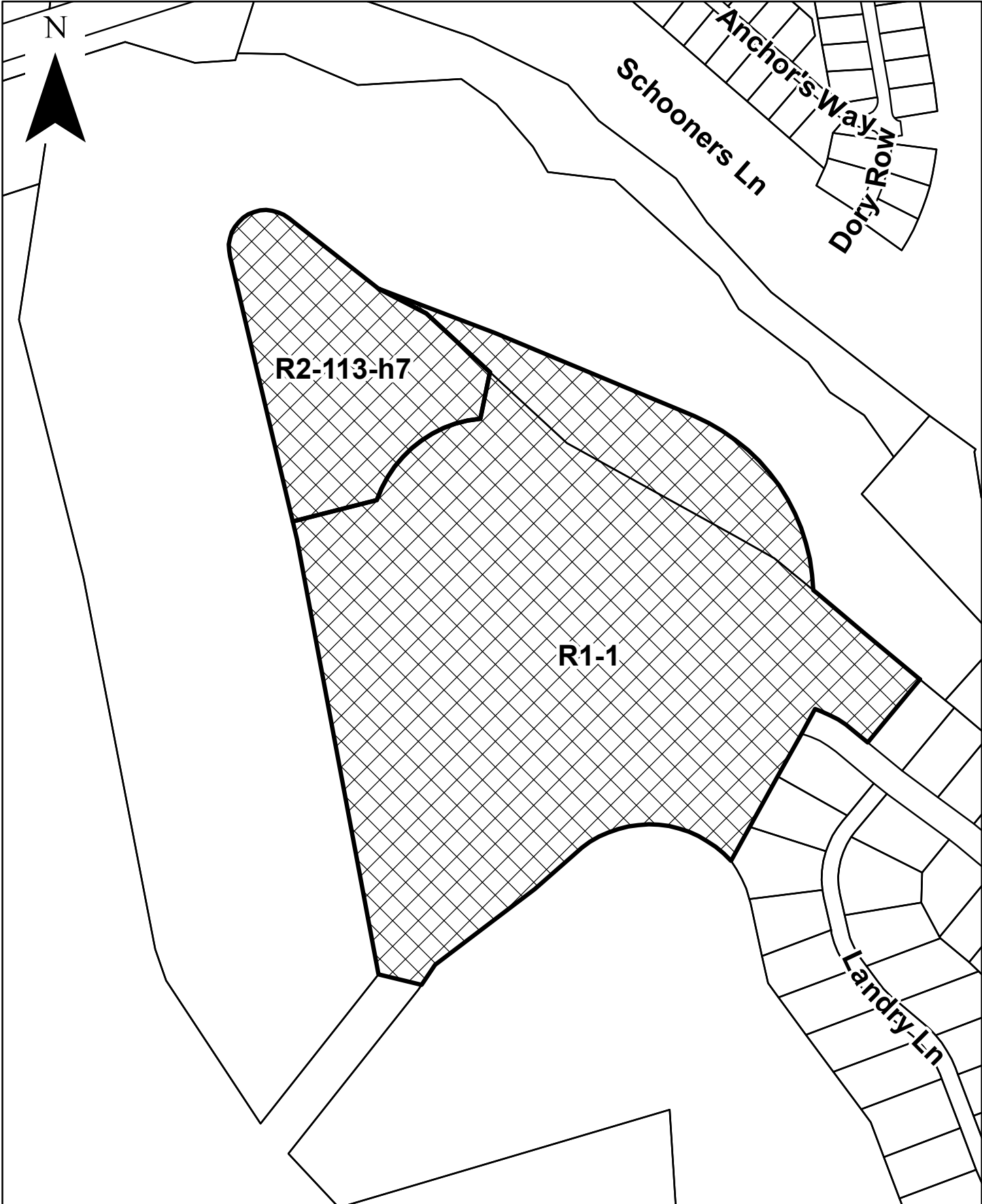
# Town of The Blue Mountains

## Schedule 'B-1'

By-Law No. \_\_\_\_\_

### Legend

-  Subject Lands of this Amendment
-  Properties to be included in the jurisdiction of Zoning By-law 2018-65



<b><u>Name</u></b>	<b><u>Comment/Concerns</u></b>	<b><u>Staff Response</u></b>
Historic Saugeen Metis	No objection or concerns.	
Canada Post	Recommend a condition be included to determine appropriate location for community mailbox.	Draft condition has been included.
Ministry of Transportation	No concerns with Phase 4. No permits are required.	
Ministry of Tourism Culture and Sports	Stage 1 and 2 Archaeological studies have been entered in the public registry.	
Georgian Cycle and Ski Trail Association	No comment on Phase 4. Ongoing development should be in accordance to a Master Plan. Road crossings for the Georgian Trail will be generally discouraged.	A Master Concept Plan will be required prior to consideration of any further development phases.
Grey Sauble Conservation Authority	Generally concur with the findings of the EIS report and addendum thereto. Recommend two draft conditions be included in any approval.	The recommended draft plan conditions have been included.
Tony Poole, Lora Bay Condo Corp 79	Recommended conditions of approval: 1) 39 <sup>th</sup> Sideroad for construction access; 2) Provide Stormwater Management Plan that will not impact drainage in Lora Bay; 3) STA zoning restrictions; 4) 10m tree buffer along the entire golf course perimeter; 5) Public trail linkage through the multi-block; 6) Public Meeting for the Site Plan Review; 7) Application of Lora Bay restrictive covenants to the multi-block; 8) Clarification of sidewalk locations; 9) Timely assumption of West Ridge Drive by the Town.	1) Draft Plan Condition 15 requires that the 39 <sup>th</sup> Sideroad be utilized for construction access; 2) Functional servicing report confirms that drainage issues will not be exacerbated by Phase 4. Detailed design will further verify and ensure that drainage issues are not worsened. A sub-regional stormwater review is also currently underway to examine stormwater management within the entire Lora Bay plan area; 3) The Draft Site Specific Zoning applied to the multi-block proposes to include restrictions on STA uses; 4) A tree retention and management plan will be required to assess the feasibility of maintaining existing trees in the lands; 5) A Public walkway connection to the trail system will be incorporated into the site plan design for the multi-unit block at the time of site plan review; 6) A public meeting will not be recommended for review of the multi-unit block. Sufficient controls through zoning and the Community Design

		<p>Guidelines are in place to ensure appropriate and compatible development occurs on the block;</p> <p>7) The Town does not enforce private restrictive covenants. However, Lora Bay Corporation is the owner/developer of the lands and it is reasonably expected that the covenants will be adhered to;</p> <p>8) Sidewalks will be provided in accordance with the urban cross section for roads in the municipal engineering standards;</p> <p>9) Municipal assumption will occur once all works have been completed in a standard acceptable to the Town.</p>
Patti Piett	Supports the conditions put forth by Condominium Corporation 79.	
Kevin Green	<p>New construction will create dirt and damage to existing roads. The following is recommended:</p> <ol style="list-style-type: none"> <li>1) 39<sup>th</sup> Sideroad for construction access;</li> <li>2) Barrier installed to prevent traffic through existing neighbourhood until major activity is completed;</li> <li>3) Golf course equipment to stop using West Ridge Drive to access maintenance department to reduce dirt on the roadways.</li> </ol>	<ol style="list-style-type: none"> <li>1) Draft Plan Condition 15 requires that the 39th Sideroad be utilized for construction access;</li> <li>2) Details of the Construction access will be addressed in the Subdivision Agreement;</li> <li>3) This is not an appropriate conditions that should be addressed through the draft plan approval of Phase 4 and relates to general operation of the private golf course business.</li> </ol>
David Miller	<p>Support the continued development of Lora Bay, but have the following concerns:</p> <ol style="list-style-type: none"> <li>1) Need additional amenity space;</li> <li>2) Ensure compatibility with existing development;</li> <li>3) Increase in traffic;</li> <li>4) More pedestrian access points;</li> <li>5) Need updated Master Plan;</li> <li>6) 39<sup>th</sup> Sideroad for construction access.</li> </ol>	<ol style="list-style-type: none"> <li>1) 3.48ha of open space dedications remains outstanding for the Lora Bay Area. Neighbourhood/community park blocks will be sought in future phases of development;</li> <li>2) Proposed development is consistent with the Master Development Agreement. Multi-unit block will be designed to maintain compatibility in accordance with zoning and community design guidelines;</li> <li>3) Road improvements not required for Phase 4, per Master Development Agreement and the submitted Traffic Opinion Letter. Comprehensive review of traffic will be completed in consideration of additional phases;</li> </ol>

		<ul style="list-style-type: none"> <li>4) A pedestrian walkway connection will be provided in the development of the multi-unit block;</li> <li>5) Updated Master Concept Plan will be required prior to consideration of future phases;</li> <li>6) Draft Plan Condition 15 requires that the 39th Sideroad be utilized for construction access.</li> </ul>
Suzette Hastiehouse	<ul style="list-style-type: none"> <li>1) Concerns with the multi-unit residential block;</li> <li>2) Generally agrees with the points put forward by Condominium Corporation 79;</li> <li>3) Does not want the lands to be clear cut;</li> <li>4) Municipal road should be constructed to 39<sup>th</sup> Sideroad now;</li> <li>5) No STA's.</li> </ul>	<ul style="list-style-type: none"> <li>1) Details regarding the design for the multi-unit block will be completed through the site plan review process. Matters such as parking are a requirement of the zoning by-law and must be compliant therewith prior to approval being granted;</li> <li>2) See responses provided above;</li> <li>3) A tree retention and management plan will be required to assess the feasibility of maintaining existing trees in the lands;</li> <li>4) These improvements are required for Phase 5, in accordance with the Master Development Agreement. This access will be formalized once an appropriate road network is determined for Phase 5;</li> <li>5) The Draft Site Specific Zoning applied to the multi-block proposes to include restrictions on STA uses.</li> </ul>
Lynn Logan (verbal comments at PM)	Concerns regarding stormwater management and potential impact on the "Cottages".	Functional servicing report confirms that drainage issues will not be exacerbated by Phase 4. Detailed design will further verify and ensure that drainage issues are not worsened. A regional stormwater review is also currently underway to examine stormwater management within the entire Lora Bay plan area.
Peg Torrance	<p>Concerns with:</p> <ul style="list-style-type: none"> <li>1) Drainage;</li> <li>2) Road Access;</li> <li>3) Traffic;</li> <li>4) Improvement of 39<sup>th</sup> Sideroad;</li> <li>5) Golf Course – 10m Tree Buffer;</li> <li>6) Open Space;</li> <li>7) STA;</li> <li>8) High Density Housing;</li> </ul>	<ul style="list-style-type: none"> <li>1) Functional servicing report confirms that drainage issues will not be exacerbated by Phase 4. Detailed design will further verify and ensure that drainage issues are not worsened. A regional stormwater review is also currently underway to examine stormwater management within the entire Lora Bay plan area;</li> </ul>

	<p>9) Public Meeting for Multi-Residential Block;</p> <p>10) Responsibility to enforce Lora Bay Restrictive Covenants.</p>	<p>2) Draft Plan Condition 15 requires that the 39<sup>th</sup> Sideroad be utilized for construction access. Improvements and access to 39<sup>th</sup> Sideroad are required for Phase 5, in accordance with the Master Development Agreement. This access will be formalized once an appropriate road network is determined for Phase 5;</p> <p>3) Road improvements not required for Phase 4, per Master Development Agreement and the submitted Traffic Opinion Letter. Comprehensive review of traffic will be completed in consideration of additional phases;</p> <p>4) The 39<sup>th</sup> Sideroad is a development charge road. The road will be improved at such a time that the majority of development is completed in the area to minimize damage and need to replace the road multiple times;</p> <p>5) A tree retention and management plan will be required to assess the feasibility of maintaining existing trees in the lands;</p> <p>6) 3.48ha of open space dedications remains outstanding for the Lora Bay Area. Neighbourhood/community park blocks will be sought in future phases of development;</p> <p>7) The Draft Site Specific Zoning applied to the multi-block proposes to include restrictions on STA uses;</p> <p>8) The proposed multi-residential block is considered to be medium density housing and is permitted by the Official Plan. Details of the development of the block will be determined through the site plan review process;</p> <p>9) A public meeting will not be recommended for review of the multi-unit block. Sufficient controls through zoning and the community design guidelines are in place to ensure appropriate and compatible development occurs on the block;</p> <p>10) The Town does not enforce private restrictive covenants. However, Lora</p>
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		Bay Corporation is the owner/developer of the lands and it is reasonably expected that the covenants will be adhered to;
Stu Atkins (verbal comments at PM)	Concerns with the impact of construction vehicle son the 39 <sup>th</sup> Sideroad. Questioned when the 39 <sup>th</sup> Sideroad will be improved.	The 39 <sup>th</sup> Sideroad is a development charge road. The road will be improved at such a time that the majority of development is completed in the area to minimize damage and need to replace the road multiple times.
John white (verbal comments at PM)	Concerns with Stormwater Management in the entire plan area. Suggests that Regional Master Drainage Plan needs to be implemented. Concerns also pertained to potential for STA's, public trail access, and the need for an updated Master development Agreement.	Functional servicing report confirms that drainage issues will not be exacerbated by Phase 4. Detailed design will further verify and ensure that drainage issues are not worsened. A regional stormwater review is also currently underway to examine stormwater management within the entire Lora Bay plan area. An updated Master Plan will be required prior to consideration of future phases. The proposed site specific zoning to be applied to the multi-unit block includes restrictions on STA uses. A public trail connection will be provided through the future site plan approval for the multi-residential block.
Paula Hope (verbal comments at PM)	Supports the development. The multi-unit residential block could be appealing to older residents as an alternative dwelling type other than traditional single detached dwellings.	



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

July 4, 2019

Mr. Randy Scherzer, Director of Planning and Development  
County of Grey  
595 – 9<sup>th</sup> Avenue East  
Owen Sound, ON  
N4K 3E3

Dear Mr. Scherzer:

**RE: Proposed Residential Development 42T-2018-10**  
**Applicant: The Lora Bay Corporation**  
**Part Lots 39 Concession 12;**  
**Town of the Blue Mountains, formerly Collingwood Township**  
**Our File: P12497 Roll No.: 42-42-000-015-30100**

This is a follow up to our comments dated March 4, 2019 on the above noted application. We have received additional information regarding natural heritage policies noted in our previous letter by way of two addendum letters authored by Michael Hensel of Crozier Consulting Engineers (previously of Hensel Design Group) dated June 11, 2019 and June 26, 2019.

**Subject Proposal**

The subject proposal is for a plan of subdivision known as Lora Bay Phase 4, to create a total of 38 single detached residential units and a future development block for multi-residential units (Block 39). The current zoning on the subject lands is the Development (D) zone and Special Recreational (SR-177) zone, which the applicant is requesting to rezone to the Residential Third Density Zone (R3) and the Residential Sixth Density (R6) Zone in the current Township of Collingwood Zoning By-Law in order to accommodate the future development of the single detached residential units and the future multi-residential units within proposed Block 39.

## **2.1 Natural Heritage Issues**

The addendum reports have confirmed that significant woodlands and/or significant wildlife habitat has not been identified on the proposed site for this phase of development. However, one species of special concern the eastern wood pewee was noted on the site and the habitat of species of special concern can be considered significant wildlife habitat. The report correctly indicates that this species habitat has no provincial guidelines for habitat protection within the Significant Wildlife Habitat Criteria Schedules or Significant Wildlife Habitat Technical Guide (MNR). The on-site habitat for this species will be lost through this development. As this is a tracked species, this occurrence should be provided to the Ministry's Natural Heritage Information Centre for future tracking.

An earlier draft of the 2018 Re-Colour Grey Official Plan did have significant woodlands mapped on the property as did the previous Official Plan. For future development phases on the larger property, we recommend that additional detailed environmental impact assessments be undertaken to assess habitat and the cumulative woodland and other habitat losses in the watershed.

## **Recommendations**

Based on the above noted review, we will require the following draft plan conditions to be included in the approval:

- 1) That a stormwater management plan be prepared for the proposal to the satisfaction of the Grey Sauble Conservation Authority to be implemented through the subdivision agreement with acceptable wording to the GSCA.
- 2) A tree/vegetation retention and enhancement plan be completed for the site to the satisfaction the GSCA.

If any questions should arise, please contact the undersigned.

Regards,



Andrew Sorensen  
Environmental Planning Coordinator

cc      Town of The Blue Mountains  
         Ken Hale, Dunn Capital Corporation





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March 4, 2019

Mr. Randy Scherzer, Director of Planning and Development  
County of Grey  
595 – 9<sup>th</sup> Avenue East  
Owen Sound, ON  
N4K 3E3

Dear Mr. Scherzer:

**RE: Proposed Residential Development 42T-2018-10**  
**Applicant: The Lora Bay Corporation**  
**Part Lots 39 Concession 12;**  
**Town of the Blue Mountains, formerly Collingwood Township**  
**Our File: P12497 Roll No.: 42-42-000-015-30100**

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

### **Subject Proposal**

The subject proposal is for a plan of subdivision known as Lora Bay Phase 4, to create a total of 38 single detached residential units and a future development block for multi-residential units (Block 39). The current zoning on the subject lands is the Development (D) zone and Special Recreational (SR-177) zone, which the applicant is requesting to rezone to the Residential Third Density Zone (R3) and the Residential Sixth Density (R6) Zone in the current Township of Collingwood Zoning By-Law in order to accommodate the future development of the single detached residential units and the future multi-residential units within proposed Block 39.

### **Site Description**

1 of 6



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

The property is located at the west end of West Ridge Drive within the Recreation Residential Development of Lora Bay in the Town of The Blue Mountains. The land is currently vacant, and is almost entirely forested, with these woodlands having been identified as significant woodlands under the approved Grey County Official Plan Amendment 80. The woodland feature is noted within the scoped Environmental Impact Study as cultural woodland, cultural meadow and cultural thicket. The species noted in these vegetation communities within the EIS include deciduous species such as green ash, trembling aspen, common buckthorn, elm, red osier dogwood among others. The EIS does not however, recognize the area of more mature coniferous species dominated by eastern white cedar in the south east portion of the lands. It also does not recognize the flowing watercourse at the end of west road or any of the drainage features through the area.

## **Provincial Policy Statement (2014)**

### **3.1 Natural Hazards**

Natural Hazards identified on the site include lands potentially subject to flooding due to a channelized watercourse flowing through the south east portion of the property and into the West Ridge Road drainage system. This watercourse is located on proposed block 40 within the draft plan. There is also interceptor ditch through the subject lands draining towards the 39<sup>th</sup> side road.

### **2.1 Natural Heritage**

For a planning application under the Planning Act, the following policies under the provincial policy statement ~~the~~ would need to be considered. We have provided comments on the applicable policies based on our site inspections and a review of the Environmental Overview study submitted by the Walter Fedy Partnership in 2001, and the Environmental Impact Study 2012 and subsequent update submitted by the Hensel Design Group Inc. dated August 17, 2018.

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

**GSCA Comment:** While much of the site was subject to previous agricultural uses long abandoned, there are portions of area that have naturalized and provide habitat for a number of species. Of note, there are deer yarding/bedding on the property during the winter months as evidenced by our site inspection within the Coniferous portion of the woodland. The nesting boxes on site have been utilized and there is a stick nest within the deciduous portion of the property. The original EIS does not provide specific locations or areas that were surveyed for breeding birds or for the area sensitive species noted on the site. The scoped EIS and the original EIS note that a tree retention plan should be completed for this phase and previous phases. No retention plan has been provided. The original EIS indicated that the woodlands on the site were not significant and now the scoped EIS agrees that the woodland is significant.

**2.1.2 The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*.**

**GSCA Comment:** The original EIS and the scoped EIS indicates corridors and linkages are more important off the site and these offsite linkages can provide for habitat. Through our site inspections,

there area linkages on site between woodland blocks to the south and the north as evidenced by deer movement.

The woodlands within this subject property are identified as significant woodlands under the current approved Grey County Official Plan. However, in the most recent draft version of the plan, the woodlands are no longer mapped significant. The County and the Ministry of Natural Resources and Forestry (MNR) should explain this change as the authors of the mapping. The EIS consultant has agreed now in the scoped EIS that it would qualify as significant but development was approved on the previous assumption that the woodlands were not significant (EIS 2012).

2.1.3 *Natural heritage systems* shall be identified in Ecoregions 6E & 7E<sub>1</sub>, recognizing that *natural heritage systems* will vary in size and form in *settlement areas, rural areas, and prime agricultural areas*.

2.1.4 *Development and site alteration* shall not be permitted in:

- a) *significant wetlands* in Ecoregions 5E, 6E and 7E<sub>1</sub>; and
- b) *significant coastal wetlands*.

2.1.5 *Development and site alteration* shall not be permitted in:

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

<sub>1</sub> Ecoregions 5E, 6E and 7E are shown on Figure 1.

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

**GSCA Comment:** b) The woodlands within this subject property are identified as significant woodlands under the current approved Grey County Official Plan. However, in the most recent draft version of the plan, the woodlands are no longer mapped significant. Even if the woodlands are no longer mapped as significant woodlands, there is still a substantial amount of woodland on the property and there is significant woodland identified adjacent to the subject lands. As such, we recommend that the mitigation measures outlined by HDG in the EIS are followed to include a woodland retention plan. We have provided an area on the attached map for retention.

d) Significant wildlife habitat has not been fully evaluated in the scoped EIS as it does not appear that new field work was completed since 2008 and no location data is listed for the Breeding Bird data.

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

**GSCA Comment:** Fish habitat was evaluated within the 2012 EIS and impacts would be considered to downstream fish habitat through the stormwater management review process.

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

**GSCA Comment:** There were several observations of threatened species or species of concern on and around the subject lands. The EIS identified no suitable habitat on the phase 4 lands for these species and suggested that no negative impacts would result from development on the site. We noted stick nest in the wooded area and this should be further investigated in the breeding season. Again, it is unclear if more recent field work has been completed for the block of woodland subject to the proposal.

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

**GSCA Comment:** These subject lands are adjacent to other significant woodlands as identified in the Grey County Official Plan. The linkages to the adjacent significant woodlands have already been somewhat segmented by the surrounding golf course development. As such, further development on the subject lands will create further negative impacts on the surrounding natural features, linkages and potentially on their ecological functions.

### **Stormwater Management**

We have completed a preliminary review of the Stormwater Management and Functional Servicing Report submitted in August 2018 by C.F. Crozier & Associates Inc. for the subject lands. The capacity of the West Ridge Drive Storm Sewer is inadequate and will not be able to convey a 5-year storm event. As such, the minor stormwater management system does not meet the GSCA stormwater management policy of controlling all flows up to the 5-year return period. We generally agree with the report that on-site controls will need to be implemented, however the report did not provide any indication of what these on-site controls might be and how effective they would be in reducing the flow of stormwater from the subject lands. The possibilities for on-site controls need to be assessed to ensure that they can adequately convey a 5-yr return period event and that post-development flows are controlled to pre-development levels. The capacity of Stormwater Pond No. 1 is also inadequate, with the report demonstrating that it would begin to overflow in the 50-year SCS event, even during pre-development conditions. The report concluded that the pond overtopping in both pre- and post- development flow conditions was in line with the original design by H & P, with excess flows spilling onto Hole 2 of the Lora Bay Golf Club. However, GSCA policies state that the major system must be designed to accommodate the Regulatory Flood. With the major system not capable of handling even the 50-year event, we recommend that either plans to upgrade the pond are assessed and

included within the plans for development, or an alternative solution is suggested to accommodate the major system for the development.

With regard to the requirement for an enhanced level of water quality control with Georgian Bay as the receiving body of water, the report did not give adequate evidence that this enhanced level of treatment could be met through Stormwater Pond No.1. We would request that further assessment is done in this regard, as the question of the stormwater pond working efficiently is not guaranteed, particularly given that it is not adequately sized to be accepting pre- or post-development flows from the subject lands. Confirmation that the "enhanced" level of water quality treatment can be provided by Stormwater Pond No. 1 is requested.

It may be beneficial from a drainage standpoint to reduce the amount of development and provide additional open space areas for drainage purposes and utilize an open ditch system to assist in quantity/quality controls.

#### **GSCA Regulations**

The subject site is not mapped as regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses administered by the GSCA. However, we noted a flowing watercourse through a portion of the property and this watercourse and associated meander belt would be considered to be within the regulated area as outlined on the enclosure.

#### **Summary of Recommendation**

We have provided some preliminary comments on the stormwater management plan and some comments on natural heritage features for consideration. It is our opinion that draft plan approval is premature at this point, as additional drainage and natural heritage information is warranted as noted in the comments noted above.

We recommend that a tree retention plan be prepared for the development. The EIS recommended a tree retention plan but no details were provided. This was also noted in the 2012 EIS and was not completed for earlier phases. The enclosed map outlines the more significant forested areas on the property associated with the eastern white cedar area on the property. We recommend additional field work be completed for the scoped site EIS.

As part of any draft plan approval on the subject lands, we will require draft plan conditions for the following:

- 1) That a stormwater management plan be prepared for the proposal to the satisfaction of the Grey Sauble Conservation Authority to be implemented through the subdivision agreement with acceptable wording to the GSCA.
- 2) A tree retention plan be completed for the site to the satisfaction the GSCA.

Application for Plan of Subdivision 42T-2018-10  
Lot 39, Concession 12, Town of the Blue Mtns. (Collingwood Township)  
March 4, 2019  
Our File No. P12497

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If any questions should arise, please contact the undersigned.

Regards,

A handwritten signature in black ink, appearing to read 'Andrew Sorensen', with a long horizontal flourish extending to the right.

Andrew Sorensen  
Environmental Planning Coordinator

enclosure



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



**Subject Properties(Approx.)  
Suggested minimum Tree Retention Area  
ON Regulation 151/06**



**Scale = 1:3000**  
0 1 m

**Draft Plan of Subdivision 42T-2018-10  
Lora Bay Phase 4  
Block 1 and 2 Plan 16M-8  
Part of Lot 39, Concession 12  
Town of The Blue Mountains  
File: P12497**

March 4, 2019

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation Authority (GSCA) disclaims any and all liability for the accuracy of all the information contained within the map. Registration was created by Grey Sauble Conservation Authority (GSCA) using 1:3000 contours interpolated from the Provincial (30 metres) Digital Elevation Model Version 1 & 2 at 1:10000 scale mapping. By accepting this map you agree not to edit the map or derivatives without the written permission of Grey Sauble Conservation Authority. GSCA with Data supplied under license by Members of the Ontario Geospatial Data Exchange. © Queen's Printer for Ontario and its licensors. (2019) May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY. This mapping contains products of the South Western Ontario Geospatial Project (SOGEP). These images were taken in 2015 or 2016 and are the property of Field Base Solutions Inc. They are the property of Grey Sauble Conservation Authority © 2019.

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

October 26, 2018

RANDY SCHERZER  
COUNTY OF GREY PLANNING DEPARTMENT  
595 9TH AVE EAST  
OWEN SOUND ON N4K 3E3

**Reference: File No. 42T-2018-10**  
**Lora Bay Phase 4**  
**Town of The Blue Mountains**

Good morning Randy,

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes. Our centralized delivery policy will apply for any buildings of 3 or more self-contained units with a common indoor area. For these units the owner/developer will be required to install a mail panel and provide access to Canada Post.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order



that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of The Blue Mountains.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

***Canada Post further requests the owner/developer be notified of the following:***

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Regards,

Paul Remisch  
Delivery Services Officer | Delivery Planning  
Huron/Rideau Region  
955 Highbury Ave N  
London ON N5Y 1A3  
(519) 457-5215  
paul.remisch@canadapost.ca



**From:** [Chris Hachey](#)  
**To:** [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca); [Planning Info](#)  
**Subject:** Request for Comments - Blue Mountains (Phase 4 Lora Bay) - Notice of Complete Application  
**Date:** October-26-18 11:38:20 AM

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Your File: P2673  
42T-2018-10

Our File: Blue Mountains Municipality

Dear Mr. Scherzer and Mr. Sandberg,

The Historic Saugeen Metis (HSM) Lands, Resources and Consultation Department has reviewed the Notice of Complete Application for the Lora Bay Phase 4 Development, Plan of Subdivision located in the Town of the Blue Mountains. HSM has reviewed the relevant documents including the Environment Impact Statement Update and the Planning Report. Upon review of the noted reports, HSM has no objection or opposition to the Lora Bay Phase 4 Development Application.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis  
204 High Street  
Southampton, Ontario, N0H 2L0  
Telephone: (519) 483-4000  
Fax: (519) 483-4002  
Email: [hsmasstlrcc@bmts.com](mailto:hsmasstlrcc@bmts.com)

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Hi Travis,

Thank you for the circulation,

In review, the Ministry of Transportation (MTO) has no concerns with this next proposed phase of the Lora Bay Subdivision. MTO permits will not be required. The subject lands are outside of the MTO permit control area (jurisdiction).

Please feel free to contact me for further discussion.

Regards,

Zsolt Katzirz | Highway Corridor Management Planner  
Highway Corridor Management | West Region | Engineering Office  
Provincial Highways Management | Ministry of Transportation  
1st Floor | 659 Exeter Road | London, ON, N6E 1L3  
Telephone: 519-873-4598 | Toll Free: 1-800-265-6072 Ext. 4598  
Fax: (519) 873-4228 | E-mail: [zsolt.katzirz@ontario.ca](mailto:zsolt.katzirz@ontario.ca)

**From:** David Miller <[dlansingmiller@gmail.com](mailto:dlansingmiller@gmail.com)>

**Date:** January 11, 2019 at 8:56:20 AM EST

**To:** [obartnicki@thebluemountains.ca](mailto:obartnicki@thebluemountains.ca), [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

**Cc:** Cynthia Martin <[cynthiamartin88@gmail.com](mailto:cynthiamartin88@gmail.com)>

**Subject:** Lora Bay Corporation - Application for Plan of Subdivision (Lora Bay Phase 4)

[EXTERNAL EMAIL]

TO: Deputy Mayor Odette Bartnicki and Mr. Randy Scherzer

My wife, Cynthia, and I are new residents of The Blue Mountains having recently moved into the Lora Bay community. We're very excited and consider ourselves very fortunate to be homeowners in such a quiet, friendly and beautiful development.

I'm writing to take this opportunity to express our views on the plan of subdivision application filed by the Lora Bay Corporation for its proposed "Phase 4" development (we're not certain we'll be able to attend the upcoming Town Council meeting to share them in person).

I want to emphasize at the outset that we support the continued development of the Lora Bay community by this developer. We believe this community has so much to offer and new residents will help to sustain and enrich it. Continued growth at Lora Bay will also enhance the economy and vitality of Thornbury and of the surrounding area.

We do, however, have concerns with the developer's current plan proposal:

First, we're very concerned the existing amenities and infrastructure at Lora Bay are not adequate to accommodate the owners of the additional proposed units. The existing amenities and infrastructure are not only shared by Lora Bay residents but also by other members of the association who live in the cottages near the waterfront and elsewhere in the greater Thornbury area. They include the Lodge, the recreation centre and parklands and the proposed Phase 4 plan contains no provision for a larger recreation centre or dedicating new park land.

Second, anything that can be done at this stage to keep the integrity of any proposed new development (e.g. conformity to the actual density of the existing community and ensuring the consistency of the restrictive covenants that all existing residents have had to commit to) is very important. The things that make Lora Bay such a special place include the number of trees, the golf course, the other open spaces and parklands, as well as the lot sizes, setbacks and the architectural and landscaping elements. Nowhere else in the development are there three-storey residences, nor are there multi-attached residential units larger than four. Most are single-family detached homes on spacious lots.

Third, since the proposed Phase 4 plan would add significantly to the number of residents living at that end of West Ridge Drive and there is no current plan for a permanent road through to the 39<sup>th</sup> Side road off West Ridge Drive, we are very concerned about the increase in traffic along West Ridge and Lora Bay Drive.

Fourth, the proposed Phase 4 plan does not create any new access points to the golf course for residents at the west end of West Ridge Drive. Since it also doesn't add any new park or recreational land (in fact, the plan is based on a recent severance of a sizeable piece of golf course lands), the plan should be amended to add one or more access points as well as additional park or recreational land that may be used by residents even during golf season (e.g. for tennis courts, gardens or a playground).

We believe there is a serious need for an updated master plan for Lora Bay that clearly addresses these and other challenges before any further units are built – this would be in the best interests of existing residents as well as the new community members who purchase new units.

Lastly, before any new construction begins in a Phase 4 development, steps need to be taken to ensure it's done in a way that avoids damage to Lora Bay Drive and West Ridge Drive and keeps the dirt and debris contained in areas away from existing homes – access for all construction vehicles should be restricted to Christie Beach Road, the 39<sup>th</sup> Side road and the gravel access road which runs off the 39<sup>th</sup> Side road. We understand that existing residents on West Ridge Drive have for too long had to endure the mess and construction traffic from building going on on existing Lora Bay lots.

We believe our concerns are shared by our neighbours and by our Condominium Corporation and that you're likely to receive submissions from them also. We'd be happy to meet with you or to have a call with you to discuss our concerns.

Thank you for your time and consideration.

Sincerely,

David Miller

119 Landry Lane, The Town of the Blue Mountains, ON N0H 2P0

416-937-1324 (m)

I will not be able to attend the meeting on January 14<sup>th</sup>. I have a couple of comments to be considered as part of the approval process.

The construction on Landry and the current portion of West Ridge is almost complete. This new construction will create a lot of dirt and damage to existing roads. I would like to make the following suggestions:

- All construction equipment, trucks and workers enter/exit the site via 39<sup>th</sup> Side Road, not via existing West Ridge Drive.
- The current gate on the road between the existing houses and new site be temporarily closed to traffic to prevent flow of traffic until major activity has ended.
- Golf course equipment stop using the west ridge route to access the Maintenance Department to reduce construction dirt on the roadways. I suggest that they enter the golf course at the 9<sup>th</sup> hole or 4<sup>th</sup> tee for traffic to the maintenance department.

I also request that I be kept informed and updated on the outcome of the meeting and future updates/changes via this email.

Thanks

Kevin Green

146 West Ridge Dr

416 801 2873

[Greenkevin555@gmail.com](mailto:Greenkevin555@gmail.com)

**From:** Peg Torrance <[pegtorrance@gmail.com](mailto:pegtorrance@gmail.com)>

**Sent:** January 30, 2019 12:44 PM

**To:** [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

**Cc:** Barbara Patton <[barb@blacktuskdev.ca](mailto:barb@blacktuskdev.ca)>; Nathan Westendorp <[nwestendorp@thebluemountains.ca](mailto:nwestendorp@thebluemountains.ca)>; Odette Bartnicki <[obartnicki@thebluemountains.ca](mailto:obartnicki@thebluemountains.ca)>; [khale@dunnca.ca](mailto:khale@dunnca.ca); Jim <[jimtorrance55@gmail.com](mailto:jimtorrance55@gmail.com)>; [tony-poole@rogers.com](mailto:tony-poole@rogers.com)

**Subject:** Deposition re Lora Bay Phase 4 Plan of Subdivision Application and Zoning By-Law Amendment

To Randy Scherzer, Planner, Grey County:

The following deposition is submitted in relation to the proposed Phase 4 development at Lora Bay in Thornbury.

We are Lora Bay residents, living on McMullen Court, and have attended both the residents' meeting held at Lora Bay and the meeting held by the Town. Based on our review of the documentation and presentation materials, and our experience as residents in the community, there are a number of critical recommendations that we want to formally register. These include:

1) **Drainage** - We understand that significant analysis of the current drainage problems is in process at Lora Bay. We believe that the development of Phase 4 presents an opportunity to improve the overall state of the property's drainage, and that approval to Phase 4 should be contingent on the basis that the new development will bring about required drainage improvements. At the Town meeting, we were encouraged when the Mayor pointed out issues with the current drainage plan, with greater capacity at the crest of the property and insufficient capacity at the lower levels. We look forward to having the Town revisit the current drainage plan and ensuring it will address flooding concerns.

2) **Road Access** - Concern has justifiably been expressed regarding construction vehicle traffic along West Ridge during the build process. While assurances have been provided that best efforts will be applied to ensure construction traffic won't use West Ridge, we are looking for specifics as to how that will be realized. Also, there is a golf cart crossing of the roadway to be used for construction vehicles, and safety procedures and possibly a traffic control of some sort will need to be applied. On a longer term basis, it would be preferable for the new residential units being developed at the west end of Lora Bay, where all future building will take place, to have access to the Sideroad 39 west of the houses rather than having all traffic employ West Ridge for access.

3) **Traffic** - At the meeting held at the Lora Bay lodge on Saturday, January 5, the need for a traffic study was discussed and the developer suggested this be undertaken by the Town. With the development only about 40% complete after Phase 4, and approximately an additional 600 residential units planned, how will traffic be routed on Lora Bay Drive and/ or out to Sideroad 39? What impact will the new homes at the Cottages have on traffic along Sideroad 39, Sunset and Lora Bay Drive? Will a traffic light be required at some point in the future? This requests a formal traffic study be undertaken.

**In addition**, at the January 16 Council meeting, a resident suggested that the construction road access being proposed and Sideroad 39 be paved to keep down dust and noise. West Ridge was paved for the same purpose during construction of Phase 2 / West Ridge. We believe this is a justified request of the developer and Town.



4) **Site Plan / Visual Buffer** - There have already been a number of instances where homes built along the golf course have not maintained an appropriate space and visual buffer from the golf course. In addition, in some cases there was no enforcement of tree protection. We want to ensure that the necessary buffer as enforced on the east side of the development is planned for and enforced for Phase 4. We support the proposal of a 10 meter tree buffer that has been proposed through a separate deputation on this matter by Tony Poole of Lora Bay.

**In addition**, as part of the site plan, we recommend some allocation of green space in the Phase 4 site to protect some of the tree canopy that will be lost. While a golf course is technically park space, grass is not a habitat for animals and birds, nor does it improve air quality in the area. This had been raised at the Lora Bay meeting, citing multiple parkettes included in the Phase 1 area, but no such space has been designated on the proposed Phase 4 plan.

5) **Short Term Accommodation** - The initial zoning designation for the multi unit buildings did not automatically preclude STA privileges - this must be ensured. We appreciate the Mayor raising this zoning issue at the Town meeting. We agree that STA rentals be prohibited for all units built in Phase 4 and in future phases of the Lora Bay development.

6) **High Density Housing** - The original master plan for the Lora Bay development included residential options beyond single family dwellings for people to "age into". The new buildings proposed for Phase 4 should continue to fall under the architectural design guidelines in the Lora Bay restrictive covenants. There is already some interest in the condo style buildings but the number of units proposed, with 3 story buildings, is potentially concerning. In addition, the parking lot to accommodate these 36 units raises a number of issues. For seniors in these units, is outdoor parking ideal? How will snow removal be undertaken? How will the traffic from residents impact the safety of the golf course crossing?

7) **Further Public Input** - We request that a public meeting be held to review the site plan application prior to approval. This will provide an important opportunity to show how the developer has addressed concerns raised by residents and whether the current Lora Bay community will be enhanced or compromised by Phase 4.

8) **Responsibility for enforcing Lora Bay Restrictive Covenants** - While the majority of homes in Lora Bay adhere to the Restrictive Covenants, some new builds have side-stepped these and appear to have used the Town of Blue Mountains building regulations in terms of set backs, foot print limits on the house, materials and tree protection. We request that the Town consider how to enforce the Lora Bay Restrictive Covenants in future developments, including Phase 4.

Respectfully yours,

Peg Torrance  
Lora Bay Resident

**From:** [Patti Piett](#)  
**To:** [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca); [Planning Info](#); [Odette Bartnicki](#)  
**Subject:** Comments for TBM Amendment File #P2673 & GC Plan of Subdivision Application 42T-2018-10  
**Date:** January-09-19 10:17:01 PM

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We wish to provide comments concerning the above Application, that is, addressing the proposed Phase 4 development at Lora Bay, Thornbury.

We participated in the information meeting described below and support all of the suggested conditions for approval of the application. These conditions listed below reflect the serious concerns of many Lora Bay residents, with #1 and #6 of particular concern.

Finally, we would like to kindly request to be notified of any decisions rendered by the Town or the County relating to this Application.

Sincerely,

Roger and Patti Piett  
171 West Ridge Drive, Thornbury ON N0H 2P0  
[piettpatti@gmail.com](mailto:piettpatti@gmail.com)  
Mobile: 519-401-6611

The Board of Directors of Lora Bay Condo 79 (west of Lora Bay Drive) met with interested residents of Lora Bay to discuss the new Phase 4 development planned in our community. Based on presentations and information provided by the developer a number of specific concerns and recommendations were raised. The following represents a summary of our recommendations for approving the proposal:

**Lora Bay Phase 4  
Plan of Subdivision Application and Zoning By-Law Amendment Conditions  
of Approval**

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2. Satisfy the Town that the proposal for 38 single units and 36 multi units will not adversely affect the over-all site drainage issues that plague Lora Bay. Specifically these include the following areas; The Cottages below the planned development area, Sunset Blvd, Lora Bay Drive, West Ridge Drive, Landry Lane adjacent to driving range, Hole numbers 1,2 and 9.
3. Place STA zoning restrictions on this development.

4. Require a 10-meter tree buffer along the entire perimeter of the golf course adjacent to both the multi and single-family parcels. This buffer should help to protect the natural landscaping features of the golf course.
5. Require a public access walkway through the multi-block parcel to the golf course cart path. The adjacent golf course is being considered green space for the purpose of meeting the official plan and no green space is being provided in Phase 4.
- 6. Require that Town Council review the site plan application and hold a public meeting prior to final approval of the site plan. We have concerns about the whether the multi-unit, multi-storey development will complement the existing community, particularly as the massing and height of the buildings will dominate the adjacent golf course and neighbouring homes. We are also concerned about parking.**
7. Require that the multi-unit development adheres to the architectural design guidelines in the Lora Bay Restrictive Covenants.
8. Require clarification on placement of sidewalks and pathways adjacent to the multi-unit parcel, Block 39.
9. Require that the section of West Ridge Drive which is part of this subdivision application be assumed by the Town in a timely detailed schedule not to exceed two years.

Tony Poole  
President Condo 79 Lora Bay

**From:** Suzette Hastiehouse <[suzettehastie@gmail.com](mailto:suzettehastie@gmail.com)>

**Date:** January 15, 2019 at 10:56:18 AM EST

**To:** Odette Bartnicki <[obartnicki@thebluemountains.ca](mailto:obartnicki@thebluemountains.ca)>

**Cc:** [randy.scherzer@grey.ca](mailto:randy.scherzer@grey.ca)

**Subject:** Phase 4 of LoraBay development

Good morning, my name is Suzette Hastie and I live on Landry Lane. I attended both meetings, one being at Lora Bay on Jan 5th and then last night at Town Hall. Condos are not my first choice for Lora Bay, however I did see the response from some members of the community that they would be interested in obtaining a condo as they age so that they could still be part of the Lora Bay community. I understand that concept. However let's make sure these condos are done correctly so that these condos can set a precedence within Thornbury that we do not allow developers to be the only ones that have the power to do what they want. This should be a collaborative process between the developer, the town, and the people that live in Lora Bay equally. We all have seen what happens when developers have their way: infrastructure is substandard, squeezing in as much development within a small footprint, the list goes on and on.

I am in agreement with the points that were put forward to the town by condo board #79 but let's take them a step further. Last night at the town meeting I saw the slide with 3 buildings squeezed into the footprint of block 39. There was not enough area left for parking. Most people have two cars, so I am proposing that each unit should have 2 parking spots as standard accommodation. There should also be 3 separate lots, one for each building, that has 6/7 visitor parking spots. Then there is no issue with not enough parking. Let's make this easy for the people that are going to live there! And if there is not enough space on block 39 for 3 building with the proper parking( as mentioned above) let's bring the number of buildings down to two.

As mentioned in point 4 of the deputation put forward by LB condo board #79 that we require a 10 metre tree buffer between the golf course and the multi and single family parcels. Again let's take it a step further and require the developer NOT to clear cut these parcels. There is a multitude of mature trees lining the golf course, let's keep those there to buffer the development. To allow a clear cut to occur is NOT necessary when trees are already mature, and healthy and exist within this landscape. Let's make the 10 metre buffer the depth of trees left, not 10 metres in height.

The developer discussed access to 39 side road out to #26 as a "some day project" With the projection of new traffic down West Ridge out to Lora Bay Drive, of approximately 150 or more cars(74 units of Phase 4 x two cars each) we should demand that access immediately as part of Phase 4. There is already a dirt road that exists that they will be accessing for construction so it's a simple task for them to take on at their own expense. And as a one individual spoke last night at Town Hall, 39 Side road will need to be taken from gravel to asphalt.

As mentioned in point 3 of Condo 79 deputation placing a STA zoning restriction. Let's take it a step further and REQUIRE the "No STA zoning restriction" as part of the purchase agreement. We already have this covenant in place in Lora Bay as part of our condo agreements. However it does occur with no one policing this covenant unfortunately.

I hope the council takes this next phase of Lora Bay development very seriously and demands more from the developer than what has previously occurred with our last town council. This was the platform that some of you stood for. So let's all roll up our sleeves and get this multiple building, 3 story condo development done right! Let's set a precedence for developers starting here in Lora Bay. Thank you for your time

Regards, Suzette and Norm Hastie

Planning department I would like to be on your list to inform when a decision is made.

**From:** Tony Poole <[tony-poole@rogers.com](mailto:tony-poole@rogers.com)>  
**Sent:** January 7, 2019 1:15 PM  
**To:** Nathan Westendorp <[nwestendorp@thebluemountains.ca](mailto:nwestendorp@thebluemountains.ca)>  
**Cc:** Shawn Everitt <[severitt@thebluemountains.ca](mailto:severitt@thebluemountains.ca)>  
**Subject:** Fwd: Lora Bay Phase 4 Plan of Subdivision Application and Zoning By-Law Amendment Conditions of Approval

Nathan

I have sent to you directly our submission in regards to Phase 4 Lora Bay Development. I thought you might like to see the general comments from the community at large.

Cheers!

Tony

Sent from my iPhone

Begin forwarded message:

**From:** "Scherzer, Randy" <[Randy.Scherzer@grey.ca](mailto:Randy.Scherzer@grey.ca)>  
**Date:** January 7, 2019 at 10:57:00 AM EST  
**To:** Tony Poole <[tony-poole@rogers.com](mailto:tony-poole@rogers.com)>  
**Cc:** "Travis Sandberg ([tsandberg@thebluemountains.ca](mailto:tsandberg@thebluemountains.ca))" <[tsandberg@thebluemountains.ca](mailto:tsandberg@thebluemountains.ca)>  
**Subject:** RE: Lora Bay Phase 4 Plan of Subdivision Application and Zoning By-Law Amendment Conditions of Approval

Good morning,

Thank you for providing your comments. The Town will be providing a summary of all the comments received at the Public Meeting. We will also provide a copy of your comments to the Developer.

Best regards,  
Randy

**Randy Scherzer**

*Director of Planning*

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



**From:** Tony Poole [<mailto:tony-poole@rogers.com>]  
**Sent:** January 7, 2019 10:19 AM

**To:** Scherzer, Randy; [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

**Cc:** Shawn Everett; [bharkness@rogers.com](mailto:bharkness@rogers.com); [pturton@pearson-parts.com](mailto:pturton@pearson-parts.com); Ritchie Baird; [cgretton@ehpm.ca](mailto:cgretton@ehpm.ca); [nmartin@ehpm.ca](mailto:nmartin@ehpm.ca)

**Subject:** Lora Bay Phase 4 Plan of Subdivision Application and Zoning By-Law Amendment Conditions of Approval

[EXTERNAL EMAIL]

To: Randy Scherzer, Planner Grey County

The following deposition is submitted for the January 14 meeting of Town of Blue Mountains Council and Grey County.

The Board of Directors of Lora Bay Condo 79 (west of Lora Bay Drive) met with interested residents of Lora Bay to discuss the new Phase 4 development planned in our community. Based on presentations and information provided by the developer a number of specific concerns and recommendations were raised. The following represents a summary of our recommendations for approving the proposal:

#### **Lora Bay Phase 4**

#### **Plan of Subdivision Application and Zoning By-Law Amendment Conditions of Approval**

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Tony Poole

President Condo 79 Lora Bay